



Brentwood Draft Community Infrastructure Levy (CIL) Charging Schedule Examination

Opening Statement on behalf of Brentwood Borough Council

Welcome to Brentwood and thank for giving us the opportunity to make this short opening statement.

The introduction of the Community Infrastructure Levy across Brentwood Borough is a key priority for the Council and is driven by the need to ensure that the much-needed infrastructure and other facilities to support the future development of the borough are provided in a timely fashion. The draft Charging Schedule submitted to the Planning Inspectorate has not only been subject to public consultation in accordance with the CIL regulations but has also received cross-party political support when these matters were brought before the Council.

This hearing session on the Community Infrastructure Levy follows the recent adoption of the Brentwood Local Plan in March last year.

The infrastructure and viability evidence for the Local Plan including site specific deliverability evidence was subject to extensive public consultation, thoroughly examined in detail during the written representations and hearing session stages of the examination in public and ultimately determined to be a sound evidence base.

The Infrastructure Delivery Plan clearly identifies that there is a significant infrastructure funding gap in the borough, which can in part be addressed through a levy. The CIL viability evidence which is to be examined today is consistent with the local plan evidence, and as such is a robust and appropriate basis for the CIL charging schedule. The Council firmly believes that the charges within the draft Charging Schedule are based on a robust and credible evidence base which has considered the best available evidence, and up to date guidance. A range of development scenarios have been tested to provide the local context and to test typical developments which may come forward across the borough. The results of this viability work have informed the draft Charging Schedule.

The Council has undertaken extensive consultation on the CIL charging schedule shaping the final charge and zones. At each stage the Council has considered representations made with regard to the charging schedule and considers that the CIL rates set represent an appropriate balance between additional investment to support development and the potential effect on the viability of developments.

The Council has prepared its draft charging schedule in accordance with all the procedural requirements in the relevant Planning Act and CIL regulations.

We therefore welcome the examination in public and look forward to constructive discussions on the route to the council adopting CIL.