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Torkildsen, Rohan
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Thank you for inviting our consideration of the above. Please find our response attached.

Sincere regards

Rohan Torkildsen BA(Hons) DipUD MRTPI | Historic Environment Planning Adviser | West Midlands

Historic England | The Axis | 10 Holliday Street | Birmingham | B1 1TG

Direct line: 0121 625 6840

Historic Environment Planning Adviser | South West

Historic England | 29 Queen Square | Bristol | BS1 4ND

Direct line: 0117 975 0679 (X 2279)

Mobile phone: 0791 705 0513

HYPERLINK "<http://www.historicengland.org.uk/>"www.historicengland.org.uk

From: Planning Policy [mailto:Planning.Policy@stratford-dc.gov.uk]
Sent: 16 October 2015 11:20 AM
To: Torkildsen, Rohan
Subject: Stratford-on-Avon Community Infrastructure Levy (CIL) - Submission Charging Schedule Consultation

Stratford-on-Avon Community Infrastructure Levy (CIL)
Submission Charging Schedule Consultation

Friday 16 October – 5:00pm Friday 13 November 2015

The District Council is undertaking a 4 week public consultation on the CIL Submission Charging Schedule.

This consultation is the third formal stage. Consultation on the Preliminary Draft Charging Schedule took place in October-December 2013 and on the Draft Charging Schedule in August-October 2014.

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.

The consultation document outlines:

- changes to CIL since the 2014 consultation;

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- further evidence reports;
- the proposed CIL rates (the Charging Schedule);
- instalments and exceptions policies; and
- projects and infrastructure to be funded by CIL or funded through S106 (the Draft Regulation 123 List).

All responses to this consultation will be considered by the Council in December 2015 before the Submission Charging Schedule is submitted for independent examination. It is proposed that CIL be examined in parallel with or shortly after the Core Strategy Examination with the aim that it be adopted alongside the Core Strategy.

You are strongly recommended to submit your representations on the prescribed Comment Form. This will assist all parties involved in the examination process.

Your representations can be submitted online via the District Council's website [HYPERLINK "http://www.stratford.gov.uk/CIL2015"](http://www.stratford.gov.uk/CIL2015) or by downloading a form and emailing it to [HYPERLINK "mailto:planning.policy@stratford-dc.gov.uk"](mailto:planning.policy@stratford-dc.gov.uk)

Alternatively, forms can be posted to: FREEPOST RSLH - ZYKJ - TYAZ, Stratford on Avon DC, PO BOX 5341, Stratford upon Avon, CV37 1LE or handed in at the District Council offices - Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX. Copies of the form can be provided on request.

During the period for making representations, the CIL Submission Charging Schedule and supporting documents can be viewed on the District Council's website at [HYPERLINK "http://www.stratford.gov.uk/CIL2015"](http://www.stratford.gov.uk/CIL2015)

The documents will be available for inspection at the District Council offices between 8.45am and 5.15pm Mondays to Wednesdays and between 8.45am and 5.00pm on Thursdays and Fridays.

They are also available to view at all libraries in the District during their normal opening hours. See [HYPERLINK "http://www.warwickshire.gov.uk/findalibrary"](http://www.warwickshire.gov.uk/findalibrary) for information.

For further information, please ring 01789 260334 or email [HYPERLINK "mailto:planning.policy@stratford-dc.gov.uk"](mailto:planning.policy@stratford-dc.gov.uk)

Dave Nash

Planning and Housing Policy Manager

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Historic England

By email

planning.policy@stratford-dc.gov.uk

Our ref: 5398
Telephone 0117 975 0679

cc Heritage and Design Team c/o
planning@stratford-dc.gov.uk

3 November 2015

Dear Sirs

Stratford on Avon CIL

Thank you for providing Historic England with a further opportunity to comment on the emerging CIL, an important source of funding for the infrastructure required to underpin the delivery sustainable development in the District.

Funding infrastructure

There is a wide definition of CIL in terms of what may be required. The Localism Act allows CIL to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure, historic parks and gardens, civic spaces and public places.

Historic England would therefore encourage you, as the CIL charging authority, to consider identifying the ways in which CIL, and S106 agreements can be used to implement the District's Core Strategy relating to the conservation of Stratford on Avon's historic environment, heritage assets and their setting. This will help you to satisfy national planning policy (NPPF paragraphs 6, 126 and 157).

It should be recognised that successful development may be dependent on historic places/spaces to provide the essential character, the social infrastructure, culture, community focus, amenity, recreation or leisure opportunities required to ensure thriving sustainable communities. Due to the increased demands on these heritage assets from new development, how might the CIL contribute to their upkeep and condition?

We therefore recommend the Regulation 123 list refers the funding of appropriate initiatives relating to the conservation and enhancement of Stratford on Avon's historic townscape, heritage assets and/or their settings. If these projects are known they can be explicitly referred to.



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Planning Obligations / S106

Without prejudice to the above, development specific planning obligations and S106 offer opportunities for funding improvements to and the mitigation of adverse impacts on the historic environment, such as archaeological investigations, access and interpretation, and the repair and reuse of buildings or other heritage assets.

We are therefore concerned by the lack of reference in the Planning Obligations section of the document to the historic environment and the role of development contributions in the delivery of a positive strategy for the conservation of heritage assets, successful and sustainable development in accordance with policy in your Core Strategy and the NPPF (paragraphs 6, 126 and 157 are relevant).

Historic England would encourage you to consider specific reference to the Historic Environment in the Planning Obligations section to show a commitment to allow development contributions to be used to implement Stratford on Avon's evident commitment to its cultural heritage.

The Policy document might refer to the role of development contributions in support of appropriate initiatives to conserve and enhance Stratford on Avon's historic townscapes, heritage assets and/ or their settings.

Development contributions have, and continue to be used across the country for a range of heritage related initiatives. In Stratford on Avon there may be potential, now or in the future, to:

- Fund improvements to the historic environment, such as the repair and reuse of buildings or other heritage assets perhaps on the heritage at risk register*.
- Mitigate the adverse effects on the historic environment, such as through archaeological investigations, access and interpretation.
- Provide for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport, green and social infrastructure including historic parks and gardens (e.g. church yards), civic spaces and public places.
- Fund public realm improvements **
- Support local museums.
- Provide an important resource to support a distinctive town centre offer.

*Vacant or underused heritage assets not only fail to make a full contribution to the local economy but they also give rise to negative perceptions about an area. This, in turn, can detract from an area's attractiveness to visitors and inward investment.

** Improvements to the public realm in town and village centres can help encourage walking and cycling and support the delivery of sustainable transport objectives. Investment in the public realm can also support the delivery of the objectives for the historic environment through helping to deliver conservation area management plans. Improvements could include promoting community based de-cluttering audits and the better coordination of signage and street furniture as promoted



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through English Heritage's Streets for All programme. Improvements in the overall quality, character and indeed functioning of areas can also contribute to wider policy aims linked to tourism, the economy and the built environment.

Again, if these issues/opportunities/projects are known they can be explicitly referred to in the document.

It is now well established that heritage is not an adjunct to a healthy economy, but, especially in Stratford on Avon, an important component of growth in, for example tourism. Consequently Historic England would encourage you to consider how the CIL and S106 might fund measures relating to the historic environment in support of infrastructure to deliver sustainable development.

Development, via the CIL and S106, is able to contribute to a well maintained historic environment that is critical to Stratford on Avon's visitor economy. The NPPF refers to the need to look for opportunities to improve the historic environment. The potential for this document to contribute to the delivery of this aim should not be overlooked.

If there any issues you wish to clarify or discuss please do not hesitate in contacting me.

Yours sincerely

Rohan Torkildsen
Planning Adviser for the West Midlands and the South West
E-mail: Rohan.Torkildsen@Historic-England.org.uk

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.



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