

Examination Hearing

Tuesday 20th September 2015

for CEG and the Bird Group

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Stratford-on-Avon District Council Community Infrastructure Levy Schedule – 20th September 2016

- 1) The following representation has been prepared by Nexus Planning Ltd on behalf of our clients, CEG and the Bird Group (“the client”), in response to Stratford-on-Avon District Council’s (SADC) Community Infrastructure Levy (CIL) Schedule.
- 2) The client controls a large proportion of land (circa 243 hectares) allocated as Policy Proposal GLH: Gaydon / Lighthorne Heath within the adopted Stratford-on-Avon District Core Strategy 2016. The client has also recently secured a resolution to grant outline planning permission for the first phase of this allocation comprising, inter alia, 2,000 dwellings and a mixed use village centre (planning application ref. 15/00976/OUT).
- 3) The client engaged in earlier consultations on the CIL charging rate and worked positively and proactively with the Council to agree the figure of £110 per square metre, which the Council is now proposing. Having considered this figure, in conjunction with the range of infrastructure contributions that the Council is seeking to secure via a Section 106 Agreement attached to application ref. 15/00976/OUT, CEG / Bird Group is content at this stage that the proposed CIL charging rate would not put their overall development at risk in terms of viability.