



Wokingham Borough Council Community Infrastructure Levy

Draft Charging Schedule

January 2014

Community Infrastructure Levy Draft Charging Schedule

Statement of Representations Procedure

Wokingham Borough Council intends to submit a Community Infrastructure Levy (CIL) Draft Charging Schedule for examination, under Section 212 of the Planning Act 2008 (as amended by Section 114 of the Localism Act 2011).

In accordance with the Community Infrastructure Levy Regulations (2010), Wokingham Borough Council has published the following documents for consultation:

- The CIL Draft Charging Schedule, including this Statement of Representations Procedure
- Evidence to support the CIL Draft Charging Schedule

The consultation period runs from 29th January to 14th March 2014. All comments must be received by 5.00 pm on 14th March 2014. Representations before the start date or after the end date cannot be considered.

Comments can be submitted by e-mail to CIL@wokingham.gov.uk or in writing to:

Community Infrastructure Team,
Wokingham Borough Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire RG40 1WN

Telephone: 0118 974 6779

Copies of the documents are available for inspection from Wednesday 29th January 2014 to Friday 14th March 2014 at the Council's Shute End Offices, Wokingham, Monday to Friday 8.30am to 5pm. The documents are also available to view on the Council's website at:

<http://www.wokingham.gov.uk/planning/developers/cil/>

The documents are also available to view on the Council's website at all public libraries throughout the Borough together with the one at Crowthorne.

Organisations and individuals making representations may request the right to be heard at the examination. Such a request must be made in writing to the address above and received within the specified period for making representations.

Representations may be accompanied by a request to be notified, at a specified address, of any of the following:

- That the draft charging schedule has been submitted to the Examiner in accordance with Section 212 of the Planning Act 2008;
- The publication of the recommendations of the examiner and the reasons for those recommendations, and
- The approval of the charging schedule by the charging authority.

DRAFT 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 *(date to be inserted following examination in public and approval)*.
- 1.4 This Charging Schedule will come into effect on *(date to be inserted following the examination and approval)*.

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 will be 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 to be 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 Extra Care Housing)	South of M4 SDL	£300
	South Wokingham SDL	£320
	North Wokingham SDL	£340
	Arborfield SDL	£365
	Rest of Borough	£365
Residential Institutions and Extra Care Housing	Borough-Wide	£100
Retail	Existing town/small town/district centres	£0
	Rest of Borough	£50
All Other Development Types	Borough-Wide	£0

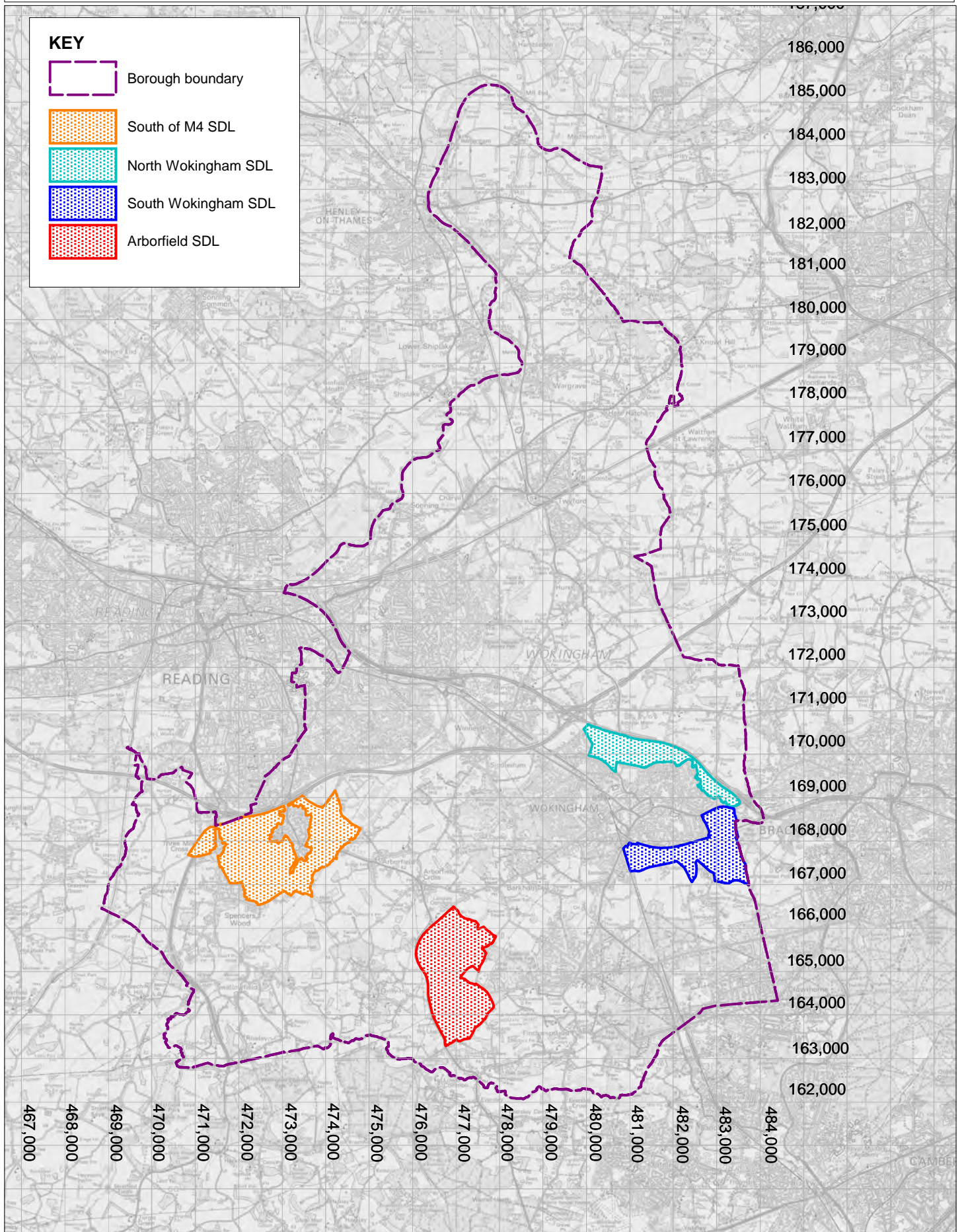
- 3.2. For the purposes of assessing liability for CIL, the Council will define “Extra Care Housing” as “purpose built accommodation in which varying amounts of care and support can be offered and where some services and facilities are shared (including a minimum of 30% of GIA provided as communal facilities).” 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.
- 3.3. The Residential Bands (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).

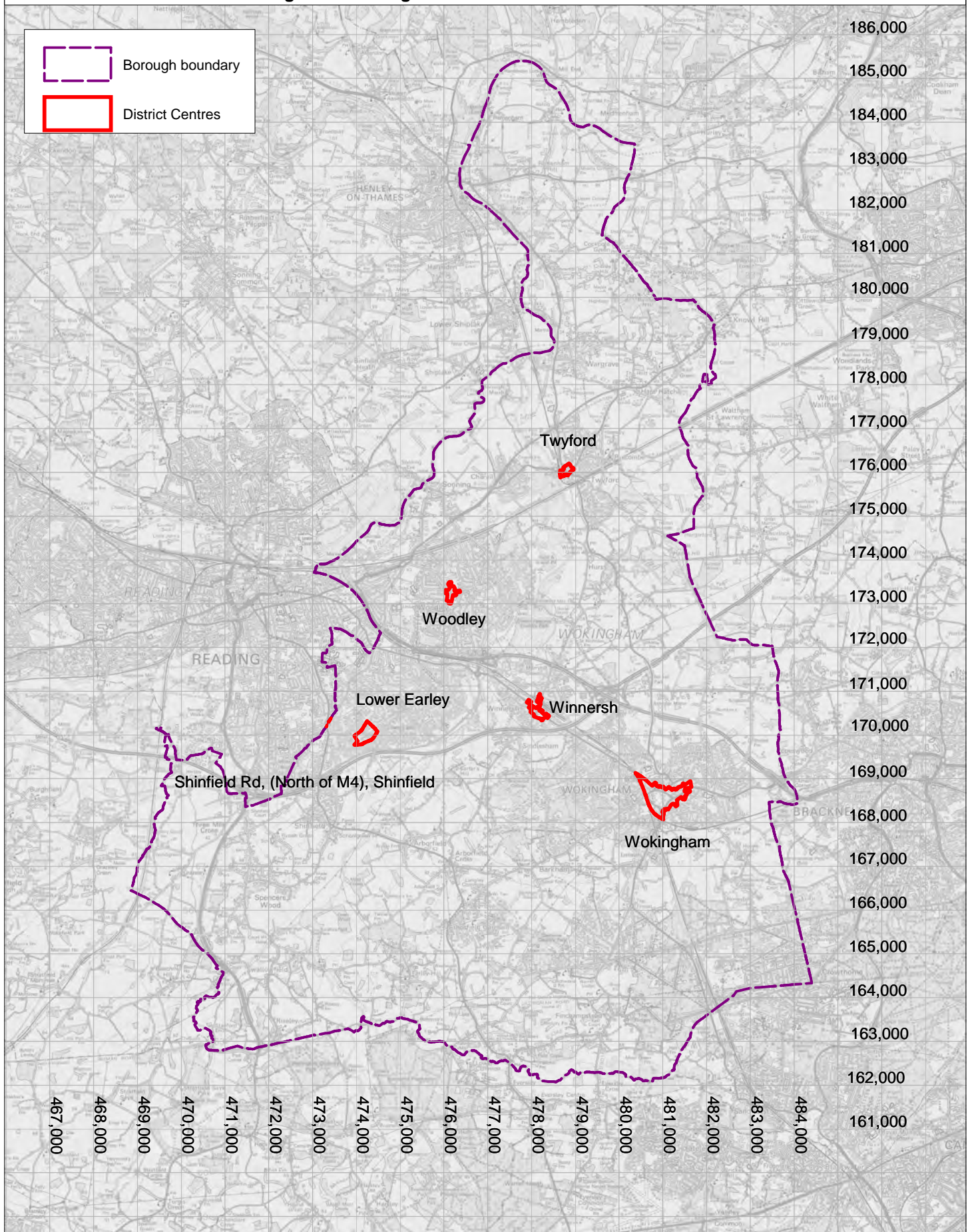
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Figure 1 Strategic Development Locations



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Figure 2 Existing town/small town/district centres



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Figure 2(a) - Defined Wokingham Town Centre

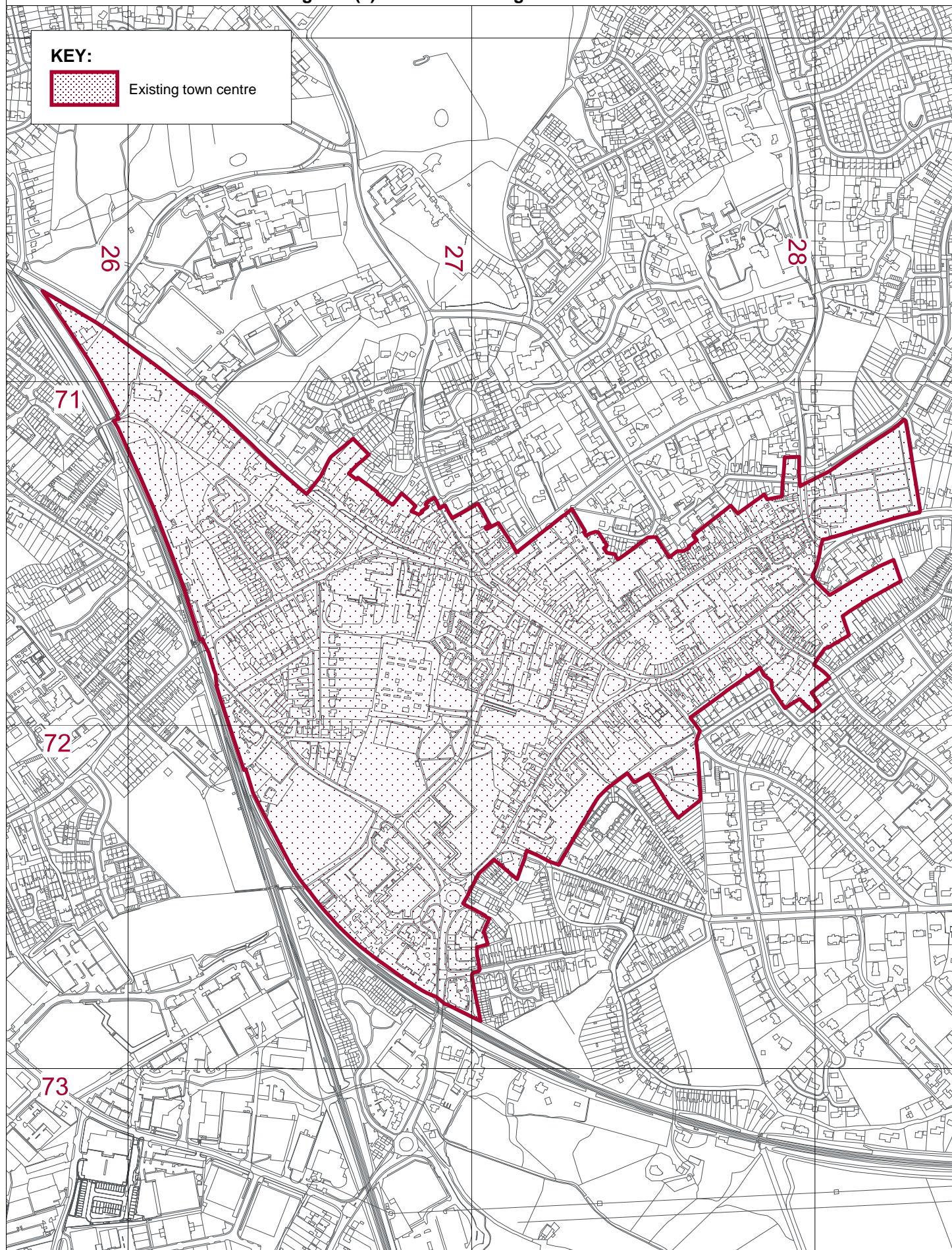
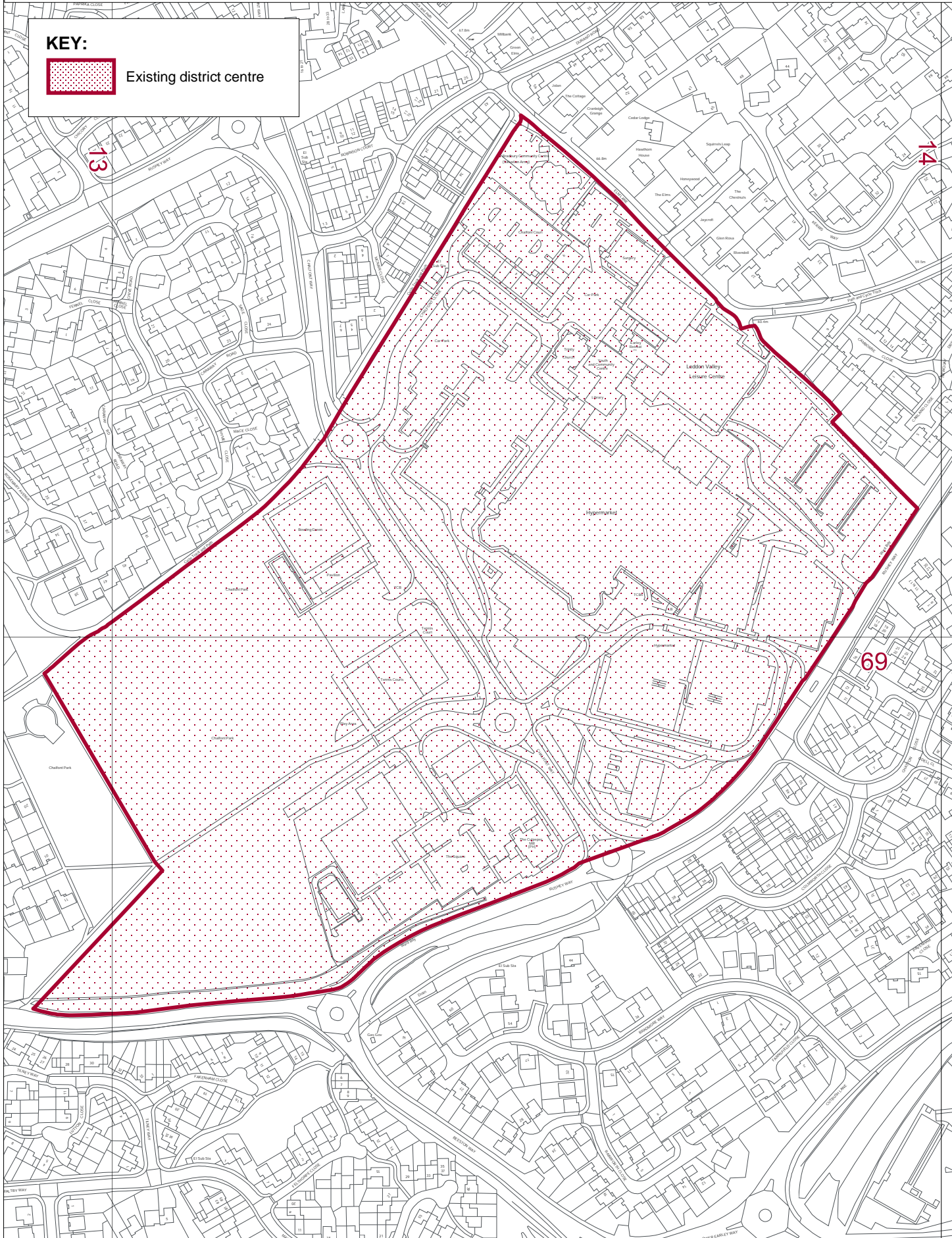


Figure 2(b) - Defined Lower Earley District Centre



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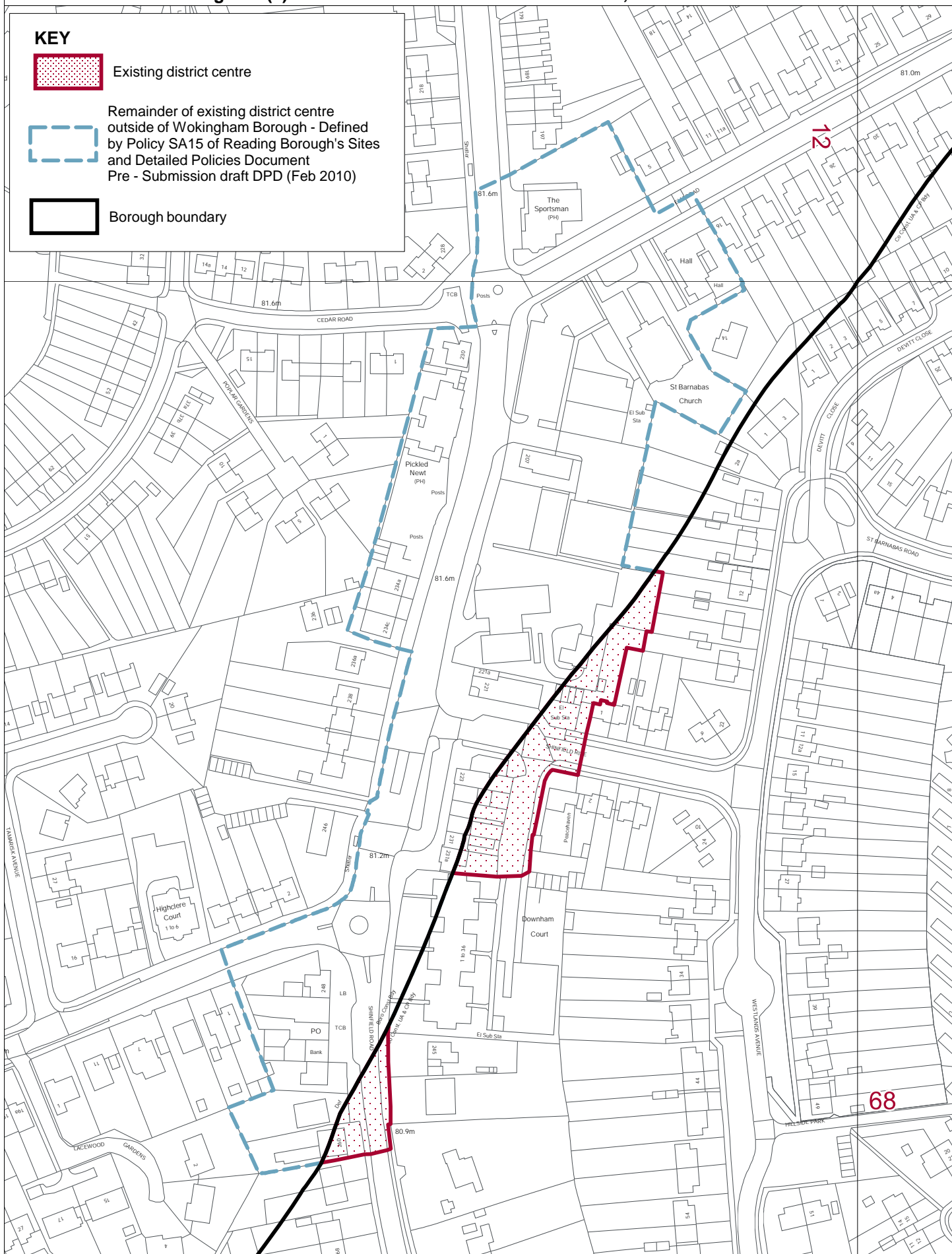
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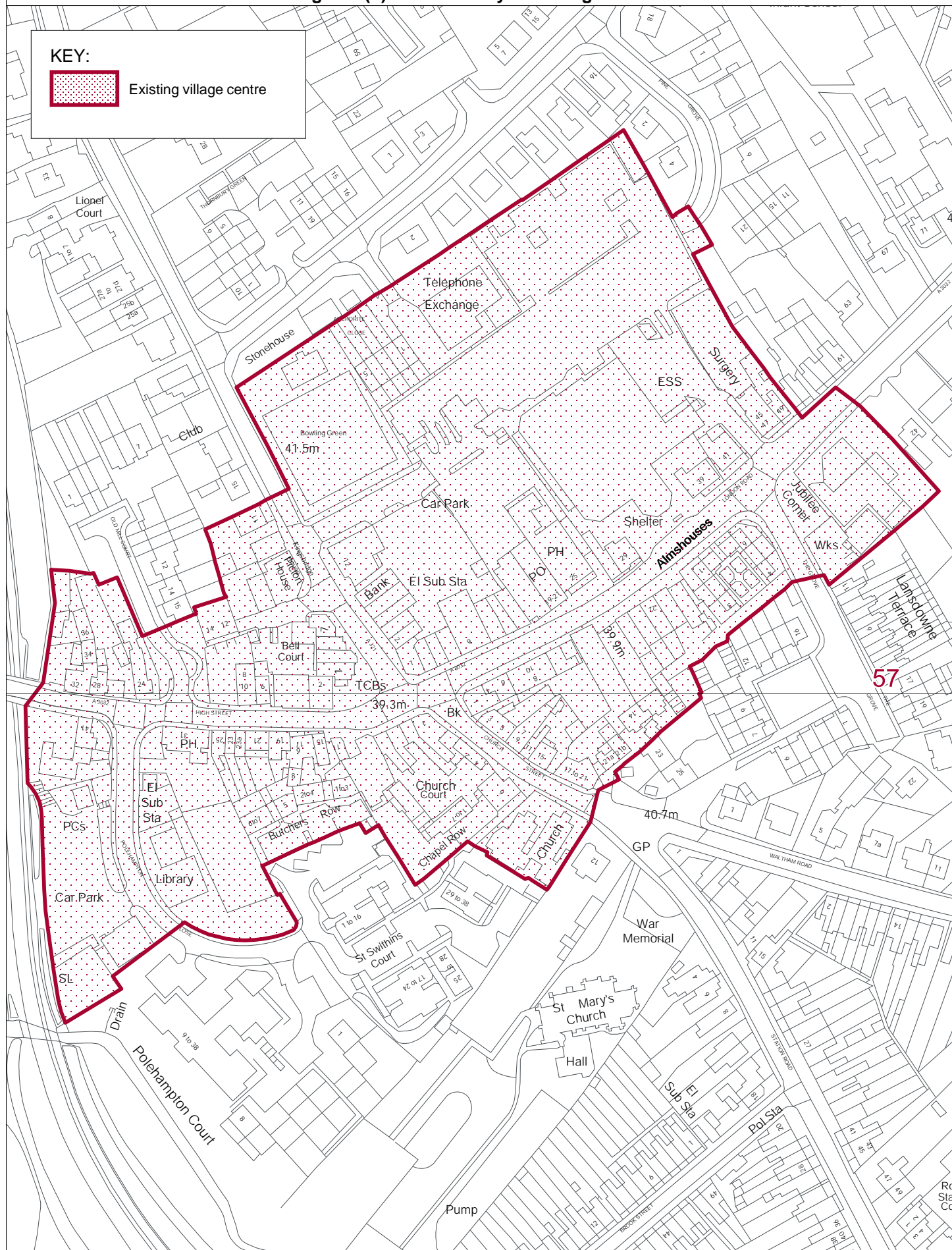
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Figure 2(c) - Defined Shinfield Road District Centre, Shinfield North



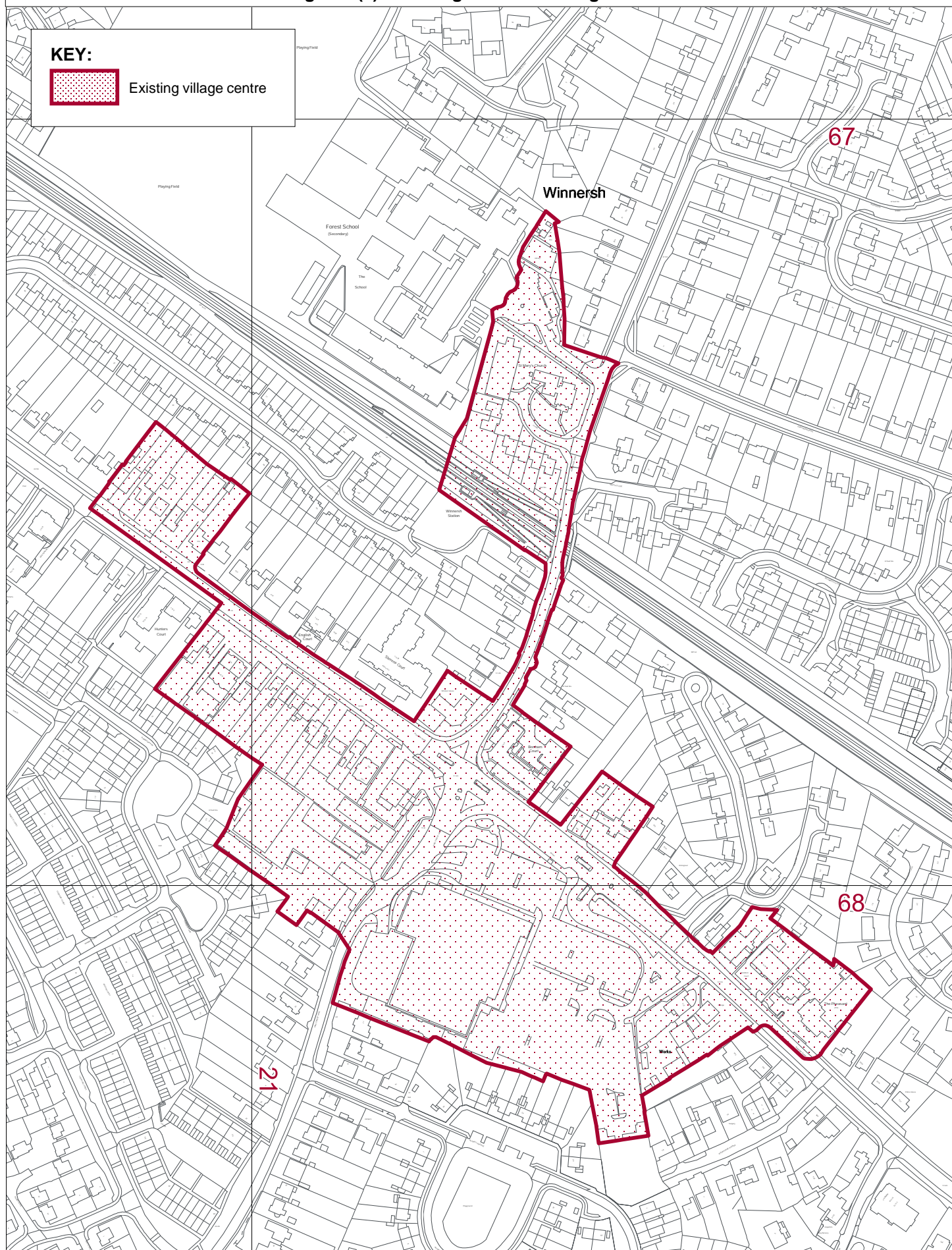
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Figure 2(d) - Defined Twyford Village Centre



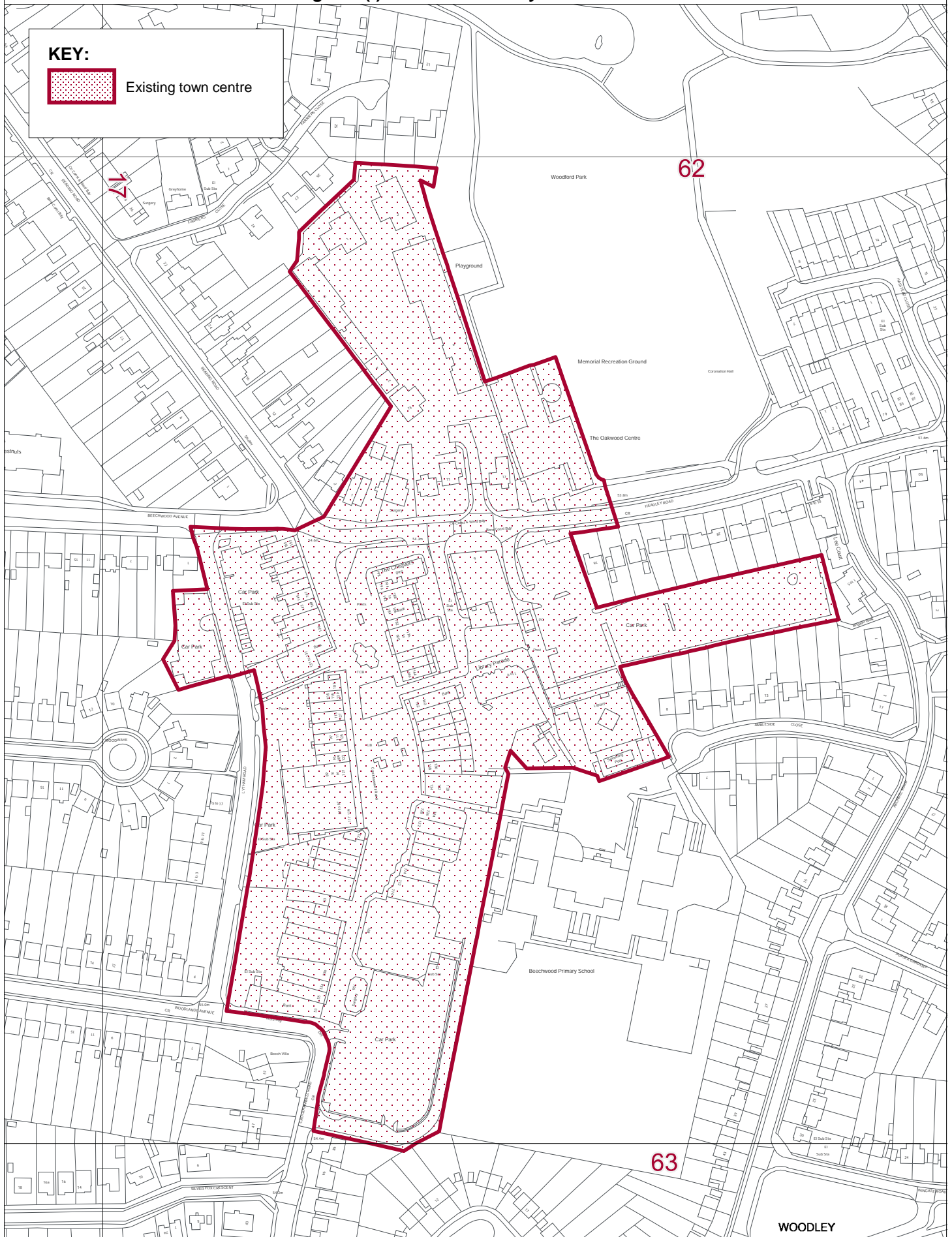
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Figure 2(e) - Existing Winnersh Village Centre



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Figure 2(f) - Defined Woodley Town Centre



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