

**Community Infrastructure Levy (CIL):Blue Lights**  
**Notes of meeting**  
**at**  
**Redditch BC**  
**29/05/08 10am**

**Present:**

Rosemary Williams (Bromsgrove DC) CHAIR  
Ashley Baldwin (Redditch BC)  
Alexa Williams (Redditch BC)  
Ernest Amoako (Stratford on Avon DC)  
Tony Love  
Mark English  
Eddie Mills  
Steve Fellows  
Jim Still

**1) Overview of CIL**

The Government have introduced provisions within the Planning Bill to establish a CIL. The principle of securing developer contributions towards infrastructure in order to mitigate against the impact of development is a well established process. It is envisaged a standard charge would be levied on all new development. 2 stages of process include;

- 1) examine what infrastructure is needed and the cost
- 2) work out what contribution would be appropriate

Need to formulate a draft charging schedule with rates etc. This work must be kept under review to reflect changes in circumstances.  
The existing S.106 would supplement the CIL.

Even if CIL is not adopted this work will not be wasted as it is essential for the development of the Core Strategies of each Authority.

Stratford, Bromsgrove and Redditch, have decided to adopt a joint approach to this work for reasons of economies of scale and also to ensure a consistent approach.

**2) Development Options**

The revised RSS raises cross boundary issues in relation to the growth of Redditch. 6600 new houses are required to cater for Redditch's needs. Only 3300 of these can be accommodated within Redditch's boundaries and the RSS suggests that the remaining 3300 should be accommodated in Bromsgrove and/or Stratford districts adjacent to the boundary with Redditch. These figures, together with corresponding employment growth, are likely to

significantly increase due to Baroness Andrews intervention and as Redditch is proposed as an SSD.

The White Young Green (WYG) study examined issues/ implications/constraints of development but didn't develop this work into a prioritised list of development areas.

It was recognised that each site indicated on WYG plan would have different implications for infrastructure.

RSS does not provide the split of the additional 3300 dwellings between SUA and Bromsgrove.

In the previous meetings it was decided that there were too many potential plots at this stage to provide meaningful answers. Therefore there was a need to narrow down the plots but for various reasons, including politics, this is itself is not an easy task.

The WYG report does give an indication of capacities at each site.

"Redditch Borough Council has assessed the combined capacity of Webheath and Brockhill at 525 dwellings for each period 2006-16 and 2016-26, a total of 1050 dwellings" ... "we estimated that the designated A435 ADR, the adjoining land to the west of the A435 and the Winyates Green Triangle site could potentially accommodate some 898 dwellings"

Capacity depends on each individual site which may have unique characteristics which could affect densities.

Furthermore the Baroness Andrews study is likely to increase the figures still further. Consultants have now been appointed to carry out this work (Nathaniel Lichfield).

Redditch Issues and Options puts forward the ADR's as likely to take the housing growth plus some brownfield sites and then after that growth is likely to be to the north of Redditch into Bromsgrove. The coalescence of settlements is an issue if growth is located south of Redditch. Development on green belt to South/West has been ruled out.

Informally it has been agreed to finance a second stage to the White Young Green Study which would narrow down the plots. This would enable a better understanding for infrastructure providers as to the level of requirements.

### **Key issues**

Tony Love cited sites 4, 5, 14, 15, and 8 to 11 as favourable from a police perspective.

Sites 9, 10 and 11 could cause issues for Bromsgrove police.

### **3) Next steps**

Agreed to meet again when there is firmer information on where growth is likely to be located.