**Warwick District Council**

**Draft Charging Schedule: Proposed Modification**

During the examination in public on 6th July 2017, the Examiner requested additional information to assist him in his consideration of Warwick District Council, as follows:

1. Justification for the assumed level of residual Section 106 obligations
2. Additional appraisals of 150 and 250 units on greenfield and brownfield land
3. Expanded version of Table 4.4.3
4. Viability model for older persons’ housing (30 to 50 units)
5. Review of definitions of retail use

This note addresses point 5).

The District Council has agreed to prepare a modification to the CIL Charging Schedule to provide further clarity regarding the charging rates and zones for retail. In particular:

1. the Charging Schedule should be clearer about the definitions of “convenience based supermarkets and superstores; retail warehouses; and retail parks;
2. The way CIL is to be applied to different types of retail and different zones should be clarified; and
3. A map showing the Leamington Prime Retail Zone should be made available for consultation

The document seeks to clarify these points as follows.

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| **Type of Development: Retail** |
| **Retail Floorspace?** | **Charge per square metre** |
| Retail development up to 2500 sqaure metres floorspace within Leamington Prime Retail Zone  | £65 |
| Retail development up to 2500 square metres floorspace outside Leamington Prime Retail Zone | Nil |
| Retail Development 2500 square metres floorspace or over - whole District | £105 |

**Definitions and Notes**

1 Retail development will include the following:

* Convenience-based supermarkets and superstores - shopping destinations in their own right, selling mainly food or food and non-food goods, which have a dedicated car park and with a gross floor area of 2500 square metres or more;
* Retail warehouses - large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers and with a gross floor area of 2500 square metres or more;
* Retail Parks - an agglomeration of three or more retail units (totalling in excess of 2500square metres) encompassing new retail floorspace and including retail floorspace extensions and additional floorspace created through the addition of mezzanine floors within existing retail parks outside the town centres.

2 The threshold of 2500 square metres has been identified to align with the default threshold identified in paragraph 26 of the National Planning Policy Framework and with the Council’s viability studies (these assessed the viability of retail units of over 30000 square feet – which equates to 2787 square metres).

3 Floorspace will be measured as the gross internal area as set in Regulation 40 of the CIL Regulations 2010 (as amended).

4 The Leamington Prime Retail Area is shown on the Leamington Prime Retail Zone Map below.

