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Simon Tofts
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Dear Sir or Madam

Please find attached a representation to the Stratford-on-Avon District Council - CIL Submission Charging Schedule Public Consultation. Please confirm receipt. A hard copy is also being posted today.

Regards

Simon Tofts
Planning Manager

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Our Ref: ST/SOACILRep

13 November 2015

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



Dear Sir or Madam

Re: Representations to Stratford-on-Avon – CIL Submission Charging Schedule

I refer to the Stratford-on-Avon CIL Submission Charging Schedule and wish to make a number of representations. These Submissions are made on behalf of Blue Cedar Homes, a private retirement homes specialist operating in the South West of England.

I note in the CIL Submission Charging Schedule, dated October 2015 that the proposed CIL £ per sq.m for retirement dwellings is nil or £0. The definition of retirement dwellings is set out in Appendix A of the document entitled 'Economic Viability Study: Submission Charging Schedule' by Peter Brett Associates dated September 2015 on page 56.

Our retirement homes certainly cover this definition, although our communal facilities are not provided in the form of a lounge or warden. Our properties are predominantly detached dwellings including bungalows. We enable people to 'rightsize' into properties which can accommodate their changing lifestyle as they mature. Typically, our schemes comprise 10 to 12 retirement dwellings. Our homes enable independent living with likeminded people and whilst there is no communal lounge, there is a communal garden/s complete with summerhouse. In addition all of our properties are fully maintained by an Estate Manager whose role also includes garden maintenance, window cleaning, gutter clearance and waste management.

Perhaps the definition could include the above services we offer so that there is no doubt in the future about retirement developments and their offering.

It is refreshing to see that Stratford-on-Avon District Council are taking heed of Government guidance set out in National Planning Policy Guidance which places a greater emphasis on Councils making provision for the changing needs of older residents. It is also welcoming that a zero/nil CIL rate is being applied to retirement development within the Authority. I believe that overtime, this will assist in bringing forward retirement development.

I trust the above comments can be considered in the Stratford-on-Avon CIL Submission Charging Schedule Public Consultation. Please will you keep me notified of developments throughout the preparation process?

Yours sincerely

Simon Tofts
Planning Manager

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Community Infrastructure Levy Submission Charging Schedule Comment Form



The Community Infrastructure Levy (CIL) - Submission Charging Schedule Consultation is available at www.stratford.gov.uk/CIL2015

Please use the form to make comments on any part of the consultation document.

Please read the consultation document carefully before commenting on this form.

You can respond to this consultation electronically via the above web address.

Please complete this form using black ink. If you require more space please continue on a separate sheet.

Put your contact details in the box(es) below – please use BLOCK CAPITALS

Person(s) or Organisation Submitting Comments		Agent (if applicable)	
Name	SIMON TOFTS	Name	
Organisation (if applicable)	BLUE CEDAR HOMES	Organisation	
Address	220 PARK AVENUE, AZTEC WEST, ALMONDSBURY, BRISTOL, BS32 4SY	Address	
Tel No.	01454 201166	Tel No.	
Email	simon.tofts@bluecedarhomes.co.uk	Email	

If you are using an Agent, future correspondence will be sent to them unless informed otherwise.

Please note that responses cannot be treated as confidential.

Date

Forms should be returned by 5.00pm on Friday 13 November 2015

By email to planning.policy@stratford-dc.gov.uk or,
post to FREEPOST RSLH – ZYKJ – TYAZ, Stratford on Avon DC, PO BOX 5341, Stratford upon Avon, CV37 1LE

Please note that your response will be published on the District Council's website. However, this will exclude the postal address, telephone number and email address of individual respondents. The details of respondents will only be retained by the District Council for the purposes of Core Strategy/CIL preparation and consultation and will not be used for any other purpose.

Please note that only the CIL Submission Charging Schedule itself will be submitted to an independent examiner following this consultation.

Notification of subsequent stages of the Community Infrastructure Levy (CIL)

Please specify if you wish to be notified of any of the following:

Submission of the CIL Submission Charging Schedule for independent examination Yes No

Publication of the recommendations of the person appointed to carry out an independent examination of the Submission Charging Schedule Yes No

Adoption of the Community Infrastructure Levy Yes No

Please make comments on the CIL Submission Charging Schedule consultation document below stating (if applicable) which section you are commenting on:

PLEASE SEE COVERING LETTER (REF: ST/SOACILRep)

Continue on a separate sheet/expand box if necessary

Do you wish to express an interest to participate in the Examination?

Yes, I wish to participate at the oral Examination

No, I do not wish to participate at the oral Examination

Declaration

I understand that all representations submitted will be made available for public inspection and will be identifiable to my name and organisation (if applicable).

Signature:



Date: 13 NOVEMBER 2015