

WOKINGHAM
BOROUGH COUNCIL

Wokingham Borough Council Community Infrastructure Levy (CIL)

Charging Schedule

Adopted 19th February 2015

CHARGING SCHEDULE

1. Introduction

- 1.1 Wokingham Borough Council is a Charging Authority for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy (CIL) in respect of development in its administrative area. The Council is both the CIL Charging Authority (CA) and Collecting Authority for its administrative area.
- 1.2 The Council intends to charge the Community Infrastructure Levy in its area at the rates (expressed as pounds per square metre) shown in Table 1 below. This Charging Schedule has been issued, approved and published in accordance with the requirements of Part 11 of the Planning Act 2008 (as amended) and the Community Infrastructure Levy Regulations 2010 (as amended).
- 1.3 This Charging Schedule was approved by the Council on 19th February 2015.
- 1.4 This Charging Schedule comes into effect on 6th April 2015.

2. CIL Liability

- 2.1. The Council will calculate the amount of CIL payable in respect of a chargeable development in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended).

3. CIL Charging Rates

- 3.1. CIL is levied in £s (pounds sterling) per square metre on net additional increase in floor space for qualifying development in accordance with the provisions of the Community Infrastructure Levy Regulations 2010 (as amended). The CIL rates charged by Wokingham Borough Council are set out in the Table 1 below:

Table 1: CIL Rates		
Development Type	Charging Zone	£ per square metre
Residential Development (excluding Sheltered Housing, Extra Care Housing and Residential Institutions)	South of M4 SDL	£300
	South Wokingham SDL	£320
	North Wokingham SDL	£340
	Arborfield SDL	£365
	Rest of Borough	£365
Sheltered Housing	South of M4 SDL, South Wokingham SDL, North Wokingham SDL and Arborfield SDL	£365
	Rest of Borough	£150
Residential Institutions and Extra Care Housing	South of M4 SDL, South Wokingham SDL, North Wokingham SDL and Arborfield SDL	£100
	Rest of Borough	£60
Retail	Existing town/small town/district centres	£0
	Arborfield SDL	£0
	Rest of Borough	£50
All Other Development Types	Borough-Wide	£0

- 3.2. For the purposes of assessing liability for CIL, the Council defines “Sheltered Housing” as “self-contained accommodation for older people, people with disabilities and/or other vulnerable groups which include some shared/communal facilities and where a degree of support is offered”.

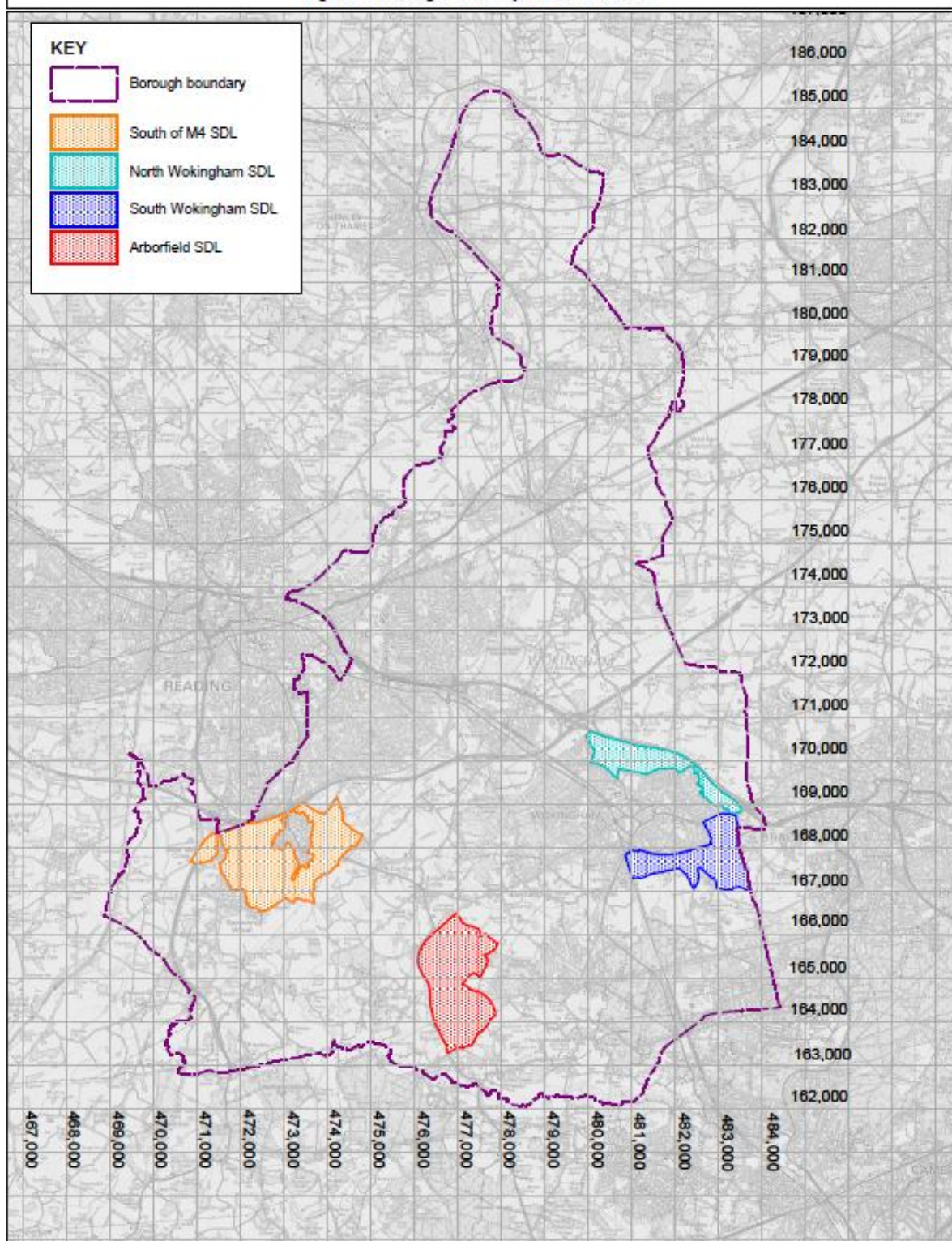
- 3.3. For the purposes of assessing liability for CIL, the Council defines “Extra Care Housing” as “purpose built accommodation in which varying amounts of care and support can be offered and where some services and facilities are shared (including a minimum of 30% of GIA provided as communal facilities).” This is based on the definition contained in the Extra Care Housing Toolkit published by the Care Services Improvement Partnership, but expanded to include further detail on communal floor areas.
- 3.4. The Borough Boundary and Strategic Development Locations (SDLs) (Figure 1) as well as the Existing town/small town/district centres (Figures 2 and 2a - 2f) are shown on the Ordnance Survey Map extracts contained at the end of this Charging Schedule.

4. Calculation of the CIL charge

- 4.1. CIL charges will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 as amended by Regulation 7 of the Community Infrastructure Levy (Amendment) Regulations 2011 and Regulation 6 of the Community Infrastructure Levy (Amendment) Regulations 2012 (or any subsequent amendments to these Regulations as may apply from time to time whilst this Charging Schedule is in effect).

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Figure 1 Strategic Development Locations



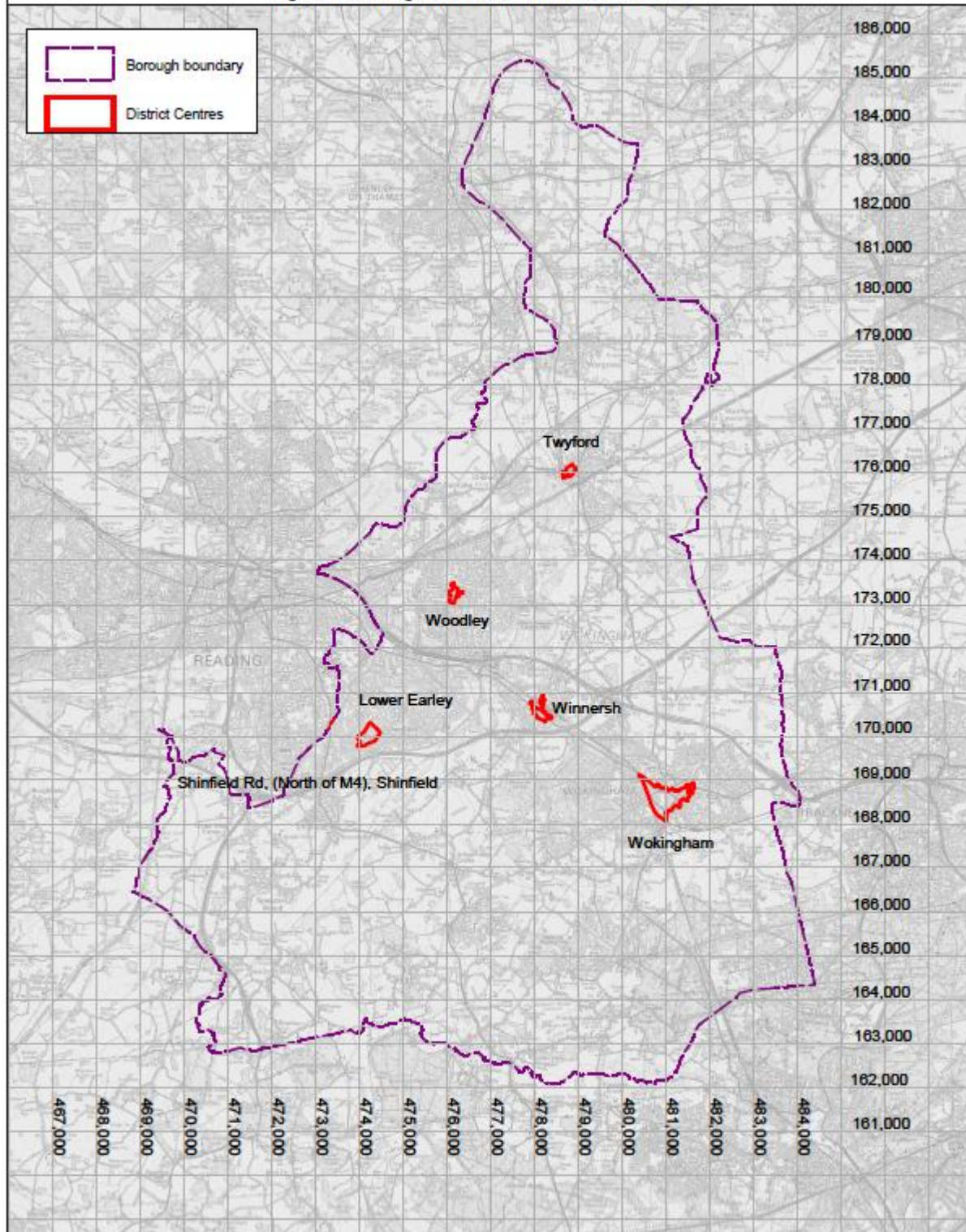
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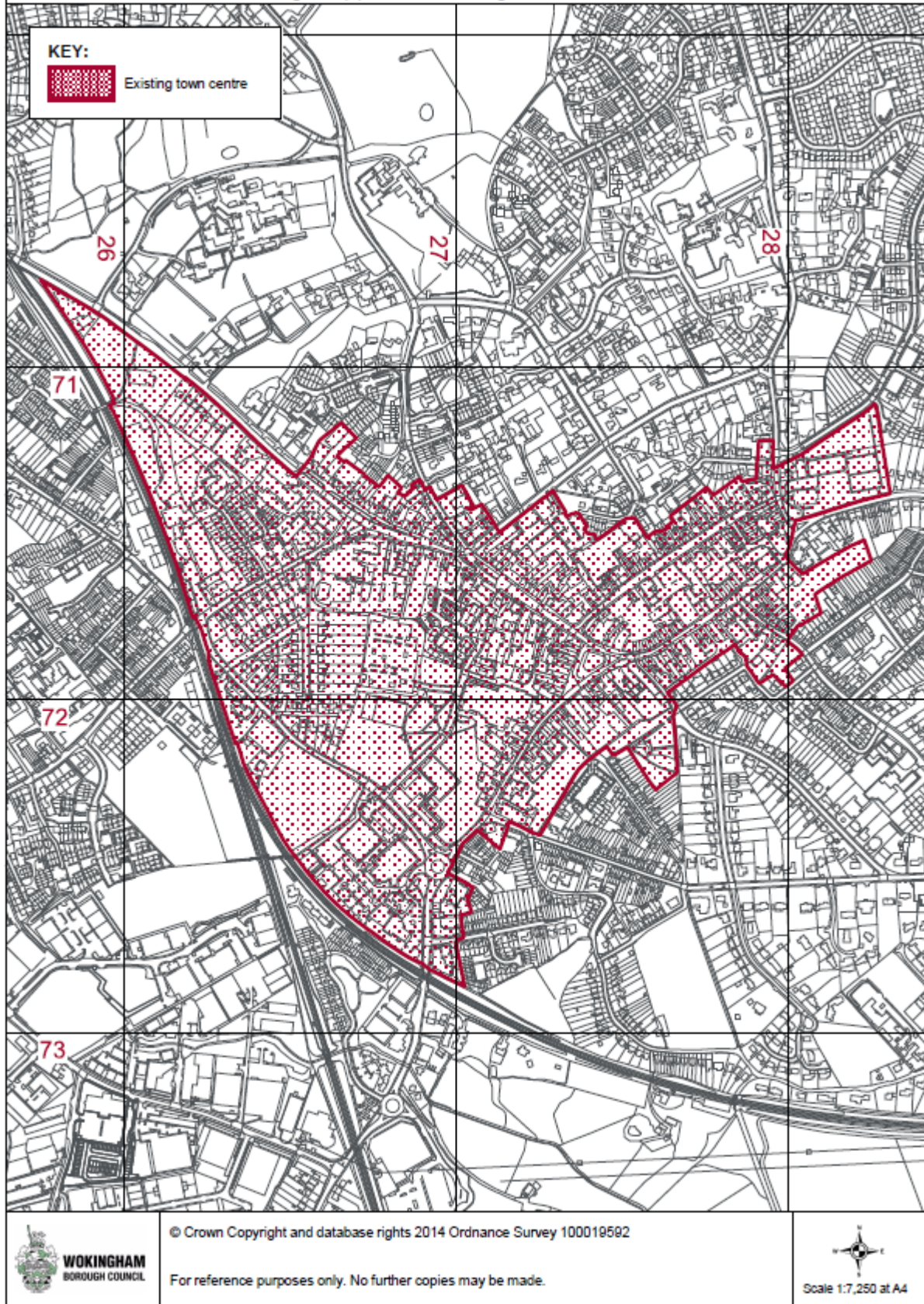
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COMMUNITY INFRASTRUCTURE LEVY
Figure 2 Existing town/small town/district centres

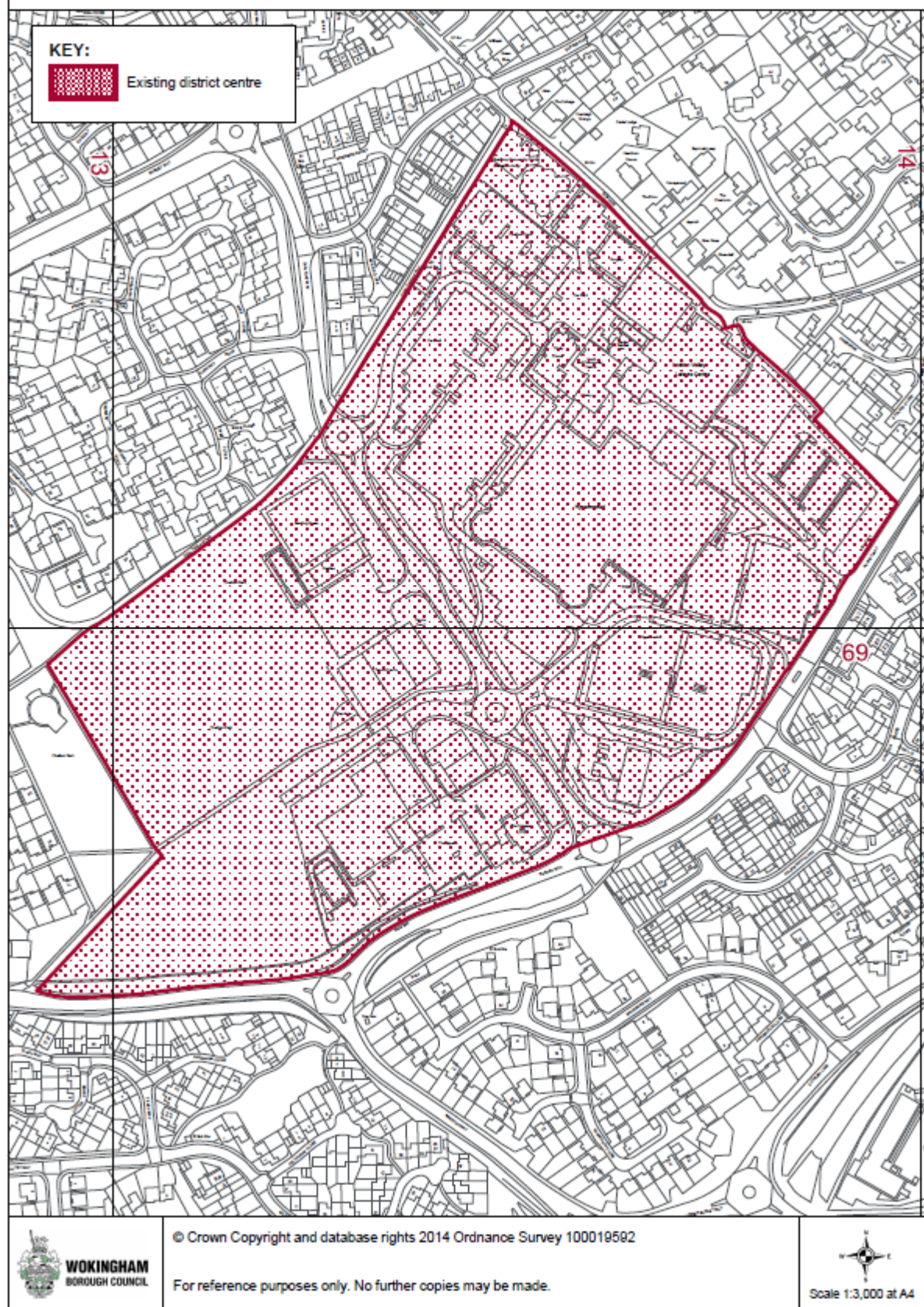


COMMUNITY INFRASTRUCTURE LEVY

Figure 2(a) - Defined Wokingham Town Centre

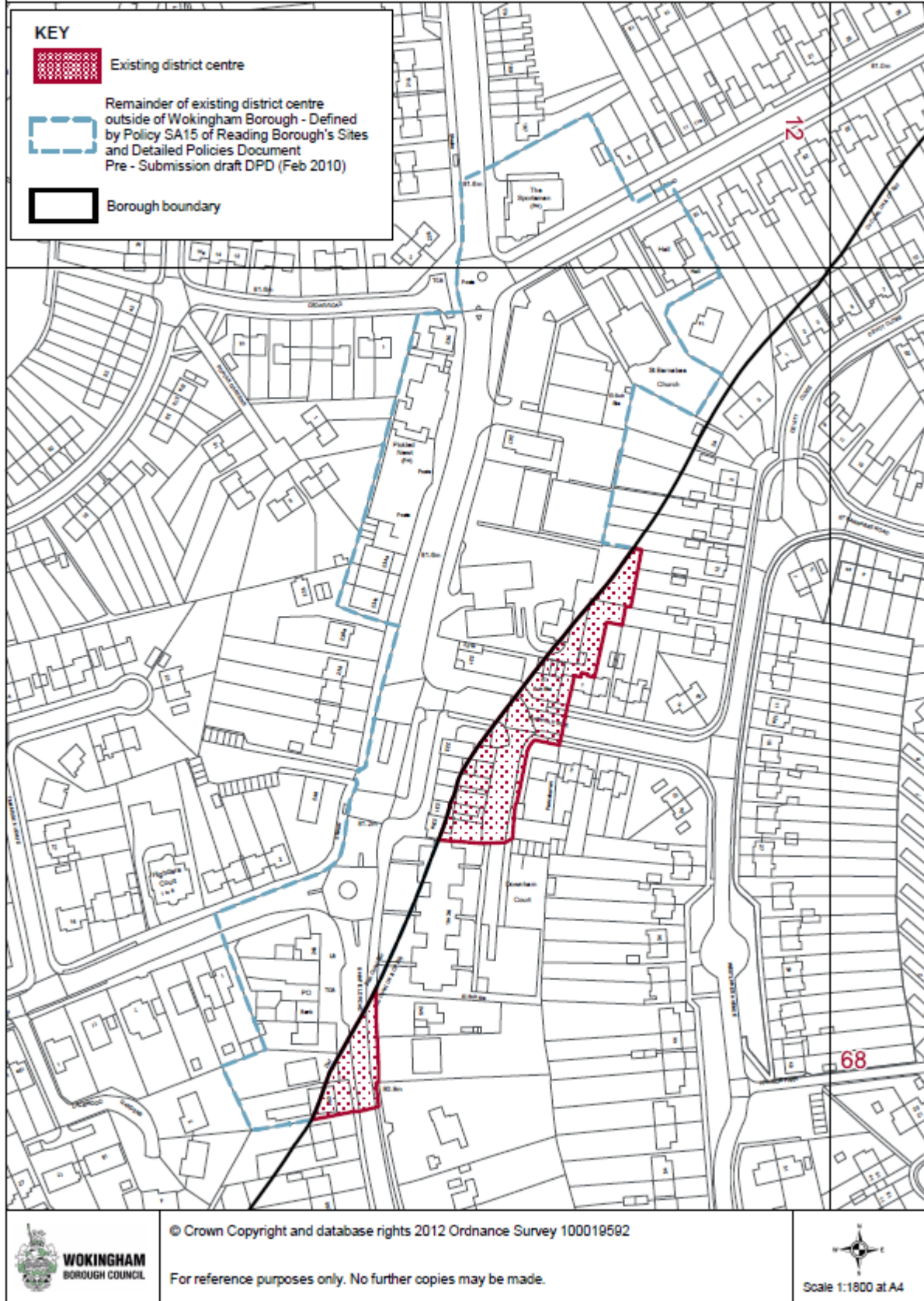


COMMUNITY INFRASTRUCTURE LEVY
Figure 2(b) - Defined Lower Earley District Centre



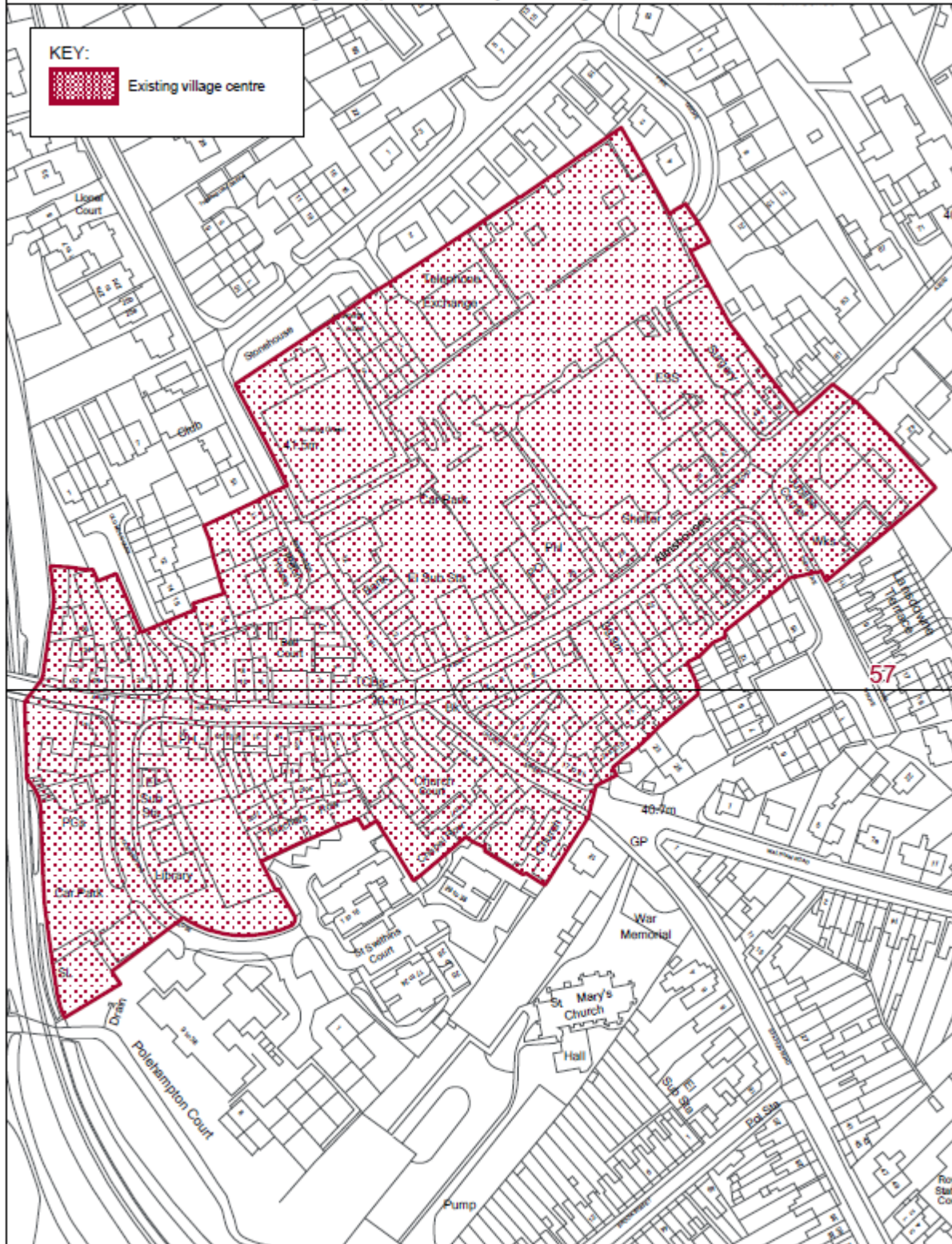
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Figure 2(c) - Defined Shinfield Road District Centre, Shinfield North



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Figure 2(d) - Defined Twyford Village Centre



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Figure 2(e) - Existing Winnersh Village Centre



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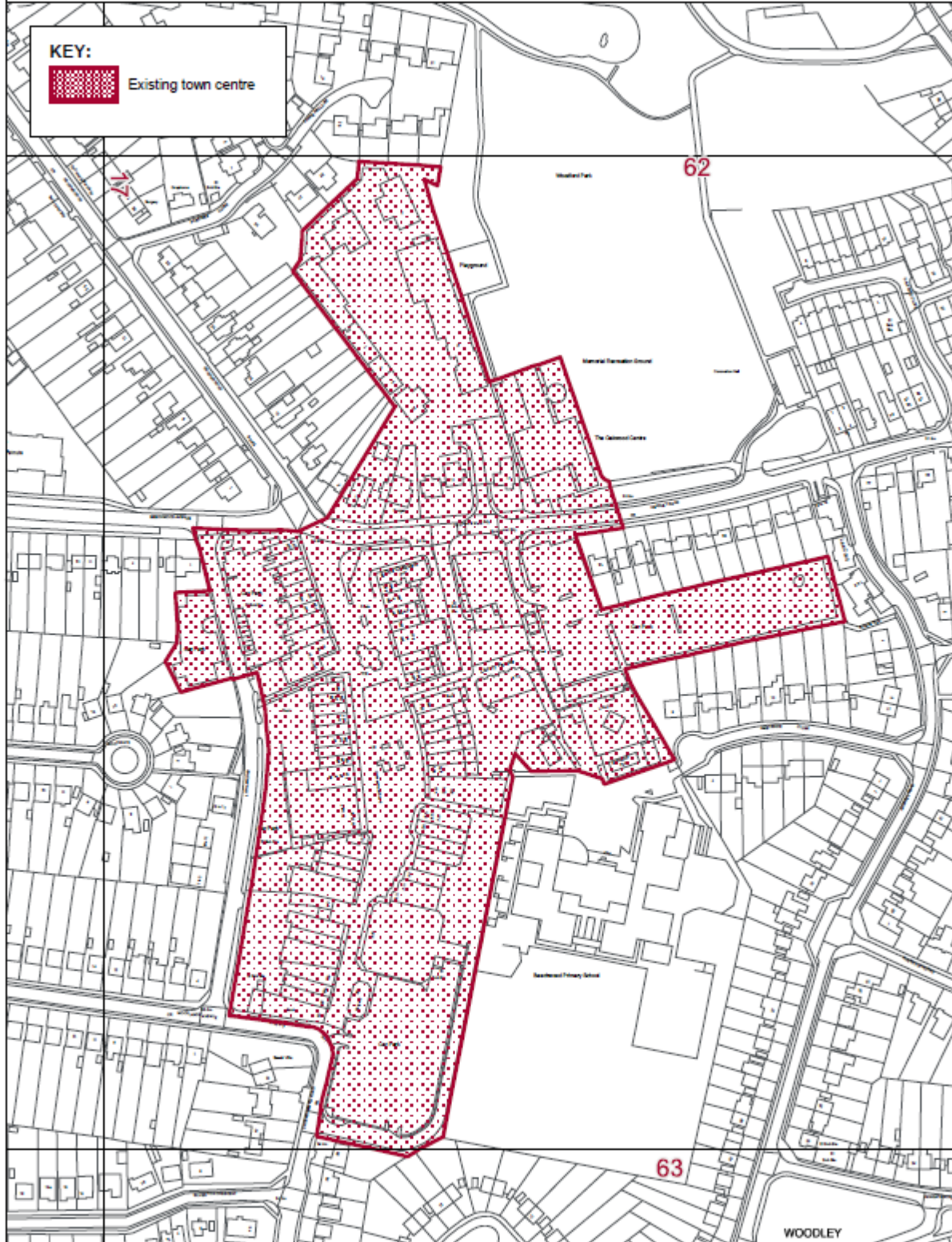


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Protective Marking: Protect

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Figure 2(f) - Defined Woodley Town Centre



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