



# **SOLIHULL MBC**

## **COMMUNITY INFRASTRUCTURE LEVY (CIL)**

### **DRAFT CHARGING SCHEDULE**

### **STATEMENT OF MODIFICATIONS**

### **CONSULTATION DOCUMENT**

October 2015

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## INTRODUCTION

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The Community Infrastructure Levy (also referred to as CIL) is a funding mechanism that local authorities can choose to apply to new developments to raise funds. The money can then be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or safer road schemes, flood defences, schools, health & social care facilities, park improvements and leisure centres.

The Local Plan has aspirations for growth across the Borough including new homes, new retail developments and employment opportunities. To ensure that these developments are properly supported it is necessary to consider what infrastructure requirements they may have.

The Council consulted upon a Preliminary Draft Charging Schedule in March and April 2013, and a Draft Charging Schedule in October and November 2013. The Draft Charging Schedule was submitted to the Planning Inspectorate for Examination in June 2014. However, the examination was suspended pending the Court of Appeal judgement after a successful High Court challenge to the Local Plan. In March 2015, the Examiner agreed to re-open the examination, and hearings were held in June 2015. The new owners of Blythe Valley Park, the largest single residential site allocation in the Local Plan, gave evidence to suggest that the proposed residential CIL rate would render the site undeliverable. In light of this, the site has been re-appraised and the outcome is the recommendation for the site to be carved out of the Rural area and given a nil rate.

The Statement of Modifications includes proposed amendments to the CIL Draft Charging Schedule that are required to make Blythe Valley Park a nil rate for residential uses.

After completion of the consultation period, all consultation responses will be submitted by the Council to the Examiner for his consideration. Further information is available on the Council's website: [www.solihull.gov.uk/cilexamination](http://www.solihull.gov.uk/cilexamination)

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## **STATEMENT OF REPRESENTATIONS PROCEDURE**

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The Council is inviting representations on the Statement of Modifications between Friday 16<sup>th</sup> October 2015 and Friday 13<sup>th</sup> November 2015. This has been prepared in accordance with Regulation 19 of the CIL Regulations 2010 (as amended).

The Statement of Modifications and supporting documentation have been published on the Council's website: [www.solihull.gov.uk/cilexamination](http://www.solihull.gov.uk/cilexamination) and hard copies are available for public inspection at the Council's main offices:

**Solihull Connect, Ground Floor, Theatre Square, Solihull, B91 3RG**

Monday, Tuesday, Thursday, Friday: 9.00am – 5.00pm

Wednesday: 10.00am – 5.00pm

Saturday: 9.00am – 1.00pm

**Solihull Connect, Shirley Library, 22 Parkgate, Stratford Road, Shirley, B90 3GG**

Monday, Tuesday, Thursday, Friday: 9.30am – 5.00pm

Wednesday: 10.00am – 5.00pm

**Solihull Connect, The Bluebell Centre, Ground Floor West Mall, Chelmsley Wood, B37 5TN**

Monday, Tuesday, Thursday, Friday: 9.00am-5.00pm

Wednesday: 10.00am – 5.00pm

Saturday: 9.00am – 1.00pm

**Solihull Connect at Balsall Common Library, 283 Kenilworth Road, Balsall Common, CV7 7EL**

Thursday: 10.00am – 2.00pm only

**Solihull Connect at Kingshurst, Church Close, Kingshurst, B37 6HA**

Monday, Tuesday: 9.00am – 4.00pm

Wednesday, Thursday: 10.00am – 3.00pm

Friday: 10.00am – 4.00pm.

A paper copy of the Statement of Modifications and supporting documentation will also be available at all the public libraries in the Borough during their normal opening hours.

Representations should be sent in writing to: Policy and Spatial Planning, Council House, Manor Square, Solihull, B91 3QB, or via email to [psp@solihull.gov.uk](mailto:psp@solihull.gov.uk) **by midnight on 13<sup>th</sup> November 2015.**

Representations submitted during the consultation period will be considered by the independent Examiner as part of the Examination of the draft CIL Charging Schedule. Comments may also be accompanied by a request to be notified of any of the following:

- That the Statement of Modifications has been submitted to the Examiner
- The publication of the recommendations of the Examiner and the reasons for those recommendations; and
- The approval of the Charging Schedule by Solihull MBC

Any person may request the right to be heard by the Examiner in relation to the Statement of Modifications.

Only comments made and requests to be heard by the Inspector on these proposed modifications can be considered. Any comments made on any other aspects of the CIL cannot be considered at this stage.

The Council is also consulting, during the same period, on a revised Regulation 123 list, which will come into effect when CIL is implemented. The documentation is provided with the Statement of Modifications at all the locations listed above.

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## CONTACT DETAILS

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For more information about this consultation or CIL in Solihull, please contact:

**Charlene Jones**  
Planning Officer

Policy & Spatial Planning  
Places Directorate  
Solihull MBC  
Council House  
Manor Square  
Solihull  
B91 3QB

Email [psp@solihull.gov.uk](mailto:psp@solihull.gov.uk)  
Tel (0121) 704 8358

## PROPOSED MODIFICATIONS

The proposed modifications are shown as tracked changes in red, as well as a revised map and an additional map.

### Proposed Modification 1:

The proposed CIL rates expressed in pounds per m<sup>2</sup> is as follows:

#### **Residential (C3)**

<i>North Solihull</i>	<i>Mature Suburbs</i>	<i>Rural Area</i>	<i>Blythe Valley Park</i>
Nil	£75	£150	Nil

#### REASON FOR CHANGE

Revised viability evidence<sup>1</sup> has demonstrated that a CIL charge for residential (C3) on Blythe Valley Park, Site Allocation No. 10 in the Solihull Local Plan, would render the site unviable and undeliverable.

### Proposed Modification 2:

#### **Residential Institutions (C2) (excluding hospitals & training centres)**

<i>North Solihull</i>	<i>Blythe Valley Park</i>	<i>All other areas</i>
Nil	Nil	£25

#### REASON FOR CHANGE

Revised viability evidence<sup>2</sup> has demonstrated that a CIL charge for residential (C2) on Blythe Valley Park, Site Allocation No. 10 in the Solihull Local Plan, would render the site unviable and undeliverable.

<sup>1</sup> See CBRE CIL Viability Addendum, September 2015

<sup>2</sup> See CBRE CIL Viability Addendum, September 2015

Proposed Modification 3:

The charging zones, including the boundaries of Solihull & Shirley town centres, and Blythe Valley Park, are indicated on the maps on the following pages.

REASON FOR CHANGE

To show the boundary of Blythe Valley Park clearly on the maps.

Proposed Modification 4:

Change to CIL Charging Zones map (see below) to include the boundary of Blythe Valley Park, which coincides with the boundary for Site 10 in the adopted Solihull Local Plan 2013.

REASON FOR CHANGE

To show the boundary of Blythe Valley Park clearly on the map.

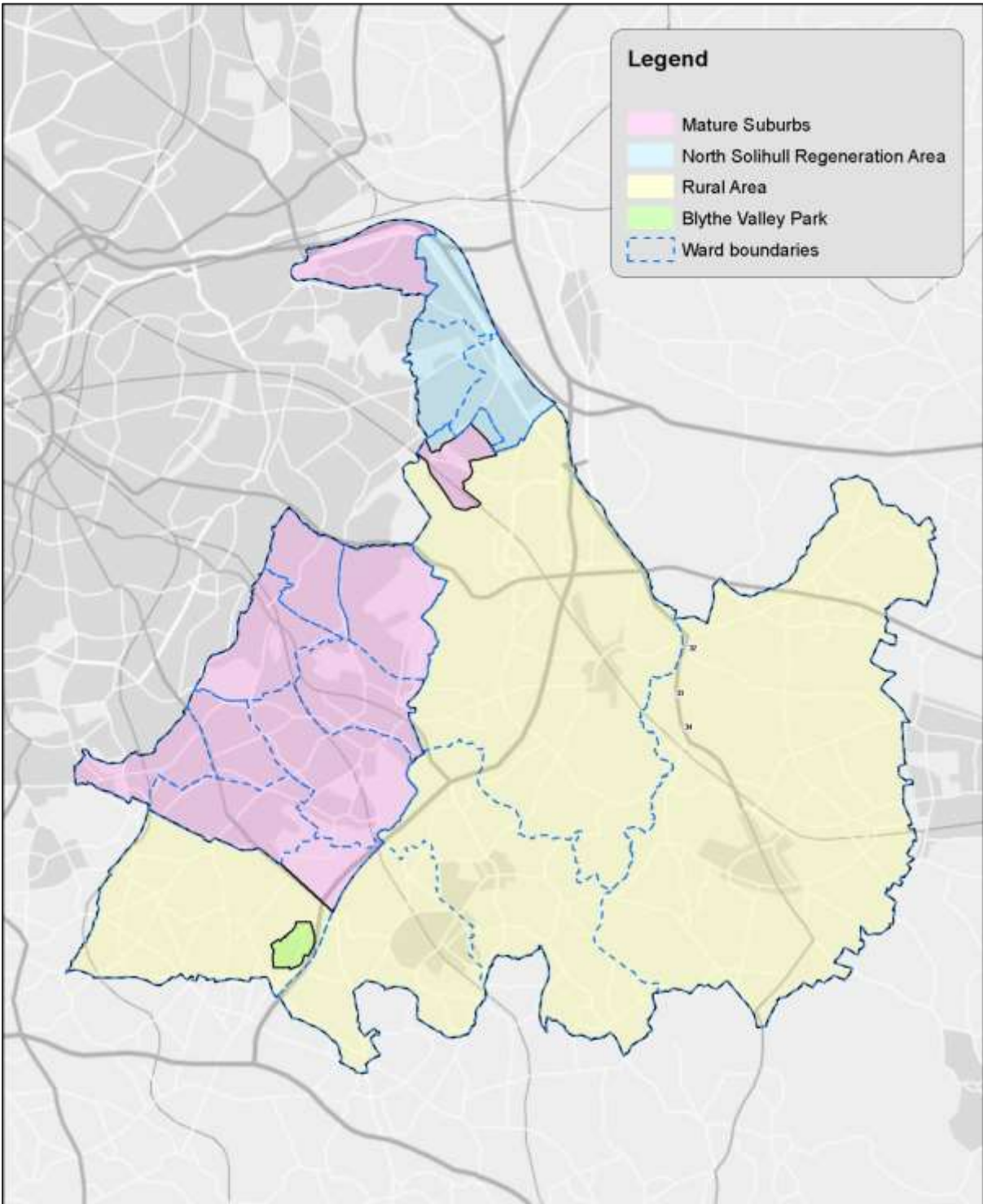
Proposed Modification 5:

Change to CIL Charging Zones map (see below) to include 'ward boundaries' in the Legend and change colour so that it is distinguishable from the boundaries of the residential CIL Charging Zones.

REASON FOR CHANGE

To improve the legibility of the boundaries on the map.

# CIL Charging Zones



**Legend**

- Mature Suburbs
- North Solihull Regeneration Area
- Rural Area
- Blythe Valley Park
- Ward boundaries

## Solihull Residential Charging Zones

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September 2015

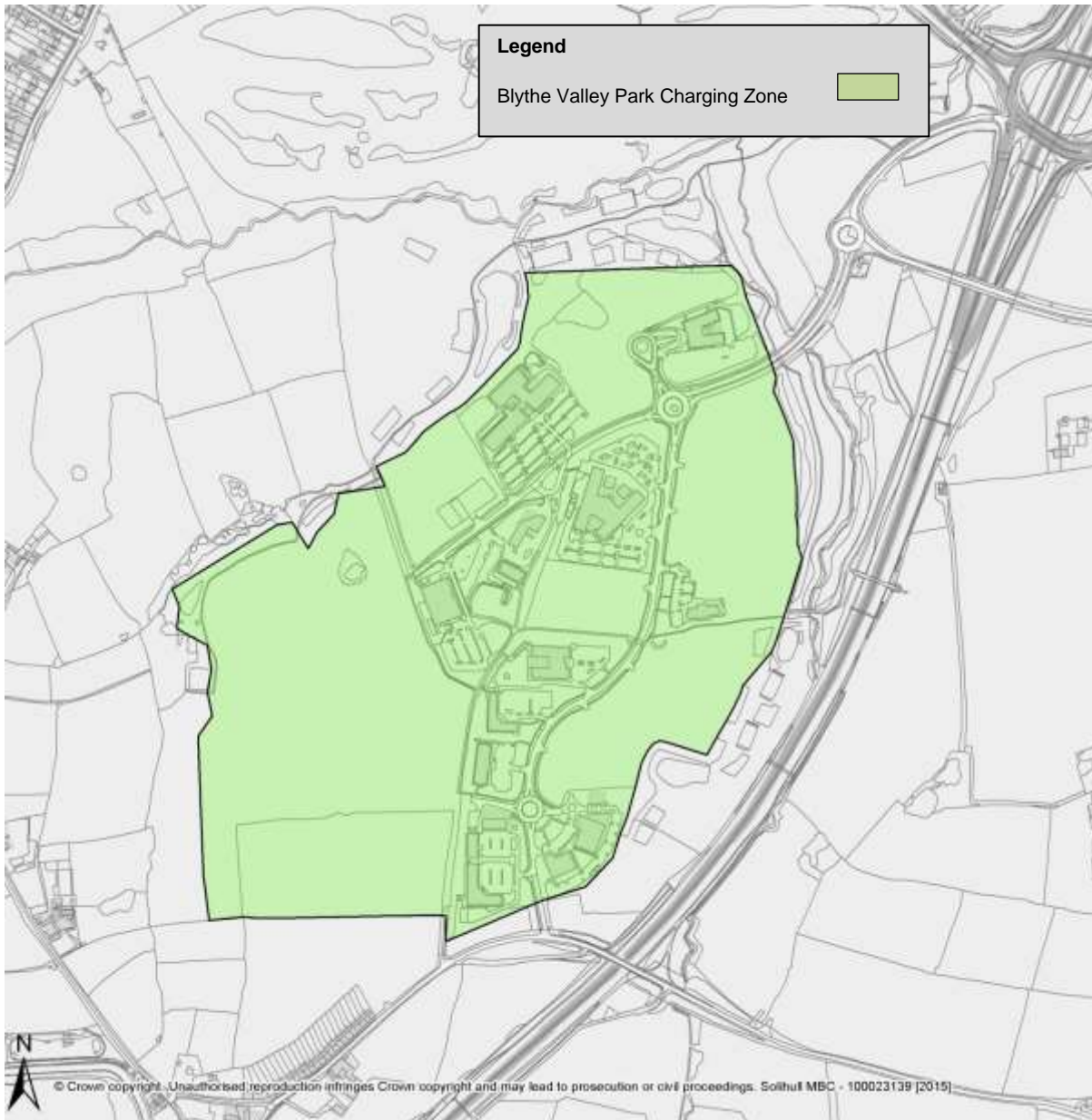




Proposed Modification 6:

Additional larger scale map showing the boundary of Blythe Valley Park.

**Blythe Valley Park (for the purpose of Residential (C2 and C3) rates)**



REASON FOR CHANGE

To provide clarity on the boundary of the Blythe Valley Park Zone, inset within the Rural Area.