

Representations to the Draft Community Infrastructure Levy

'Rugby East', A5/ North of Houlton

Stoford control land to the east of Rugby, accessed off the A5 and north of Houlton. The land (edged red on the attached plan) extends to some 30ha and has the potential to extend to 108ha (red and blue edged land) and is being promoted for employment development within the Local Plan review.

Having reviewed the draft CIL Charging Schedule, we note that employment related development within the Use Classes B2 (industrial) and B8 (warehousing), in addition to E1(g) offices, are exempt from the proposed charge.

In addition, the Council has proposed that Strategic Allocations, such as Houlton (the existing residential allocation) has a zero rating. Strategic Sites are often subject to Section 106 Legal Agreements, rather than CIL as a (more traditional) mechanism for securing infrastructure, along with S278 (Highways) Agreements.

We support the exemption of employment floorspace from the CIL. We consider that it is appropriate for Strategic Sites to be considered on their individual merits and the site allocation policies and subsequent planning applications, are the routes for considering what planning mitigations are required. A site of the scale that Stoford are proposing, will require off site infrastructure improvements, new access to the A5, public transport connections and improvements to facilitate other forms of active travel. These will need to be considered early on as part of the scheme and built into the overall cost and timing of the development. This approach will be more effective in terms of providing infrastructure necessary for the development and at the time required, than via the rigidity of a charge (£/per sqm of floorspace) that CIL would apply.

Stoford have undertaken initial technical work in support of promoting the land enclosed for development and alongside the promotion of it via the Local Plan, are open to opportunities for an early planning application and have commenced discussions with potential occupiers.

Contact Details



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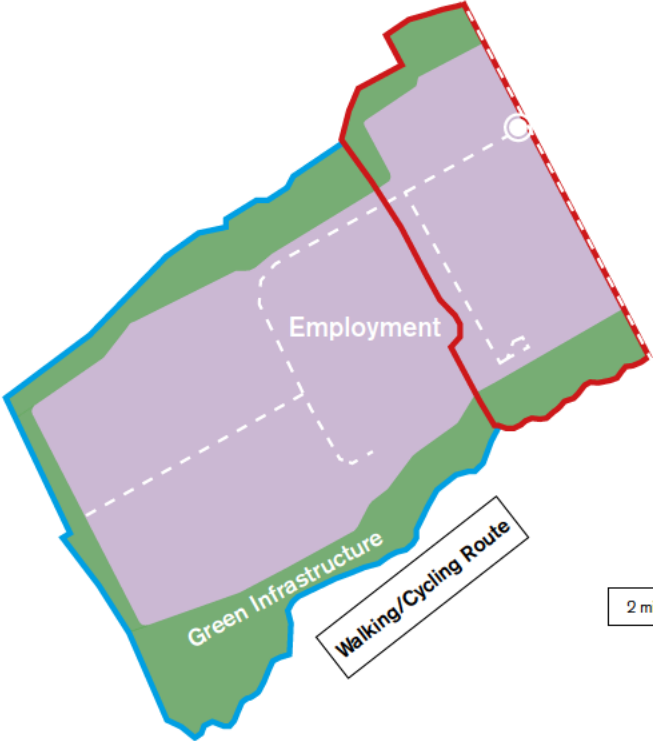
M1

LILBOURNE MEADOWS
NATURE RESERVE

A5

2 miles to M1

DIRFT



Houlton Way

National Trail

HOULTON

— Site Boundary