

AGENDA MANAGEMENT SHEET

Report Title:	Submission of Community Infrastructure Levy (CIL) Charging Schedule for Examination
Name of Committee:	Cabinet
Date of Meeting:	18 September 2023
Report Director:	Chief Officer – Growth and Investment
Portfolio:	Growth and Investment
Ward Relevance:	All wards
Prior Consultation:	All Group Leaders
Contact Officer:	Neil Holly, Development Strategy Manager neil.holly@rugby.gov.uk
Public or Private:	Public
Report Subject to Call-In:	Yes
Report En-Bloc:	No
Forward Plan:	Yes
Corporate Priorities:	This report relates to the following priority(ies): <input checked="" type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input checked="" type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) Corporate Strategy 2021-2024 <input type="checkbox"/> This report does not specifically relate to any Council priorities but
(C) Climate (E) Economy (HC) Health and Communities (O) Organisation	
Summary:	This report recommends to Council that it approves the submission of the CIL draft charging schedule for examination.
Financial Implications:	The cost of the CIL examination, totalling £8,995 will be met within existing departmental budgets.

Risk Management/Health and Safety Implications:	At the time of writing, a number of objections have been received to the proposed £5/sqm charge for industrial, light industrial and storage and distribution uses. Objections will be considered by the independent examiner and, if they so request, objectors have a right to be heard by the examiner. Officers will assess and respond to the objections, drawing on the evidence provided by the viability consultants in their report and further input from the viability consultants if required. There is a risk, however, that the objectors will seek to persuade the examiner that the charging schedule doesn't meet the basic conditions. This could lead to modifications or even a recommendation that the charging schedule doesn't proceed to approval.
Environmental Implications:	If the CIL is approved it could raise revenue that may be used to implement environmental initiatives. A climate and environment impact assessment is attached as Appendix 2.
Legal Implications:	Under Section 212 Planning Act 2008, before the Council approves its CIL charging schedule it must appoint an independent and appropriately qualified examiner to examine the draft. Due to the level of objections received in relation to the £5/sqm charge the examination is likely to be heard by way of a Hearing where the evidence provided by the Council will be challenged by those opposing the charge.
Equality and Diversity:	An Equality Impact Assessment of the CIL draft charging schedule was undertaken and appended to the 20 March 2023 cabinet report.
Options:	<p>Option 1 – Cabinet recommends to Council that it approves the submission of the CIL draft charging schedule for independent examination.</p> <p>Option 2 – Cabinet does not approve the submission of the CIL draft charging schedule for independent examination.</p>
Recommendation:	<p>IT BE RECOMMENDED TO COUNCIL THAT –</p> <p>(1) the draft Community Infrastructure Levy (CIL) charging schedule be submitted for independent examination; and</p> <p>(2) delegated authority be given to the Chief Officer for Growth and Investment to make minor grammatical and presentational</p>

amendments as necessary to the CIL charging schedule prior to its submission for examination.

**Reasons for
Recommendation:**

To allow the CIL charging schedule to progress to the independent examination stage.

Cabinet - 18 September 2023

Submission of Community Infrastructure Levy (CIL) Charging Schedule for Examination

Public Report of the Chief Officer – Growth and Investment

Recommendation:

IT BE RECOMMENDED TO COUNCIL THAT –

- (1) the draft Community Infrastructure Levy (CIL) charging schedule be submitted for independent examination; and
- (2) delegated authority be given to the Chief Officer for Growth and Investment to make minor grammatical and presentational amendments as necessary to the CIL charging schedule prior to its submission for examination.

1. INTRODUCTION

- 1.1. Part 11 of the Planning Act 2008 enables local authorities to levy a charge on new development to fund infrastructure within their area. This known as the Community Infrastructure Levy (CIL).
- 1.2. There is a process set out in the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended) for adopting a CIL. The next stage in that process is independent examination of the Council's draft CIL charging schedule.

2. EXAMINATION OF CIL CHARGING SCHEDULE

- 2.1. Cabinet on 31 July 2023 approved the draft CIL charging schedule (Appendix 1) for four weeks' public consultation. That public consultation runs from Monday 7 August to 4 September 2023. At the time of writing this report, the consultation had not closed.
- 2.2. The 31 July 2023 Cabinet report provides background to the preparation of the CIL charging schedule:
<https://www.rugby.gov.uk/meetings/meeting/1373/cabinet>
- 2.3. Before the charging schedule can be approved by Council and brought into effect it must be submitted for independent examination. The purpose of the independent examination is to determine whether the charging schedule meets the applicable legal requirements (referred to in the legislation as the 'drafting requirements').

- 2.4. Following the examination, the examiner will make recommendations. They can recommend that the charging schedule be approved by the Council without modification, be modified to remedy areas of non-compliance with the drafting requirements or be rejected.
- 2.5. This report seeks authority to submit the draft charging schedule for examination. As decision makers there is a responsibility that when submitting the draft charging schedule that such recommendations are based upon the evidence that has been considered in drafting the charging schedule. Alongside the draft charging schedule, a report on the public consultation and copies of any consultation responses received will also be sent to the examiner. Supporting evidence, including the viability assessment, infrastructure funding position statement and interim CIL spending strategy (all appended to the 31 July 2023 cabinet report) will also be sent to the independent examiner.
- 2.6. Following conclusion of the examination, if successful, Council will be asked to approve the charging schedule and bring the CIL into effect.

3. CONCLUSION

- 3.1. It is recommended that the CIL charging schedule is submitted for independent examination.

Name of Meeting: Cabinet
Date of Meeting: 18 September 2023
Subject Matter: Submission of Community Infrastructure Levy (CIL)
Charging Schedule for Examination

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY **YES** **NO**

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink
1	https://www.rugby.gov.uk/meetings/meeting/1373/cabinet

Appendix 1 – Draft Community Infrastructure Levy Charging Schedule



RUGBY BOROUGH COUNCIL
DRAFT COMMUNITY
INFRASTRUCTURE LEVY
CHARGING SCHEDULE
JULY 2023



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NOTE

The information contained within this guide is intended to assist applicants, developers and landowners to understand Rugby's Community Infrastructure Levy (CIL). It is not intended to replace the need to read and understand the CIL Regulations and government guidance, and affected parties are advised to seek their own professional advice.

2. INTRODUCTION

- 2.1. In 2010, government introduced the Community Infrastructure Levy (CIL) as the preferred mechanism for securing developer contributions towards infrastructure to support growth in an area. The money raised can be used to fund a wide range of infrastructure such as transport schemes, schools, community facilities, health and social care facilities, parks, green spaces and leisure facilities.
- 2.2. Rugby Borough Council is seeking to implement CIL across its administrative area, and this document sets out the draft charging schedule and a summary of how it has been derived. The proposed charging schedule is set out at Appendix 1.
- 2.3. Section 106 agreements and Section 278 highways agreements will continue to be used to secure mitigation, including (but not limited to) of those impacts that are not classified as infrastructure as well as affordable housing. The amended CIL Regulations no longer contain a restriction on the pooling of monies from more than five S106 obligations to fund a single infrastructure project and both CIL and S106 funding can be secured towards the same piece of infrastructure without the limitation of pooling.

3. SUPPORTING EVIDENCE

- 3.1. Preparation of the Charging Schedule is supported by the following evidence documents, which can be found on the Council's website:
 - The Local Plan, adopted June 2019, which set out infrastructure requirements to support the delivery of planned development within the Local Plan 2011-2031;
 - A CIL Viability Assessment, undertaken by consultants BNP Paribas on behalf of the Council (July 2023 – see below);
 - An Infrastructure Funding Position Statement, which compares the likely CIL income from anticipated new developments with the cost of infrastructure; and
 - An Interim CIL Spending Strategy, which provides a draft infrastructure list.
- 3.2. Councils are required to show evidence on how much revenue they have been generating from S106 obligations in 'recent years' (shown in Table 2) and the level of affordable housing delivered (Table 3). Further information on monitoring of local plan targets is set out on the Council's website in the Authority Monitoring Report. BNP Paribas examined the impact of their proposed rates on affordable housing and concluded in paragraph 7.16 that *"This study demonstrates that the proposed CIL charges are set at a level which will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landlords and developers to achieve a return in line with the NPPF."*

Table 1 - Section 106 obligations

Financial Year	Revenue Generated (£)
2015/16	446,840.84
2016/17	454,356.65
2017/18	2,404,072.55
2018/19	2,316,434.36
2019/20	622,620.08
2020/21	1,853,685.69
2021/22	£5,071,798.90

(Source: RBC Planning Dept)

Table 2 - Affordable Housing Performance

Financial Year	Units delivered
2016/17	6
2017/18	47
2018/19	208
2019/20	260
2020/21	233
2021/22	79

(Source: RBC Housing Department)

4. VIABILITY ASSESSMENT

4.1. The Council appointed BNP Paribas to undertake an assessment of the ability of developments across the borough to accommodate CIL. The draft charging schedule, shown in appendix 1 reflects the conclusions of the viability assessment. Different charging rates are set for residential development in the Rugby urban area and in the rural areas, based on viability. Apartments within the Rugby urban area are zero rated. The strategic sites of Houlton, Coton Park East and South West Rugby are zero rated for residential development but are not zero rated for convenience retail, industrial, light industrial or storage and distribution uses. Figure 1 in appendix 1 is a map of the residential CIL charging zones for the borough, categorised as urban, rural and strategic sites.

5. CALCULATING THE CHARGE

5.1. The amount of CIL charge a development is liable to pay is calculated according to Schedule 1 of the CIL (Amendment) (England) (No. 2) Regulations 2019. The method involves multiplying the relevant CIL rate for the type/location of the development by the net additional floorspace – and factoring in an inflation measure to allow for changes in building costs over time. A summary of

the method is set out below:

CIL rate x Net additional new build floorspace x Inflation measure

- 5.2. The inflation measure used will be the national 'All-in Tender Price Index' published by the Building Cost Information Service (BCIS) or the Royal Institution of Chartered Surveyors (RICS). The inflation measure involves dividing the Index costs from the year planning permission is granted, by the Index costs from the year the Charging Schedule is adopted. Full details of the method are set out in the Regulations.
- 5.3. The CIL Regulations specify that where the overall chargeable amount on a scheme is less than £50, it is deemed to be zero.
- 5.4. In certain circumstances, where a development includes the demolition of an existing building, the existing Gross Internal Area (GIA) can be deducted from the proposed floorspace. These deductions in respect of demolition or change of use will only apply where the existing building has been in continuous lawful use for at least six months in the 3 years prior to the development being permitted and is still in situ on the day planning permission is granted.

6. EXEMPTIONS

- 6.1. Most development that involves the creation of buildings that people normally use will be liable to pay CIL¹. However, the Regulations provide for several exemptions to CIL² against which the levy will not be charged, including:

- New buildings or extensions under 100 sqm of gross internal floor space, which do not involve the creation of a new dwelling;
- Dwellings built by 'self-builders'
- The change of use, conversion or subdivision of a building that does not involve an increase in floorspace;
- The creation of a mezzanine floor within a building;
- Temporary development permitted for a limited period;
- Buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;
- Vacant buildings brought back into the same use;
- Structures which are not buildings, such as pylons or wind turbines;
- Affordable housing (defined as social rented and intermediate housing) provided through a local housing authority, registered provider or charitable body; and
- Development by charities for charitable purposes.

- 6.2. CIL is charged on the gross internal floorspace³ of new development. Where planning permission is granted for a development that involves the extension or demolition and then rebuild of a building in lawful use⁴, the level of CIL payable will be calculated based on the net increase in

¹ This includes development permitted by a general consent (including permitted development)

² Under Part 6 of the CIL Regulations 2010 (as amended)

³ The gross internal floorspace is the internal area of the building, and should include rooms, circulation and service space such as lifts and floorspace devoted to corridors, toilets, storage, ancillary floorspace (e.g. underground parking) etc.

⁴ The definition of lawful use is contained in Schedule 1 Part 1 of the CIL (Amendment) (England) (No. 2) 2019 states that "...contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits

floorspace. This means that the existing floorspace contained in the building to be extended or demolished will be deducted from the total floorspace of the new development when calculating the CIL liability.

- 6.3. The Council can claw back any CIL relief where a development no longer qualifies for that relief within a period of seven years from the commencement of the development. For example, should a charity develop a building for charitable purposes and subsequently sell the building to the open market within seven years, then the Council will be able to claw back the CIL that would have been charged on the building had it been originally used for private use. Should a self-builder find that they must sell or rent the new dwelling within 3 years of the commencement of the development then the Council will then seek to clawback any CIL relief provided.
- 6.4. Under CIL Regulation 55, a Council can choose to offer exceptional circumstances relief if charging CIL would have an unacceptable impact on the economic viability of a particular development. Exemptions can also be made for charitable institutions, where this would not constitute State Aid (under CIL Regulation 45). However, the Council does not at present propose to make these exemptions available.

7. CIL REPORTING AND ADMINISTRATION

- 7.1. CIL revenue will be spent on the infrastructure needed to support development in the authority, the Council will produce an Infrastructure Funding Statement which will be published annually by 31 December. The Infrastructure Funding Statement reports on all funds secured, received and spent in the previous financial year for CIL and S106. The authority will use 5% of the CIL revenue to fund the administration costs of the Levy.
- 7.2. CIL is payable on the day development is commenced. Payment can be made in instalments (if eligible) as set out in the instalments policy in Appendix 2.
- 7.3. Below is some further guidance that may be helpful:
 - When an application for planning permission is submitted when CIL is payable, it must include an 'Additional CIL Information' form together with any relief or exemption claim forms completed with details of the development. This enables Rugby BC to calculate the amount of CIL payable. These documents must be submitted with your planning application.
 - The person who intends to pay CIL must assume liability prior to commencement by submitting an assumption of liability form.
 - If CIL chargeable permitted development is to be carried out, there is a requirement to submit a notice of chargeable development before development begins.
 - A commencement notice must be submitted for any other CIL chargeable development that requires planning permission.
 - If the circumstances of an exemption or relief have changed (a 'disqualifying event') Rugby BC must be notified.
 - On commencement the liable person must pay CIL in accordance with the instalments policies. A demand notice will be sent with details of how much to pay and the details of the instalments required.

the chargeable development.”

- If you receive any notice from Rugby BC, such as a demand notice, information notice or stop notice you must make the payment, provide the information or stop work on your development as requested in the notice.
- If you don't assume liability, submit a commencement notice, submit a notice of chargeable development, notify the council of changes to circumstances affecting an exemption or relief or reply to an information notice this may incur a financial penalty (surcharge) that will be added to the amount of CIL you have to pay.
- Late payment of CIL incurs a financial penalty (statutory late payment interest) that will be added to your CIL and failure to pay may lead to enforcement action and legal proceedings.
- The liability to pay CIL is registered as a land charge and is not removed until the full amount of CIL has been paid and any period for disqualifying events has expired.

- 7.4. You can appeal if you think we've mis-calculated the amount of CIL you need to pay and/or any relief or exemption you've claimed. You can also appeal our decision on apportioned liability, a surcharge, deemed commencement and a CIL stop notice (see appeals guidance). You can't appeal against the principle of paying CIL or negotiate the amount payable.
- 7.5. The CIL forms, guidance notes and further information is available on the Planning Portal website: Planning Portal – CIL at <https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/about-CIL>.
- 7.6. Detailed guidance on CIL appeals is available on the Valuation Office and Planning Portal websites: Valuation Office CIL appeals guidance at <https://www.gov.uk/guidance/community-infrastructure-levy-how-to-make-an-appeal#:~:text=DH1%203UW-Contact,refer%20to%20the%20Planning%20Portal>.
- 7.7. Planning Portal - CIL appeals at <https://www.gov.uk/guidance/appeal-a-community-infrastructure-levy-enforcement-notice>
- 7.8. The Community Infrastructure Levy ((Amendment) (England) (No.2) Regulations 2019) came into force on 1 September 2019. Under these regulations, Infrastructure Funding Statements (IFS) have replaced CIL Regulation 123 Lists as the mechanism through which projects are identified for CIL funding. The IFS will be published annually and provide a summary of all financial and non-financial developer contributions relating to S106 and CIL within the Borough. It will include a statement of infrastructure projects that Rugby Borough Council intends to, or may be, wholly or partly funded by CIL. It will also set out the CIL spending protocol setting out the process that the Council will undertake for allocating CIL receipts.

APPENDIX 1 – PROPOSED COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

Purpose

This schedule sets out the Community Infrastructure Levy charging rates proposed by Rugby Borough Council.

Date of Approval

This charging schedule will be approved by Rugby Borough Council at a meeting of its full Council at a date to be determined subject to the receipt of a favourable Examiners report.

Effective Date

This Charging Schedule shall take effect on a date to be determined by full Council.

Charging Rates per sq.m.

Development Type	Rugby Urban Area	Rural Area
Residential houses – 11 units or more	£60	£160
Residential houses – 10 or fewer units	£100	£200
Residential development on strategic sites	Nil	Nil
Residential apartments – 10 of fewer units	Nil	£200
Residential apartments – 11 or more units	Nil	£160
Convenience retail	£100	£100
Industrial, light industrial, storage and distribution	£5	£5
All other uses	Nil	Nil

Notes:

- 1 Residential unit numbers refer to net figures.
- 2 Residential excludes student accommodation, HMOs, retirement living or sheltered housing; extra care housing or housing-with-care and residential care homes and nursing homes as defined by Paragraph: 010 Reference ID: 63-010-20190626 of the Planning Practice Guidance.
- 3 Strategic Sites are Coton Park East, Rugby Radio Station (Houlton) and South West Rugby as shown on the Residential charging zones map at Figure 1 below.
- 4 Apartments are separate and self-contained dwellings within the same building. They generally have

shared access from the street and communal areas from which individual dwellings are accessed. Apartment buildings have dwellings on more than one floor and are subdivided horizontally by floor. 5 Other chargeable residential development (e.g. residential extensions over 100 sq m and annexes) will be charged at the relevant zone rate.

6 'Industrial' is use class B2, 'light industrial' is use class E(g)(i), and 'storage and distribution' is use class B8 in each case as defined in Schedules 1 and 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Calculating the Chargeable amount of CIL

CIL is charged on all new developments which create more than 100m² of floor space and on those developments which create 1 or more new dwellings, even where the floor space is less than 100m². The chargeable amount of CIL is calculated on the gross internal area of the net increase in floor area. The amount to be charged for individual developments will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010, as amended.

Indexation

The CIL Regulations specify that the index to be used is the —National All-in Tender Price Index published from time to time by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors; and the figure for a given year is the figure for 1st November of the preceding year. In the event that the All-in Tender Price Index ceases to be published, the index to use will be The Retail Prices Index.

Figure 1 Residential CIL Charging Zones

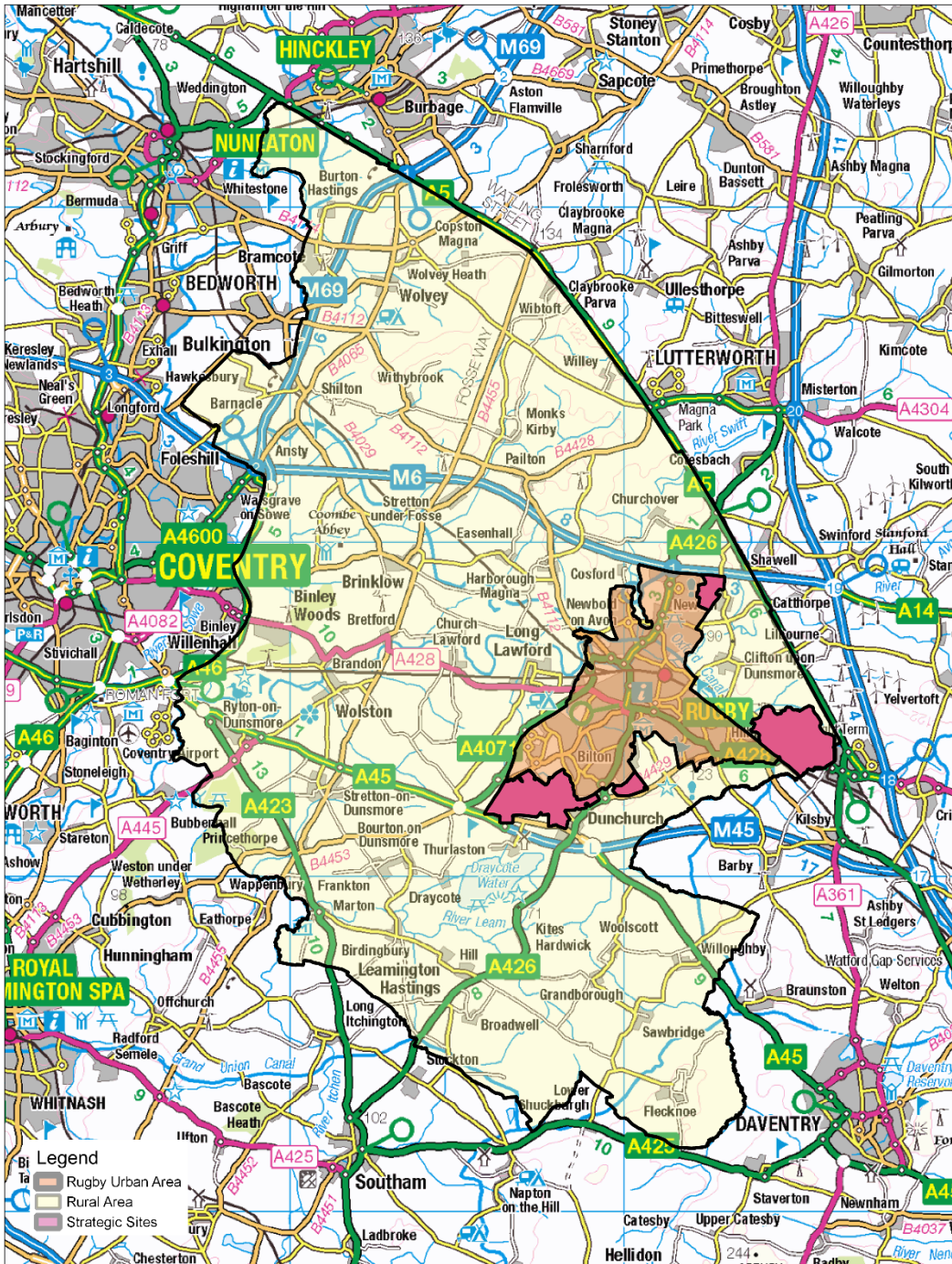


Figure 1: Residential CIL Charging Zones

Date: July 2023
Scale: 1:99,992.632122



Development Strategy

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Ordnance Survey 100019417



APPENDIX 2 – CIL INSTALMENTS POLICY

This policy has been prepared in accordance with Regulation 69B of the CIL Regulations 2010 (as amended) The Council will allow payment of CIL by instalments according to the total amount of liability as follows:

Amount of Liability	Number of Instalments	Payment Periods
£50 - £50,000	1	<ul style="list-style-type: none"> Total amount payable within 60 days of commencement.
£50,001 - £150,000	2	<ul style="list-style-type: none"> £50,000 payable within 60 days of commencement. Balance payable within 120 days of commencement.
£150,001- £300,000	3	<ul style="list-style-type: none"> £50,000 payable within 60 days of commencement. Balance payable in a further two instalments of equal amounts within 120 and 240 days.
More than £300,000	4	<ul style="list-style-type: none"> £50,000 payable within 60 days of commencement. Balance payable in a further three instalments of equal amounts within 120, 240 and 360 days.

The instalments policy only applies in cases where the persons liable for paying CIL have complied with all the relevant regulations. Regulation 70 of the CIL Regulations 2010 (as amended) sets out that a CIL instalments policy will only apply in the following circumstances:

1 Where the Council has received CIL Assumption of Liability Form prior to commencement of the chargeable development, and;

2 Where the Council has received a CIL Commencement Notice prior to the commencement of the chargeable development If either of these requirements are not complied with, the instalments set out above will not apply and the total liability will become payable within 60 days of the commencement of the chargeable development.

If development is completed prior to the date payments are required of the instalments, full CIL payment should be made on completion.

N.B. For outline applications which permit development to be implemented in phases, each phase of the development is a separate chargeable development. In such cases the instalments policy will apply to each separate chargeable development.

Date of effect: This policy will come into effect on the date of adoption of the CIL Charging Schedule by Full Council.

Appendix 2 – Climate Change and Environmental Impact Assessment for Draft CIL
Charging Schedule

Rugby Borough Council

Climate Change and Environmental Impact Assessment

Submission of Community Infrastructure Levy (CIL) Charging Schedule for Examination

CONTEXT

In 2019 the UK Parliament set a commitment in law to reach net zero carbon emissions by 2050. Achieving this target will require considerable effort with public bodies, private sector organisations, the third sector and individuals working together to take action. Rugby Borough Council declared a climate emergency in 2019, in doing so committed to:

- To move the Council's operations towards Carbon Neutrality by 2030.
- To establish action to tackle climate change as a key driver of all decision-making.
- To provide community leadership in reducing the impact of Climate Change.
- To take action to mitigate the impact of climate change on a Borough wide basis and beyond, through adaptation.

The Council's Corporate Strategy (2021-24) [link](#) sets ambitious outcomes in relation to Climate Change. These ambitions must now be progressed through the decisions which the Council makes.

It is therefore important that Rugby Borough Council gives due regard to climate change when making decisions. In the context of the Council's business, Climate Change includes carbon emissions, biodiversity, habitat loss and environmental destruction. When putting forward recommendations for decision, officers must assess how these recommendations are likely to influence our climate change commitments by completing the following Climate Change and Environmental Impact Assessment.

A copy of this Climate Change and Environmental Impact Assessment, including relevant data and information should be forwarded to the Deputy Executive Director.

If you require help, advice and support to complete the forms, please contact Dan Green, Deputy Executive Director.

SECTION 1: OVERVIEW

Portfolio and Service Area	Growth and Investment
Policy/Service/Change being assessed	The report recommends to Council that it approves the submission of the draft CIL charging schedule for independent examination.
Is this a new or existing Policy/Service/Change?	This would be a new charge.
If existing policy/service please state date of last assessment	Not applicable.
Ward Specific Impacts	Borough-wide.
Summary of assessment Briefly summarise the policy/service/change and potential impacts.	The report recommends to Council that it approves the submission of the CIL draft charging schedule for independent examination. The independent examination will consider whether or not the charging schedule meets the basic conditions (legal requirements) it is required to meet. If the examination is successful the charging schedule can be approved by the Council. If the authority introduces CIL it could use some of the revenue generated to fund environmental enhancements.
Completed By	Neil Holly, Development Strategy Manager
Authorised By	Nicola Smith, Chief Officer Growth & investment
Date of Assessment	14 August 2023

SECTION 2: IMPACT ASSESSMENT

Climate Change and Environmental Impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner	Timescales
Energy usage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			
Fleet usage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			
Sustainable Transport/Travel (customers and staff)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			
Sustainable procurement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			
Community leadership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			
Biodiversity and habitats	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			
Adaptation/Mitigation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			
Impact on other providers/partners	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None at this stage			

SECTION 3: REVIEW

Where a negative impact is identified, the proposal and/or implementation can be adapted or changed; meaning there is a need for regular review. This review may also be needed to reflect additional data and evidence for a fuller assessment (proportionate to the decision in question). Please state the agreed review timescale for the identified impacts of the policy implementation or service change.

Review date	Next stage of the adoption process – approval of the charging schedule following independent examination
Key points to be considered through review	No negative impacts have been identified at this stage.
Person responsible for review	Neil Holly, Development Strategy Manager
Authorised by	Nicola Smith, Chief Officer Growth & investment