



**Stratford-on-Avon District Community Infrastructure Levy
Charging Schedule**

Approved at Council on 11 December 2017

Commencement date:

To become effective from 1 February 2018

September 2017

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Stratford-on-Avon Charging Schedule

Stratford-on-Avon District Council is a Charging Authority and Collecting Authority and may therefore charge and collect Community Infrastructure Levy (CIL) in respect of development in its administrative area. The Stratford-on-Avon Community Infrastructure Levy (CIL) provides for developer contributions towards infrastructure set out in the Infrastructure Development Plan (IDP) and this Charging Schedule (CS) sets out the CIL rates for the District.

In preparing this schedule the Authority has complied with the requirements set out in Part 11 of the Planning Act 2008 (as amended) and 2010 Community Infrastructure Levy Regulations (as amended) and is informed by local evidence regarding infrastructure requirements and the impact of a levy on economic viability of development. The draft charging schedule was subject to independent examination in September and December 2016. It was approved by the independent examiner in September 2017. Full details of the process and background evidence are available on the Council's website:

<https://www.stratford.gov.uk/planning-regeneration/community-infrastructure-levy.cfm>

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 Regulation 123 list which is provided in Appendix A of this document.

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

Table 1: Charging Schedule

Development Sector	Proposed CIL £ per psm
<u>Residential Development</u>	
Gaydon/Lighthorne Heath new settlement (GLH)	£0
Long Marston Airfield (LMA)	£0
Canal Quarter Regeneration Zone (11 units or more)	£85
Small Sites (up to and including 10 units)	£75
Rest of District (11 units or more)	£150
Extra Care	£ as above prevailing rate
Retirement Dwellings	£0
<u>Retail (A1-A5)</u>	

Within all Identified Centres	£0
Within Gaydon/Lighthorne Heath and Long Marston Airfield	£10
Out of Centre Retail	£120
All Other Forms of ¹ liable Floor Space	£0

Instalments and Exemptions Policies

Instalments Policy

The Council will introduce an Instalments Policy and will allow for phased payments linked to applications on strategic sites.

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

Exemptions 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 will also enable 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

¹ Non-residential

- 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.

More details regarding this policy is set out in a separate guidance note.

Appendix A: 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).

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 2010 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.

Infrastructure Type (or) Project	Exclusions
Birmingham Road Schemes (B1-B9 IDP schedule)	Site-specific access improvements and traffic calming measures
Warwick Road Dynamic Signage	
Highway infrastructure	Stratford Western Relief Road Other schemes required to mitigate development at GLH and LMA (in accordance with IDP infrastructure trajectory Tables 2 and 3)
	Canal Quarter Localised Mitigation Package including bridge over canal (see IDP infrastructure trajectory Table 4)
Public transport investments, pedestrian and cycle links and highway safety measures	Site specific mitigation for public transport investment, pedestrian and cycle links
	Public transport and other pedestrian/cycle infrastructure to mitigate development at GLH and LMA (in accordance with IDP infrastructure trajectory Tables 2 and 3)
Education provision comprising Primary, Early Years, Secondary, Sixth Form or Special Educational Needs provision	Education provision comprising Primary, Early Years, Secondary, Sixth Form or Special Educational Needs provision required to serve development at GLH and LMA
Primary (general practice, optometry, dentistry and pharmacy), Acute and Community Health Care infrastructure	Primary health care infrastructure to serve development at GLH and LMA
Emergency Services facilities including CCTV provision	Safer Neighbourhoods Premises and other directly related emergency services infrastructure to serve development at GLH and LMA
Library and Community Services investment	Library and Community Services Facility investment to serve development at at GLH and LMA
Off-site Indoor Sport Investment/Provision	Indoor Sport Provision to serve development at GLH and LMA
Off-site Outdoor Sport Investment/Provision	Outdoor Sport Provision to serve development at GLH and LMA
Allotments and community orchards Investment/Provision	Allotments and community orchards provision to serve development at GLH and LMA
Natural and semi-natural accessible green space Investment/Provision	Natural and semi-natural accessible green space provision to serve development at GLH and LMA
Strategic parks and civic spaces Investment/Provision	Civic spaces provision to serve development at GLH and LMA
	Mitigation for site specific green infrastructure and loss of biodiversity as a result of development impact
	On-site open space including children's play, local parks, gardens and amenity spaces
Green Infrastructure projects	Open space provision for west of Shottery development
	Canal quarter linear park
Flood alleviation and risk management schemes	SUDs and on-site solutions
Low Carbon Energy Project including District Heating	On-site adaptability to District Heating/Sustainable Energy Infrastructure
High Speed Broadband – development of strategic network	
Household Waste Recycling Centre Investment/Provision	
	Affordable Housing

GLH: Gaydon Lighthorne Heath new settlement (Core Strategy Proposal GLH)

LMA: Long Marston Airfield new settlement (Core Strategy Proposal LMA)