

[FRONT COVER]

Wiltshire Community Infrastructure Levy

**CIL Consultation Report**

Response to the Consultation on the Draft Revised Regulation 123 List, Draft Revised Planning Obligations Supplementary Planning Document, and Draft Updated Infrastructure Delivery Plan 3

August 2016

DRAFT

[TRANSLATIONS]

DRAFT

## Table of Contents

1. Introduction .....	5
2. Consultation methodology.....	8
3. Representations.....	9
4. Draft Revised Community Infrastructure Levy Regulation 123 List - summary of the main issues raised by the representations .....	10
5. Draft Revised Planning Obligations Supplementary Planning Document – summary of the main issues raised by the representations .....	46
6. Draft Updated Infrastructure Delivery Plan – summary of the main issues raised by the representations .....	72
7. Proposed actions and next steps .....	105
Appendix A List of respondents .....	116
Appendix B Consultation materials .....	123

DRAFT

[BLANK]

DRAFT

## 1. Introduction

### Overview

- 1.1. Between 14 March and 25 April 2016, the Council consulted upon a Draft Revised Community Infrastructure Levy (CIL) Regulation 123 List and a Draft Revised Planning Obligations Supplementary Planning Document (SPD). The Council made available for comment a Draft Updated Infrastructure Delivery Plan (IDP) at the same time.
- 1.2. It became apparent, as development proposals have come forward, that the Regulation 123 List (adopted May 2015) would benefit from reviewing to provide clarity over those infrastructure projects that may be funded through CIL.
- 1.3. Alongside the changes to the Regulation 123 List, some changes were also proposed to the Planning Obligations SPD (adopted May 2015) in the interests of clarity and accuracy, and to recognise that the Regulation 123 List will be reviewed and updated periodically.
- 1.4. The Government's Planning Practice Guidance recognises that Regulation 123 Lists may need to be updated over the lifetime of the CIL Charging Schedule. The Council does not consider that the proposed amendments would have a very significant impact on the viability evidence that supported examination of the Charging Schedule and is therefore compliant with the online Planning Policy Guidance (PPG) at paragraph 098 (reference ID: 25-098-20140612). Therefore, a review of the Charging Schedule is not required. The Council may amend the Regulation 123 List without also revising its Charging Schedule, ensuring that any changes are clearly explained and subject to appropriate local consultation.

### Background

- 1.5. The purpose of the Community Infrastructure Levy (CIL) Regulation 123 List is to support the Wiltshire CIL Charging Schedule. The Regulation 123 List sets out the strategic infrastructure types or projects that Wiltshire Council may fund, in whole or in part, through CIL. It does not apply to the ring fenced proportion of CIL passed to town and parish councils for them to allocate to community infrastructure projects.
- 1.6. Inclusion on the Regulation 123 List does not signify a commitment from the Council to fund (either in whole or in part). The order of the Regulation 123 List does not imply any preference or priority. The Council will periodically review and update the Regulation 123 List.
- 1.7. The Draft Revised Regulation 123 List has been informed by the Wiltshire Infrastructure Delivery Plan (IDP). The Regulation 123 List takes projects from the IDP, which is an evidence base document developed in consultation with

service providers and updated periodically. The IDP identifies the infrastructure requirements of planned growth set out in the adopted Wiltshire Core Strategy (January 2015). A final Updated IDP will be published on the Council's website.

- 1.8. Wiltshire Council may not seek planning obligations through section 106 agreements for any of the infrastructure projects on the Regulation 123 List.
- 1.9. CIL is one of the mechanisms used to fund the infrastructure required to support Wiltshire's growth. Core Policy 3 of the Wiltshire Core Strategy (adopted January 2015) and the Planning Obligations SPD set out how CIL would work alongside, rather than replace, Section 106 legal agreements. Section 106 agreements provide the mechanism to ensure infrastructure can be delivered where it is directly related and specific to a development. They are important to ensure that sustainable development can be achieved, with infrastructure delivered at the right time alongside development.
- 1.10. The Revised Planning Obligations SPD will support policies within the adopted Core Strategy, particularly Core Policy 3 Infrastructure Requirements. It will identify the types of planning obligations that may be sought by the Council from development that generates a need for new infrastructure. While it is not part of the statutory development plan, the Revised Planning Obligations SPD will be a material consideration in determining planning applications.
- 1.11. Both the CIL Regulation 123 List and the SPD should be read in conjunction with the CIL charging schedule (adopted in May 2015). The charging schedule sets out the amount of CIL that will be charged on new development.

### **Consultation report**

- 1.12. Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for preparing a supplementary planning document. The same requirements apply to a review of an SPD. Regulation 12 requires the Council to prepare a statement setting out who was consulted, a summary of the main issues they raised and how those issues have been addressed in the supplementary planning document.
- 1.13. The Council has produced this document, a 'Consultation Statement', to set out:
  - the consultation methodology
  - the representations received on the draft Revised CIL Regulation 123 List, the draft Revised Planning Obligations SPD and the draft Updated Infrastructure Delivery Plan
  - a summary of the key issues, and how these have been considered by the Council
- 1.14. Key Council services, such as Development Management, New Housing, Sustainable Transport, Environment Services, Environmental Health, Libraries

and Heritage, Drainage, Countryside Management and Children and Education, have also been involved in the preparation of these documents and considering consultation feedback as appropriate.

### Structure of this document

- 1.15. Chapter 2 lists the various ways by which the Council consulted upon the draft Revised CIL Regulation 123 List, draft Revised Planning Obligations SPD and draft Updated IDP.
- 1.16. Chapter 3 provides a breakdown of the number of representations received.
- 1.17. Chapters 4, 5 and 6 summarises the key issues arising from the representations with officer comments and proposed actions **where necessary**.
- 1.18. Chapter 7 collates the proposed actions. It also sets out the next steps and a timetable.
- 1.19. Appendix A provides a list of those who submitted representations.
- 1.20. Appendix B collates the various consultation adverts and notices.

DRAFT

## 2. Consultation methodology

- 2.1. The Council advertised the Draft Revised Regulation 123 List, Draft Revised Planning Obligations SPD and made available for comment the Draft Updated IDP as follows:
- Town and parish newsletter (published week commencing 7 April 2016)
  - Local newspapers (i.e. Wiltshire Times, Wiltshire Gazette and Herald and Salisbury Journal) (published week commencing 7 April 2016)
  - Direct email/ letter notifications to all town and parish councils, neighbouring authorities, a wide range of national/ local developers, landowners and property agents, infrastructure providers, local businesses and Chambers of Commerce, charities and voluntary organisations and local interest groups
  - Hard copies of the Draft Revised Regulation 123 List and the Draft Revised Planning Obligations SPD available from the main Council offices and libraries (The Draft Updated IDP was made available online only)
  - Information published on the Council's website and electronic copies of all consultation documents available from the Council's website at [www.wiltshire.gov.uk/communityinfrastructurelevy](http://www.wiltshire.gov.uk/communityinfrastructurelevy) and online consultation portal at <http://consult.wiltshire.gov.uk/portal>
  - Comments accepted by post, email and online through the Council's consultation portal
  - Three information giving sessions for parish and Wiltshire councillors in Chippenham (7 April 2016), Salisbury (11 April 2016) and Trowbridge (5 April 2016)
- 2.2. The following consultation material was provided:
- Wiltshire Draft Revised Planning Obligations Supplementary Planning Document (February 2016)
  - Wiltshire Draft Revised Regulation 123 List (February 2016)
  - Wiltshire Draft Updated Infrastructure Delivery Plan (February 2016)
  - Representation Form (PDF and WORD versions)



### 3. Representations

- 3.1. In all, the Council received representations from 87 different individuals or organisations.
- 3.2. *Figure 3.1* below illustrates the breakdown of respondent by category. It shows that the largest number of responses came from the general public. Other representations were received from parish and town councils, landowners and developers, local interest organisations, infrastructure providers, and neighbouring authorities.

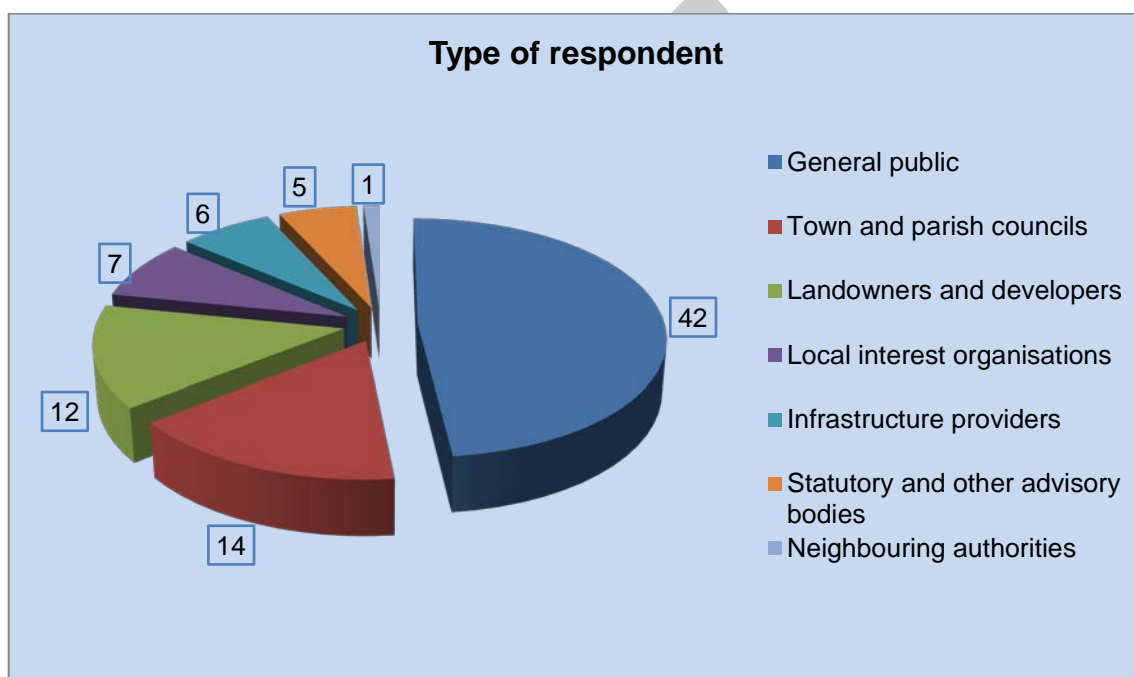


Figure 3.1 – Number of representations by category of respondent

- 3.3. *Figure 3.2* below illustrates the methods by which representations were received.

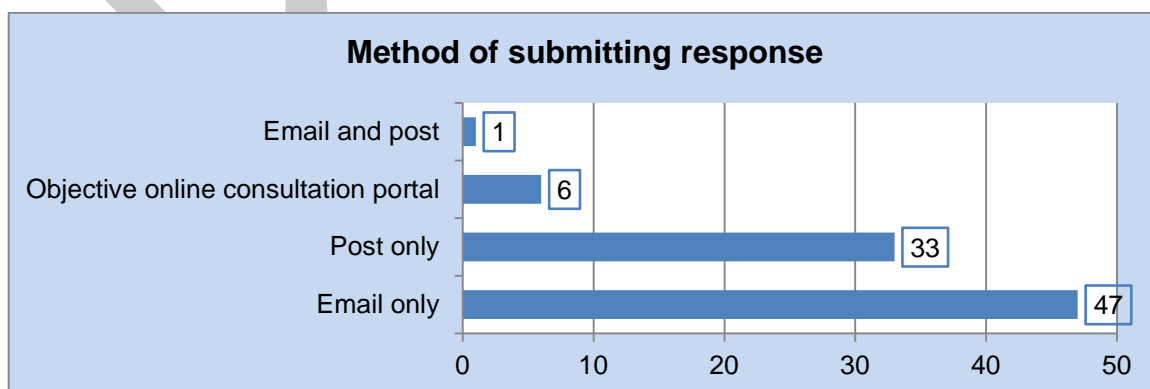


Figure 3.2 - Number of representations received by method

## 4. Draft Revised Community Infrastructure Levy Regulation 123 List - summary of the main issues raised by the representations

4.1. *Table 4.1* summarises the main issues raised by the representations, with officer commentary and proposed actions, and is ordered by the following areas that reflect the document layout:

- General issues
- Education
- Sustainable transport
- Open space, green infrastructure and the environment
- Community and cultural
- Health and social care
- Emergency services
- Other

4.2. All individual representations are available to view in full through the Council's online consultation portal at <http://consult.wiltshire.gov.uk/portal>.

Table 4.1 – Draft Revised CIL Regulation 123 List - Main issues with officer comments and proposed actions

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
<b>General issues</b>	Westbury Town Council (5)	Lack of projects for Westbury. CIL generated by development in the town is not being invested back in the area ( <i>see below for suggested projects</i> ).	<p>CIL is a mechanism that Wiltshire Council can use to fund strategic infrastructure across the County. Unlike with s106 agreements, CIL does not have to be spent in the area where the development takes place. It may be more appropriate for the Council to deliver some infrastructure by other means, such as through section 106 agreements. Other funding mechanisms could also be used, such as grant funding.</p> <p>However, the Draft Revised CIL Regulation 123 List does in fact identify several projects that could directly benefit Westbury, including:</p> <ul style="list-style-type: none"> <li>• Trans Wilts train service and improvements (Westbury – Swindon)</li> <li>• Westbury Railway Station Additional Platform</li> <li>• Provision of air quality monitoring infrastructure, and</li> <li>• Upgrades and improvements to Leighton Sports Centre</li> <li>• Wiltshire Heritage Museum (archaeological storage)</li> <li>• Library provision</li> </ul> <p>Nevertheless, if further projects are identified for Westbury that are suitable for CIL funding then they can be added to the Regulation 123 List at a later date.</p> <p>In addition, a percentage of CIL is ring-fenced for</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>spending on local, community projects through the neighbourhood proportion of CIL. Parish councils receive 15% of CIL generated from development in their area, or 25% if there is an adopted neighbourhood plan in place.</p> <p><b>No action</b></p>
	Redrow Homes (39) ( <i>Nathaniel Litchfield</i> )	<p>Lack of projects for Warminster. Extensive s106 contributions requested from Redrow's planning application at Land at St Andrew's Road, Warminster. Includes affordable housing, primary and secondary education, GP provision, public art, on-site public open space, public right of way improvements and sustainable transport connections.</p> <p>Advised by Wiltshire Council that CIL will cover outdoor sports provision, cemetery provision, stone curlew project and community facilities. However, cost of this only amounts to half of the estimated CIL from the development. With so few projects in Warminster on the draft Revised CIL Regulation 123 List, how will the Council spend the remaining CIL from this development? Question the way that the Council decides, in relation to specific planning applications, whether specific contributions, such as education, health facilities or community facilities, are collected through CIL or s106. Viability must be at the heart of this decision-making process – it is central to delivery but is being frustrated by the lack of transparency.</p>	<p>CIL is a mechanism that Wiltshire Council can use to fund strategic infrastructure across the County. Unlike with s106 agreements, CIL does not have to be spent in the area where the development takes place. It may be more appropriate for the Council to deliver some infrastructure by other means, such as through section 106 agreements. This can apply to directly related infrastructure that is necessary to make a development acceptable in planning terms.</p> <p>However, the Draft Revised CIL Regulation 123 List does in fact identify several projects that could directly benefit Warminster, including:</p> <ul style="list-style-type: none"> <li>• Stone Curlew and Salisbury Plain Special Protection Area</li> <li>• Nutrient Management Plan – to address the level of phosphate in the River Avon</li> <li>• Cranborne Chase and West Wiltshire Downs AONB green countryside training and visitor centre</li> <li>• Expansion of Warminster cemetery</li> <li>• Provision of air quality monitoring infrastructure</li> </ul>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<ul style="list-style-type: none"> <li>• Wiltshire Heritage Museum (archaeological storage)</li> <li>• Library provision</li> <li>• Improvements to Warminster Fire Station</li> </ul> <p>Nevertheless, if further projects are identified for Warminster that are suitable for CIL funding then they can be added to the Regulation 123 List at a later date.</p> <p>In addition, a percentage of CIL is ring-fenced for spending on local, community projects through the neighbourhood proportion of CIL. Parish councils receive 15% of CIL generated from development in their area, or 25% if there is an adopted neighbourhood plan in place.</p> <p><b>No action</b></p>
	<p>APT &amp; Persimmon Homes (36) (Pegasus Planning Group)</p> <p>Redrow Homes (39) (Nathaniel Litchfield)</p>	<p>Risk of double-dipping. CIL, not s106, should be used to deliver wider community benefits that are not directly necessary for a specific project. S106 should be used to secure site-specific infrastructure, such as on-site public open space, public art and affordable housing. Council also asking for education and NHS contributions, which arguably meet the broader impact of development. Conversely, Council advises that community facilities and outdoor sports provision, which also meet the broader impact of development, will be funded through CIL. Illogical and unjustified for some to be funded through CIL and some through s106.</p>	<p>'Double-dipping' is a term used to describe a potential scenario where a planning applicant is charged twice for the same item of infrastructure through both CIL and section 106 agreements. Wiltshire Council will not use both CIL and s106 agreements to fund the same item of infrastructure. The purpose of identifying specific projects on the Draft Revised CIL Regulation 123 List is to provide further clarity on what Wiltshire Council may fund, in whole or in part, through CIL. Any infrastructure project that Wiltshire Council includes on its CIL Regulation 123 List, it cannot then request s106 contributions towards. Therefore, by revising its CIL Regulation 123 List in this way, Wiltshire Council is improving the</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>openness and transparency of its approach to CIL and section 106 agreements and, thereby, eliminating any perception of 'double-dipping'.</p> <p>CIL is a mechanism that Wiltshire Council can use to fund strategic infrastructure across the County. Unlike with s106 agreements, CIL does not have to be spent in the area where the development takes place. It may be more appropriate for the Council to deliver some infrastructure by other means, such as through section 106 agreements. This applies to directly related infrastructure, which can include education and healthcare facilities that is necessary to make a development acceptable in planning terms.</p> <p><b>No action</b></p>
	Wainhomes (South West) Holdings Ltd (40) ( <i>Emery Planning</i> )	PPG guidance states that s106 contributions should be scaled back under CIL. However, the consultation documents state that the Council intends for CIL to be but one of the mechanisms used to fund infrastructure to support growth.	<p>The CIL Regulations 2010 (as amended) restrict the use of s106 agreements in three ways. Firstly, by ensuring that there is no overlapping between what is funded by CIL and what is funded by section 106 agreements. Secondly, by enshrining in law the three tests on the use of planning obligations from the National Planning Policy Framework (NPPF). Lastly, by limiting the pooling of planning obligations to no more than five per infrastructure project.</p> <p>However, the CIL Regulations 2010 (as amended) and the planning practice guidance (PPG) still envisage a role for section 106 agreements, which is to deliver directly related infrastructure. It is not and never has been the</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>intention for CIL to completely replace s106 agreements.</p> <p><b>No action</b></p>
	Housebuilder Consortium Group (45) (Savills)	<p>The Draft Revised CIL Regulation 123 List (as does the current adopted CIL Regulation 123 List) creates further uncertainty about the relationship between CIL and s106 and changes the basis upon which the viability of the CIL rates was tested at examination.</p> <p>With the submission draft CIL Regulation 123 List, it was assumed that CIL would cover the cost of all the infrastructure types. On this basis, the assumption of £1,000 per dwelling for residual s106 costs was not unreasonable.</p> <p>However, the Draft Revised CIL Regulation 123 List means that the entire infrastructure required to make a development acceptable in planning terms (apart from the limited number of projects on the CIL Regulation 123 List) must be delivered through s106 agreements. This represents a substantial shift from funding this infrastructure through CIL to instead funding through s106 agreements. Such a major change would clearly and demonstrably impact upon the outputs from the viability evidence and their interpretation into the appropriate CIL residential rates. When all the potential s106 contributions are totalled, the amount is likely to come to substantially more than £1000 per dwelling.</p>	<p>The purpose of identifying specific projects on the Draft Revised CIL Regulation 123 List is to provide further clarity on what Wiltshire Council may fund, in whole or in part, through CIL. Any infrastructure project that Wiltshire Council includes on its CIL Regulation 123 List, it cannot then request s106 contributions towards. Therefore, by revising its CIL Regulation 123 List in this way, Wiltshire Council is improving the openness and transparency of its approach to CIL and section 106 agreements and, thereby, eliminating any perception of 'double-dipping'.</p> <p>The CIL Viability Study (November 2013) recognises that larger developments are likely to face greater section 106 costs. It assumed a higher allowance of £15,000 per dwelling for residual section 106 costs for developments of 70 units and over. Furthermore, the viability study incorporated a substantial buffer between the maximum viable rates of CIL and the recommended rates of CIL for each development type/ location. Therefore, the Council does not consider that the proposed changes to the CIL Regulation 123 List will have a 'very significant impact' on the viability evidence that underpinned the CIL charging schedule at examination.</p> <p>In any case, the CIL Regulations 2010 (as amended) restrict the use of s106 agreements in</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>three ways. Firstly, by ensuring that there is no overlapping between what is funded by CIL and what is funded by section 106 agreements. Secondly, by enshrining in law the three tests on the use of planning obligations from the National Planning Policy Framework (NPPF). Lastly, by limiting the pooling of planning obligations to no more than five per infrastructure project.</p> <p><b>No action</b></p>
	<p>Salisbury Area Greenspace Partnership (16)</p> <p>Salisbury City Council (19)</p> <p>Laverstock and Ford Parish Council (50)</p>	<p>Lack of projects for Salisbury compared with similar settlements, such as Chippenham. Accept that some projects will have cross-boundary benefits. Accept many strategic sites around the city have planning permission and will be contributing through s106. However, many strategic sites are without planning permission, as well as many smaller sites coming forward, so CIL will be generated. For instance, which funding sources will deliver off-site green infrastructure connecting new developments with the city, surrounding communities and the countryside? Suspicion that CIL from development in Salisbury will be used to fund infrastructure elsewhere in the County. Suggest that CIL be distributed across the County broadly in proportion to the amount of CIL generated by development in those areas.</p>	<p>CIL is a mechanism that Wiltshire Council can use to fund strategic infrastructure across the County. Unlike with s106 agreements, CIL does not have to be spent in the area where the development takes place. It may be more appropriate for the Council to deliver some infrastructure by other means, such as through section 106 agreements. Other funding mechanisms could also be used, such as grant funding.</p> <p>However, the Draft Revised CIL Regulation 123 List does in fact identify several projects that could directly benefit the Salisbury area, including:</p> <ul style="list-style-type: none"> <li>• A36 Southampton Road upgrades</li> <li>• Trans Wilts train service and improvements (Westbury – Swindon)</li> <li>• New railway station in Wilton</li> <li>• Stone Curlew and Salisbury Plain Special Protection Area</li> <li>• Nutrient Management Plan – to address the</li> </ul>



Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>level of phosphate in the River Avon</p> <ul style="list-style-type: none"> <li>• New Forest Recreation Management Project</li> <li>• Provision of air quality monitoring infrastructure</li> <li>• Upgrades to the Five Rivers Health and Wellbeing Centre</li> <li>• Wiltshire Heritage Museum (archaeological storage)</li> <li>• Library provision</li> </ul> <p>Nevertheless, if further projects are identified for Salisbury that are suitable for CIL funding then they can be added to the Regulation 123 List at a later date.</p> <p>In addition, a percentage of CIL is ring-fenced for spending on local, community projects through the neighbourhood proportion of CIL. Parish councils receive 15% of CIL generated from development in their area, or 25% if there is an adopted neighbourhood plan in place.</p> <p><b>No action</b></p>
	Salisbury City Council (19)	Question why certain projects from the Infrastructure Delivery Plan have been selected and others excluded from the draft Revised CIL Regulation 123 List? For example, no mention of projects to provide additional secondary school places in Salisbury and Wilton among the eight education projects.	<p>The Infrastructure Delivery Plan (IDP) identifies infrastructure projects necessary to deliver planned growth in the adopted Wiltshire Core Strategy. Not all of these projects are intended to be funded through CIL.</p> <p>CIL is a mechanism that Wiltshire Council can use to fund strategic infrastructure across the County. Unlike with s106 agreements, CIL does not have to be spent in the area where the</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>development takes place. It may be more appropriate for the Council to deliver some infrastructure, including education projects, by other means, such as through section 106 agreements. Other funding mechanisms could also be used, such as grant funding.</p> <p>Nevertheless, if further education projects are identified for Salisbury that would be more appropriately delivered through CIL funding then they can be added to the Regulation 123 List at a later date.</p> <p><b>No action</b></p>
	Housebuilder Consortium Group (45) (Savills)	The Draft Revised CIL Regulation 123 List identifies a limited range of projects under each infrastructure type without a clear rationale for why these projects have been chosen and others omitted. For each type, apart from the projects identified, all the funding will have to come through s106 agreements. An explanation of the rationale behind these choices would be helpful.	<p>While certain projects have been prioritised over others, the omission of any given project from the proposed revised Regulation 123 List does not preclude it from being latterly included in any subsequent revision of the List.</p> <p><b>No action</b></p>
	Housebuilder Consortium Group (45) (Savills)	<p>The Draft Revised CIL Regulation 123 List is contrary to the PPG because:</p> <ul style="list-style-type: none"> <li>• CIL should be the primary mechanism for funding infrastructure, whereas s106 should only account for the site-specific impact of development (Reference ID: 25-094-20140612 and 25-097-20140612). The proposed changes fundamentally alter this balance, giving s106 a very wide remit.</li> </ul>	<p>CIL is a mechanism that Wiltshire Council can use to fund strategic infrastructure across the County. Unlike with s106 agreements, CIL does not have to be spent in the area where the development takes place. However, the CIL Regulations 2010 (as amended) and the planning practice guidance (PPG) still envisage a role for section 106 agreements, which is to deliver directly related infrastructure. It is not and never has been the intention for CIL to completely replace s106 agreements.</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<ul style="list-style-type: none"> <li>• The CIL Regulation 123 List should be based upon the draft that the charging authority presented at the CIL examination (Reference ID: 25-096-20140612). The proposed changes depart further from the submission draft and, in so doing, undermine the judgement and conclusions of the CIL Examiner.</li> <li>• Any changes to the CIL Regulation 123 List, in the absence of a review of the charging schedule, should not have a 'very significant impact' on the viability evidence underpinning the charging schedule (Reference ID: 25-098-20140612). However, removing a great deal of infrastructure from the remit of CIL is likely to increase the cost of s106 agreements above the £1000 per dwelling assumption in the viability assessment. If the Council wishes to pursue these proposed changes then it should do so as part of a review of the charging schedule.</li> </ul>	<p>Planning Policy Guidance (NPPG ID: 25-098-20140612) permits the revision of Regulation 123 Lists. Infrastructure items can properly be included or removed from the List without undermining the conclusions of the CIL examination provided that there is not a very significant impact on the evidence supporting examination of the charging schedule.</p> <p>The purpose of identifying specific projects on the Draft Revised CIL Regulation 123 List is to provide further clarity on what Wiltshire Council may fund, in whole or in part, through CIL. Any infrastructure project that Wiltshire Council includes on its CIL Regulation 123 List, it cannot then request s106 contributions towards. Therefore, by revising its CIL Regulation 123 List in this way, Wiltshire Council is improving the openness and transparency of its approach to CIL and section 106 agreements and, thereby, eliminating any perception of 'double-dipping'.</p> <p>The CIL Viability Study (November 2013) recognises that larger developments are likely to face greater section 106 costs. It assumed a higher allowance of £15,000 per dwelling for residual section 106 costs for developments of 70 units and over. Furthermore, the viability study incorporated a substantial buffer between the maximum viable rates of CIL and the recommended rates of CIL for each development type/ location. Therefore, the Council does not consider that the proposed changes to the CIL Regulation 123 List will have a 'very significant</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>impact' on the viability evidence that underpinned the CIL charging schedule at examination.</p> <p><b>No action</b></p>
	Housebuilder Consortium Group (45) (Savills)	<p>The Council should reintroduce the submission draft CIL Regulation 123 List, which provided clarity about the relationship between CIL and s106. This would retain the link with the viability evidence supporting the examination of the charging schedule.</p>	<p>The link with the viability evidence is retained and Planning Policy Guidance (NPPG ID: 25-098-20140612) requires review of the charging schedule only where there is a very significant impact on the evidence supporting examination of the charging schedule.</p> <p>The purpose of identifying specific projects on the Draft Revised CIL Regulation 123 List is to provide further clarity on what Wiltshire Council may fund, in whole or in part, through CIL. Any infrastructure project that Wiltshire Council includes on its CIL Regulation 123 List, it cannot then request s106 contributions towards. Therefore, by revising its CIL Regulation 123 List in this way, Wiltshire Council is improving the openness and transparency of its approach to CIL and section 106 agreements and, thereby, eliminating any perception of 'double-dipping'.</p> <p>In simple terms, if an infrastructure project is on the Regulation 123 List then it cannot also be funded through section 106 agreements.</p> <p><b>No action</b></p>
	Redrow Homes (39) (Nathaniel Litchfield)	<p>Support removal of several caveats from Table 1 in the current adopted CIL Regulation 123 List.</p>	<p>Support noted.</p> <p><b>No action</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Chippenham Town Council (7)	Publishing a list of infrastructure projects for proposed strategic sites in Chippenham prior to the approval of the Chippenham Site Allocations Plan is premature and might prejudice the plan process and future planning applications.	The IDP reflects the latest available information and is periodically updated. The Plan takes priority.  <b>No action</b>
	Chippenham Town Council (7)	Parish councils reserve the right to add to the CIL Regulation 123 List	The Council welcomes input from parish councils and will periodically review the Regulation 123 List, when comments can be made. How and when the List is updated will be a matter for Wiltshire Council as Charging Authority.  Parish Councils have complete control over how they spend their proportion of CIL, as long as it is in line with the CIL Regulations 2010 (as amended).  <b>No action</b>
	Chippenham Town Council (7)	There should be improved communications with the local council, local members and the community regarding the content of the CIL Regulation 123 List. Parish councils wish to be involved in any future discussions, consultations and workshops.	Comment noted. The Council will continue to look for ways by which it can improve communications with the community, parish councils and other interested parties.  <b>No action</b>
	Persimmon Homes Wessex (52)	Generally support the Council's proposed changes to the CIL Regulation 123 List. The Council has used the existing list of infrastructure types as a basis for the draft Revised CIL Regulation 123 List. This should provide greater clarity for projects to be funded through CIL and, those, by implication to be delivered by other sources. Helpful for landowners and developers	Supported noted.  <b>No action</b>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		on what will be funded through CIL. Greater certainty will enable a more efficient and effective framework for discussing planning obligations. Identifying specific projects allows more comprehensive and transparent understanding of the Council's approach to delivering strategic infrastructure and is of benefit to the general public and key stakeholders.	
	Persimmon Homes Wessex (52)	Reconsider whether appropriate to remove infrastructure projects previously identified on the Regulation 123 List, e.g. strategic flood and drainage, strategic green infrastructure and public realm improvements.	The previous Regulation 123 List did not include specific projects. Logically, therefore, no specific projects have been removed. However, if specific projects that would fall under the categories of strategic flood and drainage, green infrastructure and public realm improvements are identified then they could be added to the Regulation 123 List at a later date.  <b>No action</b>
	Persimmon Homes Wessex (52)	Reference should be made to the neighbourhood portion of CIL passed on to parish councils.	Unsure what this would achieve.  Parish Councils do not have to spend their proportion of CIL on projects identified on the Regulation 123 List. They are free to set their own priorities, as long as they are in line with the CIL Regulations 2010 (as amended).  <b>No action</b>
	Shaftesbury Town Council (38)	Development on a county boundary would have strategic infrastructure implications for the town (Shaftesbury) and request that this is given due consideration in terms of CIL.	Noted. If strategic infrastructure projects are identified in the future that would have cross-boundary benefits then they could be added to the Regulation 123 List at a later date.

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<b>No action</b>
	Shrewton Parish Council (17)	Parish councils should have the freedom to decide how CIL is spent. CIL should be spent on whatever community facilities are required. Planners should liaise with parish councils to ensure that CIL is best used locally, not like s106/R2 that was spent on leisure facilities whether there was a need or not.	<p>The Council welcomes input from parish councils on the development of the Regulation 123 List. However, Wiltshire Council will need to determine how spending the strategic proportion of CIL on individual projects on the Regulation 123 List can be best prioritised to support the delivery of growth.</p> <p>Parish Councils have complete control over how they spend their proportion of CIL, as long as it is in line with the CIL Regulations 2010 (as amended).</p> <p><b>No action</b></p>
	Bradford on Avon Town Council (14)	Request advice on how identification of local infrastructure needs through neighbourhood plan could feed into planning process.	<p>It was suggested during the series of CIL workshops during the consultation period that parish councils might wish to draw up their own list of infrastructure priorities, in effect a mini-IDP, as part of their neighbourhood planning process. They could then use this as a basis for prioritising the spending of their proportion of CIL.</p> <p><b>No action</b></p>
	Bradford on Avon Town Council (14) Natural England (41) The Canal & River Trust	General support for proposals.	<p>Support noted.</p> <p><b>No action</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	(42)		
	Health & Safety Executive (1) Vale of White Horse District Council (2) CLH Pipelines Systems Ltd (3) Southern Water (13)	No comments.	Noted. <b>No action</b>
<b>Education</b>	Westbury Town Council (5)	Add "upgrade and expansion of Matravers Secondary School" to the Regulation 123 List	Matravers Secondary School currently has some surplus places but is forecast to be full by 2021. Additional capacity will therefore be required.  CIL is only one of the available mechanisms to fund infrastructure. Depending upon the circumstances, it may be more appropriate to deliver some expansions to secondary schools through other funding sources, such as section 106 agreements or grant funding.  It is possible to add projects to the Regulation 123 List at a later date, when further details become available.  <b>No action</b>
	St Michael's Preschool (18) Ros Huggins (25)	Add "extension/ purpose built building for St Michael's Preschool" (currently using Hilperon village hall) to the Regulation 123 List	CIL is only one of the available mechanisms to fund infrastructure. As a local need, a pre-school building may be more appropriately delivered through other funding sources, such as section



Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Lucie OLeary (26) Cara King (53) Cllr Ernie Clark (86)		106 agreements, or the neighbourhood proportion of CIL that is passed to parish councils for them to spend on anything that supports development in their area.  <b>No action</b>
	Downton Parish Council (51)	Extension to Trafalgar Secondary School is on the Draft Revised CIL Regulation 123 List and marked as 'essential' in the IDP. Downton Parish Council informed during consultation on the Downton Neighbourhood Plan that the school already has the capacity to provide for up to 750 children and, therefore, is not a priority for an extension.	While Trafalgar Secondary School has just been expanded to cater for housing already completed, further expansion may be necessary to cater for future development.  <b>No action</b>
	Redrow Homes (39) ( <i>Nathaniel Litchfield</i> )	Support removal of the caveat in the adopted CIL Regulation 123 List; "The provision, improvement, replacement, operation or maintenance of new and existing public education facilities (excluding sites, which will be secured through s106), except where the requirement can be attributed to five or fewer developments"	Support noted.  <b>No action</b>
	Persimmon Homes Wessex (52)	Unclear why some secondary school education projects have been included on the Draft Revised CIL Regulation 123 List and not others. Suggest the Council consider including all secondary school expansions identified in the IDP (unless there is already funding in place to deliver these projects).	CIL is only one of the available mechanisms to fund infrastructure. Depending upon the individual circumstances, it may be more appropriate to deliver some expansions to secondary schools through other funding sources, such as section 106 agreements.  However, further identified expansions to secondary schools could be added to the

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			Regulation 123 List at a later date.  <b>No action</b>
	Persimmon Homes Wessex (52)	No explanation/ evidence to justify different approach to primary and secondary school projects on the Draft Revised CIL Regulation 123 List. No primary school projects included. Relatively high remaining housing requirement in many rural areas across Wiltshire means that it is likely that the cumulative impact of development may require expansion of village primary schools. Accept it might be difficult to establish precisely which village primary schools would be required to expand but the Regulation 123 List should have some flexibility for primary education to be supported by CIL. Request retention of existing reference to education in adopted Regulation 123 List, "cumulative impact of development upon nursery, primary, special and secondary school provision" should be delivered through CIL".	CIL is only one of the available mechanisms to fund infrastructure. It may be more appropriate to deliver some primary school projects through other funding sources, such as section 106 agreements.  However, if expansions to specific rural primary school are identified in the future then they could be added to the Regulation 123 List at a later date.  <b>No action</b>
	Redrow Homes (39) (Nathaniel Litchfield )	Unclear whether CIL or s106 will pay for education in Warminster. No projects identified in the draft Revised CIL Regulation 123 List (out of 8), nor in the draft Revised Planning Obligations SPD (out of 9). However, the draft Updated IDP identified four education schemes in Warminster, including new primary school and site (for strategic site) and extensions to town schools.  Impacts on the evidence base tested at the CIL examination. Creates uncertainty for developer in terms of reviewing land values and scheme viability. Education department seeking s106	CIL is only one of the available mechanisms to fund infrastructure. It may be more appropriate to deliver some education projects through other funding sources, such as section 106 agreements. In simple terms, if an education project is on the Regulation 123 List then Wiltshire Council cannot seek s106 contributions towards this project.  It is not and never has been the intention for CIL to completely replace s106 agreements. The CIL Regulations 2010 (as amended) and the planning practice guidance (PPG) still envisage a role for

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		contributions towards primary and secondary education. However, education should be sought through CIL. PPG and CIL Regulations make it clear that, under CIL, s106 should be scaled back and focused on site-specific mitigation. CIL should address the broader impacts of development. Education is clearly a broader impact of development.	section 106 agreements, which is to deliver directly related infrastructure.  <b>No action</b>
<b>Sustainable transport</b>	Amesbury Town Council (54)	Add "Completion of the link road from Solstice Park to Stockport Avenue" to the Regulation 123 List for Amesbury	Potential scheme to be directly delivered by the developer of the site.  <b>No action</b>
	Chippenham Town Council (7)	Add "Improvements to traffic management access and exit into Bumpers Farm, Chippenham (as part of the A350 Chippenham Bypass Improvements Bumpers Farm project)" to the Regulation 123 List for Chippenham	This suggestion will be further considered as part of the Chippenham Transport Strategy refresh later in 2016. However, the A350 Chippenham Bypass Improvements (Bumpers Farm) scheme was opened in February 2016. It is one of two transport schemes on the Draft Revised CIL Regulation 123 List that have since been completed and, therefore, will be removed from the Revised List.  <b>Proposed action R123 1</b>  Remove "A350 Chippenham Bypass Improvements (Bumpers Farm)" from the Regulation 123 List.  <b>and,</b>  <b>Proposed Action R123 2</b>  Remove "A429 Malmesbury Access

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			Improvements (junction improvements at B4014 Tetbury Road/ Tetbury Hill and B4014 Filands/ A429 Crudwell Road)" from the Regulation 123 List
	Chippenham Town Council (7)	Add "Mobility, disabled and pedestrian access improvements to the Town centre" to the Regulation 123 List for Chippenham	<p>Mobility and disabled improvements will be considered as an integral part of the design of any pedestrian access schemes in the town centre. Therefore, a specific entry relating to this issue is not required.</p> <p>The Town Council may wish to consider whether the CIL they receive from new development could help address this issue.</p> <p><b>No action</b></p>
	Chippenham Town Council (7)	Add "Mobility/disabled access improvements (add to Frogwell, Bumpers Farm and Cepen Park North pedestrian/cycle scheme bullet points)" to the Regulation 123 List for Chippenham	<p>Mobility and disabled improvements will be considered as an integral part of the design of any pedestrian access schemes in the town centre. Therefore, a specific entry relating to this issue is not required.</p> <p>The Town Council may wish to consider whether the CIL they receive from new development could help address this issue.</p> <p><b>No action</b></p>
	Chippenham Town Council (7)	Add "Lighting and pedestrian improvements from Hill Corner Road to Greenway Lane" to the Regulation 123 List for Chippenham	<p>This suggestion will be considered as part of the Chippenham Transport Strategy refresh later in 2016.</p> <p>Potential funding options will be considered at</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			that time. <b>No action</b>
	Cllr Chris Caswill (43)	Add "Chippenham Railway Station redevelopment to include third lift on north side of the footbridge for improved access over the railway and link to Olympiad, College and town centre, mitigate congestion on Station Road, Cocklebury Road and other roads leading to the station entrance from the south" to the Regulation 123 List for Chippenham	A third lift is being considered as part of the Langley Park development, with S106 developer contributions specifically sought towards this proposal. <b>No action</b>
	Downton Parish Council (51)	Add "Pedestrian/ cycling paths/ links between the west and east end of the village, including a bridge over the River Avon" to the Regulation 123 List for Downton	Given Downton's function and status in the Wiltshire Core Strategy, no transport measures have been included in the Infrastructure Delivery Plan.  Pedestrian and cycling improvements will primarily be considered as and when development proposals come forward. <b>No action</b>
	Downton Parish Council (51)	Add "Compulsory purchase of land behind the White Horse Inn (owned by Enterprise Inns) to allow for additional car parking in the village" to the Regulation 123 List for Downton	This is not considered appropriate for inclusion in the CIL Regulation 123 List.  The Parish Council may wish to consider whether the CIL they receive from new development could help address this issue. <b>No action</b>
	Marlborough Town	Add "improve pavements in Marlborough High	This issue is likely to be addressed as part of the

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Council (55)	Street” to the Regulation 123 List for Marlborough	<p>Council’s normal highways maintenance programme.</p> <p>The Town Council may wish to consider whether the CIL they receive from new development could help address this issue.</p> <p><b>No action</b></p>
	Marlborough Town Council (55)	Add “improve public footpaths/rights of way in Marlborough” to the Regulation 123 List for Marlborough	<p>This issue is likely to be addressed as part of the Council’s normal highways maintenance programme.</p> <p>The Town Council may wish to consider whether the CIL they receive from new development could help address this issue.</p> <p><b>No action</b></p>
	Melksham Town Council (8)	Add “Extension of current eastern by-pass north-west towards Beanacre” to the Regulation 123 List for Melksham	<p>The A350 Melksham Bypass project was submitted by the Swindon and Wiltshire LEP to the DfT’s Local Transport Majors Fund with the aim of securing funding to develop an outline business case for the scheme.</p> <p>This may inform a future update to the Infrastructure Delivery Plan (IDP), with view to potential inclusion on the Regulation 123 List.</p> <p><b>No action</b></p>
	Salisbury Area Greenspace Partnership (16)	Add “Improved links to Salisbury Railway Station” to the Regulation 123 List for Salisbury	<p>This is already part of the Salisbury Transport Strategy and will be further considered as part of the Strategy refresh later in 2016.</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>This may inform a future update to the Infrastructure Delivery Plan (IDP), with view to potential inclusion on the Regulation 123 List.</p> <p><b>No action</b></p>
	Salisbury Area Greenspace Partnership (16)	Add "Extension to Harnham Road cycleway" to the Regulation 123 List for Salisbury	<p>This will be considered as part of the Salisbury Transport Strategy refresh later in 2016.</p> <p>Potential funding options will be considered at that time.</p> <p><b>No action</b></p>
	Salisbury Area Greenspace Partnership (16)	Add "Upgrading of rights of way, e.g. Broken Bridges footpath and other links between urban areas and surrounding countryside" to the Regulation 123 List for Salisbury	<p>Broken Bridges is already a key cycle link in the Salisbury Transport Strategy and along with other pedestrian links will be further considered as part of the Strategy refresh later in 2016.</p> <p>This may inform a future update to the Infrastructure Delivery Plan (IDP), with view to potential inclusion on the Regulation 123 List.</p> <p><b>No action</b></p>
	Laverstock and Ford Parish Council (50)	Add "Commuter railway station in Laverstock, modelled on proposed Wilton Railway Station project" to the Regulation 123 List for Salisbury	<p>This proposal has not been shortlisted by the Swindon and Wiltshire Local Enterprise Partnership and does not currently form part of the Salisbury Transport Strategy. It will, however, be considered as part of the Strategy refresh later in 2016.</p> <p>Potential funding options will be considered at</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			that time. <b>No action</b>
	Cllr Trevor Carbin (20)	Add “study of the impact of increasing development on the capacity of the length of the B3105 through Staverton village from the canal bridge to the Causeway” to the project about increasing capacity at B3105 Staverton Bridge, Trowbridge	The scope for the Staverton Options Review does consider the impacts of traffic in Staverton village and therefore this suggestion is already covered. <b>No action</b>
	Westbury Town Council (5)	Add “Traffic relief on the A350 through the town” to the Regulation 123 List for Westbury	Measures to address the impacts of A350 traffic on Westbury are being considered by the Westbury Air Quality Group in the development of a community air quality action plan and would be included in any future proposals to improve the A350 at Westbury which may be taken forward by the Swindon & Wiltshire Local Enterprise Partnership.  This may inform a future update to the Infrastructure Delivery Plan (IDP), with view to potential inclusion on the Regulation 123 List. <b>No action</b>
	Westbury Town Council (5)	Add “Extension of the Trans Wilts railway service to Salisbury” to the Regulation 123 List for Westbury	Agreed in principle. This project is not identified in the current IDP. Further work needs to be undertaken. However, this may inform a future update to the Infrastructure Delivery Plan (IDP), with view to potential inclusion on the Regulation 123 List. <b>No action</b>



Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Highways England (34)	Highways England support inclusion of M4 Junction 17 part-signalisation scheme on the Regulation 123 List	Support noted.  <b>No action</b>
	Highways England (34)	Highways England concerned about the inclusion of "A36 Southampton Road upgrades (inc. road widening, increasing roundabout capacity and bus priority lanes)" on the Regulation 123 List. Too broad and potentially prohibitive to securing improvement schemes necessary for development in this location by means other than CIL, i.e. s106 and s278 agreements. Location of further growth in Salisbury is unknown at this time and, thus, where the transport pressures will be and what mitigation measures may be required. Await publication of Wiltshire Housing Site Allocations Plan and finalisation of the Salisbury Transport Strategy.	Agreed. It is likely that specific schemes will either come through the review of the Salisbury Transport Strategy or work between the Council and Highways England.  <b>Proposed action R123 3</b>  Remove "A36 Southampton Road upgrades (inc. road widening, increasing roundabout capacity and bus priority lanes)" from the Regulation 123 List.
	Wainhomes (South West) Holdings Ltd (40) ( <i>Emery Planning</i> )	<p>Planning obligation is being sought for improvements and widening of the pedestrian and cycle path along the western side of the railway line that accesses the White Horse Business Park. This would provide a link from the town centre to the business park. Proposed site would access route from Drynham Lane (and Wainhomes support the planned improvements).</p> <p>However, four schemes for improvements to cycle and pedestrian paths are included on the R123 List specifically to be funded through CIL and not by site-specific planning obligations. Should the improvement of the pedestrian and</p>	<p>If the improvement of the pedestrian and cycle path is directly related to an individual development then it may be more appropriate for contributions to be sought through section 106 agreements.</p> <p><b>No action</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		cycle path (for which a planning obligations is being sought from this development) come under CIL and not planning obligations as it is part of the wider pedestrian and cycle network for Trowbridge?	
	Laverstock and Ford Parish Council (50)	Support inclusion of "A36 Southampton Road upgrades (inc. road widening, increasing roundabout capacity and bus priority lanes)" on the Regulation 123 List.	Comment noted. However, it is now proposed to remove this project. <b>No action</b>
	Highways England (34)	Highways England concerned that the instalments policy might lead to funding shortfalls for transport schemes on the Regulation 123 List. They usually recommend a Grampian condition such that any necessary mitigation should be in place prior to severe impact, i.e. occupation. Highways England recommend Council publish an indicative forward profile of future spend to inform future review of the Regulation 123 List.	The Council is mindful of the time that CIL from development will take to accrue and will seek to plan ahead accordingly. <b>No action</b>
	Gleeson Developments Ltd (46) (Terence O'Rourke)	List of transport schemes should be amended to include those in the transport assessment submitted by Gleeson Developments Ltd (November 2015), in support of the development of 200 houses at Forest Farm, Chippenham and the cumulative impact of this development alongside the other strategic development sites around Chippenham.  The Chippenham Site Allocations Plan is yet to be found sound and alternative/ additional sites may be identified. The Regulation 123 List should be based upon an up to date evidence base and	Those projects address the cumulative impact of development in Chippenham. Site-specific infrastructure will be delivered through s106 contributions from individual developments.  The IDP is updated periodically and will take into account the latest available information at that time.  <b>No action</b>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		the IDP only refers to the three strategic sites identified in the Plan.	
	Persimmon Homes Wessex (52)	<p>Suggest that, given the large number of transport projects on the Regulation 123 List, the Council should identify those that will be prioritised.</p> <p>Some projects listed in the IDP to be funded by CIL are not included on the Regulation 123 List. Recommend that A350 Yarnbrook/ West Ashton Road be included.</p>	<p>The Regulation 123 List includes infrastructure projects that the Council may fund, in whole or in part, through CIL. The Council is working towards a prioritisation system for the allocation of CIL funds.</p> <p>Funding towards the A350 Yarnbrook/ West Ashton Road project has already been secured through the Local Enterprise Partnership (LEP).</p> <p><b>No action</b></p>
<b>Open space, green infrastructure and the environment</b>	Cotswolds Canal Trust (32)	Add "Canal restoration projects" (generally) to the Regulation 123 List	<p>CIL is only one of the mechanisms used to fund infrastructure. It may be more appropriate to fund some canal restoration projects through other funding sources, such as section 106 agreements or grant funding.</p> <p>However, if a canal restoration project is identified that could benefit from CIL funding then it could be added to the Regulation 123 List at a later date.</p> <p><b>No action</b></p>
	Chippenham Town Council (7)	Chippenham Hydro Plant not a priority	<p>Noted</p> <p>The Council will consider the relative priority of infrastructure projects on the Regulation 123 List when it comes to prioritising and allocating CIL funding.</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<b>No action</b>
	Chippenham Town Council (7)	Add "Extension to existing cemetery in Chippenham" to the Regulation 123 List for capacity reasons	<p>Cemeteries included in the IDP and on the Regulation 123 List are those for which the Council has responsibility and has identified as a priority. If further cemeteries are identified as a priority for extension then they could be added in a future review of these documents.</p> <p>A proportion of CIL is ring-fenced for local community projects. This is passed to town and parish councils for them to spend on anything that supports development in their area. If extending the cemetery in Chippenham is a priority for the town council, which has responsibility for this service, then it is possible to direct the CIL it receives from development towards this project.</p> <p><b>No action</b></p>
	Chippenham Town Council (7)	Add "Enhancements to indoor and/or outdoor sports and recreational facilities at Stanley Park" to the Regulation 123 List for Chippenham	<p>A proportion of CIL is ring-fenced for local community projects. This is passed to town and parish councils for them to spend on anything that supports development in their area. If enhancements to the facilities at Stanley Park are a priority for the town council, which has responsibility for this service, then it may wish to consider spending its proportion of CIL on this project.</p> <p><b>No action</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Chippenham Chamber of Commerce (27)	Add "Improvements to town centre and riverside public realm (IDP ref CHI035) to include improvements to the high street" to the Regulation 123 List for Chippenham	<p>In addition to other potential funding sources, such as section 106 agreements and grant funding, a proportion of CIL is ring-fenced for local community projects. The latter is passed to town and parish councils for them to spend on anything that supports development in their area. If improvements to the public realm in the town centre, high street and riverside area are a priority for the town, then it may be worth discussing with the town council whether they wish to consider spending their proportion of CIL and any funds they receive from other sources on public realm projects.</p> <p><b>No action</b></p>
	Downton Parish Council (51)	Add "Air quality monitoring on A338 and mitigation measures" to the Regulation 123 List for Downton	<p>Air quality monitoring is already on the Regulation 123 List.</p> <p><b>No action</b></p>
	Marlborough Town Council (55)	Add "expansion of cemetery in Marlborough" to the Regulation 123 List	<p>Cemeteries included in the IDP and on the Regulation 123 List are those for which the Council has responsibility and has identified as a priority. If further cemeteries are identified as a priority for extension then they could be added in a future review of these documents.</p> <p>A proportion of CIL is ring-fenced for local community projects. This is passed to town and parish councils for them to spend on anything that supports development in their area. If extending the cemetery in Marlborough is a priority for the town council, which has responsibility for this service, then it is possible to</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>direct the CIL it receives from development towards this project.</p> <p><b>No action</b></p>
	Marlborough Town Council (55)	Add "action to reduce pollution and improve air quality in Marlborough and the de-priming of the A346" to the Regulation 123 List	<p>Air quality monitoring is already on the Regulation 123 List.</p> <p><b>No action</b></p>
	Southwick Parish Council (15)	Add "Southwick Country Park" to the Regulation 123 List for Trowbridge	<p>CIL is only one of the mechanisms used to fund infrastructure.</p> <p>A proportion of CIL is ring-fenced for local community projects. This is passed to town and parish councils for them to spend on anything that supports development in their area. If Southwick Country Park is a priority for the parish council then it may wish to consider spending its proportion of CIL on this project.</p> <p><b>No action</b></p>
	Salisbury Area Greenspace Strategy (16)	Add "Digital greenspace asset mapping tool" to the Regulation 123 List	<p>This is not 'infrastructure' and so cannot be added to the Regulation 123 List.</p> <p><b>No action</b></p>
	Westbury Town Council (5)	Add "Redevelopment of the high street and rotunda area" to the Regulation 123 List for Westbury	<p>In addition to other potential funding sources, such as section 106 agreements and grant funding, a proportion of CIL is ring-fenced for local community projects. The latter is passed to town and parish councils for them to spend on anything that supports development in their area.</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>If improvements to the public realm in the town centre are a priority for the town council, then it may wish to consider spending its proportion of CIL and any funds they receive from other sources on public realm projects.</p> <p><b>No action</b></p>
	<p>Salisbury Area Greenspace Partnership (16)</p> <p>Laverstock and Ford Parish Council (50)</p>	<p>Support provision of air quality monitoring infrastructure</p>	<p>Support noted.</p> <p><b>No action</b></p>
	<p>Laverstock and Ford Parish Council (50)</p>	<p>Support inclusion of the Stone Curlew and Salisbury Plain Special Protection Area, Nutrient Management Plan and the New Forest Recreation Management Project</p>	<p>Support noted.</p> <p><b>No action</b></p>
	<p>Environment Agency (11)</p>	<p>Environment Agency concerned that flood risk infrastructure is not included on the Regulation 123 List but mentioned in the SPD and IDP. Accept that it may be included in future updates to the Regulation 123 List and IDP. However, Council may be reliant upon developers to fund and deliver these schemes identified in the IDP. Accept that some strategic sites will require these measures and the Council intends for developers to fund and deliver these schemes.</p>	<p>As the comments from the Environment Agency recognise, CIL is only one of the available mechanisms to fund infrastructure.</p> <p>Currently, no specific strategic flood risk projects have been identified. However, if any such projects that would be eligible for CIL funding are identified then they could be added to the Regulation 123 List at a later date.</p> <p><b>No action</b></p>
	<p>Malmesbury Civic Trust (9)</p>	<p>Question why CIL is not being used to safeguard the historic environment and public realm? The</p>	<p>CIL is only one of the available mechanisms to fund infrastructure.</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Historic England (44)	<p>current adopted CIL Regulation 123 List (and adopted Planning Obligations SPD) includes the historic environment and public realm. Substantial economic and tourism benefits and development places pressure on the built environment and street-scene.</p> <p>Historic England concerned that the only reference to the historic environment in the Regulation 123 List appears to be the archaeological storage at the Wiltshire Heritage Museum. Reduces potential means to deliver the heritage strategy, Core Strategy objective and policies 57, 58 and 59.</p>	<p>As the comments from Historic England recognise, there is already an historic environment project included on the Regulation 123 List (the archaeological storage at the Wiltshire Heritage Museum). However, if any other historic environment projects that would be eligible for CIL funding are identified then they could be added to the Regulation 123 List at a later date.</p> <p><b>No action</b></p>
<b>Community and cultural</b>	Amesbury Town Council (54)	Add "Contribution towards storage facilities at Amesbury History Centre" to the Regulation 123 List	<p>Wiltshire Council is already the primary funder of VisitWiltshire, which runs the Amesbury History Centre.</p> <p><b>No action</b></p>
	Amesbury Town Council (54)	Add "New pavilion at Bonnymead Park and sports facilities" to the Regulation 123 List for Amesbury	<p>A proportion of CIL is ring-fenced for local community projects. This is passed to town and parish councils for them to spend on anything that supports development in their area. If new facilities for Bonnymead Park are a priority for the town council, which has responsibility for this service, then it may wish to consider spending its proportion of CIL on this project.</p> <p><b>No action</b></p>
	Chippenham Town Council (7)	Add "Need/ Library community space and cultural enhancements (phase 3)" to the Regulation 123	A proportion of CIL is ring-fenced for local community projects. This is passed to town and



Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		List for Chippenham	<p>parish councils for them to spend on anything that supports development in their area. If new facilities for the Neeld Hall are a priority for the town council, which has responsibility for this service, then it may wish to consider spending its proportion of CIL on this project.</p> <p><b>No action</b></p>
	Chippenham Town Council (7)	Add "Museum & Heritage Centre additional storage provision" to the Regulation 123 List for Chippenham	<p>A proportion of CIL is ring-fenced for local community projects. This is passed to town and parish councils for them to spend on anything that supports development in their area. If new facilities for the Museum and Heritage Centre are a priority for the town council, which has responsibility for this service, then it may wish to consider spending its proportion of CIL on this project.</p> <p><b>No action</b></p>
	Chippenham Town Council (7)	Add "Museum & Heritage Centre glazed extension to building (new atrium) forming exhibition/community space" to the Regulation 123 List for Chippenham	<p>A proportion of CIL is ring-fenced for local community projects. This is passed to town and parish councils for them to spend on anything that supports development in their area. If new facilities for the Museum and Heritage Centre are a priority for the town council, which has responsibility for this service, then it may wish to consider spending its proportion of CIL on this project.</p> <p><b>No action</b></p>
	Chippenham Town	Add "Chippenham Bath Road and Bridge Centre	Library provision is already on the Regulation 123

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Council (7)	site – community facilities led development to potentially include a cinema, library, community campus facilities, cycle parking and public conveniences/ baby changing facilities” to the Regulation 123 List for Chippenham	List. A cinema would be a development-led project and not appropriate for CIL funding. The other facilities mentioned could be considered for delivery as part of the regeneration scheme for the Chippenham Bath Road and Bridge Centre site. This redevelopment of this site is supported by Core Policy 9 <i>Chippenham Central Areas of Opportunity</i> of the adopted Wiltshire Core Strategy.  <b>No action</b>
	Cllr Chris Caswill (43)	Add extra projects to the Olympiad Sports Centre in Chippenham (already on the Regulation 123 List but limited projects identified in the IDP), to include new swimming pool, better provision for gymnastics, more halls, courts, studios and sports gym facilities, improved leisure and relaxation facilities (i.e. sauna, steam room etc.), social facilities (e.g. sports club type café or bar) and complete refurbishment and redecoration of existing halls, studios and courts	Upgrades to sport and recreation facilities within the Olympiad, Chippenham are already included on the Regulation 123 List.  If further specific projects are identified for this facility then they could be added to the Infrastructure Delivery Plan in subsequent updates.  <b>No action</b>
	Marlborough Town Council (55)	Add “Marlborough Youth Centre” to the Regulation 123 List for Marlborough	A long term solution is currently being looked at for the Wiltshire Council owned Marlborough Youth Centre building. Therefore, it would be premature to consider this project for CIL funding until the situation is resolved.  <b>No action</b>
	Westbury Town Council (5)	Add “Conversion of old youth centre into a community facility (to be shared with schools and the Westbury Shed)” to the Regulation 123 List	A proportion of CIL is ring-fenced for local community projects. This is passed to town and parish councils for them to spend on anything

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		for Westbury	that supports development in their area. If new community facilities are a priority for the town council, then it may wish to consider spending its proportion of CIL on this project.  <b>No action</b>
	Sports England (6)	Sports England support the Regulation 123 List and hope that when the playing pitch strategy is adopted later this year some of the priority projects will be included	Support noted.  <b>No action</b>
	Laverstock and Ford Parish Council (50)	Support inclusion of library facilities	Support noted.  <b>No action</b>
	Wiltshire Scullers School (56)	Wiltshire Scullers School object to the projects it has previously submitted as part of the IDP process being excluded from the Regulation 123 List and removed from the draft Updated IDP. These projects are too large to be considered at the parish level.	The draft Updated Infrastructure Delivery Plan (IDP) focusses on strategic infrastructure projects that will support planned growth across the County (or identified strategic sites as set out in the Core Strategy and subsequent plans).  There are considerable demands on CIL funds. The cost of funding infrastructure identified in the IDP far exceeds the expected level of income from CIL over the Plan period. There is a whole range of infrastructure, including transport, education, open space and community facilities, that will have wider benefits across the County. This added to the fact that CIL funds will take some time to accrue, leads to the inevitable conclusion that it is not realistic, or appropriate, to expect development to fund, through CIL, the provision of rowing school facilities. Therefore,

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>Wiltshire Scullers School might wish to consider other funding sources, such as grant funding, to achieve its aims.</p> <p><b>No action</b></p>
<b>Health and social care</b>	Downton Parish Council (51)	Include expansion of Downton GP practice on the Regulation 123 List. Practice willing to expand but current site has very little room for expansion.	<p>CIL is only one of the available mechanisms to fund infrastructure. It may be more appropriate to deliver expansion of individual GP practices by other means, such as section 106 agreements or funded directly by health organisations, such as NHS England or individual GP practices.</p> <p>However, if specific infrastructure projects are identified that would be eligible for CIL funding then they could be added to the Regulation 123 List at a later date.</p> <p><b>No action</b></p>
	Persimmon Homes Wessex (52)	Question removal of healthcare facilities from current adopted Regulation 123 List. The Core Strategy and the draft updated IDP identifies 'essential' need for new/ improved primary healthcare facilities across the County. However, only expansion of Chippenham hospital is identified on the Regulation 123 List. Lack of clarity as to whether these projects are required and, if so, how they will be delivered. Consult with health organisations and include allowance for health and social care requirements of cumulative development to be delivered through CIL.	<p>The Council proposed changes to the Regulation 123 List to provide clarity over the specific infrastructure projects that it intends may be funded, in whole or in part, through CIL. Where a specific healthcare facility has been identified that is eligible for CIL funding, such as in Chippenham, it has been added to the Regulation 123 List. While the IDP identifies a need for healthcare facilities across the County based upon discussions with health organisations, including NHS England and the Wiltshire CCG, details about specific solutions are still under discussion. The prioritisation of healthcare facilities as 'essential' reflects the classification under Core Policy 3 of the adopted Wiltshire Core</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>Strategy. However, if specific infrastructure projects are identified that would be eligible for CIL funding then they could be added to the Regulation 123 List at a later date.</p> <p><b>No action</b></p>
<b>Emergency services</b>		No specific comments	<p>Noted</p> <p><b>No action</b></p>

DRAFT

## 5. Draft Revised Planning Obligations Supplementary Planning Document – summary of the main issues raised by the representations

5.1. *Table 5.1* summarises the main issues raised by the representations, with officer commentary and proposed actions, and is ordered by the following areas that reflect the document layout:

- General issues
- Chapter 1: Introduction
- Chapter 2: Legislative and policy framework
- Chapter 3: The Council's approach to developer contributions
- Chapter 4: Affordable housing
- Chapter 5: Education
- Chapter 6: Open space/ green infrastructure
- Chapter 7: Transport/ highways
- Chapter 8: Flood alleviation and sustainable urban drainage schemes
- Chapter 9: Community and health facilities
- Chapter 10: Other planning obligations
- Chapter 11: Negotiating planning obligations in Wiltshire
- Chapter 12: Procedure and management
- Appendices

5.2. All individual representations are available to view in full through the Council's online consultation portal at <http://consult.wiltshire.gov.uk/portal>.

**Table 5.1 – Draft Revised Planning Obligations Supplementary Planning Document – summaries of the main issues from the representations, with officer responses and proposed actions**

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
General issues	<p>APT &amp; Persimmon Homes (36) (Pegasus Planning Group)</p> <p>Redrow Homes (39) (Nathaniel Litchfield)</p>	<p>Concerns about the pooling of s106 contributions and how this is being monitored.</p> <p>Specific reference to paragraph 4.4 - the Council should make provision of a register of planning permissions contributing to specific projects for the purposes of monitoring "pooling".</p>	<p>The Council keeps a register of planning permissions for the purposes of monitoring pooling of planning obligations towards specific projects, for example education projects as referred to in paragraph 4.4 of the Draft Revised Planning Obligations SPD.</p> <p><b>Proposed action SPD19</b></p> <p>The Council will consider the most appropriate way of providing information on pooled planning obligations.</p> <p>However, no change to the SPD is required.</p>
	<p>PlanningSphere (57)</p> <p>HPH Ltd (87)</p>	<p>Concern that developers will still have to pay section 106 contributions towards education and public open space, in addition to CIL. This will, in effect, lead to developers paying twice for the same infrastructure; a double 'bite of the cherry'.</p> <p>Wiltshire approach is complicated and difficult to understand. It will lead to uncertainty, delay and additional cost with completing section 106 agreements. This will bring delay to delivering development on the ground and will stall specific projects, which will become unviable through uncertainty. It is different to the approach adopted by neighbouring authorities, where there is greater certainty.</p> <p>The pooling limitations make it very difficult for</p>	<p>The Planning Practice Guidance recognises that developers may be asked to provide contributions for infrastructure in several ways (<i>Reference ID: 23b-001-20150326</i>). For education and public open space, this may be by way of the Community Infrastructure Levy and planning obligations in the form of section 106 agreements.</p> <p>The proposed changes to the Regulation 123 List provide greater clarity over what infrastructure developers will be expected to pay for through which route. They will ensure that there is no actual, or perceived, 'double dipping with developers paying twice for the same item of infrastructure. In simple terms, if a project is on the Regulation 123 List, then the Council cannot seek contributions towards it through section 106 agreements.</p> <p>The pooling restrictions on planning obligations were</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		the Council's development management officers to provide applicants clear advice on the scope of planning obligations.	<p>introduced by Regulation 123 of the CIL Regulations 2010 (as amended). The Council keeps a register of planning permissions contributing to specific projects for the purposes of monitoring pooling of planning obligations.</p> <p><b>Proposed action SPD19</b></p> <p>The Council will consider the most appropriate way of providing information on pooled planning obligations.</p> <p>However, no change to the SPD is required.</p>
<b>Chapter 1: Introduction</b>	Salisbury City Council (19)	Page 5, paragraph 1.2 Discussion of CIL starts from para 2.13 rather than 2.15	<p>Noted.</p> <p><b>Proposed action SPD20</b></p> <p>The Council will change the paragraph reference in paragraph 1.2, bullet point 4, from 2.15 to 2.13.</p>
<b>Chapter 2: Legislative and policy framework</b>	Salisbury City Council (19)	<p>Apparent conflict between two sections of the SPD that relate to the pooling of contributions:</p> <ul style="list-style-type: none"> <li>• Paragraph 4.4: 'The Council can pool up to five separate planning obligations towards a specific project not on the Regulation 123 list', and</li> <li>• Paragraph 2.12: 'there are no pooling limits in relation to affordable housing and for infrastructure that is not capable of being funded by CIL'</li> </ul> <p>A project needs to be on the Regulation 123 List to be funded by CIL (Paragraph 2.15: 'CIL</p>	<p>There is no such conflict. CIL can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities (for further details, see <a href="#">Section 216(2) of the Planning Act 2008</a>, and <a href="#">Regulation 59</a>, as amended by the <a href="#">2012</a> and <a href="#">2013</a> Regulations).</p> <p>An example of infrastructure/ provision that is not capable of being funded by CIL is affordable housing. For these types of infrastructure there are no pooling limits.</p> <p>For infrastructure that is capable of being funded by CIL, the Council can only pool up to five separate planning obligations for projects that are not on the</p>



Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>will be used to help fund infrastructure projects on the Wiltshire Regulation 123 list')</p> <p>However, suggests a project not on the Regulation List is not capable of being funded by CIL</p> <p>If both points correct, a project not on the Regulation 123 List is both subject to the pooling restrictions (paragraph 4.4) and not subject to that limit (paragraph 2.12)</p>	<p>Regulation 123 List. If a project is on the Regulation 123 List, it cannot be funded through planning obligations.</p> <p><b>No action</b></p>
	Salisbury City Council (19)	Page 6, Para 2.6 Reference to para 2.13 should be 2.12	<p>Noted.</p> <p><b>Proposed action SPD21</b></p> <p>The Council will change the paragraph reference in paragraph 2.6, from 2.13 to 2.12.</p>
<b>Chapter 3: The Council's approach to developer contributions</b>	Salisbury City Council (19)	Page 9, Section 2 'The Council's approach to developer contributions' is now section 3, the section heading and paragraphs need renumbering	<p>Noted. This is a formatting error in the Draft Revised Planning Obligations SPD.</p> <p><b>Proposed action SPD22</b></p> <p>The Council will ensure that the section heading and paragraph numbers of the Revised Planning Obligations SPD reflect that 'The Council's approach to developer contributions' is Chapter 3, not Chapter 2.</p> <p>However, no change to the existing SPD is required.</p>
	Downton Parish Council (51)	Support removal of specific distinction between what can be funded by CIL and by s106, since Regulation 123 List already	<p>Noted</p> <p><b>No action</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		clarifies this. Approve of deletion of lists at paragraph 2.2, which limited the potential for innovation	
	Ian Mellor (4)	Paragraph 2.2 is deleted. Thus, education is excluded from s106 in the SPD. No reference to replacement school for Preshute.	The deletion of paragraph 2.2 (now paragraph 3.2) does not imply that the Council will no longer seek s106 contributions towards education provision. This is made clear in Chapter 5 of the SPD, which addresses the Council's approach to seeking developer contributions towards education.  <b>No action</b>
	Laverstock and Ford Parish Council (50)	Concern at the widening of the scope of projects to be considered for CIL funding could mean that the LPA is less inclined to secure funding through planning obligations	CIL is only one of the available mechanisms to fund infrastructure. It may be more appropriate to deliver some infrastructure by other means, such as planning conditions, planning obligations, s278 agreements or the neighbourhood proportion of CIL.  Through the proposed changes to the Regulation 123 List and accompanying proposed changes to the SPD for clarification and transparency, the Council is simply clarifying which projects it might fund, in whole or in part, through CIL.  <b>No action</b>
<b>Chapter 4: Affordable housing</b>	Salisbury City Council (19)	Page 10-11, Section 4 'Affordable Housing' is now section 4, all paragraph numbers need updating from 3.n to 4.n	Noted. This is a formatting error in the Draft Revised Planning Obligations SPD.  <b>Proposed action SPD23</b>  The Council will ensure that the section heading and paragraph numbers of the Revised Planning

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>Obligations SPD reflect that 'Affordable Housing' is Chapter 4, not Chapter 3.</p> <p>However, no change to the existing SPD is required.</p>
	Salisbury City Council (19)	Page 10 Footnote reference to Appendix 2 should now refer to Appendix 1 (as the previous appendix 1 has been deleted and subsequent appendices renumbered).	<p>Noted.</p> <p><b>Proposed action SPD24</b></p> <p>The Council will change the reference in footnote 1 from Appendix 2 to Appendix 1.</p>
	Salisbury City Council (19)	Page 11, Para 3.6 Reference to Appendix 2 should refer to Appendix 1 (as p.10)	<p>Noted. However, this occurs in paragraph 4.6 of the existing SPD. It is erroneously referred to as paragraph 3.6 in the Draft Revised Planning Obligations SPD due to a formatting error.</p> <p><b>Proposed action SPD25</b></p> <p>The Council will change the reference in paragraph 4.6 of the existing SPD from Appendix 2 to Appendix 1.</p>
	SW HARP Planning Consortium (22) (Tetlow King Planning)	<p>Page 10, paragraph 3.3</p> <p>In light of the proposed changes to the definition of affordable housing, either remove the reference to the existing NPPF definition in paragraph 3.3, page 10 or, as set out in other LPAs planning documents, reference be made to the definition in any current version of the NPPF – ensures SPD is responsive to any future changes to national planning policy and law.</p>	<p>Noted. However, this occurs in paragraph 4.3 of the existing SPD. It is erroneously referred to as paragraph 3.3 in the Draft Revised Planning Obligations SPD due to a formatting error.</p> <p><b>Proposed action SPD26</b></p> <p>Amend paragraph 4.3 of the existing SPD as follows:</p> <p>The NPPF <b>(March 2012)</b> definition for affordable housing includes social, affordable and intermediate housing for rent or sale. <del>They are</del> <b>Affordable housing</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>is provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. <b><u>This SPD will apply to any definition of affordable housing in future versions of the NPPF.</u></b></p>
	<p>SW HARP Planning Consortium (22) (<i>Tetlow King Planning</i>)</p> <p>APT &amp; Persimmon Homes (36) (<i>Pegasus Planning Group</i>)</p> <p>Rentplus (49) (<i>Tetlow King Planning</i>)</p>	<p>Paragraph 3.4 This needs to be qualified by the potential for "starter homes" which may not allow for the provision of those remaining affordable in perpetuity.</p> <p>The SPD may need to be revised once the full regulations and technical guidance concerning starter homes are published, to take into the delivery of affordable housing alongside starter homes and actual delivery of starter homes. Too early to be certain what changes would be required.</p> <p>Recognition of emerging changes to Government policy on affordable housing, e.g. 'starter homes' in the NPPG. Need to take into account policies and legal requirements in Planning &amp; Housing Bill and associated regulation later this year.</p>	<p>Noted. However, because of the uncertainties regarding the detail of starter homes, the SPD may require further review or revision on publication of those details.</p> <p><b>No action</b></p>
	<p>PlanningSphereLtd (57)</p>	<p>Para 3.6: Thresholds and application</p> <p>We draw the Council's attention to the Court of Appeal Decision: SoS CLG v West Berks DC and Reading BC dated 11th May 2016 (Case No. C1/2015/2559) which allowed the appeal. This is likely to result in the re-</p>	<p>Agree that reference should be made to the Ministerial Statement and associated changes to the PPG now the Court of Appeal has issued its judgement and the PPG has been amended.</p> <p>However, this occurs in paragraph 4.6 of the existing SPD. It is erroneously referred to as paragraph 3.6 in</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>introduction into the PPG of the Vacant Building Credit and small site affordable housing threshold of 10 units/ 1,000sqm. As a precaution the text proposed for deletion in paragraph 3.6 should be reinstated.</p>	<p>the Draft Revised Planning Obligations SPD due to a formatting error.</p> <p><b>Proposed action SPD27</b></p> <p>Amend paragraph 4.6 of the existing SPD as follows:</p> <p>Core Policy 43 seeks at least 30% or 40% (net) affordable housing provision on-site depending upon the location of development (<i>see Appendix 2 1</i> for a map of the affordable housing zones). In exceptional circumstances, the Council will accept a commuted sum. <del>However, a Ministerial Statement (28 November 2014) changed the position by requiring that contributions should not be sought from developments of 10 units or less and which have a maximum combined floorspace of no more than 1000sqm (Gross Internal Area). Local authorities can apply a threshold of five units or less in designated rural areas, including national parks and Areas of Outstanding Natural Beauty (AONBs), but must then seek affordable housing and tariff style contributions on development of between six and 10 units in the form of cash payments commuted until after completion of units within the development.</del> Provision may vary on a site by site basis, taking into account local need, mix and development viability. <b><u>In applying the affordable housing policy for developments of 10 units or less, the Council will have regard to the Ministerial Statement of 28 November 2014<sup>1</sup> and the associated changes to the Planning Practice Guidance.</u></b> On rural exception sites<sup>2</sup>, Core Policy 44 allows affordable houses for local need.</p> <p>Insert and retain, respectively, the following footnotes:</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p><sup>1</sup> Department for Communities and Local Government, the Minister of State for Housing and Planning (Brandon Lewis). (28 November 2014). House of Commons: Written Statement (HCWS50) <i>Support for small scale developers, custom and self-builders</i>. Available: <a href="http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf">http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf</a>. Last accessed 24th August 2016.</p> <p>And,</p> <p><sup>2</sup>The restrictions on seeking affordable housing and tariff style planning obligations introduced by the Ministerial Statement (28 November 2014) do not apply to development on Rural Exception Sites, although they should not be sought from residential annexes or extensions.</p>
	Redrow Homes (39) ( <i>Nathaniel Litchfield</i> )	Draft Revised SPD not taken recent Government guidance into account, e.g. Brandon Lewis letter dated 9 November 2015 – LPAs should be flexible in their requirements for affordable housing and ‘constructively, rapidly and positively’ respond to requests for renegotiations on existing and emerging schemes and take a pragmatic and proportionate approach to viability.	Chapter 11, paragraphs 11.13 to 11.15 recognise that there is a need to consider viability when determining the requirement for planning obligations from a proposed development. They set out the Council’s approach, which will be pragmatic, flexible and evidence base-led (i.e. informed by a financial appraisal).
<b>Chapter 5: Education</b>	Salisbury City Council (19)	Page 12-15, Section 5 ‘Education facilities and school places’ is now section 5, all paragraph numbers need updating from 4.n to 5.n	Noted. This is a formatting error in the Draft Revised Planning Obligations SPD.
			<p><b>Proposed action SPD28</b></p> <p>The Council will ensure that the section heading and paragraph numbers of the Revised Planning</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>Obligations SPD reflect that 'Education' is Chapter 5, not Chapter 4.</p> <p>However, no change to the existing SPD is required.</p>
	Salisbury City Council (19)	<p>Page 14, Table 2 Known site-specific education requirements incomplete in relation to secondary school projects, e.g. no mention of secondary school expansion to serve Salisbury/ Wilton strategic sites, despite references within Core Strategy development templates.</p>	<p>Noted. Upon further consideration, informed by consultation feedback, it is considered that removing Table 5.2 and referring to the development templates in Appendix A to the adopted Wiltshire Core Strategy, which themselves identify known site-specific education requirements resulting from strategically important sites, will remove any confusion. This would appear logical in view of the already proposed removal of the former Appendix 1 to the SPD, upon which Table 5.2 is based.</p> <p>However, this occurs in paragraph 5.9 of the existing SPD. It is erroneously referred to as paragraph 4.9 in the Draft Revised Planning Obligations SPD due to a formatting error.</p> <p><b>Proposed action SPD29</b></p> <p>Amend paragraph 5.9 of the existing SPD as follows:</p> <p><del>“Table 5.2 sets out how the council will use planning obligations and CIL to secure education facilities from development, including k</del>Known site-specific <b>education</b> requirements resulting from strategically important sites <del>allocated in the Wiltshire Core Strategy are set out in the development templates in Appendix A to the adopted Wiltshire Core Strategy, and in subsequent development plan documents, such as the Chippenham Site Allocations Plan and the Wiltshire Housing Site Allocations Plan. They</del></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p><u>are informed by the Infrastructure Delivery Plan, which will be updated periodically over the plan period. Infrastructure requirements may therefore change. The Council will be flexible and responsive to any changes.</u></p> <p>And remove Table 5.2.</p>
	Salisbury City Council (19)	<p>The rows in Table 5.2 which explained how planning obligations would be used where the need is attributed to five or fewer developments and how CIL would be used to fund other cumulative impacts of development have been removed. Either the title of this table, and the wording in para 4.9, should be changed to reflect the fact that it now covers only site specific education requirement funded by planning obligation and not all the known site-specific education requirements or the CIL funded requirements should also be added to the table</p>	<p>Noted. Upon further consideration, informed by consultation feedback, it is considered that removing Table 5.2 and referring to the development templates in Appendix A to the adopted Wiltshire Core Strategy, which themselves identify known site-specific education requirements resulting from strategically important sites, will remove any confusion. This would appear logical in view of the already proposed removal of the former Appendix 1 to the SPD, upon which Table 5.2 is based.</p> <p>However, this occurs in paragraph 5.9 of the existing SPD. It is erroneously referred to as paragraph 4.9 in the Draft Revised Planning Obligations SPD due to a formatting error.</p> <p><b>Proposed action SPD29</b></p> <p>Amend paragraph 5.9 of the existing SPD as follows:</p> <p><u>“Table 5.2 sets out how the council will use planning obligations and CIL to secure education facilities from development, including kKnown site-specific education requirements resulting from strategically important sites allocated in the Wiltshire Core Strategy are set out in the development templates in Appendix A to the adopted Wiltshire Core Strategy,</u></p>



Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p><u>and in subsequent development plan documents, such as the Chippenham Site Allocations Plan and the Wiltshire Housing Site Allocations Plan. They are informed by the Infrastructure Delivery Plan, which will be updated periodically over the plan period. Infrastructure requirements may therefore change. The Council will be flexible and responsive to any changes.</u></p> <p>And remove Table 5.2.</p>
	APT & Persimmon Homes (36) (Pegasus Planning Group)	Paragraph 4.16 No mention of the use of cost multipliers based on pupil yields to secure financial contributions. These multipliers should be those current at the time of submission of any planning application. Applicants should not be penalised for delays in the determination of any planning application.	<p>Comment noted. The cost multiplier figures on which the final contribution will be calculated are those applicable on the date of signature of a legal agreement.</p> <p><b>Proposed action SPD30</b></p> <p>Add new paragraph 5.17 as follows:</p> <p><u>“The Council uses cost multiplier figures (updated annually) to determine the cost per place for nursery, primary and secondary places. These are applied to the pupil product figures when assessing the amount of financial contributions required from developers towards the provision of school places. Cost multiplier figures on which the final contribution will be calculated are those applicable on the date of signature of a legal agreement.”</u></p>
<b>Chapter 6: Open space/ green infrastructure</b>	Sports England (6)	Support proposed amendments Would like to see reference to playing pitch strategy when it is adopted later this year in next review of the SPD	<p>Support noted.</p> <p><b>No action</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Devizes Town Council (10)	Request parish councils given mechanism to consider adoption of open spaces on new developments where they may undertake grounds maintenance funded through local retention of CIL	Wiltshire Council encourages this during the planning application process. However, the Council is unable to compel developers to pass the land over. Many developers are choosing the management company option. While the Council attempts to secure both options of parish adoption and management companies through section 106 agreements, the Council would encourage parish councils to contact the developers while plans are at an early stage..  <b>No action</b>
	Environment Agency (11)	Paragraph 8.7 states that 'Major flood alleviation and SuDS projects will be delivered by the water companies, or via CIL and other infrastructure funding. Section 106 agreements will not be used to seek funding for these projects.'  However, no such projects included on draft revised R123 List. Implies they will need to be funded by other methods. Environment Agency recommends that the Council should consider the implications of this position before R123 List is finalised.	No such projects have currently been identified. However, should they be identified in the future then they could be added to the Regulation 123 List at a later date.  <b>No action</b>
	Melksham Without Parish Council (12)	Paragraph 6.9 Wiltshire Council does not insist on high quality provision of open space, for example Hornchurch Road open space (Bowerhill) – poor quality provision.	Noted. However, this is more about maintenance levels and the Council would encourage the parish council to discuss this directly with the management company that operates the play area on behalf of the developers.  <b>No action</b>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Salisbury Area Greenspace Partnership (16)	<p>Concerned about the lack of a county-wide Green Infrastructure Strategy. Development continuing without necessary provision.</p> <p>Table 1, paragraph 6.6, page 16-18 – refers to Wiltshire Green Infrastructure Strategy (and Core Policy 52 of the adopted Core Strategy says that green infrastructure will be delivered in accordance with this strategy and that developers will need to provide appropriate contributions.</p> <p>Urgently require a timetable for producing, consulting on and adopting the green infrastructure strategy.</p>	<p>Noted. The Council intends to consult on a draft Green Infrastructure Strategy towards the end of 2016.</p> <p><b>No action</b></p>
	Salisbury Area Greenspace Partnership (16)	<p>Paragraph 6.5 Why are strategic mitigation strategies for River Avon SAC, New Forest SPA etc. not also in the Regulation 123 List?</p>	<p>The Draft Revised CIL Regulation 123 List includes the Stone Curlew and Salisbury Plain Special Protection Area, the Nutrient Management Plan (to address the level of phosphate in the River Avon) and the New Forest Recreation Management Project.</p> <p>CIL is only one of the available mechanisms to fund infrastructure. It may be more appropriate to deliver some open space/ green infrastructure mitigation by other means, such as planning conditions, planning obligations or the neighbourhood proportion of CIL. Grant funding may also be considered.</p> <p>However, it is possible, should further projects be identified in the future, they could be added to the Regulation 123 List at a later date.</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<b>No action</b>
	Salisbury Area Greenspace Partnership (16)	<p>Paragraph 6.1 and 6.3 Lack of clarity over which infrastructure projects will be funded through CIL and which by s106. Cannot be both, must be one and this must be specified. “CIL may be used to fund open space and green infrastructure projects” (paragraph 6.1) or deleted paragraph 6.3. What funds will be used to pay for green infrastructure if CIL is not available?</p>	<p>The wording reflects that CIL is only one of the available mechanisms to fund infrastructure. It may be more appropriate to deliver some open space/ green infrastructure by other means, for example planning conditions, planning obligations or the neighbourhood proportion of CIL. Grant funding may also be considered.</p> <p>In simple terms, if an open space/ green infrastructure project in on the Regulation 123 List then the Council cannot seek contributions towards it though section 106 agreements.</p> <p><b>No action</b></p>
	Salisbury Area Greenspace Partnership (16)	<p>Page 16, paragraph 6.4 Clarity about which version of the adopted Wiltshire Core Strategy is being referred to with the reference to paragraph 6.70 regarding Habitats Regulations Assessments (HRA). Two versions of the Core Strategy available in PDF to download from the website. More recent version of the Core Strategy, the reference should be paragraph 6.76.</p>	<p>Noted.</p> <p><b>Proposed action SPD31</b></p> <p>Amend paragraph 6.4 as follows:</p> <p>“This would exclude funding of strategic <b>Habitats Regulations Assessment (HRA)</b> mitigation strategies, as identified in the Regulation 123 list, Infrastructure Delivery Plan and/ or paragraph 6.7076 of the Wiltshire Core Strategy.”</p>
	The Canal & River Trust (42)	Reference to Core Policy 53 Wiltshire's Canals should either mention all the canals in Wiltshire by name, including the omitted Kennet & Avon Canal rather than just mention the two restoration projects, or just use the	Noted. However, Core Policy 53 explicitly refers to the two restoration projects. As paragraph 6.104 of the adopted Wiltshire Core Strategy (January 2015) states, the Kennet and Avon Canal's landscape and natural environment will be protected and enhanced through

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		terminology 'Wiltshire's Canals'. Kennet & Avon Canal towpath is at risk from degradation as a result of nearby development and has benefitted from developer contributions in the past to mitigate impact of additional usage.	<p>Core Policies 50 (Biodiversity and Geodiversity), 51 (Landscape) and 52 (Green Infrastructure). There are also two saved policies relating to the Kennet and Avon Canal, (Policy WR2 from the West Wiltshire Leisure and Recreation DPD and Policy TR2 from the Kennet Local Plan) which will continue to be saved until such time as they are replaced by a new core policy addressing the strategic needs of the Kennet and Avon Canal. Paragraph 6.105 of the Core Strategy sets out the importance of the views of the Canal and River Trust and the various guidance documents relating to the Kennet and Avon Canal and how they will be taken into account in making decisions on planning applications.</p> <p><b>No action</b></p>
	<p>Laverstock and Ford Parish Council (50)</p> <p>Persimmon Homes Wessex (52)</p>	<p>Draft SPD states that existing open space standards for the former district councils have been replaced by Wiltshire-wide open space standards, within the Wiltshire Open Space Study (2015-2026) Part 1. Confusion over when the Wiltshire Open Space standards will be in place as a key reference document for planning obligations.</p> <p>However, Core Policy 52 of the adopted Wiltshire Core Strategy requires development to make provision for open space in accordance with the adopted Wiltshire open space standards. The emerging standards have not yet been adopted as part of the partial review of the Core Strategy and there is no up to date programme for the completion of this review. Not appropriate for Council to</p>	<p>Noted. Wiltshire Council is currently using the old district plan open space standards until the new standards have been adopted through the Core Strategy Partial Review process.</p> <p><b>Proposed action SPD32</b></p> <p>Amend paragraph 6.7 as follows:</p> <p>"The saved Local Plan policies contain the adopted Wiltshire open space standards. These will be replaced by Wiltshire-wide standards, <del>which will be informed by an</del> <b>within the Wiltshire Open Spaces Study (2015 – 2026) Part 1 to be completed in 2015.</b> The new standards will be formally adopted as part of the partial review of the Wiltshire Core Strategy programmed in the Council's Local Development Scheme."</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>defer to these emerging and untested standards; the saved local plan standards remain as adopted standards under this policy. Important as the emerging standards propose an increase in open space provision in some cases, which might be challenged at examination of the Core Strategy partial review. Request Council clarify the position on the open space standards.</p>	<p>Amend paragraph 6.8 as follows:</p> <p>“Thresholds for planning obligations are set out in the adopted Wiltshire open space standards. Four sets of open space standards are currently in operation across Wiltshire, with different standards applying in each of the former district areas. <del>These will be replaced by Wiltshire wide standards which will be informed by an Open Spaces Study, to be completed in 2015, with the new standards adopted as part of the partial review of the Wiltshire Core Strategy by the end of 2015.</del> Core Policy 52 requires development to make provision in line with the adopted Wiltshire Open Space standards.”</p> <p>Amend paragraph 6.9 as follows:</p> <p>“... It will be guided by the Open Spaces Study, <del>to be completed in 2015</del>, dependent upon individual site characteristics and, as such, in the interim period decisions will be made on a case by case basis.”</p>
Chapter 7: Transport/ highways	Salisbury City Council (19)	Page 20, para 7.4 There is no approved or adopted Transport Strategy for Salisbury	<p>Work was undertaken towards a transport strategy for Salisbury during the preparation/ examination of the South Wiltshire Core Strategy. Further work is currently being progressed.</p> <p><b>No action</b></p>
	Salisbury City Council (19)	Page 20, para 7.6 ‘...but is likely reflect those sought...’ – word ‘to’ should be inserted between ‘likely’ and ‘reflect’	<p>Noted</p> <p><b>Proposed action SPD33</b></p> <p>Amend paragraph 7.6 as follows:</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			"The provision of sustainable transport measures may be more challenging in rural areas but is likely <b>to</b> reflect those sought in more urban areas of the county."
	Downton Parish Council (51)	Approve of deletion of lists at paragraph 7.12, which limited the potential for innovation	Support noted.  <b>No action</b>
	Salisbury City Council (19)	Page 22, para 7.11 (Formerly in para 7.12, but that para number seems to be deleted, although this text remains) – 'There will be some transport schemes that cannot be funded through planning obligations and these will be delivered through CIL receipts'. It needs to be clear which transport schemes will be in each category. Currently transport projects which are in the 123 list have funding sources as 'S106/CIL' in the IDP.	In simple terms, if a sustainable transport project is on the Regulation 123 List then the Council cannot seek contributions towards it though section 106 agreements.  The Infrastructure Delivery Plan indicates potential funding sources, such as developer contributions i.e. s106/ CIL. However, it is the purpose of the Regulation 123 List to identify those projects that the Council may fund, in whole or in part, through CIL.  <b>No action</b>
	Bourne Leisure Ltd (33) (Nathaniel Litchfield)	Page 22, paragraph 7.9 Paragraph 7.9 does not conform to the three legal tests in Regulation 122 of the CIL Regulations 2010 (as amended).  Request the following amendment to the text:  " <del>Where</del> <del>if</del> significant infrastructure is included on-site , it will likely need to be of a size to accommodate internal and any external trips it might facilitate . <del>On-site infrastructure may need to be appropriately upgraded</del> If there is a	An unnecessary level of detail. Planning obligations must conform to the three legal tests in Regulation 122 of the CIL Regulations 2010 (as amended). The IDP is an evidence base, not a policy, document and states that contributions will be determined in accordance with adopted Core Policy 3 and the Planning Obligations SPD.  <b>No action</b>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>need to upgrade on-site infrastructure in order to accommodate planned connecting infrastructure <u>and this is necessary in order make the development acceptable in planning terms. This</u> this will be required as a pro bona contribution, as part of the abnormal development costs. <u>Any required changes to on-site infrastructure must be directly related to the development and fairly and reasonably related in scale and kind to the development.</u> " ( <u>Suggested changes underlined</u> )</p>	
<p><b>Chapter 8: Flood alleviation and sustainable urban drainage schemes</b></p>	<p>Thames Water (23)</p>	<p>Thames Water request that the following text be added to the SPD:</p> <p><i>“Developers will be required to demonstrate that there is adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water and/or waste water infrastructure. Drainage on the site must maintain separation of foul and surface flows.</i></p> <p><i>Where there is an infrastructure capacity constraint the Council will require the developer to set out what appropriate improvements are required and how they will be delivered.”</i></p> <p><i>“It is the responsibility of a developer to make</i></p>	<p>Noted</p> <p><b>Proposed action SPD34</b></p> <p>Amend paragraph 8.10 as follows:</p> <p>“On-site infrastructure may also be provided to alleviate the risk of flooding, and reduce impacts on drainage infrastructure. <b><u>Core Policy 3 states that water and sewerage, flood alleviation and sustainable drainage systems are essential infrastructure. This is to be provided by new development, which must be adequately served by on and off-site foul and surface water drainage systems.</u></b> This will normally form part of the detailed matters submitted and agreed through the planning application process. The delivery can therefore be secured through a planning condition.”</p>



Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<i>proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding."</i>	
<b>Chapter 9: Community and health facilities</b>	Melksham Without Parish Council (12)	Separate community facilities should be provided and not the shared use of school facilities, which are not available during the day.	Comment noted. The SPD recognises the potential for multi-use facilities. Shared facilities may be appropriate depending upon the particular circumstances.  <b>No action</b>
	Melksham Without Parish Council (12)	Support provision of local health facilities with large residential developments. However, discussions with Wiltshire CCG as part of the neighbourhood plan process, suggests this will be GP led. Melksham GPs intimate that they do not want to expand nor would they welcome a new practice. No new health facilities following recent large development in Melksham (e.g. 800 houses at East of Melksham and application for further 450), only money towards additional car park area at one surgery in recent application.	The Council receives representations from and has discussions with the various health organisations, such as NHS England, Wiltshire CCH and individual GP practices, where appropriate during the planning application process.  <b>No action</b>
	Salisbury City Council (19)	Page 28 Table 9.2 re 'Known site-specific health facility requirements' seems incomplete. The Churchfields and Engine Shed site is included, but the development templates for other sites in the Wiltshire Core Strategy also included the need for a financial contribution towards new or improved doctors and dentists surgeries – e.g. Fugglestone Red, Longhedge and others. Why are they not included in this	Noted. Upon further consideration, informed by consultation feedback, it is considered that removing Table 9.2 and referring to the development templates in Appendix A to the adopted Wiltshire Core Strategy, which themselves identify known site-specific community and health facilities requirements resulting from strategically important sites, will remove any confusion. This would appear logical in view of the already proposed removal of the former Appendix 1 to the SPD, upon which Table 9.2 is based.

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		table?	<p><b>Proposed action SPD35</b></p> <p>Amend paragraph 9.3 as follows:</p> <p><u>“Table 9.2 sets out Known site-specific community and health facilities requirements for health facilities resulting from new development strategically important sites allocated in the Wiltshire Core Strategy. are set out in the development templates in Appendix A to the adopted Wiltshire Core Strategy, and in subsequent development plan documents, such as the Chippenham Site Allocations Plan and the Wiltshire Housing Site Allocations Plan. They are informed by the Infrastructure Delivery Plan, which will be updated periodically over the plan period. Infrastructure requirements may therefore change. The Council will be flexible and responsive to any changes.”</u></p> <p>And delete Table 9.2.</p>
	APT & Persimmon Homes (36) (Pegasus Planning Group)	9.3 (table 2) should refer to a site for a primary health facility (Trowbridge strategic site), as set out in the development template.	<p>Noted. Upon further consideration, informed by consultation feedback, it is considered that removing Table 9.2 and referring to the development templates in Appendix A to the adopted Wiltshire Core Strategy, which themselves identify known site-specific community and health facilities requirements resulting from strategically important sites, will remove any confusion. This would appear logical in view of the already proposed removal of the former Appendix 1 to the SPD, upon which Table 9.2 is based.</p> <p><b>Proposed action SPD35</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>Amend paragraph 9.3 as follows:</p> <p><u>“Table 9.2 sets out Known site-specific <b>community and health facilities</b> requirements for health facilities resulting from new development <b>strategically important sites</b> allocated in the Wiltshire Core Strategy. <b>are set out in the development templates in Appendix A to the adopted Wiltshire Core Strategy, and in subsequent development plan documents, such as the Chippenham Site Allocations Plan and the Wiltshire Housing Site Allocations Plan. They are informed by the Infrastructure Delivery Plan, which will be updated periodically over the plan period. Infrastructure requirements may therefore change. The Council will be flexible and responsive to any changes.</b>”</u></p> <p>And delete Table 9.2.</p>
	Salisbury City Council (19)	<p>Page 29, para 9.5</p> <p>The critical mass for provision of a GP surgery is quoted as 7,000. In the IDP para 7.6 a figure of 4,000 – 6,000 is used.</p> <p>It needs to be made clear that the combined impact of adjacent developments can trigger the requirement for the provision of new facilities. The last sentence of this paragraph should be changed from ‘New development that results in more....’ to ‘New development, or a cluster of neighbouring developments, that result in more....’</p>	<p>Noted. The critical mass, in terms of population increase, for the provision of a new GP practice can vary by location and, to some extent, is dependent upon local primary care capacity and circumstances. However, a large development and/ or the cumulative impact of a cluster of developments may create sufficient demand for a new facility or extension to existing facilities.</p> <p><b>Proposed action SPD36</b></p> <p>Amend paragraph 9.5 as follows:</p> <p>“Large residential developments or a cluster of neighbouring developments will lead to a local increase in population. This can create a need for</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			specific local health facilities if there is no existing local capacity or likely to be in the near future. <del>The average list size for a whole time equivalent GP is 1,750 patients.</del> New development <del>that results in more than 7,000 new residents (a patient list of four whole time equivalent GPs)</del> may <b>therefore</b> require a new facility <b>or extensions to existing facilities</b> to be provided.”
<b>Chapter 10: Other planning obligations</b>	APT & Persimmon Homes (36) ( <i>Pegasus Planning Group</i> )	10.2 Art & Design for the Public Realm does not meet the CIL Reg 122 test of having to be necessary to grant planning permission. This general amenity provision should be secured through CIL receipts.	There may be circumstances where art and design in the public realm projects might be required as part of a development. Nevertheless, as APT & Persimmon Homes recognise, planning obligations must still meet the three legal tests set out in Regulation 122 of the CIL Regulations 2010 (as amended).  <b>No action</b>
	Historic England (44)	Lack of reference to the historic environment. Reference to the historic environment would also support the delivery of the Core Strategy objective ‘Features and areas of historical and cultural value will have been conserved and where possible enhanced’ and core policies 57, 58 and 59. Request a review and reconsideration.	The potential need for planning obligations to secure ‘site-specific measures to protect and enhance the historic environment’ is recognised in paragraph 10.2 of the Draft Revised Planning Obligations SPD.  <b>No action</b>
<b>Chapter 11: Negotiating planning obligations in Wiltshire</b>	Melksham Without Parish Council (12)	Paragraph 11.16 states that the Council encourages developers to undertake pre-application consultation but, despite raising this several times, this does not happen in practice.	The Council will continue to encourage developers to undertake pre-application consultation and this does happen in many cases.  <b>No action</b>
	SW HARP Planning Consortium (22)	Page 32, paragraph 11.13 to 11.15 Revisions to the SPD should take into account	Chapter 11, paragraphs 11.13 to 11.15 recognise that there is a need to consider viability when determining

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>the Planning Minister Brandon Lewis MP's letter, 9 November 2015, on s106 negotiations, which says LPAs should:</p> <p>“take a pragmatic and proportionate approach to viability”</p> <p>“avoid action which might result in unnecessary delay”</p> <p>“strongly encourages” LPAs “to seek the minimum amount of viability information necessary”, and not</p> <p>“take a revised planning obligation back to planning committee for approval”</p>	<p>the requirement for planning obligations from a proposed development. They set out the Council's approach, which will be pragmatic, flexible and evidence base-led (i.e. informed by a financial appraisal).</p> <p><b>No action</b></p>
	Bourne Leisure Ltd (33) (Nathaniel Litchfield)	<p>Page 32, Paragraph 11.13</p> <p>Welcomes recognition that there are some occasions when the cost of planning obligations may make a proposed development unviable. Support provision for developers to be able to raise financial viability as a concern through submission of a financial appraisal and for the Council to consider this.</p> <p>However, request that any financial appraisal submitted by the developer should be treated and kept as confidential and the text to be amended as follows.</p> <p><i>“On rare occasions the cost of obligations may be greater than the proposed development is able to bear. Where the outcome is judged to have a significant impact on residual land values and financial viability is raised as a concern, a financial appraisal of</i></p>	<p>Agreed, to an extent. Open book financial appraisals are normally regarded as confidential. However, the Council may need to circulate to its own consultants at times. There is also the possibility of Freedom of Information (FOI) requests being made at various stages, at which point the Council would normally take legal advice.</p> <p><b>Proposed action SPD37</b></p> <p>Amend paragraph 11.13 as follows:</p> <p>On rare occasions the cost of obligations may be greater than the proposed development is able to bear. Where the outcome is judged to have a significant impact on residual land values and financial viability is raised as a concern, a financial appraisal of the proposed development by the applicant will be required to substantiate the claim. This <b>appraisal</b> should <b>be submitted alongside</b> <del>form part of</del> the application documentation and <b>where possible will be</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p><i>the proposed development by the applicant will be required to substantiate the claim. This appraisal should be submitted alongside form part of the application documentation and will be treated and kept as confidential by the Council. The council Council will scrutinise the financial appraisal before confirming or otherwise viability." (Paragraph 11.13)</i></p>	<p><b><u>treated and kept as confidential by the Council.</u></b> The eCouncil will scrutinise the financial appraisal before confirming or otherwise viability.</p>
<b>Chapter 12: Procedure and management</b>	Salisbury City Council (19)	Page 34, para 12.2 'The council will publish reports setting out details of planning obligations negotiated etc...'. This sounds a laudable aim, but it is unclear whether it is in fact happening. A link to the relevant webpage containing such reports would be helpful.	<p>The Council keeps a register of planning permissions for the purposes of monitoring pooling of planning obligations towards specific projects, for example education projects as referred to in paragraph 4.4 of the Draft Revised Planning Obligations SPD.</p> <p><b>Proposed action SPD19</b></p> <p>The Council will consider the most appropriate way of providing information on pooled planning obligations.</p> <p>However, no change to the SPD is required.</p>
	Downton Parish Council (51)	Paragraph 12.21 Concern that because 25% of CIL will go to areas with a neighbourhood plan developers may want to pool contributions on development across a wider area than that covered by a neighbourhood plan, which may mean that neighbourhood plan areas do not have the appropriate benefit.	<p>Spending decisions relating to the proportion of CIL that is passed to parish councils (15% or 25% in areas where there is a made neighbourhood plan in place) is entirely a matter for the parish council (as long as it is in line with the CIL Regulations, as amended) and not developers nor Wiltshire Council.</p> <p><b>No action</b></p>
<b>Appendices</b>	Westbury Town Council (5)	Re: Affordable Housing Zones Map: Request clarity over which affordable housing	<p>The whole of Westbury Community Area, apart from Westbury town and the parish of Dilton Marsh, are in</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>zones that Dilton Marsh and Westbury come under (30% or 40%) (And CIL Charging Zones) and the document to be corrected to be consistent.</p> <p>Propose the whole of Westbury Community Area should be at the same rate (presumably for both CIL and AH) – response to CIL consultation on Statement of Modifications to the CS (July 2014).</p>	<p>CIL Charging Zone 1. Westbury and Dilton Marsh are in Charging Zone 2.</p> <p>Westbury and Dilton Marsh are in the 30% affordable housing zone, whereas the other parishes in the Westbury Community Area are in the 40% affordable housing zone.</p> <p>The CIL rates can only be changed as part of a review of the CIL charging schedule.</p> <p><b>Proposed action SPD38</b></p> <p>The Council will revise the map of affordable housing zones at Appendix 1 in the interests of clarity and consistency.</p>

## 6. Draft Updated Infrastructure Delivery Plan – summary of the main issues raised by the representations

6.1. *Table 6.1* summarises the main issues raised by the representations, with officer commentary and proposed actions, and is ordered by the following areas that reflect the document layout:

- General issues
- Main document
- Appendix 1 (subdivided by Community Area)

6.2. All individual representations are available to view in full through the Council's online consultation portal at <http://consult.wiltshire.gov.uk/portal>.

DRAFT



**Table 6.1 – Draft Updated Infrastructure Delivery Plan 3 – summaries of the main issues from the representations, with officer responses and proposed actions**

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
<b>General issues</b>	<p>Malcolm Toogood (35)</p> <p>Campaign Against Urban Sprawl in the East (CAUSE 2015) (47) (Cllr Chris Caswill)</p> <p>Fiona Pilbrow (48)</p>	<p>Object to IDP being included in the consultation:</p> <ul style="list-style-type: none"> <li>• Not included in the list of documents</li> <li>• Not included in the title of the consultation</li> </ul> <p>Attempt to sneak it past Wiltshire taxpayers without having to consult on it directly. Request IDP be withdrawn from consultation and consulted upon separately. Will report Wiltshire Council to the DCLG for using this consultation as methodology or to avoid any future proper consultation.</p> <p>Inclusion of IDP within the consultation has caused confusion among local councils consulting on the R123 List.</p> <p>Note that the IDP has been included in the consultation but the consultation title does not reference it. The IDP is only mentioned in the last two sentences of the consultation text. Likely that many potential respondents will not have noticed the IDP (and specifically the Chippenham IDP) is included within the consultation.</p> <p>The Cabinet Member decision on this public consultation, made on 26 February 2016, did not include any decision on the IDP. So unclear about the authorisation of the consultation on the IDP and the status of the document, dated February 2016. Unclear whether the consultation responses on the document, which is presented</p>	<p>The Infrastructure Delivery Plan (IDP) identifies the necessary infrastructure to deliver planned growth set out in the adopted Wiltshire Core Strategy (January 2015).</p> <p>The IDP is an evidence based document that, as set out in paragraph 4.43 of the Wiltshire Core Strategy, “. . . will be updated over the plan period. Infrastructure requirements may therefore change.” It was made available for comment during the consultation on the policy documents, i.e. the Draft Revised CIL Regulation 123 List and the Draft Revised Planning Obligations Supplementary Planning Document.</p> <p>Previous iterations of the IDP have been made available for comment alongside consultations on the pre-submission draft Wiltshire Core Strategy (and updated and added to the examination evidence base) and the CIL Charging Schedule. These are available to download from the Council's website at <a href="http://www.wiltshire.gov.uk/infrastructuredeliveryplan">www.wiltshire.gov.uk/infrastructuredeliveryplan</a>.</p> <p>Comments on the draft Updated Infrastructure Delivery Plan received during the consultation will be included in the consultation report that will go before the Council's Cabinet in support of the Revised CIL Regulation 123 List and the Revised Planning Obligations SPD. A final updated Infrastructure Delivery Plan will be published on the Council's website.</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>as a draft, will be considered by Cabinet and Council. Our concerns are such that it should be discussed at both committees.</p> <p>Object to appearance of policy making by stealth – no published policies committing Council to subsidise infrastructure requirements from development around Chippenham. Council told us and Inspector that the provision of the ELR is not a Wiltshire Council strategic priority but is described in the IDP as 'essential'. Changes appear in an appendix to a technical document not visible to the vast majority of people who they will affect – not how public policy should be made and these appendices must be withdrawn.</p>	<p>The IDP will be reviewed and updated periodically.</p> <p><b>No action</b></p>
	Persimmon Homes Wessex (52)	Number of projects identified for CIL funding in the draft IDP but not identified in the Revised R123 List. These projects would not, therefore, be eligible for CIL funding as proposed, unless through the neighbourhood proportion of CIL receipts.	<p>The Regulation 123 List draws upon projects in the Infrastructure Delivery Plan (IDP). It is the purpose of the Regulation 123 List, not the IDP, to identify infrastructure projects that the Council may fund, in whole or in part, through CIL. The IDP identifies potential funding sources, such as developer contributions (i.e. s106/ CIL).</p> <p>However, it is possible for projects to be added to the Regulation 123 List at a later date, for example when further information becomes available.</p> <p><b>No action</b></p>
	Persimmon Homes Wessex (52)	Noted that housing trajectories shown for each community area do not include housing still to be planned for in the remaining plan period, though assumed this has been considered in discussions	<p>Noted</p> <p><b>Proposed action IDP1</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		with infrastructure providers. May be useful to make an assumption on when the remaining housing requirement will be delivered to inform the phasing of infrastructure.	The Council will review the housing trajectories for each community area in Appendix 1 to determine whether they need to include housing still to be planned for during the plan period and make any changes prior to finalising the IDP.
<b>Chapter 1: Introduction</b>	Salisbury City Council (19)	Para 1.8 There is a reference to 'subsequent local development plan documents' – it would be useful to have a link to the webpage where these are, or will be, held.	Noted  <b>Proposed action IDP2</b>  The Council will consider providing further information about and/ or a link to emerging local plans, in paragraph 1.8, prior to finalising the IDP.
	Salisbury City Council (19)	Links to other plans and strategies  The incomplete nature of various other plans and strategies referred to is a fundamental weakness of the IDP and means that the evidence base to back up projects is lacking and that key infrastructure requirements may be missing altogether. As examples:  Para 1.12 The link provided for the Wiltshire Community Plan <a href="http://www.wiltshire.gov.uk/communityandliving/communitplan.htm">http://www.wiltshire.gov.uk/communityandliving/communitplan.htm</a> takes one to a page which about a consultation on a June 2010 version of the Community Plan with a closing date of Sept (2010 presumably). Is this the latest and adopted version of the Community Plan?  Para 1.14 The link provided for the Wiltshire Local	The Infrastructure Delivery Plan (IDP) uses the best available sources of information at the time of preparation. The IDP is an iterative evidence base document and will be reviewed and updated periodically.  <b>Proposed action IDP3</b>  The Council will update the links to supporting plans and strategies, in Chapter 1, prior to finalising the IDP.  The latest version of the Wiltshire Community Plan is available at <a href="http://www.wiltshire.gov.uk/council/wiltshirefamilyofpartnershipsworkingtogether/wiltshirecommunityplan.htm">http://www.wiltshire.gov.uk/council/wiltshirefamilyofpartnershipsworkingtogether/wiltshirecommunityplan.htm</a> .  The latest documents prepared as part of the Wiltshire Local Transport Plan are available at <a href="http://www.wiltshire.gov.uk/council/howthecouncil">http://www.wiltshire.gov.uk/council/howthecouncil</a>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>Transport Plan  <a href="http://www.wiltshire.gov.uk/council/howthecouncilworks/plansstrategiespolicies/transportpoliciesandstrategies.htm">http://www.wiltshire.gov.uk/council/howthecouncilworks/plansstrategiespolicies/transportpoliciesandstrategies.htm</a> provides links to numerous historic and some current documents. What is not made clear is that various key documents which have been promised as part of the Third Local Transport plan have not yet been consulted on or adopted – this includes a Walking Strategy and strategies for the principal settlements, including Salisbury.</p> <p>Para 1.14  The link provided for the Green Infrastructure Strategy  <a href="http://www.wiltshire.gov.uk/communityandliving/countryside/environmentalpartnerships/greenspaces.htm">http://www.wiltshire.gov.uk/communityandliving/countryside/environmentalpartnerships/greenspaces.htm</a> takes one to a page which refers to work to be undertaken on this strategy in 2009/10. There is no adopted Green Infrastructure Strategy, nor is even a draft version available.</p>	<p><a href="http://www.wiltshire.gov.uk/council/howthecouncilworks/plansstrategiespolicies/transportpoliciesandstrategies/localtransportplan3.htm">works/plansstrategiespolicies/transportpoliciesandstrategies/localtransportplan3.htm</a></p> <p>The Council intends to consult on a draft Green Infrastructure Strategy towards the end of 2016.</p>
	Salisbury City Council (19)	<p>Infrastructure Planning Process  Para 1.47  This paragraph notes in respect of comments submitted on the IDP that comments submitted during the various consultations on the Core Strategy and Charging Schedule would be taken into account in each review and update of the IDP.</p> <p>In February 2014 SCC submitted various comments in respect of the IDP and these were reported on in the Draft Charging Schedule of Consultation Regulation 19(b) Statement dated</p>	<p>Noted</p> <p><b>No action</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		June 2014. In response to comment ID 66 submitted by SCC the response which was given was that 'The Council welcomes comments on the IDP 2 (September 2013) during this consultation because it is part of the supporting evidence base for the CIL Draft Charging Schedule. The IDP will be updated on an annual basis and these comments will be taken into account during the next update (estimated summer/ autumn 2014).'	
	Salisbury City Council (19)	Monitoring and Review Para 1.49 There is mention of the Annual Monitoring Report (AMR). A weblink to these documents would be helpful, but perhaps is not given because these do not seem to be produced currently? The WC webpage which purports to hold these reports <a href="http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/annualmonitoringreport.htm">http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/annualmonitoringreport.htm</a> has Housing Land Supply statements up to 2015, but there is no AMR later than 2010-11. Given that monitoring of the IDP is supposedly contained in the AMR this seems a serious omission.	Noted  <b>Proposed action IDP4</b>  The Council will update the links and clarify the monitoring and review process for the IDP, including the status of the Annual Monitoring Report (AMR), in Chapter 1, prior to finalising the IDP.
<b>Chapter 2: Education</b>	Salisbury City Council (19)	Para 2.5 The policy for requesting S106 contributions may need updating to take account of education projects which are to be funded by CIL – see also comments on 123 list in respect of Education.	Noted  <b>Proposed action IDP5</b>  The Council will consider whether the Policy for Requesting s106 Contributions for Education, referred to in paragraph 2.5, needs to be updated now that CIL is in operation.

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
<b>Chapter 3: Sustainable transport</b>	Salisbury City Council (19)	<p>Para 3.6 The link to Transport Strategies provides a link to <a href="http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/planningpolicyevidencebase.htm">http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/planningpolicyevidencebase.htm</a></p> <p>There are some links to documents related to transport strategies for Chippenham, Trowbridge and Devizes on this page but nothing related to Salisbury.</p>	<p>Noted. Work was undertaken towards a transport strategy for Salisbury during the preparation/ examination of the South Wiltshire Core Strategy. Further work is currently being progressed.</p> <p><b>Proposed action IDP6</b></p> <p>The Council will update the links in paragraph 3.6 to the existing evidence base work undertaken towards a transport strategy for Salisbury and clarify the position with regard to the current timetable for its completion.</p>
<b>Chapter 4: Open space, green infrastructure and the environment</b>	Salisbury Area Greenspace Partnership (16)	<p>Concern about the lack of an adopted (or even a draft) Green Infrastructure Strategy given the reliance upon it by the IDP:</p> <ul style="list-style-type: none"> <li>• NPPF requires LPAs to plan positively for green infrastructure and biodiversity</li> <li>• Without a GI strategy, strong messages need to be conveyed about the importance of green infrastructure</li> <li>• Likely to miss more opportunities to deliver WCS growth in a sustainable manner</li> <li>• Continuing decline in quality of natural environment, increasing pressures from new development</li> <li>• Importance of GI for pedestrian and cycling links, resilient communities (Community Plan 2011-2026), tackling climate change</li> </ul>	<p>Noted. The Council intends to consult on a draft Green Infrastructure Strategy towards the end of 2016.</p> <p><b>No action</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Salisbury Area Greenspace Partnership (16)	Green infrastructure should be 'essential' infrastructure, not 'place-shaping'	<p>As explained in paragraph 4.43 of the adopted Wiltshire Core Strategy, "<i>The broad prioritisation of infrastructure provision has been designed to ensure that development proposals present solutions to address essential requirements first and then place shaping items next. This should not be taken to imply that place shaping infrastructure is of lesser importance, rather that the precise timing of providing it is not critical to the phasing of development. It may also be the case that a particular infrastructure project might deliver multiple benefits. For example, a new landscaped pedestrian footpath or cycleway could deliver sustainable transport, green infrastructure and recreation improvements.</i>"</p> <p><b>No action</b></p>
	Salisbury City Council (19)	<p>Open Space, Green Infrastructure and Environment Para 4.11</p> <p>It is regrettable that pedestrian or cycleway access to development is only considered to be 'place-shaping' green infrastructure and not 'essential' transport infrastructure. This has resulted in developments where walking or cycling access is difficult or impossible – e.g. at Longhedge to the north of Salisbury the outline permission 13/00673/OUT has been granted without mandating the provision of safe walking/ cycling routes into Salisbury or to the adjacent Old Sarum housing site. There are land ownership issues which are used as the rationale for not providing such links, but if walking/ cycling</p>	<p>As Salisbury City Council will be aware, the need to provide a link between the Longhedge site and the Old Sarum site was the subject of much discussion during the planning application process for 13/00673/OUT. The difficulty relates to the link needing to cross a strip of land owned by a third party. Unless the owner of this strip wishes to allow a crossing of their land, it would be impossible for the applicant to secure a continuous surfaced link to be provided over this third party land. The Council agreed with the applicant that, in the circumstances, the most appropriate manner with which to deal with this matter would be through the inclusion of a commuted sum within the Section 106 Agreement for the Council to secure the future provision of such a link to allow free and</p>



Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		linkages had been deemed essential these issues would have been overcome before permission was granted.	unfettered access to residents/occupiers of both the future Longhedge site and the Old Sarum site.  <b>No action</b>
	Bourne Leisure Ltd (33) (Nathaniel Litchfield)	Paragraph 4.6 An assessment of current green infrastructure provision will not be necessary or appropriate for every major development. The need for an audit should be considered on a project by project basis. The following amendment to paragraph 4.6 is requested:  <i>"To determine green infrastructure provision on major developments, <u>where necessary and appropriate</u>, developers will be expected to audit current provision in and around the development site. <u>The need for an audit will be considered on a project-by-project basis.</u> <del>They</del> <u>Where necessary developers will need to prepare a statement demonstrating how this infrastructure will be retained and enhanced as a result of the development process. A standard template will be developed to assist developers in assessing existing and required provision.</u> "</i>	Paragraph 4.6 mirrors paragraph 6.96 in the supporting text to Core Policy 52 Green Infrastructure of the adopted Wiltshire Core Strategy.  <b>No action</b>
	Bourne Leisure Ltd (33) (Nathaniel Litchfield)	Paragraph 4.8 This paragraph does not conform to the legal tests in Regulation 122 of the CIL Regulations 2010 (as amended). Request that the paragraph 4.8 be amended as follows:  <i>"Developer contributions will be sought towards the delivery of open space, green infrastructure</i>	An unnecessary level of detail. Planning obligations must conform to the three legal tests in Regulation 122 of the CIL Regulations 2010 (as amended). The IDP is an evidence base, not a policy, document and states that contributions will be determined in accordance with adopted Core Policy 3 and the Planning Obligations SPD.



Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p><i>and environment projects and initiatives <u>where they are necessary in order to make the development acceptable in planning terms</u> . Contributions will be determined in accordance with Core Policy 3, the IDP, the Open Spaces Study, the Green Infrastructure Strategy and the Planning Obligations SPD. <u>These contributions will be directly related to the development and will be fairly and reasonably related in scale and kind to the development.</u>" (Suggested changes underlined)</i></p>	<b>No action</b>
<b>Chapter 5: Community and cultural</b>		No specific comments	
<b>Chapter 6: Emergency services</b>		No specific comments	
<b>Chapter 7: Health and social care</b>	Salisbury City Council (19)	<p>Para 7.6 The critical mass for provision of a GP surgery is quoted as 4,000 – 6,000. In SPD para 9.5 a figure of 7,000 is used.</p>	<p>The cumulative impact of development may lead to the need for a new GP surgery or the relocation/ expansion of existing GP surgeries. However, it is difficult to be precise as the individual circumstances will vary on a case-by-case basis.</p> <p><b>Proposed action IDP7</b></p> <p>The Council will review paragraph 7.6 to recognise the impact of cumulative development upon the provision of healthcare facilities but remove reference to a specific number.</p>
<b>Chapter 8: Utilities</b>		No specific comments	

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
<b>Appendix 1: General comments</b>	Salisbury City Council (19)	<p>The IDP appendices do not confirm whether s106 or CIL is to be used for specific infrastructure projects. No clarity over the funding sources for these projects. The R123 List states that both cannot be used to fund the same project. Thus, the funding sources information needs to be updated so that CIL is given for those projects on the R123 List and s106 for those which are not. "s106/CIL" will just cause confusion if funding from both sources cannot be used for the same project with the risk that developers will exploit any confusion or ambiguity to minimise their contributions.</p> <p>In the IDP3 table of identified projects the 'funding sources' in most cases includes 'S106/CIL'. The guidelines, as outlined in the SPD, indicate that infrastructure cannot be funded by both S106 and CIL (e.g. SPD para 2.11 'Planning obligations cannot be used to deliver projects which will be provided for by CIL'). This suggests that 'S106/CIL is to be interpreted as 'S106' or 'CIL' rather than 'S106' and CIL. As mentioned in the comments re the 123 list, there needs to be clarification regarding whether projects are in fact proposed to be funded by CIL or S106.</p>	<p>The use of s106/ CIL is intended to mean that the infrastructure project in question may be funded through developer contributions (i.e. s106 or CIL), sometimes in combination with other funding sources. The IDP identifies the necessary infrastructure requirements, including potential sources of funding, to support planned growth in the adopted Wiltshire Core Strategy. It is the purpose of the Regulation 123 List, not the IDP, to identify projects that Wiltshire Council may fund, in whole or part, through CIL.</p> <p><b>Proposed action IDP8</b></p> <p>The Council will review the references to 's106/ CIL', in Appendix 1, to provide clarification that the relevant infrastructure projects may be funded by developer contributions generally, i.e. s106 <u>or</u> CIL but not both.</p>
	Salisbury City Council (19)	This document has no page numbers and no section or paragraph numbers. One or the other, or both, would be helpful.	<p>Noted</p> <p><b>Proposed action IDP9</b></p> <p>The Council will review the formatting of the document (i.e. paragraph, section and page numbers) prior to finalising the IDP.</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Wiltshire Scullers School (56)	Object to removal of Wiltshire Scullers School projects (in previous IDP) from IDP. Projects too large to be considered at parish level. Objective is to provide 6 indoor rowing machines to every secondary school in Wiltshire, three centres across Wiltshire and a development officer. Costing was provided for a cycle path between Bradford and Holt to open up the west Wilts club and benefit the area from surge of traffic from Moulton development.	The purpose of the IDP is to identify necessary infrastructure to support development in the adopted Wiltshire Core Strategy (January 2015). Following the implementation of CIL and with the revisions to the Regulation 123 List, the IDP has been updated to focus on the strategic infrastructure necessary for delivery of the Core Strategy. While the Wiltshire Scullers School projects may be worthwhile in their own right, they are not considered necessary to deliver planned growth. It is suggested that attention is focused on working with parish councils in relation to the spending of the proportion of CIL reserved for local community projects, as well as other funding sources, such as grant funding.  <b>No action</b>
<b>Appendix 1: Amesbury</b>		No specific comments	
<b>Appendix 1: Bradford on Avon</b>		No specific comments	
<b>Appendix 1: Calne</b>	Calne Community Neighbourhood Plan Steering Group (21)	Whilst the Calne Community Neighbourhood Plan Steering Group welcome improvements to this section of the sustrans route, there are other stretches of the 403 in our designated area which would also benefit from an upgrade, for example; between Castlefield's Park and Black Dog Halt and from Black Dog Halt to its junction with Studley Hill.	Noted  <b>Proposed action IDP10</b>  The suggestion from the Calne Community Neighbourhood Plan Steering Group about looking at upgrades to other areas of Sustrans Route 403 will be passed to the Council's sustainable transport team for further consideration. For example, between

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			Castlefield's Park and Black Dog Halt and from Black Dog Halt to its junction with Studley Hill. It is possible for further identified schemes to be added to the IDP at a later review.
<b>Appendix 1: Chippenham</b>	Isabel McCord (24) Lisa Powrie (30) John Powrie (31) Robert Hitchins (37) <i>(Pegasus Planning Group)</i> Gleeson Developments Ltd (46) <i>(Terence O'Rourke)</i> CAUSE 2015 (47) <i>(Cllr Chris Caswill)</i> Peter Andre (58) Lynda Andre (59) Celia Lainchbury (60) Allan Pratt (61) Diana Moore (62) Robert Pratt (63) Beryl Pratt (64)	<p>The infrastructure requirements identified for the strategic sites at Rawlings Green and East Chippenham in the pre-submission draft Chippenham Sites Allocations Plan are premature, given that the CSAP has not been found sound by the Planning Inspector. They should not be agreed:</p> <p>Presumptuous: The IDP assumes (i) that the Eastern Link Road is the most effective way of addressing Chippenham's traffic problems, and (ii) that development will go ahead to the East of Chippenham and at Rawlings Green. The existing evidence has not been sufficient for the Planning Inspector to agree and further evidence to be provided by the Council at the end of April 2016 has yet to be subject to scrutiny by the public and Planning Inspector. Until this happens, these requirements should not be included.</p> <p>Financial risk: The cost of the ELR, including the river and railway bridges, has not been subject to scrutiny. Costs to be borne by Wiltshire Council will detract from funding to support the vulnerable in the community. If the costs turn out to be higher, then the impact on the vulnerable will be higher too.</p> <p>Appendix 1 for Chippenham assesses the infrastructure requirements of the strategic sites that were included in the pre-submission draft of</p>	<p>The IDP, an evidence base document, uses the most up-to-date published information at the time of publication (i.e. the pre-submission draft Chippenham Site Allocations Plan) to identify the necessary infrastructure to support planned growth in the adopted Wiltshire Core Strategy and other DPDs. It will be updated to take account of proposed amendments to the pre-submission draft presented to Council in May 2016. The IDP will be reviewed and updated periodically.</p> <p><b>No action</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Stewart Mitchell (65) Clive Mainstone (66) Jamie Treweke (67) Rebecca White (68) Keith Thomas (69) Yvonne Thomas (70) Sandra Provis (71) Darren May (72) Sally May (73) Peter Dignum (74) Beryl Dignum (75) Dave Baker (76) Joy Baker (77) Chris Tollervey (78) Suzanne Tollervey (79) Josephine Stickland (80) David Brown (81)	<p>the Chippenham Site Allocations Plan without any assessment of the requirements of other potential strategic sites – prejudicial to the full consideration of all potential sites through the plan led process. Request this section of Appendix 1 for Chippenham be withdrawn.</p> <p>Object to inclusion of an Eastern Link Road and the associated river and railway crossings (CHIEAS003, CHIRAW002 and CHIRAW003) as essential, while there is no reference to a southern link road.</p>	

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Peter Bull (82) Alison Bull (83) George Nicoll (84) Gareth Hardwell (85)		
	Chippenham Chamber of Commerce (27)	Re: CHI035 This project should address the quality of road surfacing and the overall appearance of the high street in Chippenham, which is poor. To make the high street more appealing for visitors. Consider principles set out in the "Town Centre Public Realm Study – Place Making & Street Design Principles for Chippenham's Western Arches Area" by Ben Hamilton Bailey (October 2009).	Noted. This would fall under the category of public realm improvements and, therefore, should be included in the scope of this project. <b>No action</b>
	Clive Rathband (28) Joan Rathband (29)	Object to Wiltshire Council funding railway bridge as part of the Rawlings Green application, either through CIL or taxpayers money (general objection to this development)	Noted. <b>No action</b>
	Malcolm Toogood (35)	Inclusion of infrastructure necessary within community project funding initiatives, such as the IDP and CIL Regulation 123 List, for strategic developments that should fund their own infrastructure requirements (and are still the subject of an ongoing planning inspection) is a blatantly cynical attempt to circumvent the planning process. Potential infrastructure costs of just three proposed developments in the IDP for	The focus of the Infrastructure Delivery Plan (IDP) and the Community Infrastructure Levy (CIL) is on strategic infrastructure requirements rather than community projects. The Infrastructure Delivery Plan (IDP) identifies the necessary infrastructure to deliver planned growth set out in the adopted Wiltshire Core Strategy (January 2015), which is the high level strategic planning document for the County. These projects may be delivered by a range of

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>Chippenham is more than 10 times the potential CIL from these developments and, if approved to be funded through CIL, would leave no CIL funding for any of the Chippenham items on the R123 List.</p> <p>Total amount of CIL raised from all development in the County (£62.75m – CIL Inspector’s Report) would be swallowed up by the cost of just one road and two schools listed for Chippenham alone.</p>	<p>funding mechanisms, including CIL, section 106 agreements or grant funding.</p> <p>CIL is intended to fund strategic infrastructure projects across the County. It is the purpose of the Regulation 123 List, not the IDP, to identify infrastructure projects that may be funded by CIL. As mentioned above, CIL is only one of the mechanisms used to fund infrastructure. It may be more appropriate to fund projects through section 106 agreements if they are directly related to a particular development.</p> <p>The CIL Examiner recognised in his report (paragraph 73) the need to be flexible with regard to funding sources for proposed developments in Chippenham.</p> <p>However, a proportion of CIL is ring-fenced for local community projects. This is passed to parish councils for them to spend as they see fit, as long as it is in line with the CIL Regulations 2010 (as amended).</p> <p><b>Proposed action IDP11</b></p> <p>The Council will clarify in the IDP that it is the purpose of the Regulation 123 List, <b>not the IDP</b>, to identify which infrastructure projects may be funded by CIL.</p>
	Cllr Chris Caswill (43)	<p>Add to IDP – and R123 List, see R123 section for comments</p> <ul style="list-style-type: none"> <li>○ Chippenham Bath Road and Bridge Centre</li> </ul>	<p>Library provision is already on the Regulation 123 List. A cinema would be a development-led project and not appropriate for CIL funding. The other facilities mentioned could be considered for</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>site</p> <ul style="list-style-type: none"> <li>○ To potentially include: <ul style="list-style-type: none"> <li>▪ Cinema</li> <li>▪ Library, including community resource and meeting centre</li> <li>▪ Community campus facilities, such as arts, clubs, crèche etc.</li> <li>▪ Cycle parking facilities, safe, undercover with pedestrian/ cycle access to the town centre</li> <li>▪ Public conveniences and baby changing facilities</li> </ul> </li> </ul> <p>To be funded by CIL, suggested cost of £5m (exact figure to be determined after appropriate assessment)</p>	<p>delivery as part of the regeneration scheme for the Chippenham Bath Road and Bridge Centre site. This redevelopment of this site is supported by Core Policy 9 <i>Chippenham Central Areas of Opportunity</i> of the adopted Wiltshire Core Strategy.</p> <p><b>No action</b></p>
	Cllr Chris Caswill (43)	<p>Add to IDP – and R123 List, see R123 section for comments Olympiad</p> <ul style="list-style-type: none"> <li>• Add extra projects to the Olympiad (already on R123 List but limited projects in the IDP)</li> <li>• Possibly to include: <ul style="list-style-type: none"> <li>• New swimming pool</li> <li>• Better provision for gymnastics</li> <li>• More halls, courts, studios and sports gym facilities</li> <li>• Improved leisure and relaxation facilities (e.g. sauna, stream room etc.</li> <li>• Social facilities (e.g. a sports club type</li> </ul> </li> </ul>	<p>Upgrades to sport and recreation facilities within the Olympiad, Chippenham are already included on the Regulation 123 List.</p> <p>If further specific projects are identified for this facility then they could be added to the Infrastructure Delivery Plan in subsequent updates.</p> <p><b>No action</b></p>



Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		café or bar) <ul style="list-style-type: none"> <li>Complete refurbishment and redecoration of existing halls, studios and courts</li> </ul> To be funded by CIL, suggested cost of £6m to £10m (exact figure to be determined after appropriate assessment)	
	Cllr Chris Caswill (43)	Re: Chippenham Railway Station and surrounding area  Does this include a third lift on the north side of the footbridge, which would allow the disabled, those with trolleys, prams and bikes to cross over the railway and access the Olympiad, the College and town centre?  The redevelopment should allow for better access and drop off to the north of the station, to mitigate congestion on Station Hill/ Cocklebury Road and the roads currently leading to the station entrance to the south.	A third lift is being considered as part of the Langley Park development, with S106 developer contributions specifically sought towards this proposal.  <b>No action</b>
	CAUSE 2015 (47) (Cllr Chris Caswill)	Basic errors in the text for CHIEAS004, which attributes the road from the A350 to Cocklebury Lane to the Rawlings Green developer (and, once again, to the Council) and then goes on to erroneously describe that as the Cocklebury Link Road. Little confidence in the Chippenham IDP if it contains errors of this magnitude. When reviewed, needs to be more carefully checked than this one.	Noted. However, in view of the recent amendments to the draft Chippenham Site Allocations Plan presented to Full Council on 17 May 2016, the proposed East Chippenham strategic site is no longer part of the draft Plan.  <b>Proposed action IDP12</b>  The Council will review and correct any errors in the IDP, including those relating to the description of infrastructure requirements for strategic sites in

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			Chippenham, prior to finalising the document.
	CAUSE 2015 (47) (Cllr Chris Caswill)	The Draft Revised SPD makes in clear in chapter 7, paragraph 7.1, that planning obligations should be the first call for resolving highways needs. No justification then for why infrastructure requirements for the Chippenham sites cannot be met by planning obligations and, thus, this should be listed as the preferred option in the IDP when it is reviewed. The use of CIL funds to subsidise these developments is unacceptable, not least because they would absorb all or almost all of the CIL funds and leave little for the needs of local communities. Particularly if costs of an ELR and railway and river crossing bridges turn out to be higher than the figures in CHIEAS003 and CHIRAW003 – additional costs would fall upon CIL and taxpayers.	The IDP identifies the necessary infrastructure requirements, including potential sources of funding (e.g. developer contributions), to support planned growth in the adopted Wiltshire Core Strategy. It is the purpose of the Regulation 123 List, <b>not the IDP</b> , to then identify the projects that Wiltshire Council may fund, in whole or part, through CIL.  <b>Proposed action IDP11</b>  The Council will clarify in the IDP that it is the purpose of the Regulation 123 List, <b>not the IDP</b> , to identify which infrastructure projects may be funded by CIL.
<b>Appendix 1: Corsham</b>		No specific comments	
<b>Appendix 1: Devizes</b>	Devizes Town Council (10)	Re DEV017: Concern that the provision of the urgent care centre is identified as 'essential' (priority) but risk is coded at 'amber', indicating a potential threat to delivery – reconsider grading?	Noted  <b>Proposed action IDP13</b>  The Council will consider the priority and level of risk attached to project DEV017 and make any necessary amendments prior to finalising the IDP.
<b>Appendix 1: Malmesbury</b>	Malmesbury Civic Trust (9)	Appendix 1 for Malmesbury CA does not include the expansion of Malmesbury cemetery.	Cemeteries included in the IDP and on the Regulation 123 List are those for which the Council has responsibility and has identified as a priority. If further cemeteries are identified as a

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>priority for extension then they could be added in a future review of these documents.</p> <p><b>No action</b></p>
<b>Appendix 1: Marlborough</b>	Ian Mellor (4)	<p>MAR001 (Relocation of Preshute Primary School) - no need for replacement school based on pupil numbers (existing and expected) and, thus no Government funding. Wrong/ misleading to suggest that school would be funded through CIL and, particularly, s106: (i) school not on R123 List and (ii) education excluded from s106 in the Planning Obligations SPD. (iii) Based on latest HLS (September 2015) and subsequent permissions, not enough s106 to fund school plus cost of land. (iv) AONB location means exceptional circumstances needed to justify further development. (v) Contributions towards new school building and land not meet s106 tests – unrealistic/ unlawful seek primary school places when spare capacity within system (see pupil numbers) (vi) would be unviable along with other requirements. Request that project is deleted.</p> <p>Other points:</p> <ol style="list-style-type: none"> <li>1. Priority – not essential. Demand is falling (falling pupil numbers) and no Government funding available.</li> <li>2. Identified funding – funds will not come from CIL (not on R123 List) nor s106 (insufficient development for this to be funded through s106 contributions; not pass legal test when spare capacity exists)</li> <li>3. Phasing – unlikely to be 2016-2021. Inaccurate. No site, no planning permission, no funding and no realistic prospect of</li> </ol>	<p>Noted. While there are currently some surplus places in existing schools which should meet the demand from approved housing, any further housing could not be accommodated in the existing schools, as they cannot be expanded. The Council is seeking a new site for Preshute Primary School to enable to the school to be relocated and enlarged if necessary.</p> <p><b>Proposed action IDP14</b></p> <p>The Council will clarify the requirement for primary school places in Marlborough in the final IDP.</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>funding, no design, no public consultation.</p> <ol style="list-style-type: none"> <li>4. Risk – medium. No prospect of delivery by 2021. Risk greater than ‘high’. Should be removed from schedule</li> <li>5. Lack of community support from parents or local community. No community consultation. No proposals about future of existing site – most likely use is residential, or care home. Wrong to include scheme in IDP as an agreed scheme.</li> <li>6. Case for retaining existing use of site. Pupils number will fall, so opportunity to remove some buildings and increase play space and other facilities. Half number of pupils, fewer from long distance = reduction in car journeys/ traffic.</li> <li>7. Village school – Become village school again. Local and character that new schools in housing estates do not have. If Preshute relocated, why would parents send children there instead of new St Mary’s School, also in a housing estate but with more facilities and open to children of all abilities? Village school character part of attractiveness of school.</li> <li>8. Removal of rural facilities from village of Manton would harm the character of the village</li> <li>9. No mention of replacement school until (i) support from community, (ii) site identified, (iii) funding in place, (iv) planning permission granted, (v) certainty and community support for future use of existing site</li> </ol>	
<b>Appendix 1: Melksham</b>	Melksham Without	Add proposed eastern by pass to the IDP	Noted. The A350 Melksham Bypass project was

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Parish Council (12)	because (i) parish council strategy for development in parish/ neighbourhood plan area to be in north east, (ii) will facilitates continuation of eastern by-pass to connect Beanacre to newly constructed Eastern Way	submitted by the Swindon and Wiltshire LEP to the DfT's Local Transport Majors Fund with the aim of securing funding to develop an outline business case for the scheme.  It is possible for such a scheme to be added to the IDP during a future review, when further information is available.  <b>No action</b>
<b>Appendix 1: Mere</b>		No specific comments	
<b>Appendix 1: Pewsey</b>		No specific comments	
<b>Appendix 1: Royal Wootton Bassett &amp; Cricklade</b>		No specific comments	
<b>Appendix 1: Salisbury</b>	Salisbury City Council (19)	The housing trajectory for Salisbury includes strategic sites which are located in adjoining community areas. This needs to be made clear, since the map only shows the boundary of the community area and not the strategic sites which are outside that boundary.	Noted. This reflects the adopted Wiltshire Core Strategy, which includes these strategic sites that delivery the housing requirement for the city in the Salisbury Community Area.  <b>Proposed action IDP15</b>  The Council will review Appendix 1 for Salisbury to consider how best to reflect that strategic sites delivering housing requirement for Salisbury that may be located outside of the community area boundary prior to finalising the IDP.
	Salisbury City Council (19)	It also needs to be made clear whether infrastructure projects which serve the strategic	Infrastructure projects that serve the strategic sites included within Salisbury housing allocation

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		housing sites which are included within Salisbury's allocation but which lie outside the current city boundary are to appear in this appendix of the IDP or in the appendix for the community area in which the infrastructure is located. The information supplied in the IDP and the SDP in relation to Education does not seem to match up – see comments on SAL001 below – so the situation is unclear.	will be included within the appendix for Salisbury.  <b>Proposed action IDP16</b>  The Council will review Appendix 1 for Salisbury to consider how best to reflect that infrastructure projects that serve the strategic sites included within Salisbury housing allocation will be included within the appendix for Salisbury, e.g. SAL001, prior to finalising the IDP.
	Salisbury City Council (19)	SAL004/WC011 NB WC011 'Capacity increases to the A36' has been removed in this version of the IDP, but comment still applies in respect of SAL004. There is no indication where these capacity increases have been justified – the Salisbury Transport Strategy documents make some reference to capacity issues at roundabouts but not to any general need for road widening. The Highways Agency statistics for the A36 show a general levelling off and even reduction of traffic on the A36 since 2000 so evidence for general capacity increases appears to be lacking.	Noted  <b>Proposed action IDP17</b>  The Council will review and clarify the requirement for SAL004, i.e. capacity increases to the A36, prior to finalising the IDP.
	Salisbury City Council (19)	SAL016-SAL019 Air Quality monitoring and modelling. Given the legal requirement for Wiltshire Council to meet air quality objectives in order to comply with EU legislation the provision of modelling and monitoring should be deemed 'essential' rather than 'place-shaping'.	Noted. Air quality is not listed under Core Policy 3.  <b>Proposed action IDP18</b>  The Council will review whether air quality mitigation should fall under 'essential' or 'place-shaping' infrastructure prior to finalising the IDP.

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Salisbury City Council (19)	<p>SAL020 £10,000 allocated over 15 years in order to develop and implement an Air Quality Action plan for Salisbury seems very low, bearing in mind that implementation will involve taking actions which are as yet undefined, Also, in view of the importance of meeting Air Quality Objectives within the City (see SAL016-SAL019 above) this should be deemed 'essential' rather than 'place-shaping'.</p>	<p>Noted. The IDP is an iterative document that is reviewed and updated periodically. It uses the best available evidence at the time of publication. If further specific implementation projects are identified then they could be considered for inclusion at a later date. Air quality is not listed under Core Policy 3.</p> <p><b>Proposed action IDP18</b></p> <p>The Council will review whether air quality mitigation should fall under 'essential' or 'place-shaping' infrastructure prior to finalising the IDP.</p>
	Salisbury City Council (19)	<p>SAL005-SAL012 (Was WC004-WC009 in previous IDP)</p> <p>The items related to the Salisbury Transport Strategy are based on work undertaken by Atkins in 2009/2010. As yet there has been no opportunity for stakeholders including the City Council to comment on the options which are being put forward. An Area Transport Strategy for Salisbury is supposed to form part of the Wiltshire Local Transport Plan 2011-2026. However no local area strategy has yet been consulted on or adopted as part of this Local Transport Plan process, and the Salisbury Transport Strategy referred to in the IDP would appear to have no formal status.</p> <p>Work on the Salisbury Transport Strategy to date has failed to take account of local aspirations and various aspects of Salisbury's development (including the Vision projects) which a stage of</p>	<p>The IDP is an iterative document that is reviewed and updated periodically. It uses the best available evidence at the time of publication. If further specific implementation projects are identified then they could be considered for inclusion at a later date.</p> <p>Work was undertaken towards a transport strategy for Salisbury during the preparation/ examination of the South Wiltshire Core Strategy. Further work is currently being progressed.</p> <p><b>Proposed action IDP19</b></p> <p>The Council will update the links to the existing evidence base for the Salisbury Transport Strategy and clarify the position with regard to current work on the strategy prior to finalising the IDP.</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>local consultation would have supplied. Examples of matters which are not dealt with in the Atkins work, and which will affect the estimated costs being used, include:</p> <ul style="list-style-type: none"> <li>• Public transport interchange facilities including improved rail/bus interchange and planning for the increase in bus services which will result from development (e.g. Community Campus bus service, bus service to new developments).</li> <li>• Coach infrastructure (The existing Coach Park is scheduled to be removed as part of the Maltings redevelopment which will jeopardise Salisbury's current 'coach friendly' status and could result in a large reduction in visitor numbers)</li> <li>• Re-opening of the railway station northern entrance</li> <li>• Opportunities for public transport infrastructure within the strategic sites around Salisbury, e.g. a bus gate to link the Longhedge site to Old Sarum housing to give the possibility a circular bus route</li> <li>• Opportunities for cycle routes to serve the new developments proposed around Salisbury. e.g. the potential off-road link to Bishopdown 2 shown on Wiltshire Council's Salisbury Cycle network map</li> <li>• Extension of 20 mph limits and zones throughout Salisbury</li> <li>• Opportunities to enhance the city centre environment to improve accessibility</li> </ul>	



Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>More recent proposals such as opportunities for cycle and walking improvements as identified in June 2013 "Cycle and Pedestrian access study" for Wiltshire produced by Sustrans as part of the LSTF bid.</p> <p>It is suggested that further work is needed to develop a comprehensive Transport Strategy for Salisbury and the IDP will need to be reviewed when a Transport Strategy has been finalised.</p>	
	Salisbury City Council (19)	<p>Additional comments on Salisbury IDP projects SAL001 – Primary School Education SAL001 makes reference to three new primary schools and extensions to existing schools. Table 5.2 in the SPD refers to 5 new primary schools in the housing allocations for Salisbury (at Churchfields, Fugglestone Red, Hampton Park, Longhedge and Wilton UKLF). The IDPs for Wilton and for Southern Wiltshire do not make reference to new primary schools within their community area, so it is unclear which of the 5 primary schools referred to in Table 5.2 are included in Salisbury's IDP.</p>	<p>Noted.</p> <p><b>Proposed action IDP20</b></p> <p>The Council will clarify the position with regard to the requirement for primary school places in Salisbury, Wilton and Southern Wilton Community Areas prior to finalising the IDP.</p>
	Salisbury City Council (19)	<p>SAL004 – Southampton Road The reference to the Highways Agency should now refer to Highways England. Given that the A36 is a trunk road and that maintenance and enhancements to the Strategic Road Network would normally be the responsibility of the Highways England is it appropriate to allocate S106 or CIL funding to such a project?</p>	<p>Noted. The Council can pass CIL to a third party, such as Highways England, if the infrastructure to be delivered will benefit development in its area.</p> <p><b>Proposed action IDP21</b></p> <p>The Council will correct the reference to the Highways Agency/ England prior to finalising the IDP.</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
	Salisbury City Council (19)	Additional Infrastructure projects: Transport The proposal to create a 'shared space' environment at Minster Street/Castle Street/Blue Boar Row is something which the Sustainable Transport department have been working on in recent months and this should be added as an infrastructure project with an indication of timeframe and funding sources etc.	Noted  <b>Proposed action IDP22</b>  This suggestion from Salisbury City Council about a 'shared space' environment at Minster Street/ Castle Street/ Blue Boar Row will be passed to Council's sustainable transport team for further consideration. It is possible for further identified schemes to be added to the IDP at a later review.
	Salisbury City Council (19)	Additional Infrastructure projects: Open Space, Green Infrastructure and the Environment The only projects on the IDP in this category relate to Air Quality. There are other open space projects e.g. the Country Park associated with Riverdown Park , open space at Lime Kiln Way which should be included in this list. It is suggested the Salisbury Area Greenspace Partnership (SAGP), a community-led organisation which has been working in partnership with Wiltshire Council, Salisbury City Council and others since 2012, could help to develop this list further. SAGP have been working on a greenspace mapping project building on WC's digital mapping base and their work is helping to identify requirements relating to green infrastructure improvements and green linkages in Salisbury and the surrounding areas where new development linked to Salisbury is occurring.	Noted. The IDP is an iterative document that is reviewed and updated periodically. It uses the best available evidence at the time of publication. If further specific implementation projects are identified through working with the Salisbury Area Greenspace Partnership on, for example, the Green Infrastructure Strategy then they could be considered for inclusion at a later date.  <b>No action</b>
	Salisbury Area Greenspace Partnership (16)	Re: Planning application Ref: 13/00673/OUT for 650 houses at Longhedge Why no links to Old Sarum for pedestrians &	The need to provide a link between the Longhedge site and the Old Sarum site was the subject of much discussion during the planning

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		cyclists or links to the local park and ride facility or safer routes into Salisbury	<p>application process for 13/00673/OUT. The difficulty relates to the link needing to cross a strip of land owned by a third party. Unless the owner of this strip wishes to allow a crossing of their land, it would be impossible for the applicant to secure a continuous surfaced link to be provided over this third party land. The Council agreed with the applicant that, in the circumstances, the most appropriate manner with which to deal with this matter would be through the inclusion of a commuted sum within the Section 106 Agreement for the Council to secure the future provision of such a link to allow free and unfettered access to residents/occupiers of both the future Longhedge site and the Old Sarum site.</p> <p><b>No action</b></p>
<b>Appendix 1: Southern Wiltshire</b>		No specific comments.	
<b>Appendix 1: Tidworth</b>		No specific comments.	
<b>Appendix 1: Tisbury</b>		No specific comments.	
<b>Appendix 1: Trowbridge</b>	APT & Persimmon Homes (36) (Pegasus Planning Group)	The IDP anticipates the Ashton Park strategic allocation to come forward in the period 2016 - 2026. However, it should be noted that the outline planning application was submitted in May 2015, but continues to be delayed by additional information required for the Habitat Regulations Assessment and Environment Agency. The delays will clearly have implications to the	<p>Noted. The IDP is an iterative document that is reviewed and updated periodically. It uses the best available evidence at the time of publication. If the timetable changes then this can be reflected in a subsequent update to the IDP.</p> <p><b>No action</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		trajectory for delivery of the strategic allocation.	
	APT & Persimmon Homes (36) (Pegasus Planning Group)	TRO ASH 012 Policy CP41 relates to sustainable construction and is not appropriate for inclusion in the infrastructure list.	Noted.  <b>Proposed action IDP23</b>  The Council will review project TROASH012, the provision of a sustainable energy strategy, (and similar projects that may be listed for other strategic sites) and consider whether its inclusion is still appropriate prior to finalising the IDP.
	APT & Persimmon Homes (36) (Pegasus Planning Group)	TROASH 013, 014,015,016,019 The cost of delivery has yet to be explained or negotiated in detailed discussions on the s 106 or agreed with the developer.	Noted. The IDP is an iterative document that is reviewed and updated periodically. It uses the best available evidence at the time of publication, which in this case are indicative costs from sustainable transport/ rights of way services. If the costs change then this can be reflected in a subsequent update to the IDP.  <b>No action</b>
<b>Appendix 1: Warminster</b>	Redrow Homes (39) (Nathaniel Litchfield)	R123 List much clearer at identifying which projects are on the R123 List than the IDP.  Some schemes subject to s106 are included in the SPD  However, unable to understand why some schemes are on the R123 List, whereas others have been excluded. For example, for Warminster, the IDP identifies four education projects, including new primary school and secondary school on strategic site (as allocated	The Infrastructure Delivery Plan (IDP) identifies infrastructure projects, including potential sources of funding, necessary to deliver planned growth in the adopted Wiltshire Core Strategy. Not all of these projects are intended to be funded through CIL. It is the purpose of the Regulation 123 List, not the IDP, to identify projects that Wiltshire Council may fund, in whole or part, through CIL.  CIL is a mechanism that Wiltshire Council can use to fund strategic infrastructure across the County. Unlike with s106 agreements, CIL does

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>in the Core Strategy). None of these schemes are on the R123 List or in the SPD. The IDP simply states that they will be funded by s106/ CIL/ Wiltshire Council.</p> <p>What does this mean for projects other than those on the R123 List and in the SPD? Creates uncertainty for developers and jeopardise the delivery of housing on strategic and other sites due to viability concerns.</p>	<p>not have to be spent in the area where the development takes place. It may be more appropriate for the Council to deliver some infrastructure by other means, such as through section 106 agreements. This can apply to directly related infrastructure that is necessary to make a development acceptable in planning terms.</p> <p><b>No action</b></p>
	Redrow Homes (39) (Nathaniel Litchfield)	<p>Risk of double dipping, using example of Redrow's planning application on Land at St Andrew's Road, Warminster:</p> <p>Wiltshire Council is requesting through s106:</p> <ul style="list-style-type: none"> <li>• Affordable housing at 30%</li> <li>• Primary and secondary education c.£1.58m</li> <li>• NHS contribution for GP provision c.£100K</li> <li>• Public art c£61K</li> <li>• On-site public open space</li> <li>• Public right of way improvements up to £150K</li> <li>• Sustainable transport contributions (TBC)</li> </ul> <p>CIL</p> <ul style="list-style-type: none"> <li>• CIL liability estimated at £670K, which the Council advised to include:</li> <li>• Outdoor sports provision = £45K</li> <li>• Cemetery provision = £4K</li> <li>• Stone Curlew project = £23K</li> <li>• Community facilities = £168K</li> </ul>	<p>Land at St Andrew's Road, Warminster, is a planning application for c.203 houses, part of a larger strategic site allocated in the Wiltshire Core Strategy.</p> <p><b>Estimating CIL Liability</b></p> <p>Using the same assumptions in the CIL Viability Study (i.e. CIL rate = £30 per sqm; Affordable Housing 30%; average floor space = 95 sqm), we can estimate the CIL liability as follows:</p> <p>Number of houses = 203  Number of market houses = 142 (minus 30%)  Total floor space = 13,499.5 sqm (142 x 95)  Total CIL = £404,985  Neighbourhood Proportion (passed to parish councils) = £60,747.75 (15%)  Wiltshire Council CIL = <b>£344,237.25</b></p> <p>CIL is a mechanism that Wiltshire Council can use to fund strategic infrastructure across the County. Unlike with s106 agreements, CIL does not have to be spent in the area where the</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>Advised allocation of CIL funds totals £240K. Taking away c£150K social housing relief, how will the remaining £280K be spent? How will the Council ensure that Redrow do not pay for the same infrastructure twice?</p> <p>While on-site requirements, such as public open space, public art and affordable housing, must be captured through s106, how are off-site requirements such as education and NHS contributions any different to community facilities or outdoor sport? For some to be under CIL and some to be under s106 seems illogical and unjustified.</p>	<p>development takes place. It may be more appropriate for the Council to deliver some infrastructure by other means, such as through section 106 agreements. This can apply to directly related infrastructure that is necessary to make a development acceptable in planning terms.</p> <p>In simple terms, if an infrastructure project is on the Regulation 123 List then contributions cannot be sought towards it through section 106 agreements.</p> <p><b>No action</b></p>
	Redrow Homes (39) (Nathaniel Litchfield)	<p>CIL Regulation 122 requires planning obligations to be 'necessary', 'directly related' and 'fairly related in scale and kind'.</p> <p>Cannot assume a direct impact on Princecroft Primary School from Redrow's proposed development in Warminster. While the Council might assume that children from the development will go there, this is not a prerequisite as parents can apply for their children to go to any primary school.</p> <p>School places strategy (2015-2020) demonstrates that there are 12 primary schools (within 3 miles of the Redrow site). In 2016/17, the number of surplus places is expected to be c.262 across these schools. These figures take into account the proposed West Warminster Urban Extension. Significant reach to show that the impact of Redrow's scheme will fall upon one</p>	<p>Noted. In terms of the relationship between CIL and section 106, if an infrastructure project is on the Regulation 123 List then contributions cannot be sought towards it through section 106 agreements. Any contributions sought through section 106 agreements must meet the legal tests set out in Regulation 122 of the CIL Regulations 2010 (as amended) and the pooling restrictions set out in Regulation 123.</p> <p><b>No action</b></p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
		<p>school in particular, thus warranting a s106 contribution.</p> <p>This need to be clarified – the Council's application of CIL/ s106 does not meet the stringent tests in the Regulations. Potential to leave schemes unviable.</p>	
<b>Appendix 1: Westbury</b>		No specific comments	
<b>Appendix 1: Wilton</b>	Salisbury City Council (19)	There is a subheading in this document which reads 'Delivery of housing 2006 – 2026 for the Mere community area:' and this should refer to Wilton community area.	<p>Noted</p> <p><b>Proposed action IDP24</b></p> <p>The Council will correct the error in Appendix 1 for Wilton, in which a sub-heading incorrectly refers to 'Delivery of housing 2006 – 2026 for the Mere Community Area' when this should refer to Wilton, prior to finalising the IDP.</p>
<b>Appendix 1: Strategic, regional and general</b>	Malcolm Toogood (35)	<p>Object to inclusion of WCC008, WCC009 and WCC010 in a consultation on community projects, i.e. the 'nice-to-haves' as opposed to the essentials. These are statutory requirements and should not be funded through non-Core funding.</p> <p>The suggestion of paying for this from development levies shows the Council has scant regard for the safety of its citizens and more concerned with keeping as much of the taxpayers' money it receives towards overinflated staffing levels, especially within the planning service.</p>	<p>The focus of the Infrastructure Delivery Plan (IDP) and the Community Infrastructure Levy (CIL) is on strategic infrastructure requirements rather than community projects.</p> <p>The Infrastructure Delivery Plan (IDP) identifies the necessary infrastructure to deliver planned growth set out in the adopted Wiltshire Core Strategy (January 2015), which is the high level strategic planning document for the County. These projects may be delivered by a range of funding mechanisms, including CIL, section 106 agreements or grant funding.</p> <p>CIL is intended to fund strategic infrastructure</p>

Topic	Consultee (Comment ID)	Comments	Officer responses/ proposed actions
			<p>projects across the County. It is the purpose of the Regulation 123 List, not the IDP, to identify infrastructure projects that may be funded by CIL. As mentioned above, CIL is only one of the mechanisms used to fund infrastructure. It may be more appropriate to fund projects through section 106 agreements if they are directly related to a particular development.</p> <p>The CIL Examiner recognised in his report (paragraph 73) the need to be flexible with regard to funding sources for proposed developments in Chippenham.</p> <p>However, a proportion of CIL is ring-fenced for local community projects. This is passed to parish councils for them to spend as they see fit, as long as it is in line with the CIL Regulations 2010 (as amended).</p> <p><b>Proposed action IDP11</b></p> <p>The Council will clarify in the IDP that it is the purpose of the Regulation 123 List, <b>not the IDP</b>, to identify which infrastructure projects may be funded by CIL.</p>



## 7. Proposed actions and next steps

### Draft Revised CIL Regulation 123 List

- 7.1. *Table 7.1* below contains a list of proposed changes (**R123 1 to R123 3**) to the Draft Revised CIL Regulation 123 List resulting from consultation feedback.

Table 7.1 – Proposed changes to the Draft Revised CIL Regulation 123 List resulting from consultation feedback

Table 7.1 – Proposed changes to the Draft Revised CIL Regulation 123 List resulting from consultation feedback	
Ref.	Description
<b>R123 1</b>	Remove “A350 Chippenham Bypass Improvements (Bumpers Farm)” from the Regulation 123 List.
<b>R123 2</b>	Remove “A429 Malmesbury Access Improvements (junction improvements at B4014 Tetbury Road/ Tetbury Hill and B4014 Filands/ A429 Crudwell Road)” from the Regulation 123 List
<b>R123 3</b>	Remove “A36 Southampton Road upgrades (inc. road widening, increasing roundabout capacity and bus priority lanes)” from the Regulation 123 List

### Draft Revised Planning Obligations SPD

- 7.2. *Table 7.2a* below contains a list of proposed changes (**SPD1 to SPD18**) to the existing Planning Obligations SPD included within the consultation draft and supported through consultation feedback.

Table 7.2a – Proposed changes to the existing Planning Obligations SPD included within the consultation draft and supported through consultation feedback

Table 7.2a – Proposed changes to the existing Planning Obligations SPD included within the consultation draft and supported through consultation feedback	
Ref.	Description
<b>SPD1</b>	Amend paragraph 1.4 as follows:  This <b>Revised</b> Planning Obligations Supplementary Planning Document (SPD) supports policies within the adopted Wiltshire Core Strategy (January 2015), particularly Core Policy 3 Infrastructure Requirements. It should be read in conjunction with the Wiltshire CIL Charging Schedule and the Wiltshire Regulation 123 List (see paragraph 2.12). <b>The Council will periodically review and update the Regulation 123 List.</b>
<b>SPD2</b>	Amend paragraph 3.2 as follows:

Table 7.2a – Proposed changes to the existing Planning Obligations SPD included within the consultation draft and supported through consultation feedback

Ref.	Description
	<p>“Since the adoption of Wiltshire’s CIL Charging Schedule, the scope of planning obligations is reduced. However, planning obligations will still be sought towards affordable housing. The Council may also seek planning obligations, where it is not appropriate to use planning conditions, towards site-specific infrastructure projects not on the Wiltshire Regulation 123 List. <del>Such site-specific infrastructure projects may fall under the following categories:</del></p> <ul style="list-style-type: none"> <li><del>• Education</del></li> <li><del>• Open space/ green infrastructure</del></li> <li><del>• Transport/ highways</del></li> <li><del>• Flood alleviation and sustainable urban drainage schemes</del></li> <li><del>• Community and health facilities</del></li> <li><del>• Air quality, contaminated land and noise monitoring and mitigation measures</del></li> <li><del>• Fire hydrants</del></li> <li><del>• Local employment, skills training and enterprise benefits</del></li> <li><del>• Waste and recycling containers</del></li> <li><del>• Art and design in the public realm</del></li> <li><del>• Site specific measures to protect and enhance the historic environment”</del></li> </ul>
SPD3	<p>Amend paragraph 5.4 as follows:</p> <p>“A specific local education need may be identified that is linked to development. <del>CIL is unlikely to cover the full cost of land or the provision of a new school, or extension to existing schools.</del> Therefore, this may be secured through planning obligations. The Council can pool up to five separate planning obligations towards a specific project not on the Regulation 123 List. In some cases, the scale of a development may be sufficient by itself to justify a new school. The developer will then be expected to provide the site free of charge and pay the full construction costs, including all design fees and charges.”</p>
SPD4	<p>Amend paragraph 6.1 as follows:</p> <p>“The Council will generally mitigate the site specific impact of development on Wiltshire’s open space and green infrastructure through planning obligations. <u>CIL may be used to fund open space and green infrastructure projects.</u>”</p>
SPD5	<p>Delete paragraph 6.3 as follows:</p> <p><del>The provision of new and improvements to existing public open space and green infrastructure will generally be funded through CIL, except where the requirement can be attributed to five or fewer developments, when they may be sought through planning obligations, subject to meeting the three statutory tests in Regulation 122 of the CIL Regulations 2010 (as amended).</del></p>
SPD6	<p>Amend paragraph 6.4 as follows:</p> <p>“Mitigation of ecological impacts will generally continue to be managed through planning conditions and obligations as these matters are typically site specific. However, in exceptional circumstances off-site compensation, such as habitat creation or enhancement, may be required to offset the effects of development where onsite mitigation is not possible. For example, a financial contribution may be required to fund capital works and ongoing management by the Council or relevant third parties. This would exclude funding of strategic <u>Habitats Regulations Assessment (HRA)</u> mitigation strategies, as identified in the Regulation 123 list, Infrastructure Delivery Plan and / or paragraph 6.70 of the Wiltshire</p>

Table 7.2a – Proposed changes to the existing Planning Obligations SPD included within the consultation draft and supported through consultation feedback	
Ref.	Description
	Core Strategy.”
SPD7	<p>Amend paragraph 6.5 as follows:</p> <p>“The <del>Habitats Regulations Assessment</del> of the Wiltshire Core Strategy identified that the cumulative effects of planned development has the potential to effect a number of European designations including the Salisbury Plain and the New Forest Special Protection Areas and the River Avon Special Area of Conservation; strategic mitigation strategies for these areas will be funded through CIL receipts. To meet the strict requirements of the Habitat Directive to ensure that these strategies are delivered, funds will be ring-fenced annually from CIL receipts prior to spending on any other infrastructure item.”</p>
SPD8	<p>Amend paragraph 7.12 as follows:</p> <p>There will be some transport schemes that cannot be funded through planning obligations and these will be delivered through CIL receipts. <del>This will generally be targeted towards ‘softer’ transport measures, as identified in the Regulation 123 List, such as:</del></p> <ul style="list-style-type: none"> <li><del>• Personalised travel planning</del></li> <li><del>• Town way-finding schemes</del></li> <li><del>• Footpath and cycle route enhancements</del></li> <li><del>• Wider urban bus service support</del></li> <li><del>• Mobility schemes</del></li> <li><del>• Cycle stand provision</del></li> <li>• <del>On-highway public realm improvements</del></li> </ul>
SPD9	<p>Amend paragraph 10.2 as follows:</p> <p>“Examples of section 106 obligations may include but will not be limited to:</p> <ul style="list-style-type: none"> <li>• Site-specific air quality, contaminated land and noise monitoring and mitigation measures</li> <li>• Fire hydrants (<i>see paragraph 10.3</i>)</li> <li>• Local employment, skills training and enterprise benefits</li> <li>• Waste and recycling containers</li> <li>• Art and design in the public realm</li> <li>• Site-specific measures to protect and enhance the historic environment”</li> </ul>
SPD10	<p>Add paragraph 10.3 as follows:</p> <p><u>“Development may require the provision of fire hydrants and water supplied for firefighting. Where a direct need arising from the development is identified by the Fire Authority, the Council will seek this through a planning condition or, if this is not possible, a planning obligation. The developer is responsible for the cost of the hydrants and water supplies for firefighting. Consultation should be undertaken with the Fire Authority to ensure that the site is provided with adequate water supplies for use by the fire and rescue service in the event of a fire. Arrangements may include a water supply infrastructure, suitable siting of hydrants and/ or access to an appropriate water supply. Consideration should also be given to ensure access to the site, for the purpose of firefighting, is adequate for the size and nature of the development. CIL may be used to fund other emergency services infrastructure projects.”</u></p>
SPD11	Amend paragraph 11.17 as follows:

Table 7.2a – Proposed changes to the existing Planning Obligations SPD included within the consultation draft and supported through consultation feedback	
Ref.	Description
	“Parish and town councils are well placed to articulate the needs of the local community. They may identify necessary mitigation measures required from development proposals. In addition, neighbourhood plans may also play a key role in identifying and prioritising local infrastructure that could be delivered via planning obligations or <b>the neighbourhood proportion of</b> CIL receipts.”
SPD12	Amend paragraph 12.10 as follows:  “CIL Regulation 123 states that the pooling of contributions from more than five separate planning obligations towards a specific type of infrastructure or infrastructure project will not be permitted ( <del>for example, pooling contributions to pay for improvements to Wiltshire’s parks</del> ).”
SPD13	Delete paragraph 12.11 as follows:  <del>Only in very exceptional circumstances where no more than five separate developments are proposed in close proximity to each other and the cumulative effect will result in the need for a specific mitigating measure which hasn’t been pooled since 2010, the council may pool contributions for each of these developments in order to fund the necessary measures.</del>
SPD14	Delete Appendix 1 (and make appropriate changes to Table of Contents)
SPD15	Amend the title of Appendix 2 as follows: (and make appropriate changes to Table of Contents)  Appendix <del>2</del> <b>1</b> – Wiltshire Affordable Housing Zones Map ( <b>Core Policy</b> 43)
SPD16	Replace the Wiltshire Affordable Housing Zones Map with a higher quality version
SPD17	Amend the title of Appendix 3 as follows: (and make appropriate changes to Table of Contents)  Appendix <del>3</del> <b>2</b> – Useful links
SPD18	Amend the footer on all pages as follows:  <b>Revised</b> Wiltshire Planning Obligations Supplementary Planning Document

- 7.3. Table 7.2b below contains a list of further proposed actions or changes (**SPD19 to SPD38**) to the existing Planning Obligations SPD resulting from consultation feedback.

Table 7.2b – Further proposed changes to the existing Planning Obligations SPD resulting from consultation feedback

Table 7.2b – Further proposed changes to the existing Planning Obligations SPD resulting from consultation feedback	
Ref.	Description

Table 7.2b – Further proposed changes to the existing Planning Obligations SPD resulting from consultation feedback	
Ref.	Description
SPD19	The Council will consider the most appropriate way of providing information on pooled planning obligations.  However, no change to the existing SPD is required.
SPD20	The Council will change the paragraph reference in paragraph 1.2, bullet point 4, from 2.15 to 2.13.
SPD21	The Council will change the paragraph reference in paragraph 2.6, from 2.13 to 2.12.
SPD22	The Council will ensure that the section heading and paragraph numbers of the Revised Planning Obligations SPD reflect that 'The Council's approach to developer contributions' is Chapter 3, not Chapter 2.  However, no change to the existing SPD is required.
SPD23	The Council will ensure that the section heading and paragraph numbers of the Revised Planning Obligations SPD reflect that 'Affordable Housing' is Chapter 4, not Chapter 3.  However, no change to the existing SPD is required.
SPD24	The Council will change the reference in footnote 1 from Appendix 2 to Appendix 1.
SPD25	The Council will change the reference in paragraph 4.6 of the existing SPD from Appendix 2 to Appendix 1.
SPD26	Amend paragraph 4.3 of the existing SPD as follows:  The NPPF ( <b>March 2012</b> ) definition for affordable housing includes social, affordable and intermediate housing for rent or sale. <del>They are Affordable housing is</del> provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. <b><u>This SPD will apply to any definition of affordable housing in future versions of the NPPF.</u></b>
SPD27	Amend paragraph 4.6 of the existing SPD as follows:  Core Policy 43 seeks at least 30% or 40% (net) affordable housing provision on-site depending upon the location of development ( <i>see Appendix 2 1</i> for a map of the affordable housing zones). In exceptional circumstances, the Council will accept a commuted sum. <del>However, a Ministerial Statement (28 November 2014) changed the position by requiring that contributions should not be sought from developments of 10 units or less and which have a maximum combined floorspace of no more than 1000sqm (Gross Internal Area). Local authorities can apply a threshold of five units or less in designated rural areas, including national parks and Areas of Outstanding Natural Beauty (AONBs), but must then seek affordable housing and tariff style contributions on development of between six and 10 units in the form of cash payments commuted until after completion of units within the development.</del> Provision may vary on a site by site basis, taking into account local need, mix and development viability. <b><u>In applying the affordable housing policy for developments of 10 units or less, the Council will have regard to the Ministerial Statement of 28 November 2014<sup>1</sup> and the associated changes to the Planning Practice Guidance.</u></b> On rural exception sites <sup>2</sup> , Core Policy 44 allows affordable houses for local need.  Insert and retain, respectively, the following footnotes:  <sup>1</sup> Department for Communities and Local Government, the Minister of State for Housing and Planning

Table 7.2b – Further proposed changes to the existing Planning Obligations SPD resulting from consultation feedback	
Ref.	Description
	<p>(Brandon Lewis). (28 November 2014). House of Commons: Written Statement (HCWS50) <i>Support for small scale developers, custom and self-builders</i>. Available: <a href="http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf">http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf</a>. Last accessed 24th August 2016.</p> <p>And,</p> <p><sup>2</sup>The restrictions on seeking affordable housing and tariff style planning obligations introduced by the Ministerial Statement (28 November 2014) do not apply to development on Rural Exception Sites, although they should not be sought from residential annexes or extensions.</p>
SPD28	<p>The Council will ensure that the section heading and paragraph numbers of the Revised Planning Obligations SPD reflect that 'Education' is Chapter 5, not Chapter 4.</p> <p>However, no change to the existing SPD is required.</p>
SPD29	<p><b>Proposed action SPD29</b></p> <p>Amend paragraph 5.9 of the existing SPD as follows:</p> <p><del>"Table 5.2 sets out how the council will use planning obligations and CIL to secure education facilities from development, including k</del>Known site-specific <b>education</b> requirements resulting from strategically important sites <del>allocated in the Wiltshire Core Strategy are set out in the development templates in Appendix A to the adopted Wiltshire Core Strategy, and in subsequent development plan documents, such as the Chippenham Site Allocations Plan and the Wiltshire Housing Site Allocations Plan. They are informed by the Infrastructure Delivery Plan, which will be updated periodically over the plan period. Infrastructure requirements may therefore change. The Council will be flexible and responsive to any changes."</del></p> <p>And remove Table 5.2.</p>
SPD30	<p>Add new paragraph 5.17 as follows:</p> <p><b><u>"The Council uses cost multiplier figures (updated annually) to determine the cost per place for nursery, primary and secondary places. These are applied to the pupil product figures when assessing the amount of financial contributions required from developers towards the provision of school places. Cost multiplier figures on which the final contribution will be calculated are those applicable on the date of signature of a legal agreement."</u></b></p>
SPD31	<p>Amend paragraph 6.4 as follows:</p> <p>"This would exclude funding of strategic <b>Habitats Regulations Assessment (HRA)</b> mitigation strategies, as identified in the Regulation 123 list, Infrastructure Delivery Plan and/or paragraph 6.<del>7</del><b>76</b> of the Wiltshire Core Strategy."</p>
SPD32	<p>Amend paragraph 6.7 as follows:</p> <p>"The saved Local Plan policies contain the adopted Wiltshire open space standards. These will be replaced by Wiltshire-wide standards, <del>which will be informed by an</del> <b><u>within the Wiltshire Open Spaces Study (2015 – 2026) Part 1 to be completed in 2015</u></b>. The new standards will be formally adopted as part of the partial review of the Wiltshire Core Strategy programmed in the Council's Local Development Scheme."</p>



Table 7.2b – Further proposed changes to the existing Planning Obligations SPD resulting from consultation feedback	
Ref.	Description
	<p>Amend paragraph 6.8 as follows:</p> <p>“Thresholds for planning obligations are set out in the adopted Wiltshire open space standards. Four sets of open space standards are currently in operation across Wiltshire, with different standards applying in each of the former district areas. <del>These will be replaced by Wiltshire wide standards which will be informed by an Open Spaces Study, to be completed in 2015, with the new standards adopted as part of the partial review of the Wiltshire Core Strategy by the end of 2015.</del> Core Policy 52 requires development to make provision in line with the adopted Wiltshire Open Space standards.”</p> <p>Amend paragraph 6.9 as follows:</p> <p>“. . . It will be guided by the Open Spaces Study, <del>to be completed in 2015</del>, dependent upon individual site characteristics and, as such, in the interim period decisions will be made on a case by case basis.”</p>
SPD33	<p>Amend paragraph 7.6 as follows:</p> <p>“The provision of sustainable transport measures may be more challenging in rural areas but is likely <u>to</u> reflect those sought in more urban areas of the county.”</p>
SPD34	<p>Amend paragraph 8.10 as follows:</p> <p>“On-site infrastructure may also be provided to alleviate the risk of flooding, and reduce impacts on drainage infrastructure. <u>Core Policy 3 states that water and sewerage, flood alleviation and sustainable drainage systems are essential infrastructure. This is to be provided by new development, which must be adequately served by on and off-site foul and surface water drainage systems.</u> This will normally form part of the detailed matters submitted and agreed through the planning application process. The delivery can therefore be secured through a planning condition.”</p>
SPD35	<p>Amend paragraph 9.3 as follows:</p> <p><del>“Table 9.2 sets out Known</del> site-specific <u>community and health facilities</u> requirements for health facilities resulting from new development <u>strategically important sites</u> allocated in the Wiltshire Core Strategy. <u>are set out in the development templates in Appendix A to the adopted Wiltshire Core Strategy, and in subsequent development plan documents, such as the Chippenham Site Allocations Plan and the Wiltshire Housing Site Allocations Plan. They are informed by the Infrastructure Delivery Plan, which will be updated periodically over the plan period. Infrastructure requirements may therefore change. The Council will be flexible and responsive to any changes.</u>”</p> <p>And delete Table 9.2.</p>
SPD36	<p>Amend paragraph 9.5 as follows:</p> <p>“Large residential developments or a cluster of neighbouring developments will lead to a local increase in population. This can create a need for specific local health facilities if there is no existing local capacity or likely to be in the near future. <del>The average list size for a whole time equivalent GP is 1,750 patients.</del> New development <del>that results in more than 7,000 new residents (a patient list of four whole time equivalent GPs)</del> may <u>therefore</u> require a new facility <u>or extensions to existing facilities</u> to be provided.”</p>
SPD37	<p>Amend paragraph 11.13 as follows:</p>

**Table 7.2b – Further proposed changes to the existing Planning Obligations SPD resulting from consultation feedback**

Ref.	Description
	On rare occasions the cost of obligations may be greater than the proposed development is able to bear. Where the outcome is judged to have a significant impact on residual land values and financial viability is raised as a concern, a financial appraisal of the proposed development by the applicant will be required to substantiate the claim. This <b>appraisal</b> should <b>be submitted alongside</b> <del>form part of</del> the application documentation and <b>where possible will be treated and kept as confidential by the Council</b> . The <del>e</del> Council will scrutinise the financial appraisal before confirming or otherwise viability.
<b>SPD38</b>	The Council will revise the map of affordable housing zones at Appendix 1 in the interests of clarity and consistency.

- 7.4. *Table 7.2c below contains a list of additional proposed changes (**SPD39 to SPD41**) to the existing Planning Obligations SPD following post-consultation internal review. These changes are being made in the interests of clarity and accuracy and, in the case of SPD39, to reflect current practice in planning for new school buildings. Proposed change SPD39 is not considered to affect the basis upon which education contributions are sought from development.*

**Table 7.2c – Additional proposed changes to the existing Planning Obligations SPD following post-consultation internal review****Table 7.2c – Additional proposed changes to the existing Planning Obligations SPD following post-consultation internal review**

Ref.	Description
<b>SPD39</b>	Amend paragraph 5.6 as follows:  The council will seek to open new (4-11) schools for primary phase pupils. For secondary phase pupils, the Council will seek to open new (11-16) or (11-18) schools, <b>however all-through (4-16 or 4-18) schools will also be considered where appropriate for school organisation arrangements. For new primary schools the expectation is that a school will be</b> rather than any other school organisation arrangements. <del>For primary schools there is a strong preference for schools which take in</del> between one (210 places) and three forms of entry (630 places). Smaller new schools will only be considered if it is not possible to expand existing schools and the <b>cumulative</b> additional demand <b>from development</b> does not require seven classes.
<b>SPD40</b>	Amend multiple references to sustainable drainage systems (SuDS) in the SPD, particularly in Chapter , from “sustainable urban drainage schemes/ systems” to “sustainable drainage systems” or “SuDS” as appropriate.
<b>SPD41</b>	Amend footnote 6 as follows:  Wiltshire Council (2014), Waste Storage and Collection Guidance for New Developments. <b><u>This document is currently under review. See Appendix 4.</u></b>



## Draft Updated Infrastructure Delivery Plan

- 7.5. Table 7.3 contains a list of proposed actions or changes (**IDP1 to IDP24**) to the Draft Updated Infrastructure Delivery Plan resulting from consultation feedback.

Table 7.3 – Proposed actions or changes to the Draft Updated Infrastructure Delivery Plan resulting from consultation feedback

Table 7.3 – Proposed actions or changes to the Draft Updated Infrastructure Delivery Plan resulting from consultation feedback	
Ref.	Description
<b>IDP1</b>	The Council will review the housing trajectories for each community area in Appendix 1 to determine whether they need to include housing still to be planned for during the plan period and make any changes prior to finalising the IDP.
<b>IDP2</b>	The Council will consider providing further information about and/ or a link to emerging local plans, in paragraph 1.8, prior to finalising the IDP.
<b>IDP3</b>	The Council will update the links to supporting plans and strategies, in Chapter 1, prior to finalising the IDP.
<b>IDP4</b>	The Council will update the links and clarify the monitoring and review process for the IDP, including the status of the Annual Monitoring Report (AMR), in Chapter 1, prior to finalising the IDP.
<b>IDP5</b>	The Council will consider whether the Policy for Requesting s106 Contributions for Education, referred to in paragraph 2.5, needs to be updated now that CIL is in operation.
<b>IDP6</b>	The Council will update the links in paragraph 3.6 to the existing evidence base work undertaken towards a transport strategy for Salisbury and clarify the position with regard to the current timetable for its completion.
<b>IDP7</b>	The Council will review paragraph 7.6 to recognise the impact of cumulative development upon the provision of healthcare facilities but remove reference to a specific number.
<b>IDP8</b>	The Council will review the references to 's106/ CIL', in Appendix 1, to provide clarification that the relevant infrastructure projects may be funded by developer contributions generally, i.e. s106 <u>or</u> CIL but not both.
<b>IDP9</b>	The Council will review the formatting of the document (i.e. paragraph, section and page numbers) prior to finalising the IDP.
<b>IDP10</b>	The suggestion from the Calne Community Neighbourhood Plan Steering Group about looking at upgrades to other areas of Sustrans Route 403 will be passed to the Council's sustainable transport team for further consideration. For example, between Castlefield's Park and Black Dog Halt and from Black Dog Halt to its junction with Studley Hill. It is possible for further identified schemes to be added to the IDP at a later review.
<b>IDP11</b>	The Council will clarify in the IDP that it is the purpose of the Regulation 123 List, <b>not the IDP</b> , to identify which infrastructure projects may be funded by CIL.
<b>IDP12</b>	The Council will review and correct any errors in the IDP, including those relating to the description of infrastructure requirements for strategic sites in Chippenham, prior to finalising the document.

<b>Table 7.3 – Proposed actions or changes to the Draft Updated Infrastructure Delivery Plan resulting from consultation feedback</b>	
<b>Ref.</b>	<b>Description</b>
<b>IDP13</b>	The Council will consider the priority and level of risk attached to project DEV017 and make any necessary amendments prior to finalising the IDP.
<b>IDP14</b>	The Council will clarify the position with regard to the requirement for primary school places in Marlborough prior to finalising the IDP.
<b>IDP15</b>	The Council will review Appendix 1 for Salisbury to consider how best to reflect that strategic sites delivering housing requirement for Salisbury that may be located outside of the community area boundary prior to finalising the IDP.
<b>IDP16</b>	The Council will review Appendix 1 for Salisbury to consider how best to reflect that infrastructure projects that serve the strategic sites included within Salisbury housing allocation will be included within the appendix for Salisbury, e.g. SAL001, prior to finalising the IDP.
<b>IDP17</b>	The Council will review and clarify the requirement for SAL004, i.e. capacity increases to the A36, prior to finalising the IDP.
<b>IDP18</b>	The Council will review whether air quality mitigation should fall under 'essential' or 'place-shaping' infrastructure prior to finalising the IDP.
<b>IDP19</b>	The Council will update the links to the existing evidence base for the Salisbury Transport Strategy and clarify the position with regard to current work on the strategy prior to finalising the IDP.
<b>IDP20</b>	The Council will clarify the position with regard to the requirement for primary school places in Salisbury, Wilton and Southern Wilton Community Areas prior to finalising the IDP.
<b>IDP21</b>	The Council will correct the reference to the Highways Agency/ England prior to finalising the IDP.
<b>IDP22</b>	This suggestion from Salisbury City Council about a 'shared space' environment at Minster Street/ Castle Street/ Blue Boar Row will be passed to Council's sustainable transport team for further consideration. It is possible for further identified schemes to be added to the IDP at a later review.
<b>IDP23</b>	The Council will review project TROASH012, the provision of a sustainable energy strategy, (and similar projects that may be listed for other strategic sites) and consider whether its inclusion is still appropriate prior to finalising the IDP.
<b>IDP24</b>	The Council will correct the error in Appendix 1 for Wilton, in which a sub-heading incorrectly refers to 'Delivery of housing 2006 – 2026 for the Mere Community Area' when this should refer to Wilton, prior to finalising the IDP.

### Next steps

- 7.6. This consultation report presents a summary of the responses received during the consultation, along with officer comments and proposed actions or changes resulting from these comments.

- 7.7. Final versions of the Revised Regulation 123 List and Revised Planning Obligations SPD will be submitted for approval by Cabinet, with the SPD being considered for recommendation to Full Council for adoption. The draft Updated IDP will be finalised and published on the Council's website.
- 7.8. The Revised Regulation 123 List and Revised Planning Obligations SPD will then be published on the Council's website at [www.wiltshire.gov.uk/communityinfrastructurelevy](http://www.wiltshire.gov.uk/communityinfrastructurelevy). The final Updated Infrastructure Delivery Plan (IDP) will be published at [www.wiltshire.gov.uk/infrastructuredeliveryplan](http://www.wiltshire.gov.uk/infrastructuredeliveryplan).

### Timetable

- 7.9. The next stages in the preparation of the Revised CIL Regulation 123 List, Revised Planning Obligations SPD and Updated IDP 3 are set out in *Table 7.4* below.

**Table 7.4 – timetable for Revised CIL Regulation 123 List, Revised Planning Obligations SPD and Updated IDP 3**

Stage	Date
<b>Cabinet</b>	13 September 2016
<b>Full Council</b> (for adoption of SPD)	18 October 2016

## Appendix A List of respondents

### Index

The table below contains the full list of individuals and organisations that responded to the consultation. All individual representations are available to view in full through the Council's online consultation portal at <http://consult.wiltshire.gov.uk/portal>.

Comment ID	Respondents
1	Mr John Moran <b>Health and Safety Executive</b> Consultee ID: 899838
2	Ms Amy Tawton <b>Vale of White Horse District Council</b> Consultee ID: 987730
3	<b>CLH Pipeline System Ltd</b> (formerly GPSS) Consultee ID: 987736  c/o Ms Elizabeth Leedham Fisher German Agent ID: 987735
4	<b>Mr Ian Mellor</b> Consultee ID: 898225
5	Ms Amanda McCann <b>Westbury Town Council</b> Consultee ID: 840677
6	Mr Bob Sharples <b>Sport England</b> Consultee ID: 987760
7	Ms Ann Chard <b>Chippenham Town Council</b> Consultee ID: 630000
8	Mr Stephen Gray <b>Melksham Town Council</b> Consultee ID: 549123
9	Mr Charles Vernon <b>Malmesbury Civic Trust</b> Consultee ID: 547719
10	Mr Simon Fisher <b>Devizes Town Council</b> Consultee ID: 838183
11	Ms Katherine Burt <b>Environment Agency</b> Consultee ID: 395940

Comment ID	Respondents
12	Mrs Teresa Strange <b>Melksham Without Parish Council</b> Consultee ID: 857749
13	Ms Charlotte Mayall <b>Southern Water</b> Consultee ID: 987933
14	Ms Emma Slyvester <b>Bradford on Avon Town Council</b> Consultee ID: 903313
15	Mr Roger Coleman <b>Southwick Parish Council</b> Consultee ID: 712546
16	Mrs Nicola Lipscombe <b>Salisbury Area Greenspace Partnership</b> Consultee ID: 905964
17	Ms Marion Barton <b>Shrewton Parish Council</b> Consultee ID: 558192
18	Miss Sonja Kotevska <b>St Michael's Pre-School</b> Consultee ID: 987890
19	Cllr John Lindley <b>Salisbury City Council</b> Consultee ID: 905138
20	<b>Cllr Trevor Carbin</b> Consultee ID: 458208
21	Ms Clare Harris <b>Calne Community Neighbourhood Plan Steering Group</b> Consultee ID: 988153
22	<b>SW HARP Planning Consortium</b> Consultee ID: 710073  c/o Mr Sean Lewis Tetlow King Planning Agent ID: 903267
23	Ms Camelle Bell <b>Thames Water</b> Consultee ID: 401427  c/o Mr David Wilson Savills Agent ID: 785231
24	<b>Ms Isabel McCord</b> Consultee ID: 381841

Comment ID	Respondents
25	<b>Mrs Ros Huggins</b> Consultee ID: 988151
26	<b>Ms Lucie OLeary</b> Consultee ID: 988167
27	Mr Edward Heard <b>Chippenham Chamber of Commerce</b> Consultee ID: 988490
28	<b>Mr Clive Rathband</b> Consultee ID: 550098
29	<b>Ms Joan Rathband</b> Consultee ID: 903450
30	<b>Mrs Lisa Powrie</b> Consultee ID: 903318
31	<b>Mr John Powrie</b> Consultee ID: 903398
32	Mr Neville Nelder <b>Cotswolds Canal Trust</b> Consultee ID: 463097
33	<b>Bourne Leisure Ltd</b> Consultee ID: 397796  c/o Ms Helen Ashby-Ridgway Nathaniel Litchfield Agent ID: 988472
34	Ms Rachel Sandy <b>Highways England</b> Consultee ID: 903251
35	<b>Mr Malcolm Toogood</b> Consultee ID: 900830
36	Mr Nick Dowdeswell <b>APT &amp; Persimmon Homes</b> Consultee ID: 398006  c/o Mr Glenn Godwin Pegasus Planning Group Agent ID: 825048
37	<b>Robert Hitchins</b> Consultee ID: 841197  c/o Mr Neil Tiley Pegasus Planning Group Agent ID: 988521

Comment ID	Respondents
38	Mrs Claire Commons <b>Shaftesbury Town Council</b> Consultee ID: 988262
39	<b>Redrow Homes</b> Consultee ID: 903369  c/o Miss Jenny Mitter Nathaniel Litchfield Agent ID: 903370
40	<b>Wainhomes (South West) Holdings Ltd</b> Consultee ID: 389564
41	Mr John Gordon <b>Natural England</b> Consultee ID: 988581
42	Ms Jane Hennell <b>Canal &amp; River Trust</b> Consultee ID: 376324
43	<b>Cllr Chris Caswill</b> Consultee ID: 466775
44	Mr Rohan Torkildsen <b>Historic England</b> Consultee ID: 403792
45	<b>Home Builders Federation</b> Consultee ID: 710752  c/o Mr Nick Matthews Savills Agent ID: 389644
46	<b>Gleeson Developments Ltd</b> Consultee ID: 817896  c/o Mr Martin Miller Terence O'Rourke Agent ID: 817881
47	Cllr Chris Caswill <b>Campaign Against Urban Sprawl in the East (CAUSE 2015)</b> Consultee ID: 904094
48	<b>Ms Fiona Pillbrow</b> Consultee ID: 988678
49	<b>Rentplus</b> Consultee ID: 988686  c/o Ms Meghan Rossiter Tetlow King Planning Agent ID: 988697

Comment ID	Respondents
50	Mr David Burton <b>Laverstock and Ford Parish Council</b> Consultee ID: 988691
51	Ms Bev Cornish <b>Downton Parish Council</b> Consultee ID: 467669
52	Mr James Proyer <b>Persimmon Homes Wessex</b> Consultee ID: 983136
53	<b>Ms Cara King</b> Consultee ID: 988694
54	Ms Wendy Brown <b>Amesbury Town Council</b> Consultee ID: 390227
55	Ms Shelley Parker <b>Marlborough Town Council</b> Consultee ID: 820230
56	Mr Donal Casey <b>Wiltshire Scullers School</b> Consultee ID: 469672
57	Mr Chris Beaver <b>PlanningSphere Ltd</b> Consultee ID: 752571
58	<b>Mr Peter Andre</b> Consultee ID: 903434
59	<b>Mrs Lynda Andre</b> Consultee ID: 549369
60	<b>Mrs Celia Lainchbury</b> Consultee ID: 555776
61	<b>Mr Allan Pratt</b> Consultee ID: 395021
62	<b>Mrs Diana Moore</b> Consultee ID: 902739
63	<b>Mr Robert Pratt</b> Consultee ID: 903364
64	<b>Mrs Beryl Pratt</b> Consultee ID: 550882
65	<b>Mr Stewart Mitchell</b> Consultee ID: 903135



<b>Comment ID</b>	<b>Respondents</b>
66	<b>Mr Clive Mainstone</b> Consultee ID: 993694
67	<b>Mr Jamie Treweke</b> Consultee ID: 993697
68	<b>Ms Rebecca White</b> Consultee ID: 902873
69	<b>Mr Keith Thomas</b> Consultee ID: 993700
70	<b>Mrs Yvonne Thomas</b> Consultee ID: 993702
71	<b>Ms Sandra Provis</b> Consultee ID: 993706
72	<b>Mr Darren May</b> Consultee ID: 902532
73	<b>Mrs Sally May</b> Consultee ID: 706079
74	<b>Mr Peter Dignum</b> Consultee ID: 902989
75	<b>Mrs Beryl Dignum</b> Consultee ID: 902990
76	<b>Mr Dave Baker</b> Consultee ID: 902783
77	<b>Mrs Joy Baker</b> Consultee ID: 902779
78	<b>Mr Chris Tollervey</b> Consultee ID: 902721
79	<b>Mrs Suzanne Tollervey</b> Consultee ID: 993715
80	<b>Mrs Josephine Stickland</b> Consultee ID: 903144
81	<b>Mr David Brown</b> Consultee ID: 902298
82	<b>Mr Peter Bull</b> Consultee ID: 993726
83	<b>Mrs Alison Bull</b> Consultee ID: 993729

Comment ID	Respondents
84	<b>Mr George Nicoll</b> Consultee ID: 902814
85	<b>Mr Gareth Hardwell</b> Consultee ID: 903676
86	<b>Cllr Ernie Clark</b> Consultee ID: 840630
87	Chris Wordsworth <b>HPH Ltd</b> Consultee ID: 637637

DRAFT

## Appendix B Consultation materials

### 1) Newspaper advert (published week commencing 7 April 2016)

**Wiltshire Council Local Development Framework  
Notice of consultation on Draft Revised Community Infrastructure Levy (CIL)  
Regulation 123 List and Draft Revised Planning Obligations Supplementary  
Planning Document**

**Town and Country Planning (Local Planning) (England) Regulations 2012  
(Part 5 Regulations 11 to 16) Planning and Compulsory Purchase Act 2004  
Community Infrastructure Levy (CIL) Regulations 2010 (as amended)**

Wiltshire Council is consulting on a Draft Revised Community Infrastructure Levy (CIL) Regulation 123 List and a Draft Revised Planning Obligations Supplementary Planning Document (SPD). When finalised these will replace the original documents, which were adopted in May 2015. Together, they support the Wiltshire CIL Charging Schedule and clarify how the Council will seek infrastructure contributions from development.

Maintaining an up to date Regulation 123 List will support the effective implementation of CIL in Wiltshire. It has been reviewed to provide clarity over those infrastructure projects that may be funded through CIL. The Regulation 123 List takes projects from the Wiltshire Infrastructure Delivery Plan (IDP), which is developed in consultation with service providers and updated periodically. During the consultation, a Draft Updated IDP will also be made available for comment. Some changes are also proposed to the Planning Obligations SPD in the interests of clarity and accuracy.

**Availability of documents**

The Draft Revised CIL Regulation 123 List and Draft Revised Planning Obligations SPD and information on how to make comments will be published on **14 March 2016**. The documents will be available on the Wiltshire Council website at: [www.wiltshire.gov.uk/communityinfrastructurelevy](http://www.wiltshire.gov.uk/communityinfrastructurelevy)

Hard copies of these documents will also be made available during normal office hours at: all Council libraries; and the main Council offices in Chippenham (Monkton Park), Salisbury (Bourne Hill) and Trowbridge (County Hall). The Draft Updated IDP will be made available online only via the above web address.

**How to comment**

Comments are invited on these documents **from 14 March until 5pm, 25 April 2016**. Comments can be made:

- Online via the Council's consultation portal: <http://consult.wiltshire.gov.uk/portal>
- By email using the form available at [www.wiltshire.gov.uk/communityinfrastructurelevy](http://www.wiltshire.gov.uk/communityinfrastructurelevy) and returned to [cil@wiltshire.gov.uk](mailto:cil@wiltshire.gov.uk)
- By post in writing to: Spatial Planning, Economic Development & Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

If responding by post, comment forms are available from libraries and main Council offices.

**Next steps**

All comments received during the consultation period will be taken into account. Final versions of the Revised Regulation 123 List and Revised Planning Obligations SPD will be submitted for approval by Cabinet, with the SPD being considered for recommendation to Full Council for adoption.

Any queries should be made to Spatial Planning, Economic Development and Planning, Wiltshire Council on (01225) 713223 or [CIL@wiltshire.gov.uk](mailto:CIL@wiltshire.gov.uk)

Alistair Cunningham  
Associate Director  
Economic Development and Planning  
Wiltshire Council

## 2) Consultation letter/ email (sent out week commencing 7 April 2016)

Dear Sir/ Madam,

Wiltshire Council is consulting on a Draft Revised Community Infrastructure Levy (CIL) Regulation 123 List and Draft Revised Planning Obligations Supplementary Planning Document (SPD) **from 14 March until 5pm, 25 April, 2016**. When finalised, these will replace the original documents, which were adopted in May 2015.

The purpose of the Regulation 123 List is to support the Wiltshire CIL Charging Schedule. The Regulation 123 List sets out the strategic infrastructure types or projects that Wiltshire Council may fund, in whole or in part, through CIL. It does not apply to the ring fenced proportion of CIL passed to town and parish councils for them to allocate to community infrastructure projects.

It has become apparent, as development proposals have come forward, that the Regulation 123 List would benefit from reviewing to provide clarity over those infrastructure projects that may be funded through CIL. Alongside the changes to the Regulation 123 List, some changes are also proposed to the Planning Obligations SPD in the interests of clarity and accuracy, and to recognise that the Regulation 123 List will be reviewed and updated periodically.

It has always been the intention that CIL would be one of the mechanisms used to fund the infrastructure required to support Wiltshire's growth. Core Policy 3 of the Wiltshire Core Strategy (adopted January 2015) and the Planning Obligations SPD support this approach. These set out how CIL would work alongside, rather than replace, Section 106 legal agreements. Section 106 agreements provide the mechanism to ensure infrastructure can be delivered where it is directly related and specific to a development. They are important to ensure that sustainable development can be achieved, with infrastructure delivered at the right time alongside development.

The Government's Planning Practice Guidance recognises that Regulation 123 Lists may need to be updated over the lifetime of the CIL Charging Schedule. The Council does not consider that the proposed amendments would have a very significant impact on the viability evidence that supported examination of the Charging Schedule and is therefore compliant with the online Planning Policy Guidance (PPG) at paragraph 098 (reference ID: 25-098-20140612). Therefore, a review of the Charging Schedule is not required. The Council may amend the Regulation 123 List without also revising its Charging Schedule, ensuring that any changes are clearly explained and subject to appropriate local consultation.

The Draft Revised Regulation List has been informed by the Wiltshire Infrastructure Delivery Plan (IDP). The Regulation 123 List takes projects from the IDP, which is developed in consultation with service providers and updated periodically. During the consultation, a Draft Updated IDP will also be made available for comment.

### Availability of documents

The Draft Revised CIL Regulation 123 List and Draft Revised Planning Obligations SPD and information on how to make comments will be published on **14 March 2016**. The documents will be made available on the Wiltshire Council website, at: [www.wiltshire.gov.uk/communityinfrastructurelevy](http://www.wiltshire.gov.uk/communityinfrastructurelevy).

Hard copies of these documents will also be made available during normal office hours at all Council libraries and the main Council offices in Chippenham (Monkton Park), Salisbury (Bourne Hill) and Trowbridge (County Hall). The Draft Updated IDP will be made available online only via the above web address.

### How to comment

Comments are invited on these documents **from 14 March until 5pm, 25 April 2016**. Comments can be made:

- Online via the Council's consultation portal: <http://consult.wiltshire.gov.uk/portal>
- By email using the form available at [www.wiltshire.gov.uk/communityinfrastructurelevy](http://www.wiltshire.gov.uk/communityinfrastructurelevy) and returned to [cil@wiltshire.gov.uk](mailto:cil@wiltshire.gov.uk)
- By post in writing to: Spatial Planning, Economic Development & Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN
- If responding by post, comment forms are available from libraries, and main Council offices.

### Next steps

All comments received during the consultation period will be taken into account. Final versions of the Revised Regulation 123 List and Revised Planning Obligations SPD will be submitted for approval by Cabinet, with the SPD being considered for recommendation to Full Council for adoption.

Any queries should be made to Spatial Planning, Economic Development and Planning, Wiltshire Council on (01225) 713223 or [CIL@wiltshire.gov.uk](mailto:CIL@wiltshire.gov.uk).

Yours faithfully



Alistair Cunningham  
Associate Director  
Economic Development and Planning  
Wiltshire Council



### 3) Town and parish newsletter (published week commencing 7 March 2016)

## Consultation in relation to Community Infrastructure Levy

Wiltshire Council is consulting on proposed revisions to two documents that support the Wiltshire Community Infrastructure Levy (CIL) Charging Schedule and clarify how the council will seek infrastructure contributions from development.



From 14 March to 25 April 2016 comments are invited on the draft revised Community Infrastructure Levy Regulation 123 List, which has been reviewed to provide clarity over those strategic infrastructure projects that may be funded through CIL by Wiltshire Council.

Alongside this document, comments are also invited on the Draft Revised Planning Obligations Supplementary Planning Document (SPD), which are proposed in the interest of clarity and accuracy and to recognise that the Regulation 123 List will be reviewed and updated periodically. When finalised, these will replace the original documents, which were adopted in May 2015 alongside the CIL Charging Schedule.

Maintaining an up to date Regulation 123 List will support the effective implementation of CIL in Wiltshire. The Regulation 123 List takes projects from the Wiltshire Infrastructure Delivery Plan (IDP), which is developed in consultation with service providers and updated periodically. During the consultation, a draft updated IDP will also be made available for comment. Some changes are also proposed to the Planning Obligations SPD in the interests of clarity and accuracy.

The Regulation 123 List does not apply to the ring fenced proportion of CIL that is passed to town and parish councils. It will be for the town and parish councils to decide which community infrastructure projects they wish to direct their funding towards.

To support the consultation and provide information on the wider implementation of CIL and what it means for parish and town councils as well as an update on emerging changes to national planning policy, the following workshops have been arranged for town and parish councils:

- County Hall, Trowbridge, Tuesday 5 April, 6pm to 8pm
- Monkton Park, Chippenham, Thursday 7 April, 6pm to 8pm
- City Hall, Salisbury, Monday 11 April, 6.15pm to 8.15pm



If a representative from your town/parish council is interested in attending one of these sessions please email [Lianna.bradshaw@wiltshire.gov.uk](mailto:Lianna.bradshaw@wiltshire.gov.uk).

The Draft Revised CIL Regulation 123 List and Draft Revised Planning Obligations SPD and information on how to make comments will be published on 14 March 2016. The documents will be available on the [Wiltshire Council website](#).

Hard copies of these documents will also be made available during normal office hours at all council libraries and the main council offices in Chippenham (Monkton Park), Salisbury (Bourne Hill) and Trowbridge (County Hall). The Draft Updated IDP will be made available online only via the above web address.

Comments are invited on these documents from 14 March until 5pm on 25 April 2016.

Comments can be made:

- Online via the council's [consultation portal](#)
- By email using this [form](#). Return completed forms to [cil@wiltshire.gov.uk](mailto:cil@wiltshire.gov.uk)
- By post in writing to: Spatial Planning, Economic Development & Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN

If responding by post, comment forms are available from libraries and main council offices.

All comments received during the consultation period will be taken into account. Final versions of the Revised Regulation 123 List and Revised Planning Obligations SPD will be submitted for approval by cabinet, with the SPD being considered for recommendation to full council for adoption.

Any queries should be made to Spatial Planning, Economic Development and Planning, Wiltshire Council on (01225) 713223 or [CIL@wiltshire.gov.uk](mailto:CIL@wiltshire.gov.uk).

DRAFT