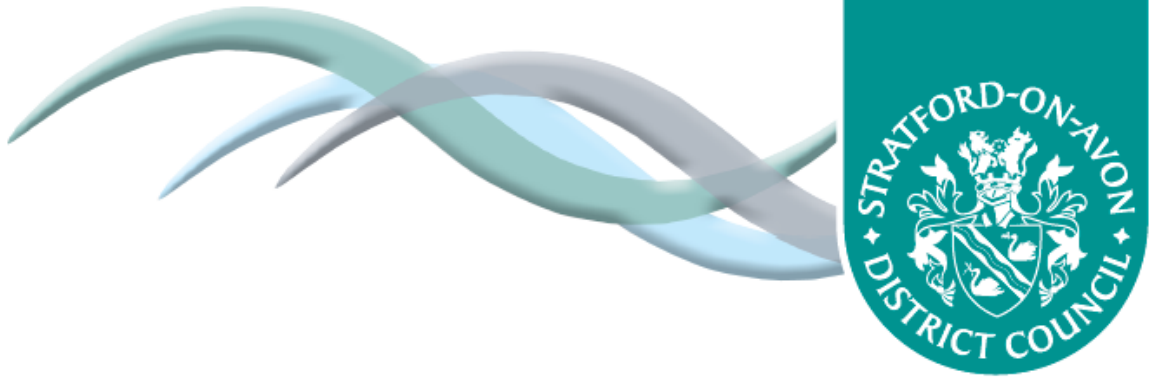


EBD.10



**Stratford-on-Avon District Community Infrastructure Levy
Draft Charging Schedule
Consultation Document**

August 2014

#EB

How to Comment

The period for comments is from **Thursday 21 August to 5pm on Thursday 2 October 2014**. Comments received after the deadline may not be considered.

You can respond in the following ways:



COMMENT ONLINE via the interactive consultation document at:

www.stratford.gov.uk/CIL



By completing the comment form and emailing it to:

policy.consultation@stratford-dc.gov.uk



By completing the comment form and posting it to:

FREEPOST RSLH – ZYKJ – TYAZ, Stratford on Avon DC, PO BOX 5341,
Stratford upon Avon, CV37 1LE

Copies of this consultation document and the accompanying Statement of Consultation, which gives full details of this consultation, are available on the District Council's website at www.stratford.gov.uk/CIL or from the District Council offices at Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX.

If you have any queries regarding this consultation, please contact the Planning Policy Team on 01789 260334 or email planning.policy@stratford-dc.gov.uk.

If you find the text in this document difficult to read we can supply it in a format better suited to your needs. Please telephone 01789 260334.

1. Background and Purpose

The Stratford on Avon Context

Stratford-on-Avon District has produced a Core Strategy for 2011 – 2031 for submission to the Secretary of State in autumn 2014. This document sets out the Community Infrastructure Levy (CIL) Draft Charging Schedule for consultation purposes. It is proposed that CIL be examined during or shortly after the Core Strategy Examination and that it be adopted alongside the Core Strategy by April 2015.

The Core Strategy allocates key sites for Stratford upon Avon and the Main Rural Centres and identifies two strategic locations: a new settlement at Gaydon/Lighthorne Heath (to be called Kingston Grange) and the Stratford Canal Quarter Regeneration Zone. It also provides broad housing numbers for the Local Service Villages where site allocations will be identified in a Site Allocations Plan (SAP) or through the Neighbourhood Development Plan process. The SAP Regulation 18 Consultation runs concurrently with the consultation on this CIL Draft Charging Schedule.

This Draft Charging Schedule (DCS) sets out a set of CIL rates for the district in general, as well as proposed CIL rates for the two strategic locations where these differ from the district rates.



To find out more about the Core Strategy please visit www.stratford.gov.uk/corestrategy

What is the purpose of this consultation and what will happen next?

Consultation on this Draft Charging Schedule is the second formal stage of CIL consultation. Consultation on the Preliminary Draft Charging Schedule took place in October – December 2013. In addition discussions have taken place with the development sector to help inform our assumptions on development viability and with infrastructure providers and County, Town and Parish Councils on the infrastructure needed to support the level of growth set out in the Core Strategy.

As the CIL Charging Authority, Stratford on Avon District must distinguish between projects or types of infrastructure that are to be funded in whole or in part by the levy and those site-specific items where S106 contributions will continue to be sought. This is provided in the Draft Regulation 123 list which is provided in Appendix A of this document. Comments are invited on the Regulation 123 List in addition to the Draft Charging Schedule.

The governance and operational processes needed to underpin the collection and spending of CIL funds are outside the scope of this consultation and are not a matter for the independent examination.

The supporting documents referred to in this consultation are also available to view and download from the website at www.stratford.gov.uk/CIL The key documents are:

- Economic Viability Study: Draft Charging Schedule, Peter Brett Associates June 2014
- Draft Infrastructure Delivery Plan – June 2014 (Appendix 1 of Core Strategy)
- Summary of Preliminary Draft Charging Schedule Consultation Responses, July 2013
- Preliminary Draft Charging Schedule, October 2013

All responses to this consultation will be considered fully before the Draft Charging Schedule is submitted for independent examination. If you submit a response, please indicate on your response form whether or not you wish to be heard during the examination.

2. Evidence

Infrastructure Requirements and the Draft Regulation 123 List

The Infrastructure Delivery Plan (IDP) is a working document that sets out the infrastructure required to support growth over the core strategy period. It is presented as Appendix 1 of the Core Strategy and is also available at: www.stratford.gov.uk/cil2014. The IDP distinguishes between infrastructure that is critical to enable growth to take place and that which is desirable to meet the plan's wider objectives.

The Draft Regulation 123 List (attached to this document as Appendix A) has been informed by the IDP. It contains a list of specific projects and types of infrastructure that the Council intends will be funded in whole or in part by the levy, rather than through planning obligations. The decision whether an item should be funded through CIL or S106 (or S278 of the Highways Act) has been primarily determined by application of Regulation 122 of the CIL Regulations 2010 (as amended). Regard has also been paid to the viability analysis undertaken for the Council by Peter Brett Associates (see below).

Development Viability

Peter Brett Associates LLP was commissioned by Stratford-on-Avon District Council to undertake an Economic Viability Study to provide evidence and advice to support the introduction of a Community Infrastructure Levy in Stratford-on-Avon District.

The objective of this study was to help inform the decisions by locally elected members about the risk and balance between the policy aspirations of achieving sustainable development and the realities of economic viability. In making their decision on the balance, members are seeking guidance on the maximum level of CIL, and the recommended level of CIL. These factors need to be taken into account in order to ensure that development in Stratford-on-Avon District remains deliverable and viable.

These are complex questions, and the only way to make the decision properly is to explicitly understand the trade-offs being made between those choices. The report therefore estimates the total available development contributions, and then 'shares out' the resulting viability pot between competing priorities.

In addition a suite of other documents have been produced for the Council by Peter Brett Associates which also include viability testing. The documents are as follows:

- Canal Quarter and Employment Sites Viability and Deliverability Report, April 2014 – this document has been prepared to provide evidence to the council on the potential to deliver housing led regeneration of this specific area in Stratford-upon-Avon.
- Viability and Deliverability Strategic Sites, April 2014 – this report explores the delivery of alternative strategic sites within the district that will provide a substantial contribution to the council's housing supply.
- Plan Viability and Affordable Housing Study April 2014 – this document informs the Plan's affordable housing policy in the context of the plan viability assessment.

These are all available at www.stratford.gov.uk/CIL

3. Draft Charging Schedule

Stratford-on-Avon's proposed CIL rates are set out in Table 1 below.

Table 1: Draft Charging Schedule

Development Sector	Proposed CIL £ per sq m
Residential development <ul style="list-style-type: none"> • At Gaydon/Lighthorne Heath new settlement ⁽¹⁾ • Canal Quarter Regeneration Zone* ⁽²⁾ • Rest of District 	<ul style="list-style-type: none"> • £145 • £85 • £150
Retail (A1-A5) <ul style="list-style-type: none"> • Within all identified centres ⁽³⁾ • Within Gaydon/Lighthorne Heath new settlement ⁽¹⁾ • Out of centre retail 	<ul style="list-style-type: none"> • £0 • £10 • £120
Employment (B1, B2, B8)	0
Hotels	0
Extra Care Housing	0
Mixed Leisure	0
Public service and community facilities	0
Other uses	0

* with a 20% affordable housing yield at the Canal Quarter

(1) boundary as defined by Proposal GLH of the Proposed Submission Core Strategy, June 2014.

(2) boundary as defined by Proposal SUA.1 of the Proposed Submission Core Strategy, June 2014.

(3) centres boundaries as defined under Policy CS.22 of the Proposed Submission Core Strategy, June 2014.

The Maps showing these boundaries are provided at Appendix B.

4. Instalments and Exceptions Policies

Instalments Policy

The Council will introduce an Instalments Policy and will allow for phased payments linked to applications on strategic sites. This is not part of the charging schedule, and will not be a part of the independent examination of CIL, but the Council is interested to receive your views.

The following Draft Instalments Policy is under consideration:

Overall CIL liability	Instalments payable
< £20,000	Payment in full within 60 days
£20,000 - £50,000	Payment in 2 equal instalments within 180 and 360 days
£50,000 - £100,000	Payment of 25% within 90 days; 25% within 360 days and 50% within 540 days
£100,000 - £500,000	Payment of 10% within 90 days; 15% within 360 days; 25% within 540 days and 50% within 720 days
> £500,000	As above (i.e. £100,000 - £500,000) but to be discussed on an individual basis and policy amended if necessary

Exceptions Policy

The CIL Regulations 2010 (as amended) make provision for three classes of development that are exempt from any CIL liability. These are:

- Affordable housing;
- Charitable developments that are used wholly, or mainly for charitable purposes; and
- Self-build housing.

The Council may also consider introducing an Exceptions Policy enabling the two other areas of discretionary exemptions, as set out in the regulations, namely:

- Developments by charities which are held as an investment from which the profits are applied for charitable purposes; and
- Where a specific scheme cannot afford to pay the levy. Relief is only possible in these circumstances where it can be demonstrated that paying the full charge would have an unacceptable impact on the development's economic viability and that, in being granted an exemption from CIL, the developer/liable party is not considered to be receiving state aid. These claims would be considered on a case by case basis.

An Exemptions Policy does not form part of the Draft Charging Schedule and will not be subject to the independent examination of CIL, but the Council is interested to hear your views.

Appendix A: Draft Regulation 123 List

Regulation 123 of the Community Infrastructure Levy Regulations 2010 (as amended) requires local authorities to produce a list of those projects or types of infrastructure that it intends will be wholly or partly funded through the Community Infrastructure Levy (CIL). This list is provided as part of the consultation on the Draft Charging Schedule.

The list is intended to ensure that individual developments are not charged for the same infrastructure through both S106 and CIL. Accordingly, a S106 (or S278) contribution cannot be sought towards an infrastructure item on the List. Where items are to be funded through planning obligations, they are to satisfy Regulation 122 of the Community Infrastructure Regulations 2013 (as amended) which stipulates that:

In accordance with CIL Regulation 122, a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

Affordable housing will continue to be secured through S106 and is not liable for a CIL contribution.

The Council will review the Regulation 123 List at least once a year, as part of the monitoring of CIL collection and spending. Any changes to the list will be justified and subject to appropriate local consultation.

The inclusion of a project or type of infrastructure on the list does not signify a commitment from the Council to fund (in whole or part) the listed project or type of infrastructure, nor does the list prioritise infrastructure items.

Community Infrastructure Levy

- Stratford Transport Package (items 1-14 on IDP) or Transport schemes other than site-specific access improvements and traffic calming measures
- Warwick Road Dynamic Signage
- Public transport investments, pedestrian and cycle links where not part of a site specific development/mitigation package
- Schools and sixth form provision (excluding primary school at GLH)
- Primary, secondary and community health infrastructure (except primary health centre at GLH)
- Emergency services facilities except Safer Neighbourhoods Premises at GLH

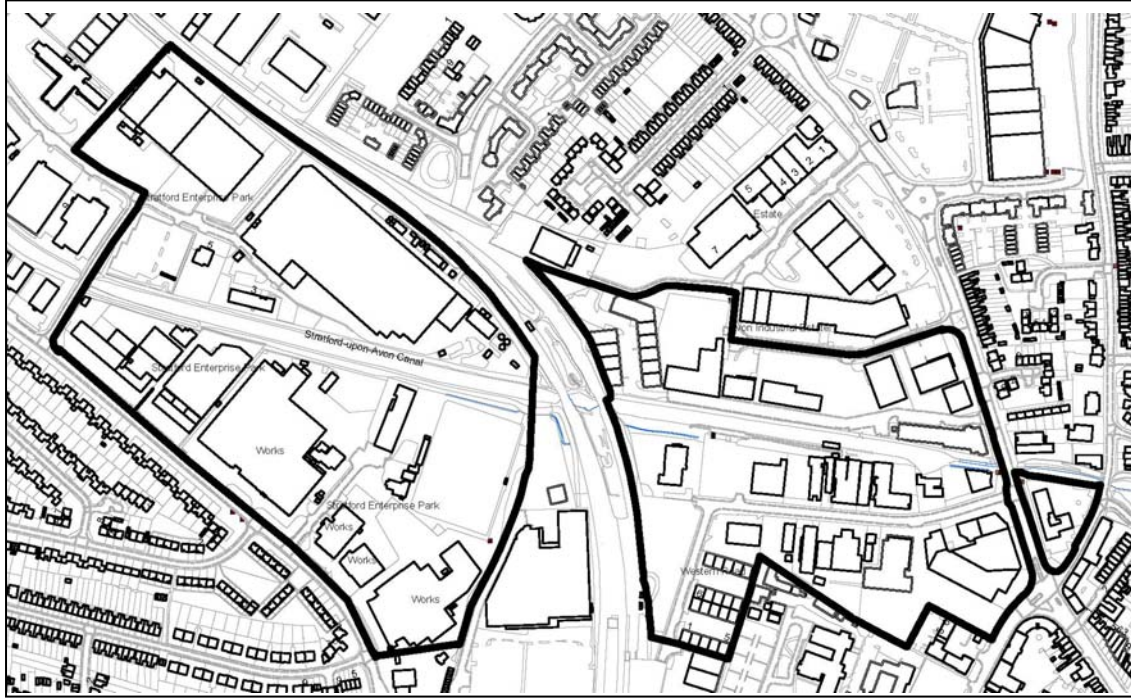
- Support to library service (except at GLH)
- Indoor sports provision
- Outdoor sports provision (except at GLH)
- Allotments and community orchards (except at GLH)
- Natural and semi-natural accessible green space (except at GLH)
- Improvements to existing strategic parks and civic spaces;
- Flood alleviation schemes (other than SUDs and on-site solutions)
- Low carbon energy projects
- High Speed Broadband – development of strategic network

Planning Obligations


- Site specific access and traffic calming measures
- Site specific public transport, pedestrian and cycle links
- Stratford Western Relief Road
- Transport and Highways infrastructure for GLH (see IDP infrastructure trajectory Table 2)
- Canal Quarter Localised Mitigation Package including bridge over canal (see IDP infrastructure trajectory Table 3)
- Primary school and early years provision at GLH
- Primary health centre at GLH
- Safer neighbourhoods premises at GLH
- Combined library/community facility at GLH
- Site specific green infrastructure including biodiversity mitigation and improvement
- On-site open space including children's play, local parks, gardens and amenity spaces
- Community orchards & allotments and natural & semi-natural accessible greenspace at GLH
- On-site drainage and flooding solutions
- On-site sustainable energy requirements
- Affordable housing

Appendix B: Maps


Proposed boundary of Canal Quarter Regeneration Zone



Proposed Site Allocation
Proposal SUA.1
Stratford-upon-Avon Regeneration Zone



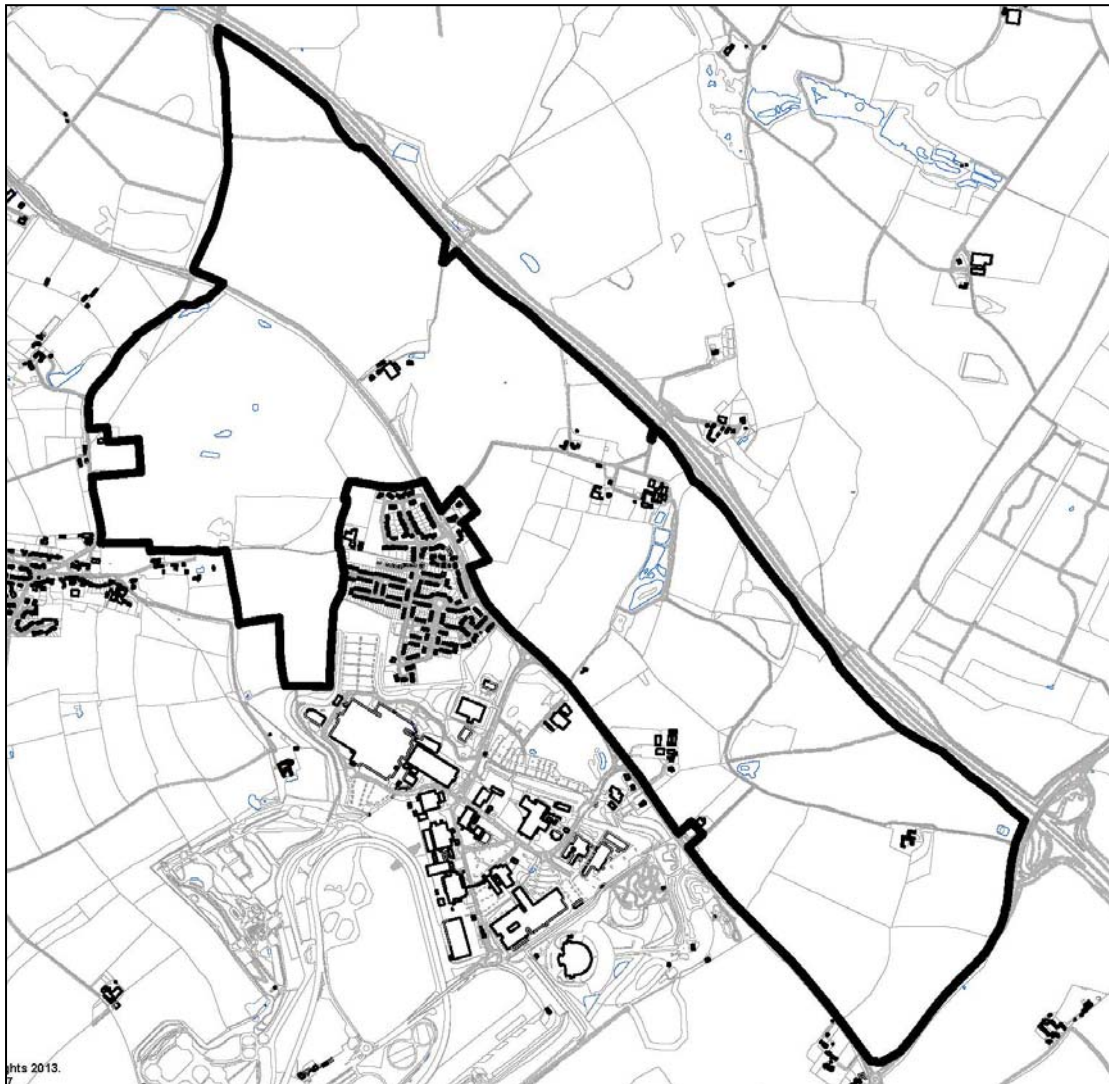
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Proposed boundary of Gaydon/Lighthorne Heath new settlement



Proposed Site Allocation

Proposal GLH

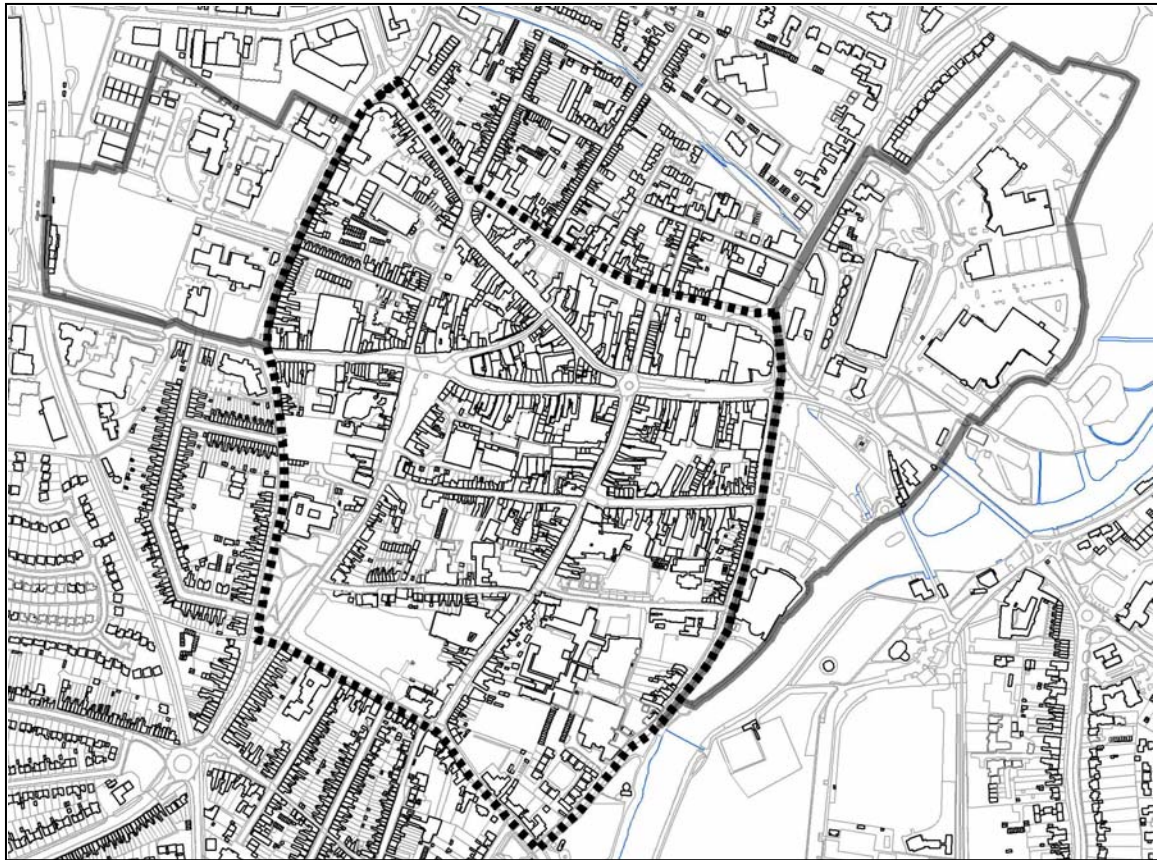
New Settlement at Gaydon/Lighthorne Heath




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Proposed boundaries of town and village centres



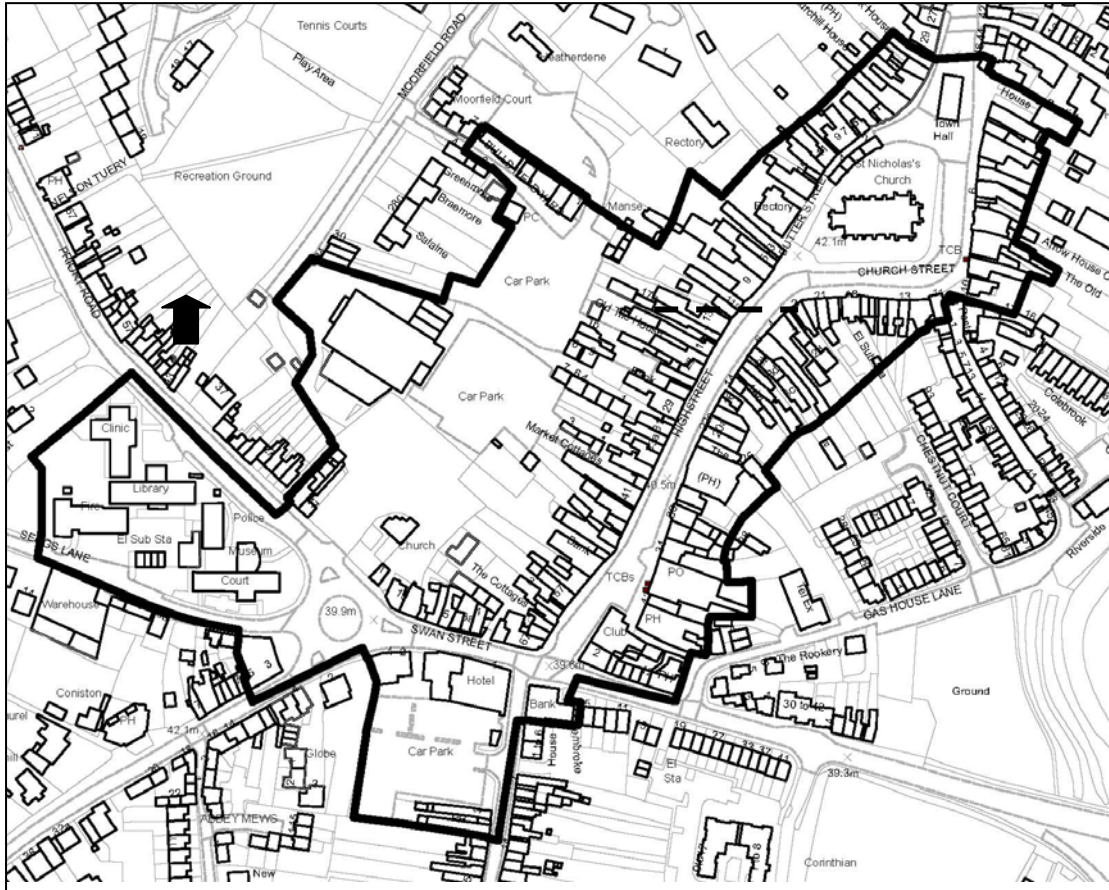
Retail Development and Main Centres (Policy CS.22)

Stratford-upon-Avon proposed town centre boundary 

Stratford-upon-Avon existing town centre boundary 

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Retail Development and Main Centres (Policy CS.22)

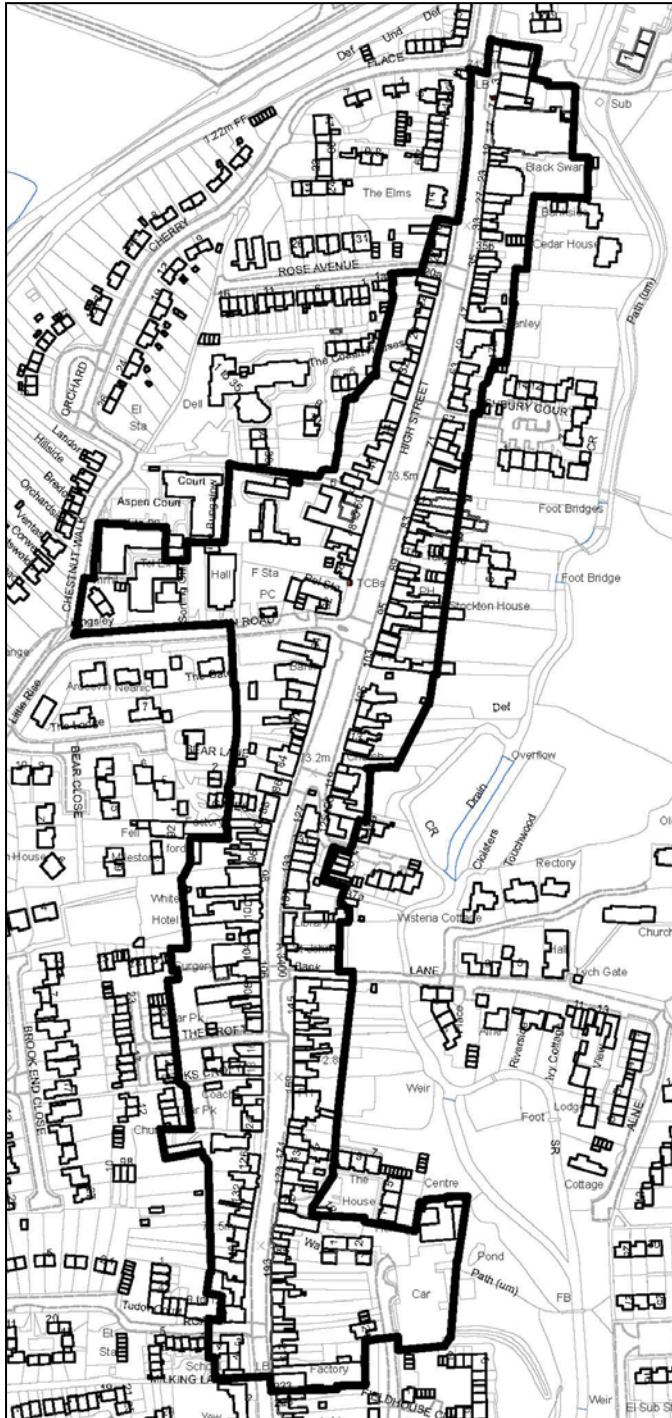
Alcester proposed town centre boundary



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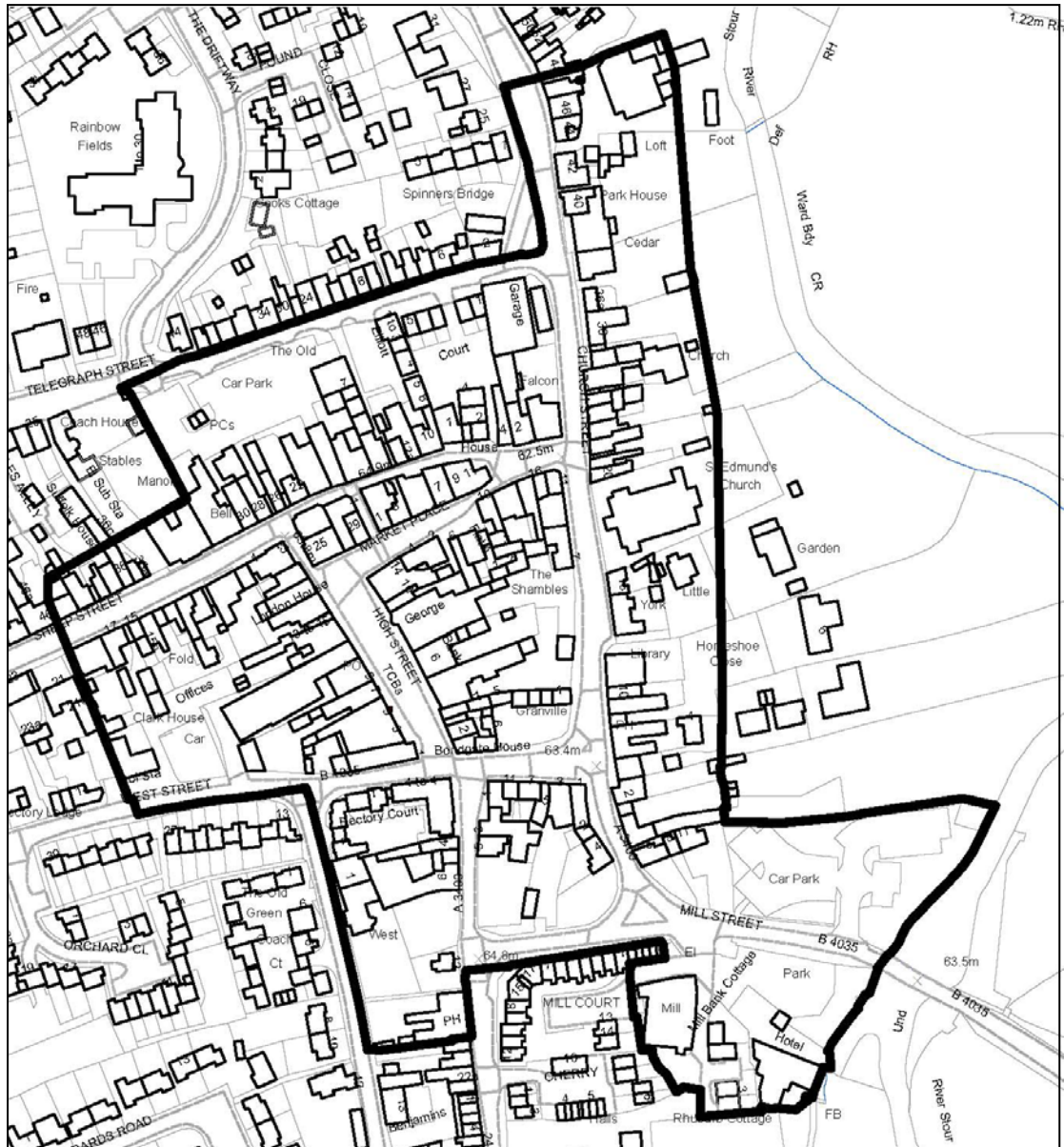
Retail Development and Main Centres (Policy CS.22)

Henley-in-Arden proposed town centre boundary





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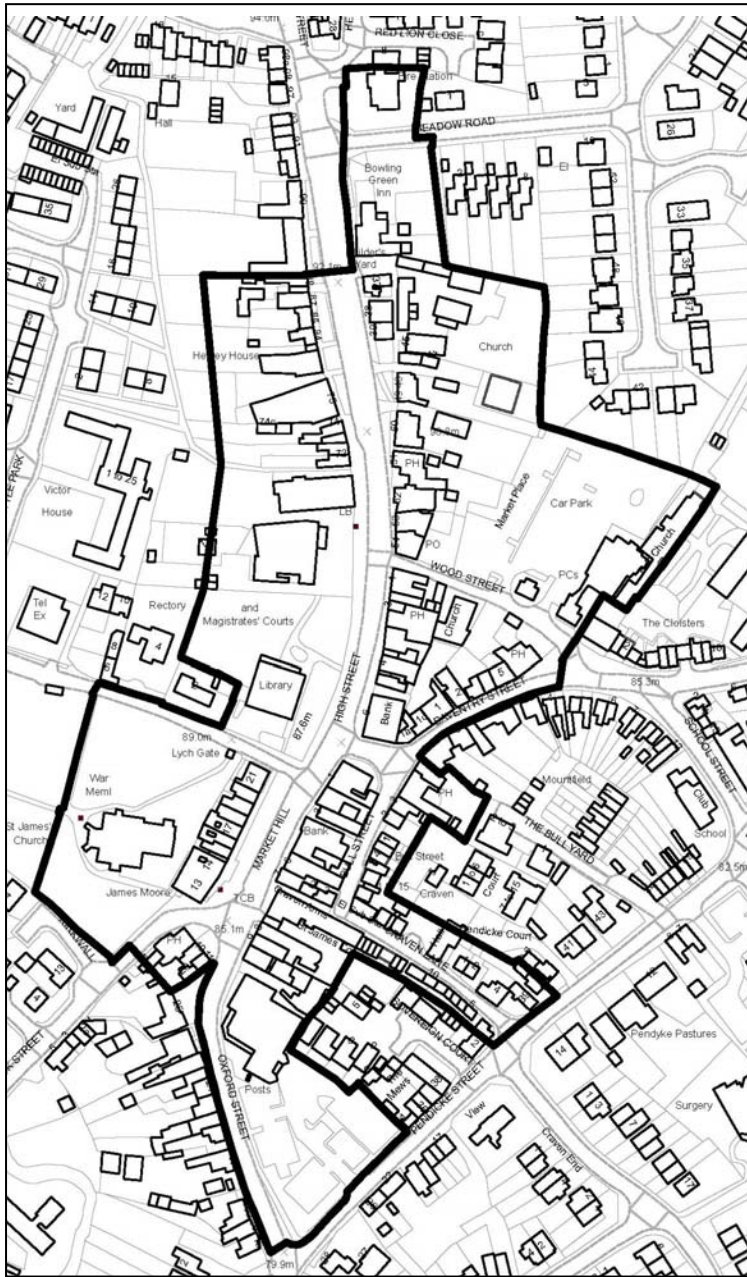
Retail Development and Main Centres (Policy CS.22)

Shipston-on-Stour proposed town centre boundary 




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Retail Development and Main Centres (Policy CS.22)

Southam proposed town centre boundary 

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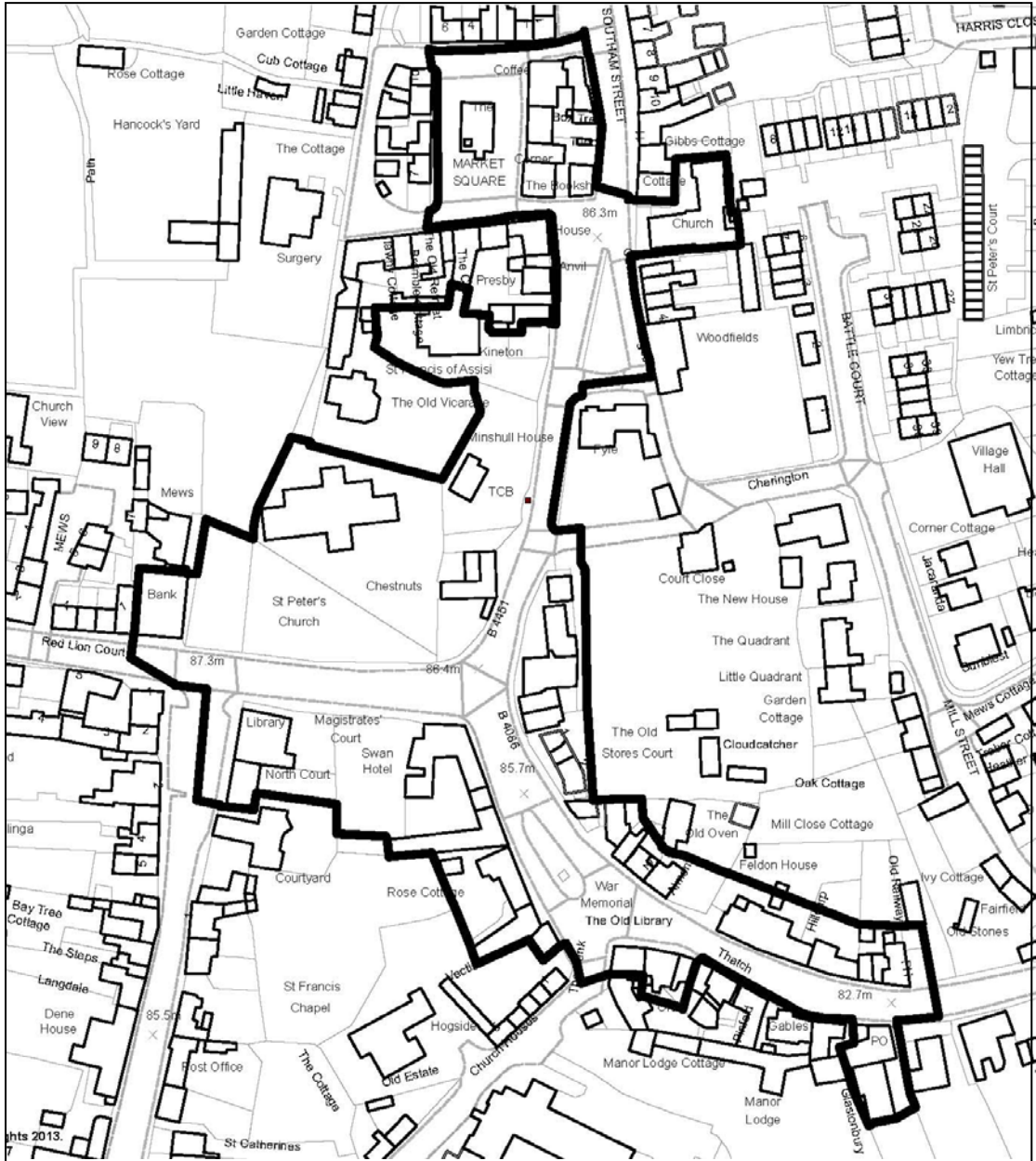
Retail Development and Main Centres (Policy CS.22)

Bidford-on-Avon proposed village centre boundary




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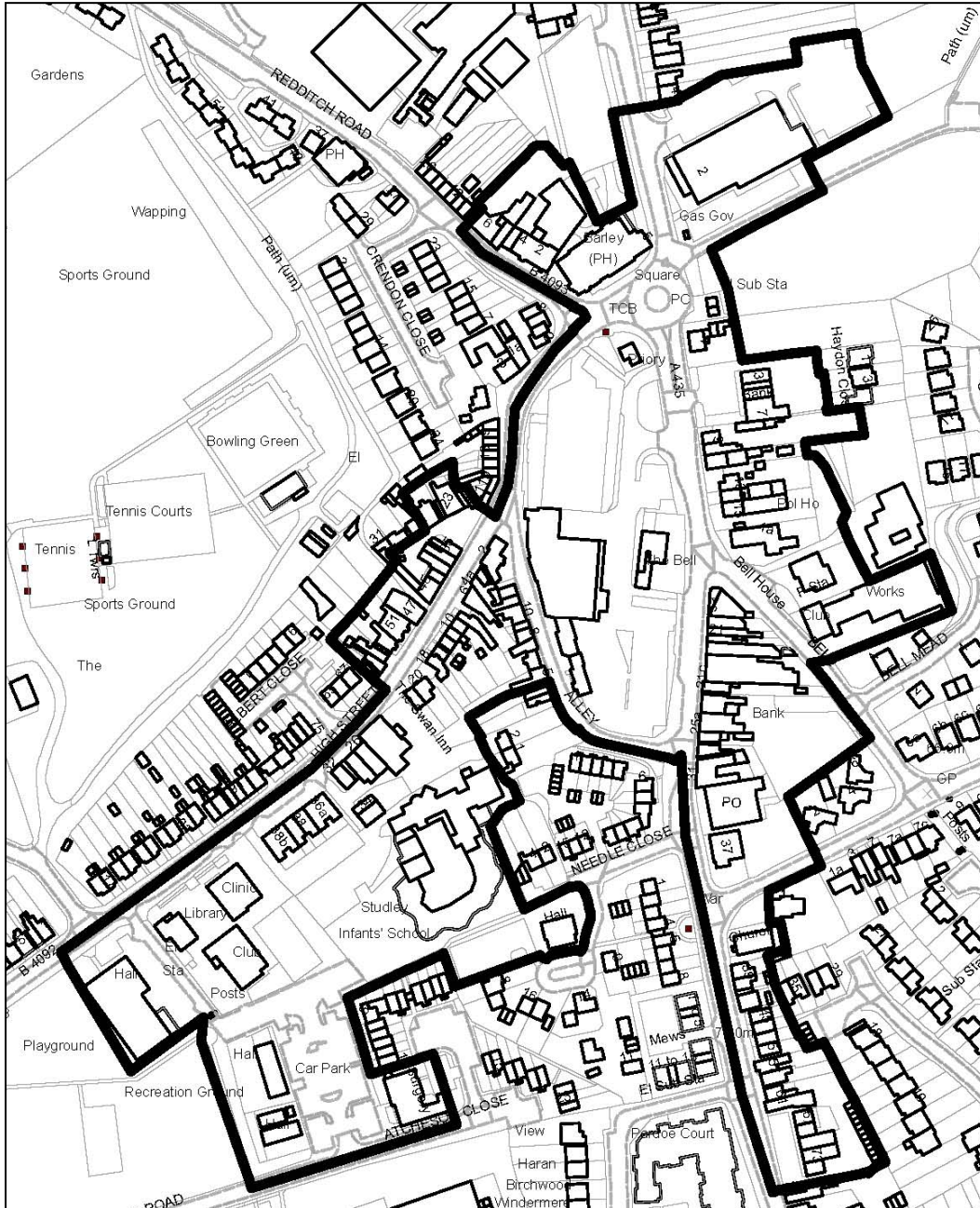


Retail Development and Main Centres (Policy CS.22)

Kington proposed village centre boundary 

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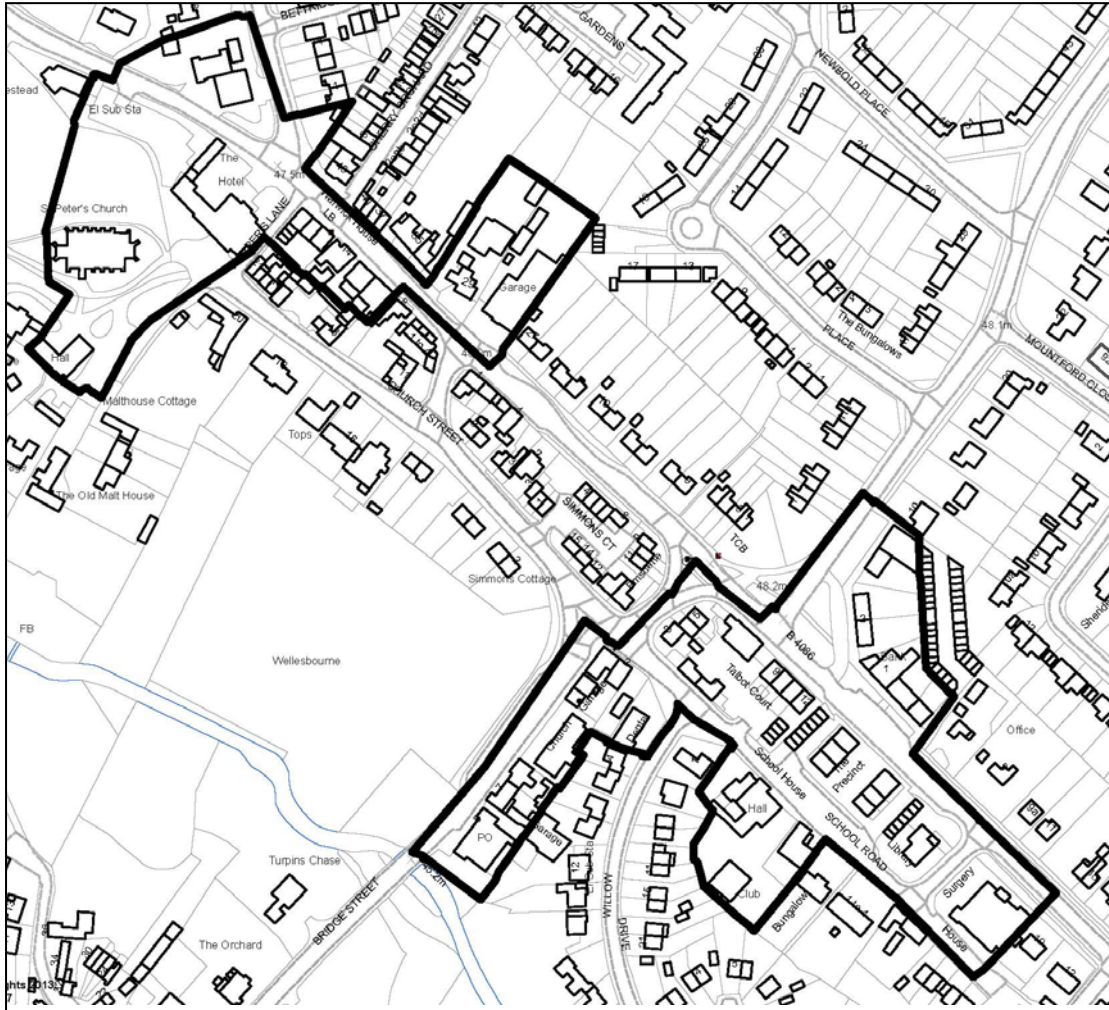
Retail Development and Main Centres (Policy CS.22)

Studley proposed village centre boundary



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Retail Development and Main Centres (Policy CS.22)

Wellesbourne proposed village centre boundary



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