

**From:** Jim Cliffe [REDACTED]

**Sent:** 05 September 2025 20:19

**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>;  
Development Management <development.management@bristol.gov.uk>

**Cc:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>;  
[REDACTED]

**Subject:** RE: S62A/2025/0120 286-292 Wells Road, Bristol, BS4 2PU

Hi Jamauri

I write to confirm that application S62A/2025/0120 (286-292 Wells Road, Bristol, BS4 2PU) **is a CIL Liable Development.**

As the application was received by PINS after 1 May 2025, CIL is to be applied should PINS grant a planning permission.

The CIL Liability is **£6,371.21**. It has been calculated based on the information provided by the applicant in the CIL Form 1 submitted to PINS, which identifies a 73sqm increase in the level of floorspace when the floorspace of the existing building to be converted / demolished is taken into account. This increase in floorspace relates to residential development. The calculation is as follows:

$73\text{sqm} \times £50/\text{sqm} \times (391 / 224 \text{ indexation factor}) = \mathbf{£6,371.21}$

The PINS officer determining the application should include the CIL Liability in their report.

Should you have any queries re this please let me know.

Best wishes

Jim

Jim Cliffe

Planning Obligations Manager  
[REDACTED]