

Wiltshire Council

Cabinet

11 May 2015

Subject: **Wiltshire Community Infrastructure Levy - Adoption of CIL Charging Schedule, Planning Obligations Supplementary Planning Document, Regulation 123 List and associated CIL policies**

Cabinet Member: **Councillor Toby Sturgis, Strategic Planning, Development Management, Strategic Housing, Property and Waste**

Key Decision: **Yes**

Executive Summary

The Wiltshire Community Infrastructure Levy (CIL) Charging Schedule sets out the proposed rates of CIL to be charged on different types of new development in Wiltshire. Consistent with legislation it is informed by three key pieces of evidence - the Wiltshire Core Strategy, the Infrastructure Delivery Plan and an economic viability assessment.

Cabinet approved the Wiltshire CIL Draft Charging Schedule and draft Regulation 123 List for consultation on 17 December 2013 and, following consideration of the outcome, to submit it for examination. Consultation was subsequently undertaken on two sets of proposed modifications to the Charging Schedule.

On 16 March 2015, the Council received the Report into the Examination of the Wiltshire CIL Draft Charging Schedule. Examination hearing sessions were held in January 2015. The Examiner's report concluded that, subject to some minor modifications to improve clarity, the charging schedule provides an appropriate basis for the collection of CIL in Wiltshire. As a result, the Council is now in a position to adopt the charging schedule and implement CIL in Wiltshire.

To support the implementation of CIL, officers have prepared and consulted upon a draft Planning Obligations Supplementary Planning Document (SPD), a revised draft Regulation 123 List (CIL spending list) and the Council's approach to associated CIL policies. Comments received during the consultation period have been taken into account and final versions of these documents are proposed. Together they support the implementation of the Charging Schedule and set out how the Council will seek infrastructure contributions from development.

Following adoption of the Wiltshire CIL Charging Schedule and associated documents, it is proposed that the Council will start charging CIL on all CIL liable development granted planning permission on or after Monday 18 May 2015.

Proposals

That Cabinet:

- (i) Notes the content of the Examiner's report on the examination of the Wiltshire CIL Charging Schedule (**Appendix 1**); and accepts the modifications in the Appendix of the Examiner's Report, which the Examiner considers are necessary to improve clarity.
- (ii) Recommends to Council that the Wiltshire CIL Charging Schedule proposed in **Appendix 3**, as amended as set out in (i) above together with the other proposed minor modifications identified in the interest of clarity (**Appendix 2**), be approved as the appropriate basis for charging CIL in Wiltshire.
- (iii) Recommends to Council that it adopts the proposed Regulation 123 List at **Appendix 5** and the Instalments Policy as set out in **Appendix 6** alongside the Wiltshire CIL Charging Schedule in (ii).
- (iv) Recommends to Council that it adopts the Planning Obligations Supplementary Planning Document as proposed in **Appendix 8**.
- (v) Subject to approval of Council, agrees that the Associate Director for Economic Development and Planning, in consultation with the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste and, the Associate Directors of Finance and Legal and Governance, will undertake the final stages associated with the formal adoption and implementation of CIL, including any minor textual changes to documents in the interest of clarity and accuracy.
- (vi) Recommends to Council that it agrees the proposed implementation date for CIL of Monday 18 May 2015.

Reason for Proposals

To enable the Council to charge CIL on new development and secure funding through this mechanism to help pay for infrastructure and support the delivery of sustainable development across Wiltshire. From 6 April 2015 the Council has been restricted in the amount of funding it can secure through pooled contributions from developments to pay for infrastructure.

Dr Carlton Brand
Corporate Director

Wiltshire Council

Cabinet

11 May 2015

Subject: Wiltshire Community Infrastructure Levy - Adoption of CIL Charging Schedule, Planning Obligations Supplementary Planning Document, Regulation 123 List and associated CIL policies

Cabinet Member: Councillor Toby Sturgis, Strategic Planning, Development Management, Strategic Housing, Property and Waste

Key Decision: Yes

Purpose of Report

1. To:

- (i) Inform Cabinet of the Examiner's 'Report on the Examination of the Draft Wiltshire Council Community Infrastructure Levy Charging Schedule' and recommendation that the Charging Schedule be adopted, subject to modifications.
- (ii) Recommend that the Charging Schedule, as amended by the modifications in the Examiner's Report and other modifications that have been made in the interest of accuracy and consistency, be adopted by Council.
- (iii) Recommend that the Regulation 123 List and policy documents, including the Planning Obligations Supplementary Planning Document, that support the implementation of Community Infrastructure Levy (CIL) be adopted by Council alongside the Charging Schedule.
- (vi) Seek delegated authority for the Associate Director for Economic Development and Planning in consultation with the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste, and the Associate Directors of Finance and Legal and Governance to make any minor changes to the above documents in the interest of accuracy and consistency and to undertake the final stages associated with the implementation of CIL.

Relevance to the Council's Business Plan

2. Once adopted, the CIL will support the delivery of the Council's vision to create stronger and more resilient communities by raising revenue from new development to help pay for the provision of infrastructure to support growth.

Background

3. Cabinet on 17 December 2013 resolved that the Wiltshire CIL Draft Charging Schedule be approved for consultation and, following consideration of the outcome of the consultation, submitted for examination. Delegated authority was granted to allow for consultation on any proposed modifications following submission. Cabinet also resolved that the draft Regulation 123 List be approved for consultation at the same time.
4. Consultation was undertaken on the Draft Charging Schedule from 13 January to 24 February 2014 and it was subsequently submitted for examination on 23 June 2014, together with proposed modifications following consideration of the consultation response. Mr Philip Staddon from The Planning Inspectorate was appointed to examine the Draft Charging Schedule. The submitted document was supported by three key pieces of evidence - an up-to-date development plan (the Wiltshire Core Strategy), infrastructure delivery plan and an economic viability study.
5. Consultation was then undertaken on the proposed modifications to the Draft Charging Schedule from 23 June to 21 July 2014.
6. During the examination the Council proposed two modifications to the Charging Schedule (see <http://www.wiltshire.gov.uk/2-cil-january-2015-draft-charging-schedule-post-submission-version.pdf> for proposed modifications) in response to objections received:
 - (i) Zero rate for Service Family Accommodation built by the Ministry of Defence - this was consulted on prior to the hearing sessions (22 December to 21 January 2015, see <http://www.wiltshire.gov.uk/spatial-wiltshire-local-developmet-framework-december.pdf> for further information) and attracted no objections.
 - (ii) The lower rate of CIL relating to 'strategically important sites allocated in the Wiltshire Core Strategy' to apply also to similar sites coming forward through the Chippenham and Wiltshire Site Allocations Plan that will have significant on site development costs - this was put forward during the hearing sessions in response to discussion that took place. However, the Examiner did not accept this proposed modification (see paragraph 12).
7. The Examination hearing sessions did not take place until January to allow for the Wiltshire Core Strategy to be sufficiently advanced. One of the considerations for the Examiner was the consistency of the Charging Schedule with the adopted Wiltshire Core Strategy. The hearing sessions took place on 27 and 28 January 2015.
8. From 6 April 2015, in accordance with legislation, the Council has been limited in its ability to use the mechanism of pooling contributions through planning obligations - i.e. legal agreements attached to planning permissions, generally referred to as Section 106 agreements. The pooling restrictions include all planning obligations entered into since 6 April 2010. If five or more obligations for a project or type of infrastructure have already been entered into since 6 April 2010 then no more funds can be collected through Section 106 agreements. The use of Section 106 agreements therefore is now generally limited to securing

site-specific infrastructure not on the Regulation 123 List and affordable housing, or a project or type of infrastructure that can be attributed to five or fewer developments and is not on the Regulation 123 List. The role of the Regulation 123 List is discussed in paragraph 10.

9. Unlike funds received through Section 106 agreements, CIL revenue does not have to be spent directly in relation to the site on which it was levied. Once the CIL is implemented by the Council, funding can be collected through this mechanism to help pay for infrastructure to support growth (e.g. schools, transport, healthcare, open space, leisure, biodiversity etc). Affordable housing will continue to be delivered through Section 106 agreements.
10. As the designated 'Charging Authority', the Council must publish on its website a list of infrastructure that it intends to fund, wholly or in part, through CIL. The purpose of this list, known as the 'Regulation 123 List', is to avoid developers being charged twice for the same item, or type, of infrastructure. Therefore, Section 106 agreements cannot be used to fund the delivery of infrastructure that is itemised on the Regulation 123 List. The inclusion of infrastructure on the list does not signify a commitment from the Council to fund (either in whole or part) it or imply any preference or priority.

Main Considerations for the Council

11. On 16 March 2015, the Council received the Examiner's Report on the Examination of the Draft Wiltshire Council CIL Charging Schedule. This is attached in full at **Appendix 1**.

"This Report concludes that, subject to some minor modifications to improve clarity, the Wiltshire Council Draft Community Infrastructure Levy Charging Schedule provides an appropriate basis for the collection of the levy in its area. The Council is able to demonstrate that it has sufficient evidence to support the Schedule and can show that the levy rates would be set at levels that will not put the overall development of the area, as set out in its Core Strategy, at risk. The proposals will secure an important funding stream for necessary infrastructure to support planned growth in the district."

(Non-Technical Summary, page 1, Examiner's Report)

12. The Examiner's consideration of the two modifications referred to in paragraph 6 above regarding the rate for Service Family Accommodation (SFA) and allocations to be identified within the Council's Site Allocations Plans are set out at paragraph 77, and 70 to 73, respectively. He is satisfied that there is a special case for SFA locally and supported the Council's proposed modification in that respect. However, he considered that the Chippenham and Wiltshire Site Allocations Plans were not sufficiently advanced in order to allow the locations and boundaries of sites to be identified on a map(s), which is required by the Regulations. The Examiner considered that the "*only workable solution*" would be to review CIL regime once the site allocations are settled (paragraph 73) but recognised that the Council could be pragmatic in its application of Section 106 agreements in the interim period.

13. The Examiner has only proposed minor modifications that relate to points of clarification and are set out on page 19 of his report. In addition, it is proposed that a number of other minor modifications are made for the purposes of clarity and consistency. A Schedule of all the proposed modifications is set out in **Appendix 2**. The proposed final version of the Wiltshire CIL Charging Schedule incorporating the Examiner's and Council's minor modifications is included at **Appendix 3**.
14. In order for the Council to become a Charging Authority and implement CIL, in addition to the Charging Schedule, the following documents should also be in place:
- (i) Planning Obligations Supplementary Planning Document (SPD) to clarify the implementation of 'Core Policy 3: Infrastructure Requirements' of the Wiltshire Core Strategy and explain the:
 - Council's approach to using planning obligations to local residents, developers and the wider community; and
 - relationship between CIL and planning obligations.
 - (ii) Final 'Regulation 123 List' (see paragraph 10 above)
 - (iii) The Council's position on policies regarding: instalments, payment in kind and exceptional circumstances relief.
15. Officers have prepared for, and undertaken, consultation on a draft Planning Obligations SPD, revised draft Regulation 123 List, draft instalments policy for the payment of CIL and the proposed position on other policies. The SPD has been informed by Officers from across the Council. Consultation took place over a four week and two day period starting 23 March and ending 22 April 2015. Further information on the consultation and the consultation documents can be found on the Council's website at:
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfastructurelevy.htm>
16. The outcome of the consultation on the revised draft Regulation 123 List and the Council's approach to CIL policies, including summaries of responses and resulting actions, is set out in **Appendix 4**. A Consultation Statement setting out the approach to consultation and consultation response on the draft Planning Obligations SPD, as well as any proposed changes to address matters raised is set out in **Appendix 7**. This demonstrates how the SPD has been prepared in line with legislation and the Council's Statement of Community Involvement. In total, there were 33 respondents to the consultation. In summary, the main issues that were raised during the consultation related to the following:
- Concerns that the changes to the Regulation 123 List and SPD appear to remove earlier clarity and transparency over infrastructure requirements, could potentially lead to developers being charged twice ('double dipping') and might undermine the viability evidence presented at the CIL examination;
 - Need for more detailed reference to certain infrastructure types in the Regulation 123 List and SPD, e.g. canals, historic environment, habitat

mitigation strategies, fire and rescue services and open space/green infrastructure;

- Requests to include community projects in the Regulation 123 List;
- Requests for further information on the process for updating the Regulation 123 List and Infrastructure Delivery Plan, how projects are selected, and the involvement of local communities;
- Support for instalments policy but with various alternative payment schedules being put forward;
- Request for more clarity on the timetable for adopting the Charging Schedule and associated document and sufficient notice given to developers;
- Request for more involvement for town and parish councils in the CIL and Section 106 processes, including spending decisions and negotiations;
- Concerns regarding how the Council calculates requirements to secure Section 106 agreements, e.g. education and open space.

Sections 4 of **Appendices 4** and **7** set out a more detailed summary of the representations made including the officer response and proposed changes arising.

17. Proposed final versions of the Regulation 123 List, Instalments Policy and Planning Obligations SPD are set out in **Appendices 5, 6** and **8** of this report, respectively.
18. Following adoption of the Wiltshire CIL Charging Schedule and the associated documents, the Council will be able to proceed to implement of CIL. It is proposed that the Council starts charging CIL on all CIL liable development granted planning permission on or after Monday 18 May 2015.
19. It is unlikely that the Council will start to accrue a significant pot of CIL funding until after the first few years of implementation.
20. The parish councils within which CIL receipts are raised will receive 15% (capped at £100 per registered council tax dwelling in the parish in any one financial year) of revenue from development within their area to spend on local infrastructure projects. This rises to 25% (uncapped) where neighbourhood plans have been 'made' by Wiltshire Council. The Council will transfer the local allocation to parish councils as soon as practicable after the funding is received by the Council.

Safeguarding Implications

21. There are no safeguarding implications as a direct result of this proposal.

Public Health Implications

22. CIL will help fund the infrastructure required to support growth. Well planned development, including appropriate infrastructure, supports the health and wellbeing of local communities, for example through the provision of green infrastructure, sports facilities and infrastructure to encourage walking and cycling as means of travel.

Corporate Procurement Implications

23. The Council commissioned independent consultants BNP Paribas Real Estate to undertake the economic viability assessment, which formed part of the evidence base supporting the Wiltshire CIL Charging Schedule. The appointment of BNP Paribas Real Estate was in line with corporate procurement guidelines. In the light of the Examiner's conclusions in paragraph 73 of his report an early review of CIL may be appropriate, which could require new viability evidence to be commissioned.

Equalities Impact of the Proposal

24. Adoption of the Wiltshire CIL Charging Schedule will enable the Council to collect contributions from new development to support infrastructure delivery across the county. The public consultation and examination processes aimed to ensure that all stakeholders and interested parties had the opportunity to inform the preparation of the Charging Schedule. Consultation undertaken on the Regulation 123 List, Planning Obligations SPD and the Council's approach to associated CIL policies has also enabled open public engagement.

Environmental and Climate Change Considerations

25. The Wiltshire Core Strategy sets out the growth and distribution of new development in Wiltshire up to 2026. Growth has implications for the social, economic and physical environment. CIL will help fund the infrastructure required to support sustainable development, which may include sustainable transport, strategic open space and green infrastructure, flood mitigation measures and strategic habitat protection.
26. The Habitats Regulations Assessment of the Wiltshire Core Strategy identified that the cumulative effects of growth has the potential to effect a number of European protected sites - the Salisbury Plain and New Forest Protection Areas and the River Avon Special Area of Conservation. To meet the requirements of the Habitats Directive, funding will need to be directed towards appropriate ecological and green infrastructure measures to offset impacts to these protected sites. In order to demonstrate that the Core Strategy was sound and that infrastructure would be provided to offset the impact, the Council made a commitment to Natural England that CIL revenue would be taken out of the CIL pot for this purpose before other funds are allocated.

Risk Assessment

Risks that may arise if the proposed decision and related work is not taken

27. Since 6 April 2015, Regulations have restricted what the Council can collect from Section 106 agreements. If the implementation of CIL is not undertaken the Council and local communities will not benefit from this funding stream and therefore will not be able to secure funds via CIL to help deliver infrastructure to support sustainable growth. See Financial Implications for further details.

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

28. CIL only provides one of the funding mechanisms available for supporting the delivery of infrastructure to support growth. As recognised in paragraph 19, it will take time for a funding pot to be accrued that can be directed towards infrastructure delivery and there is no certainty that CIL will meet all the demands placed on it. Infrastructure providers and stakeholders other than Wiltshire Council are likely to seek funding from CIL to help meet their needs or aspirations. As such, the Council will need to develop and set out its approach to identifying funding priorities to provide clarity and avoid raising expectation.
29. The Council will need to monitor CIL to ensure that appropriate new infrastructure is being delivered to support sustainable development and in terms of rates, whether these remain appropriate or should be reviewed either because they are too high or too low. In areas where viability may be more challenging, the adoption of an Instalments Policy has the benefit of easing the financial impact on development by spreading payments. The Council also has the option of changing its approach to Exceptional Circumstances and could introduce a detailed policy, if and when considered appropriate.
30. Early review of the Charging Schedule may be appropriate as suggested by the Examiner (see paragraph 12 above) in order to address the need to bring in lower rates for the sites within the Site Allocations Plans. This will also provide an opportunity for evidence to be refreshed, new rates to be brought forward if appropriate and any fine tuning to be undertaken.

Financial Implications

31. The financial implications of adopting and publishing the Charging Schedule and associated documents, as well as the arrangements for the collection of CIL will be met from the Economic Development and Planning budget and income.
32. Using the charging proposals for residential development set out in the Wiltshire CIL Charging Schedule, the projected income from CIL receipts for Wiltshire over the Core Strategy plan period to 2026 (using a 1 April 2014 base date) is estimated to be circa £48 million. This indicative calculation is based on residential development only and would be lower if the housing monitoring data for the last financial year was available to allow a more up-to-date estimate to be made. However, it can be expected that retail and other chargeable uses will also contribute to the CIL receipts the Council receives over the Plan period, although it is not possible to estimate how much this would offset any reduction. It is, therefore, difficult to predict a more accurate figure for CIL receipts at this stage.
33. As referred to in paragraph 20 above, in accordance with the Regulations, a proportion of the income from CIL receipts will go to the town or parish councils at a rate of 15% of CIL raised in their area or 25% if they have a neighbourhood plan in force. In addition, 5% of CIL raised can be directed towards administrative costs.

34. It is unlikely that the Council will start to accrue a significant pot of CIL funding until after the first few years of implementation, which may have implications for the Council regarding the timely delivery of infrastructure. See paragraph 26 also regarding the need to direct some CIL funding towards Habitat Regulation Assessment mitigation strategies.
35. Monitoring of CIL and Section 106 combined will enable the Council to understand how much funding can be secured from development compared to the previous mechanism of Section 106 and unrestricted pooled contributions.
36. Adoption of a Charging Schedule will present the Council with the opportunity to secure CIL funding for infrastructure to support the delivery of new housing and other forms of development across Wiltshire.

Legal Implications

37. In accordance with the Planning and Compulsory Purchase Act 2004, Planning Act 2008 and Growth and Infrastructure Act 2013, the Council has a statutory duty to plan for infrastructure delivery, which has been reinforced through the National Planning Policy Framework and Localism Act. The CIL Regulations 2010 (as amended) introduced legal restrictions on the use of Section 106 agreements to secure developer contributions towards the funding of infrastructure. From 6 April 2015, Section 106 agreements will be largely restricted to site-specific infrastructure not on the Regulation 123 List or infrastructure that is linked to development that can be attributed to five or fewer developments and is not on the Regulation 123 List, and affordable housing. While there is no legal obligation to introduce a CIL Charging Schedule, CIL provides an important funding stream that will help support infrastructure delivery in Wiltshire.
38. Regulation 25 of the CIL Regulations 2010 (as amended) requires the Council, as the CIL Charging Authority for Wiltshire, to approve a charging schedule in accordance with Section 213 of the Planning Act 2008.
39. Section 213 of the Planning Act 2008 states that a charging authority:
 - (a) may approve a charging schedule only -
 - a) if the examiner under section 212 has recommended approval, and
 - b) subject to any modifications recommended by the examiner
 - (b) must approve a charging schedule -
 - a) at a meeting of the authority, and
 - b) by a majority of votes of members present
40. As soon as practicable after adoption, in accordance with Regulation 25 of the CIL Regulations 2010 (as amended), arrangements will be made to:
 - (a) Publish the charging schedule on its website;
 - (b) Make the charging schedule available for inspection at all council libraries and main office hubs during normal office hours;
 - (c) Give notice by local advertisement of the approval of the charging schedule, that a copy of the charging schedule is available for inspection, and the places at which it can be inspected, and

- (d) Give notice to those persons who requested to be notified of the approval of the charging schedule that it has been so approved.
41. Regulation 122 of the CIL Regulations 2010 (as amended) prevents the Council from seeking contributions from development towards the same type or item of infrastructure through both CIL and Section 106 agreements. The purpose of the Regulation 123 List is to identify what the Council will fund through CIL. This is discussed further below in paragraph 47.
42. In accordance with Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012, before a local planning authority can adopt a supplementary planning document it must prepare a Consultation Statement (**Appendix 7**) setting out who was consulted, a summary of the main issues and how these issues have been addressed in the supplementary planning document.
43. As soon as reasonably practicable after the local planning authority adopt a supplementary planning document they must:
- (a) Make available in accordance with Regulation 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, by publishing on their website and making available for inspection at their principal offices and other places within their area as the local planning authority consider appropriate (e.g. all council libraries and main office hubs) during normal office hours, the:
 - a) supplementary planning document, and
 - b) an adoption statement, which includes the date on which the supplementary planning document was adopted and, pursuant to Section 23(1) of the Planning and Compulsory Purchase Act 2004, any modifications made since the draft supplementary planning document was subject to consultation, and
 - (b) Send a copy of the adoption statement to any person who has asked to be notified of the adoption of the supplementary planning document
44. Any person with sufficient interest in the decision to adopt the supplementary planning document may apply to the High Court for permission to apply for judicial review of that decision, and that any such application must be made promptly and in any event not later than three months after the date on which the supplementary planning document was adopted.

Options Considered

45. The adoption of a CIL charging schedule is optional. However, the options open to the Council at this stage are limited by the legislation (see legal implications above). The Council can either:
- (i) Adopt the CIL Charging Schedule with the modifications recommended by the Examiner, or
 - (ii) Resolve not to adopt the CIL Charging Schedule.

46. In the case of (ii) the Council would need to withdraw the CIL Charging Schedule and, should it still wish to charge CIL on development, begin preparation of a new charging schedule that would take between a year to 18 months to put in place. This would limit the ability of the Council to collect infrastructure contributions from new development prior to any new charging schedule coming into force.
47. The adoption of a Regulation 123 List and Planning Obligations Supplementary Planning Document (SPD) will provide clarity on the types or items of infrastructure that the Council will seek through CIL and Section 106 agreements. Regulation 122 of the CIL Regulations 2010 (as amended) prevents the Council from seeking contributions from development towards the same type or item of infrastructure through both CIL and Section 106 agreements. If the Council does not adopt a Regulation 123 List, it will be assumed that the Council intends to fund all infrastructure through CIL. Therefore, the Council will be unable to secure any infrastructure through Section 106 agreements. The likely effect of this could be to prevent developments coming forward as it would not be possible to provide for the necessary infrastructure to make the development acceptable in planning terms.
48. The adoption of an instalments policy will allow for flexibility in the payment of CIL, by aiding cash flow and the general viability of development. Without an instalments policy, CIL would become fully payable within 60 days of commencement of development. The likely effect of this could be to create a more challenging environment, especially for larger development, and, as CIL is a mandatory, non-negotiable charge, could lead to renegotiation of other contributions (e.g. affordable housing) through Section 106 agreements. At this stage, there is no proposal to offer further flexibility through payments in kind and exceptional circumstances relief policies. If the monitoring of CIL indicates that a different position should be taken the Council has the option to offer these.

Conclusion

49. Adoption of the Wiltshire CIL Charging Schedule, Planning Obligations Supplementary Planning Document, Regulation 123 List and Instalments policy will ensure that Wiltshire can become a CIL Charging Authority and implement CIL. Arrangements can be made to collect CIL on and after Monday 18 May 2015. This will ensure that the Council, within viability constraints, can maximise developer contributions for infrastructure to support sustainable growth in the county.

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The following unpublished documents have been relied on in the preparation of this Report:

None

Appendices:

- Appendix 1 - Report on the Examination of the Draft Wiltshire Council Community Infrastructure Levy Charging Schedule (March 2015)
- Appendix 2 - Schedule of Post-Examination Modifications to Wiltshire CIL Draft Charging Schedule Post-Submission Version (January 2015)
- Appendix 3 - Wiltshire CIL Charging Schedule (April 2015)
- Appendix 4 - Summary of responses to consultation and actions on revised draft Regulation 123 List and other CIL policies (April 2015)
- Appendix 5 - Regulation 123 List (April 2015)
- Appendix 6 - CIL Instalment Policy (April 2015)
- Appendix 7 - Consultation Statement on Planning Obligations Supplementary Planning Document (April 2015)
- Appendix 8 - Planning Obligations Supplementary Planning Document (April 2015)