

Client

Project

Location

Document

Sheet

Sheet Nr

Version

Date

Elmfied Spinney Development Limited

Resdiential development and associated works

Land at Elmfield, Petersfinger Road, Salisbury, Wiltshire, SP5 3BZ

Planning Financial Viability Assessment

S106 AND CIL CHARGES

8

1

November 2023

COTESBURY

Wiltshire Council CIL Charging Schedule formula.

$$\frac{R \times A \times I_p}{I_c}$$

- Where:
- R is the CIL rate in £/ sq m
 - A is the net increase in gross internal floor area
 - I_p is the All-in Tender Price Index for the year in which planning permission was granted
 - I_c is the All-in Tender Price Index for the year in which the charging schedule started operation

CIL CHARGES.

REF	DESCRIPTION	QTY	UNIT	RATE	SUM	NOTE
1	Total Proposed Gross Internal Floor Area (msq)				2741.89	See Worksheet 3
2	Total Existing Gross Internal Floor Area (msq)				716.85	Existing GIFA including outbuildings. For GIFA see Worksheet 2
3	Total Net Increase in Gross Internal Floor Area				2025.04	
4	Wiltshire Council CIL Charges					
5	CIL Charging Zone 1 (formula R x A)	2025.04	m2	£85.00	£172,128	Wiltshire CIL Charging Schedule (May 2015) Zone 1
6	Inflation Sum based on CIL Charging Schedule (see below)	£172,128	Sum	44.12%	£75,939.00	
7	Total CIL Charging Sum				£248,067.40	
8	CIL Charging Indexation					
9	I _c = All-in Tender Price Index for the year in which the charging schedule started operation				272	Assumed BCIS Index at May 2015 (Qtr. 2 2015 = 272). Date of CIL Charging Schedule
10	I _p = All-in Tender Price Index for the year in which planning permission was granted				392	See Worksheet 11 for programme. Assumed Planning Decision May 2024. BCIS All In Tender Price Index May 2024 (Q2 2024) = 392
11	Indexation Percentage				44.12%	

GIFA confirmed by PSA 19-05-23

S106 FINANCIAL CONTRIBUTIONS

REF	DESCRIPTION	QTY	UNIT	RATE	SUM	NOTE
12	Early years education	0	Places	£0.00	£0.00	Planning application consultee repsonse 19-09-23 confirmed no requirement for a developer S106 contribution
13	Primary School Education	0	Places	£0.00	£0.00	Planning application consultee repsonse 19-09-23 confirmed no requirement for a developer S106 contribution
14	Secondary School Education	0	Places	£0.00	£0.00	Planning application consultee repsonse 19-09-23 confirmed no requirement for a developer S106 contribution
15	Waste and Recyling - waste and recycling containers for flats	2	Units	£1,545.00	£3,090.00	Planning application consultee repsonse confirmed contribution of £3,090 required.
16	Sub-Total				£3,090.00	
17	Indexation - BCIS All In tender Price	£3,090.00	Sum	2.04%	£63.06	Assumed Planning Decision May 2024. BCIS AITP Index Q2 2024 = 392. Assume payment date Q4 2024. BCIS Index = 400
18	Total				£3,153.06	

Internal Notes

S106 contributions raised by LPA at Pre-App stage requested from Atlas on 25-10-2023. Ben Kelly of Atlas confirmed in an email dated 25-10-2023