

Gosport Borough Council CIL examination.

Opening Statement by Gosport Borough Council. 17th March 2015

The examination of the Community Infrastructure Levy (CIL) Draft Charging Schedule provides a welcome opportunity for the Council to ensure that it is providing for the future community infrastructure needs of Gosport Borough.

The draft Gosport Borough Local Plan which has recently been subject to examination addresses the future strategic development and infrastructure requirements of the Borough. The Council has identified an infrastructure funding gap which needs to be addressed in part by CIL in order to assist in the delivery of the objectives set out in the draft Local Plan. The CIL Draft Charging Schedule, having regard to the objectives set out in the draft Local Plan, sets the CIL rates for certain types of development across the Borough.

In order to determine the CIL rates the Council appointed consultants Adams Integra to carry out the viability testing. Based upon the findings and recommendations set out in Adams Integra's CIL Viability Study and its Addendum, the Council has set CIL rates it considers to be a proportionate balance between the provision of infrastructure and the economic viability of development.

The CIL Draft Charging Schedule has met the following requirements:

- It has been developed through the statutory stages. It complies with the legal, statutory and procedural requirements of the Acts and Regulations (Document CIL-4);
- It has been prepared in line with the Council's submission Gosport Borough Local Plan 2011 – 2029 and the Infrastructure Delivery Plan (Documents CIL-9, CIL -14);
- It has been developed with effective involvement of the public and key stakeholders in line with the regulations (Document CIL-1);
- It is supported by a viability appraisal (Documents CIL-6, CIL-8); and
- It has been prepared with no fundamental procedural shortcomings.

Proposed Modification

However, having regard to the recent Local Plan examination the Council would like to amend the Draft Charging Schedule (CIL -1 page 8). Specifically changes are proposed for Table 2 and any associated references. Under the section Residential it is proposed to modify the phrase 'Developments with less than 10 dwellings or units' to 'Developments with less than 11 dwellings or units' and secondly the phrase 'Developments with 10 or more dwellings or units' to 'Developments with 11 or more dwellings or units'