

## Councillors Briefing Note No. 283

**Service:** Economic Development and Planning

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### SPATIAL PLANNING UPDATE

This Councillors Briefing Note provides information on:

- (i) Consultation in relation to the Community Infrastructure Levy
- (ii) New Timeline for Wiltshire Housing Site Allocations Plan
- (iii) Notification of Councillor Briefing Session

#### Consultation in relation to the Community Infrastructure Levy

Following the Cabinet Member's delegated decision made on 26 February 2016, which takes effect from 7 March 2016 (see [CIL Delegated Decision](#)), the Council is consulting on a Draft Revised Community Infrastructure Levy (CIL) Regulation 123 List and a Draft Revised Planning Obligations Supplementary Planning Document (SPD) **from 14 March until 25 April 2016**. Together these documents support the CIL Charging Schedule and clarify how the Council will seek contributions from development.

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.

The current CIL Regulation 123 List has been in operation since May 2015. It has become apparent, as development proposals have come forward, that the List would benefit from reviewing to provide clarity over those infrastructure projects that may be funded through CIL and to address perceived uncertainties. It currently includes generic types of infrastructure and the provision "except where the requirement can be attributed to five or fewer developments". It also makes explicit reference to the exclusion of infrastructure projects associated with the development of Strategic Sites within the Wiltshire Core Strategy. The exclusions recognised that Section 106 legal agreements are still appropriate for some infrastructure projects subject to the pooling restrictions set out in legislation. Projects that are proposed to be funded by CIL and feature of the Regulation List cannot be funded by Section 106 agreements.

It has thus 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.

Alongside the Draft Revised 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. The Draft Revised Regulation List has been informed by 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.

#### *Availability of Consultation Documents*

The draft Revised Regulation 123 List, draft Revised Planning Obligations SPD, draft updated Infrastructure Delivery Plan and information on how to make comments is being made available via the Council's website at [www.wiltshire.gov.uk/communityinfrastructurelevy](http://www.wiltshire.gov.uk/communityinfrastructurelevy) from **14 March 2016**. In the meantime the content of the documents can be viewed via the following link: [CIL Delegated Decision](#)

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 due to its size, similar to previous consultations, will be made available online only via the Council's website.

#### *Parish and Town Councils Workshops*

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

- County Hall (Cotswold Space), Trowbridge, Tuesday 5<sup>th</sup> April, 6pm to 8pm
- Monkton Park (Council Chamber), Chippenham, Thursday 7<sup>th</sup> April, 6pm to 8pm
- City Hall (Alamein Suite), Salisbury, Monday 11<sup>th</sup> April, 6.15pm to 8.15pm

Wiltshire Councillors are invited to attend these workshops. Please email [Lianna.bradshaw@wiltshire.gov.uk](mailto:Lianna.bradshaw@wiltshire.gov.uk) if you wish to attend.

#### *Next Steps*

All comments received during the consultation period will be considered and taken into account in finalising the documents. 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.

## New Timeline for Wiltshire Housing Site Allocations Plan

Further to Councillors Briefing Note 242, the timetable for the above Plan has been reviewed. The following timeline will be updated on the Council's website and replaces the one currently published.

<b>Plan Preparation: Key Milestone Date(s)</b>	<b>Date(s)</b>
Finalising evidence and preparing the 'Pre-submission' Draft Plan	Up until end August 2016
Democratic process <ul style="list-style-type: none"><li>• Cabinet</li><li>• Council</li></ul>	September 2016 October 2016
Formal consultation on the Pre-submission Draft Plan	October to December 2016
Responding to consultation responses and finalising documents for submission	Up to May 2017
Democratic process (dates to be confirmed)	May/June 2017
Submission of Draft Plan and commencement of Examination process	June 2017
Adoption (date dependant on length of examination)	December 2017

## Councillors Briefing Session

Arrangements are being made to hold a Councillors Briefing Session to provide an update on emerging planning policy documents including the Site Allocations Plans, five year land supply in decision making and an update to changes to national planning policy. Invites will be issued in due course.