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via email

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Dear Charlene

COMMUNITY INFRASTRUCTURE LEVY: PRELIMINARY DRAFT CHARGING SCHEDULE CONSULTATION

The Highways Agency welcomes the opportunity to comment on the emerging CIL provisions in Solihull. Whilst the Highways Agency is not in a position to comment in detail on the underlying valuation and market data which has informed the proposed CIL rates, it recognises from the Draft Local Plan evidence base, EiP and IDP that there is a funding gap in relation to infrastructure provision in Solihull and that CIL receipts could provide a valuable opportunity to contribute towards this.

The Highways Agency has through the local plan process identified a number of infrastructure needs that will need to be considered in the development of the emerging CIL charging regime. At the present time, it is clear that there is only partial understanding of individual development impacts and ongoing uncertainty regarding the level of funding which may be allocated to Strategic Road Network improvements.

On that basis, confirmation within the consultation document that the funding gap of £124m is prone to change due to changing requirements is welcome.

As such, the Highways Agency is keen to ensure that it is fully involved in further discussions as the CIL charging scheme develops. This is particularly important in respect of any priority list of infrastructure projects, particularly in terms of drawing up the Regulation 123 list of CIL infrastructure and how this would be interrelated with requirements secured via other means including S.106 and S.278 Agreements. It is critical that the relevant mechanisms dovetail and are prioritised/managed effectively to ensure timely provision of requisite infrastructure in parallel with new development to ensure that impacts arising from new development are not unacceptable.

Yours sincerely



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