Wokingham Borough
Community Infrastructure Levy (CIL)

Draft Charging Schedule

July 2026

WOKINGHAM
BOROUGH COUNCIL

About this consultation and how to respond

Wokingham Borough Council (WBC) is consulting on a partial review of its adopted Community Infrastructure Levy (CIL) Charging Schedule.

The purpose of the review is to introduce new CIL rates for:

- Purpose-built market student accommodation;
- Hotel development; and
- Industrial and warehousing development.

The review also proposes:

- A new charging zone for the Loddon Valley Garden Village[1]
- Applying a nil CIL rate within the Loddon Valley Garden Village charging zone (infrastructure improvements will instead be secured through planning obligations under Section 106 of the Town and County Planning Act 1990 (as amended)).

The proposed changes are set out in this Draft Charging Schedule and supported by evidence including viability assessment and information on infrastructure costs.

WBC is not reviewing or replacing other elements of the adopted CIL Charging Schedule. The unaltered parts the adopted CIL Charging Schedule will continue to apply.

Consultation runs to 23:59 on 7 September 2026.

Representations should focus on whether the proposed charging rates and zones are supported by appropriate evidence; and whether the proposed changes set out in this Draft Charging Schedule satisfies the requirements of the Community Infrastructure Levy Regulations 2010 (as amended).

The Draft Charging Schedule and supporting documents can be downloaded from WBC's website:
https://www.wokingham.gov.uk/planning-policy-and-developer-contributions/cil-partial-review

You can submit your representations by downloading and completing the representation form and returning it to:

- Developer.Contributions@wokingham.gov.uk
- Planning Policy and Infrastructure, Wokingham Borough Council, Shute End, Wokingham, RG40 1BN.

Following consultation, WBC will consider all representations received before deciding whether to submit the Draft Charging Schedule for independent examination.

[1] See Policy SS13 of the Local Plan Update: Proposed Submission Plan, September 2024. The plan is currently at examination with adoption anticipated in 2027.

1. Introduction

What is the Community Infrastructure Levy (CIL)

1.1 The Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.

1.2 CIL only applies in areas where a local authority has consulted on, and approved, a CIL Charging Schedule which sets out its rates.

1.3 Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for CIL. Some developments may be eligible for relief or exemption. This includes residential annexes and extensions, and houses and flats which are built by 'self-builders'. There are strict criteria that must be met, and procedures that must be followed, to obtain the relief or exemption.

Wokingham Borough Council and CIL

1.4 Wokingham Broough Council (WBC) adopted its current CIL Charging Schedule in February 2015, bring it into effect on 6 April 2015, establishing the CIL rates that apply to different types of development across the borough. Since adoption, the CIL rates have been increased annually to account of inflation.

1.5 WBC is undertaking a partial review of the adopted CIL Charging Schedule. The purpose of the review is to update specific elements of the existing charging regime where evidence demonstrates that a new CIL rate is justified. The review also proposes the creation of a new charging zone for the Loddon Valley Garden Village[2], where the alternative use of planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended) is considered the most practical and effective way of securing infrastructure improvements.

1.6 WBC is not reviewing or replacing other elements of the adopted CIL Charging Schedule. The remaining elements will continue to apply, indexed for inflation.

This is a partial review of the adopted CIL Charging Schedule, not a complete replacement. Unless specifically amended through this document, all existing CIL rates and provisions will remain unchanged.

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[2] See Policy SS13 of the Local Plan Update: Proposed Submission Plan, September 2024. The plan is currently at examination with adoption anticipated in 2027.

1.7 Proposed changes to the adopted CIL Charging Schedule are supported by evidence, including:

- Local Plan Update: Proposed Submission Plan, September 2024.
- Infrastructure Delivery Plan, August 2025.
- Loddon Valley Garden Village - Financial Viability Assessment, August 2025.
- CIL Viability Assessment, April 2026.
- Funding Gap Statement, May 2026.
- Background Paper, July 2026.

2. Community Infrastructure Levy Charging Rates

2.1 WBC is the charging authority for the purpose of Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

2.2 The proposed CIL rates are shown in Table 1 below. Differential CIL rates are set for different geographies and different development types/uses. The CIL rates are pounds sterling per square metre and are applied to the net additional floorspace.

2.3 For completeness, all CIL rates are shown, including those which are not proposed to be amended through this partial review and will remain unchanged and continue to operate. Only those rows highlighted in blue in Table 1 are proposed changes to the CIL rate and are within the scope of this consultation. The proposed changes are limited to:

- Introducing CIL rates borough wide for purpose-built market student accommodation;
- Introducing CIL rates borough wide for hotel development;
- Introducing CIL rates borough wide for industrial and warehousing development;
- Creating a new charging zone for the Loddon Valley Garden Village allocation; and
- Applying a nil CIL rate within the Loddon Valley Garden Village charging zone.

Table 1: CIL rates.

Development type	Charging Zone	Adopted Rate £ per square metre at February 2015	Indexed Rate £ per square metre at January 2026	Proposed rate £ per square metre
Residential Development (excluding Sheltered Housing, Extra Care Housing and Residential Institutions)	South of M4 SDL	£300	£463.32	Not applicable
	South Wokingham SDL	£320	£494.21	Not applicable
	North Wokingham SDL	£340	£525.10	Not applicable
	Arborfield SDL	£365	£563.71	Not applicable
	Loddon Valley Garden Village	**Not applicable**	**Not applicable**	**£0**
	Rest of Borough	£365	£563.71	Not applicable
Sheltered housing	South of M4 SDL, South Wokingham SDL, North Wokingham SDL, Arborfield SDL	£365	£563.71	Not applicable
	Loddon Valley Garden Village	**Not applicable**	**Not applicable**	**£0**

	Rest of Borough	£150	£231.66	Not applicable
Residential institutions and Extra Care Housing	South of M4 SDL, South Wokingham SDL, North Wokingham SDL, Arborfield SDL	£100	£154.44	Not applicable
	Loddon Valley Garden Village	**Not applicable**	**Not applicable**	**£0**
	Rest of Borough	£60	£92.66	Not applicable
Retail	Existing town/small town/district centres	£0	£0	Not applicable
	Arborfield SDL	£0	£0	Not applicable
	Loddon Valley Garden Village	**Not applicable**	**Not applicable**	**£0**
	Rest of Borough	£50	£77.22	Not applicable
Purpose built market student accommodation	**Borough wide**	**Not applicable**	**Not applicable**	**£500**
Hotels	**Borough wide**	**Not applicable**	**Not applicable**	**£50**
Industrial and warehousing	**Borough wide**	**Not applicable**	**Not applicable**	**£35**
All other development types	Borough wide	£0	£0	Not applicable

Definitions

2.4 For the purposes of assessing CIL liability, WBC will apply the following definitions:

Sheltered Housing

2.5 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.

Extra Care Housing

2.6 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.

Purpose Built Student Accommodation

2.7 Purpose-built accommodation designed and operated principally for occupation by students and providing communal management arrangements.

Hotels

2.8 Hotels is development falling within Use Class C1 (Hotels, guest houses and boarding houses) or any equivalent successor use class.

Industrial and Warehousing

2.9 Industrial development is development falling within Use Class B2 (General industrial) or any equivalent successor use class. Warehousing is development falling within Use Class B8 (Storage and distribution) or any equivalent successor use class.

2.10 For the purposes of assessing CIL liability, WBC will apply the geographies shown on the Ordnance Survey Map extracts at the end of this Charging Schedule for the boundary of Wokingham Borough, Strategic Development Locations (SDLs), the Loddon Valley Garden Village and the Existing town/small town/district centres.

Calculating the CIL chargeable amount

2.11 CIL is calculated based on the gross internal area (GIA) of a chargeable development. The methodology used to calculate GIA is set out in the RICS Code of Measuring Practice.

2.12 The CIL Regulations 2010 (as amended) allow retained in-use floorspace or in-use floorspace that is to be demolished to be offset from the CIL chargeable floor space. The regulations define “in-use” as a period of occupation within a building’s permitted lawful use for at least six continuous months during the three year period that ends on the day planning first permits the development. It is a developers / landowners’ responsibility to demonstrate that a building is “in-use”. This should be done prior to the commencement of development.

2.13 A development becomes liable for CIL when planning permission first permits development. Where a development is liable for CIL, a CIL Liability Notice confirming the CIL chargeable amount will be sent to relevant parties as required by the CIL Regulations 2010 (as amended).

2.14 The CIL Regulations 2010 (as amended) set out the formula for calculating the CIL chargeable amount. Further information is set out in national Planning Practice Guidance and on the WBC website.

Indexation of rates

2.15 CIL rates are subject to indexation from the date the Charging Schedule comes into effect to the date planning permission first permits the development. The CIL rate to be applied will therefore alter depending on the year planning permission for a chargeable development was granted.

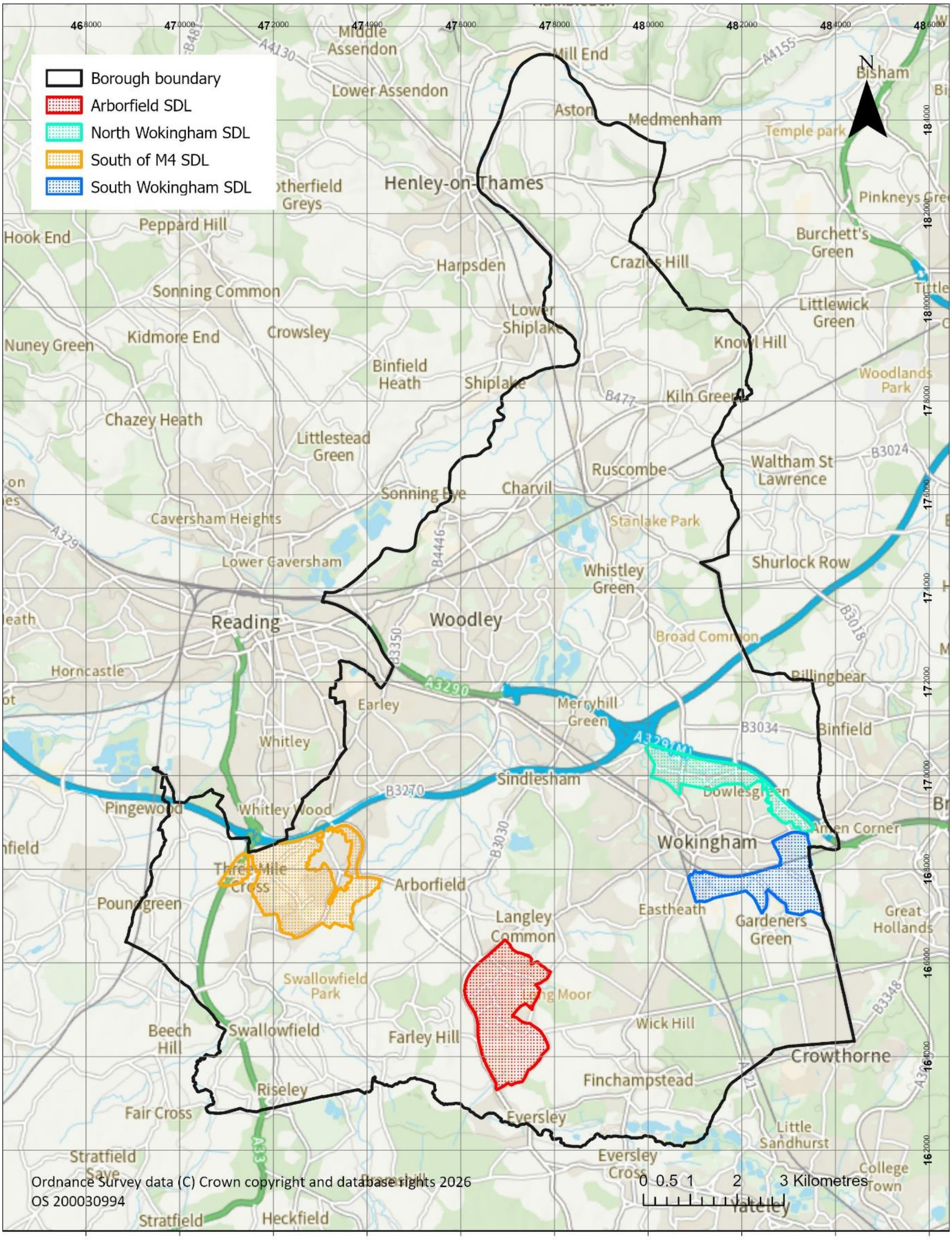
2.16 The CIL rates set out in the Charging Schedule are indexed against the 'RICS CIL Index', published in November of the preceding calendar year. If this index is not published the following index shall be used: (1) All-in Tender price Index; (2) Retail Price Index.

Date of effect

2.17 Subject to examination and approval, the CIL rates set out in this Draft Charging Schedule shall come into effect on a date to be determined by WBC.

2.18 The CIL rates set out in the adopted 2015 Charging Schedule shall continue to apply until that date.

Figure 1
Strategic Development Locations



Strategic Development Locations

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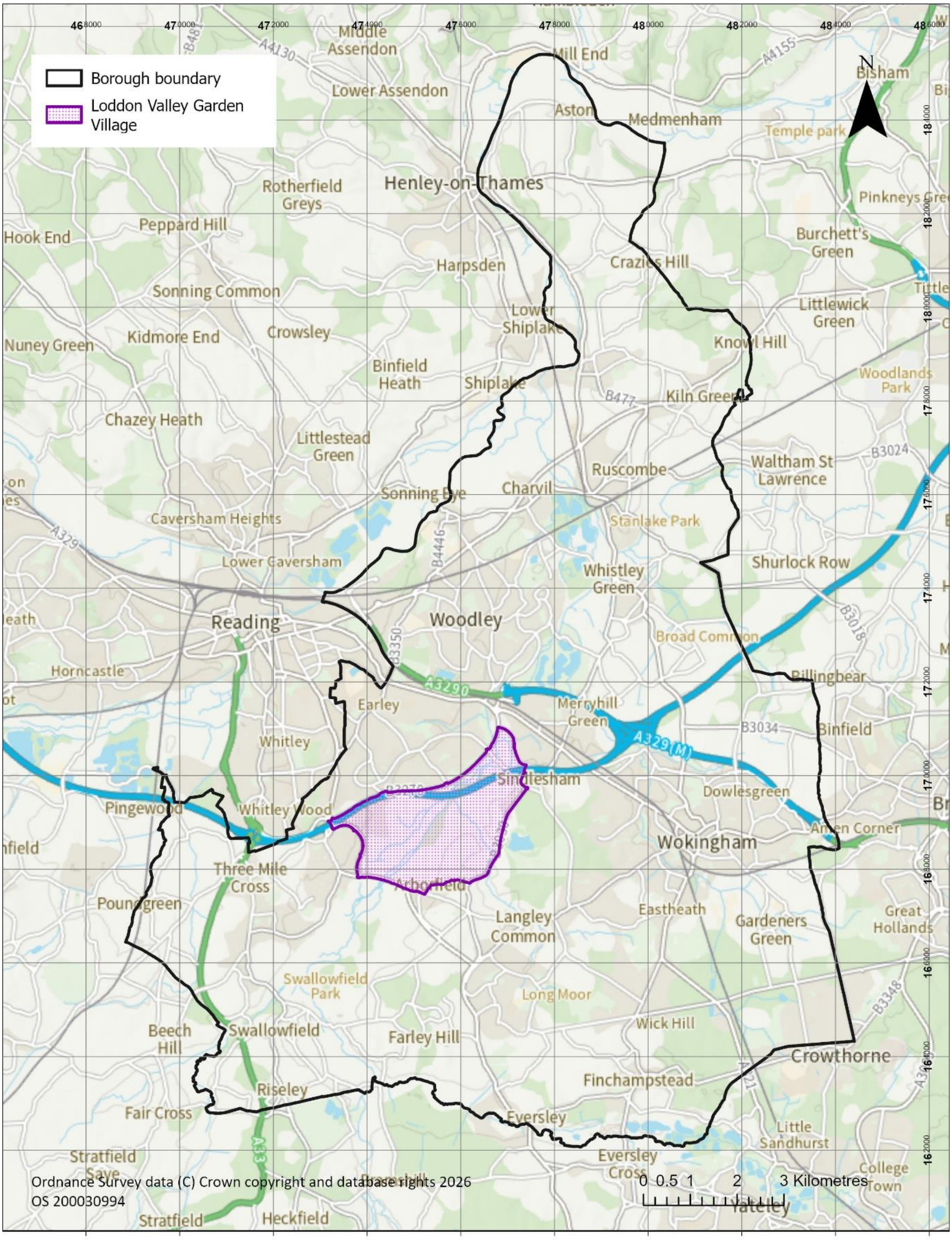
Figure 2
Loddon Valley Garden Village



Loddon Valley Garden Village

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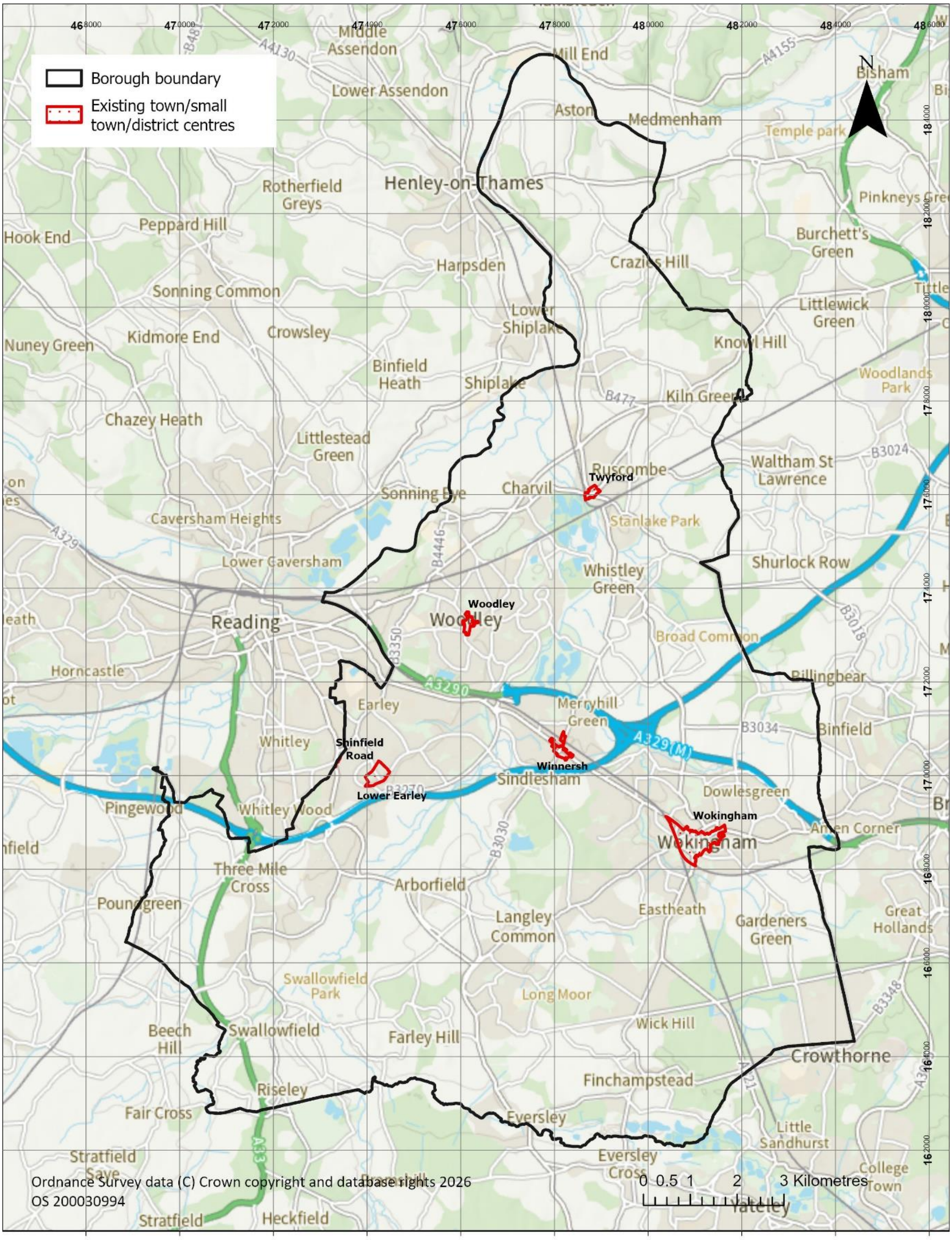
Figure 3
Existing town/small town/district centres



Existing town/small town/district centres

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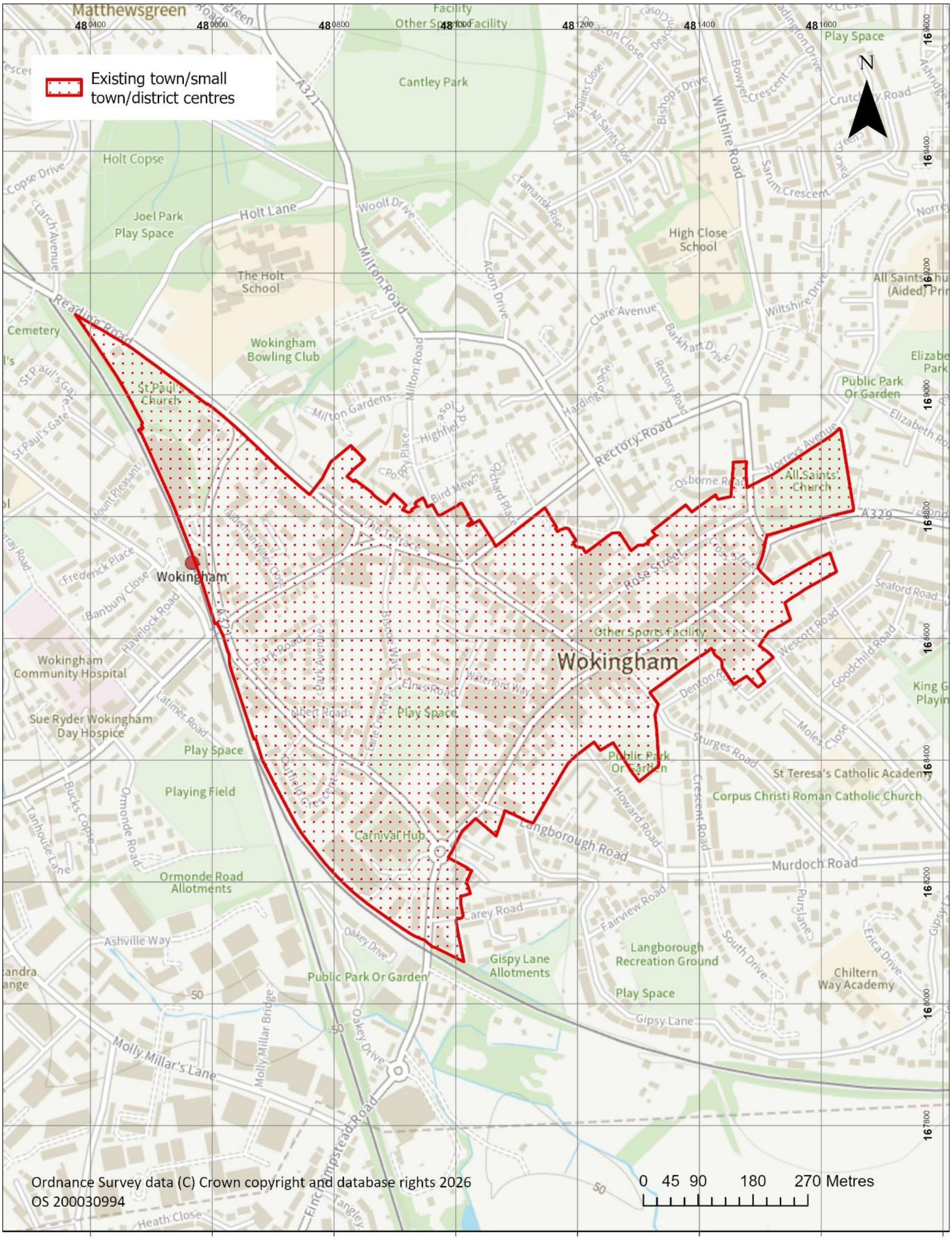
Figure 4
Wokingham Town Centre



Wokingham Town Centre

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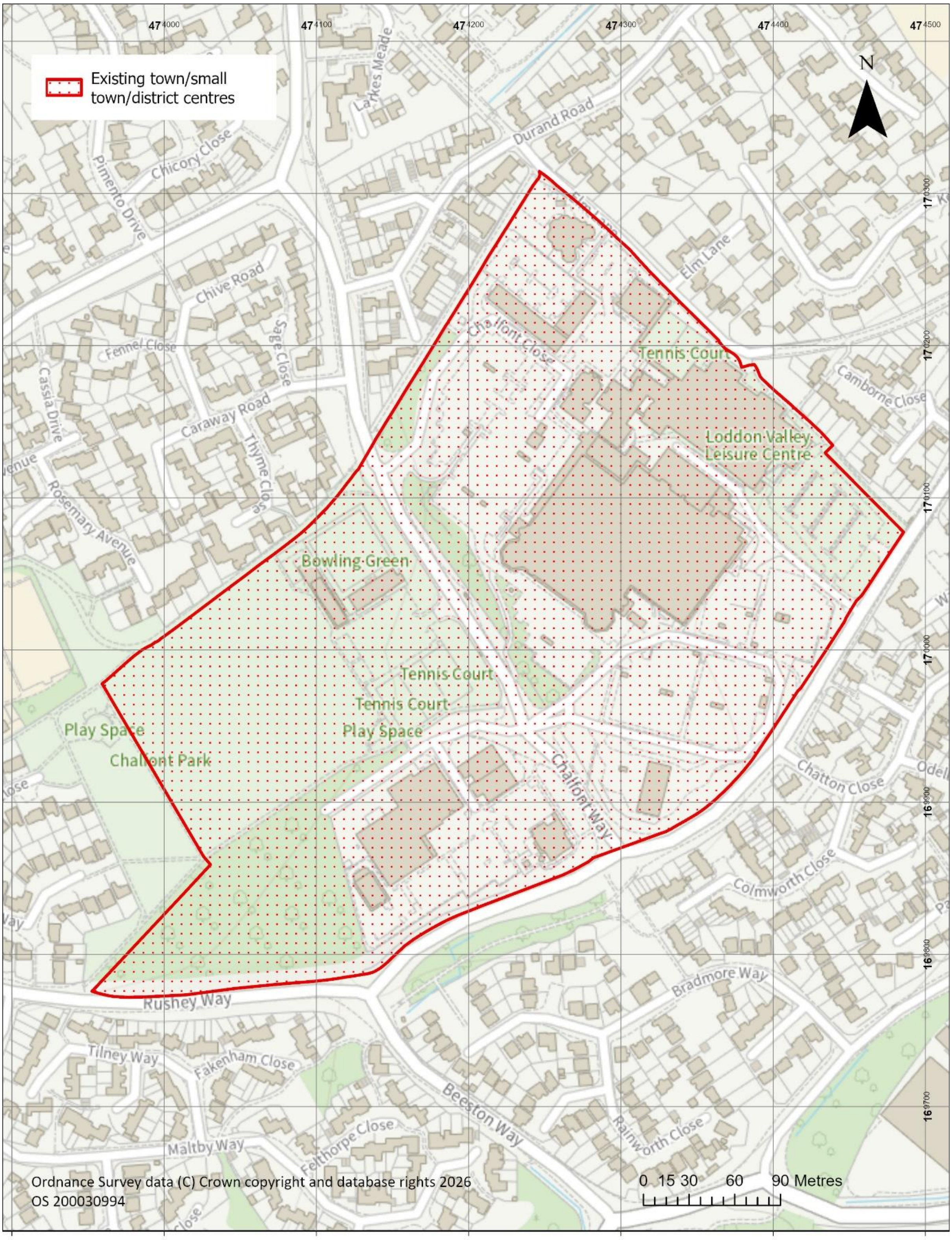
Figure 5
Lower Earley District Centre



Lower Earley District Centre

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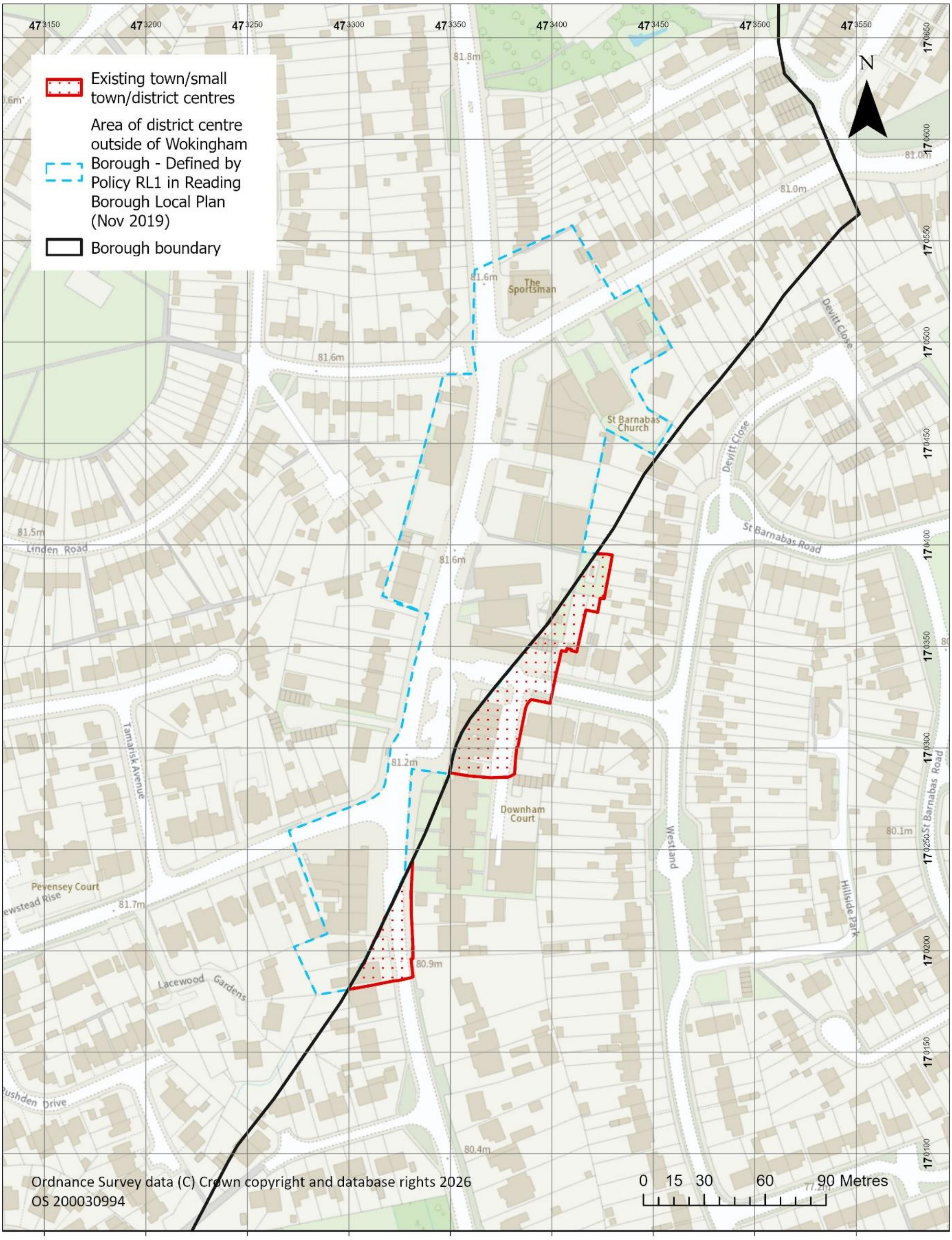
Figure 6
Shinfield Road District Centre



Shinfield Road District Centre

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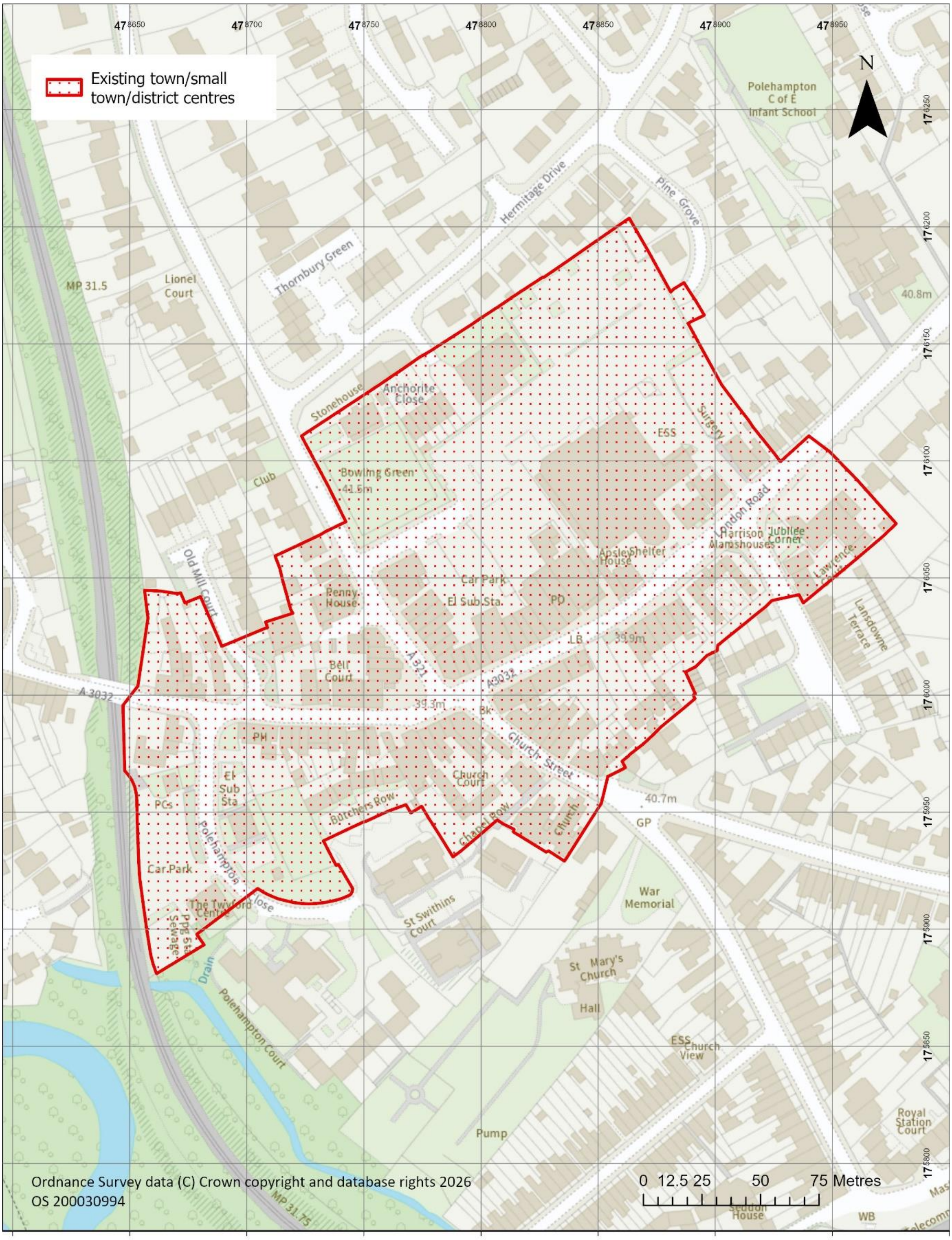
Figure 7
Twyford Village Centre



Twyford Village Centre

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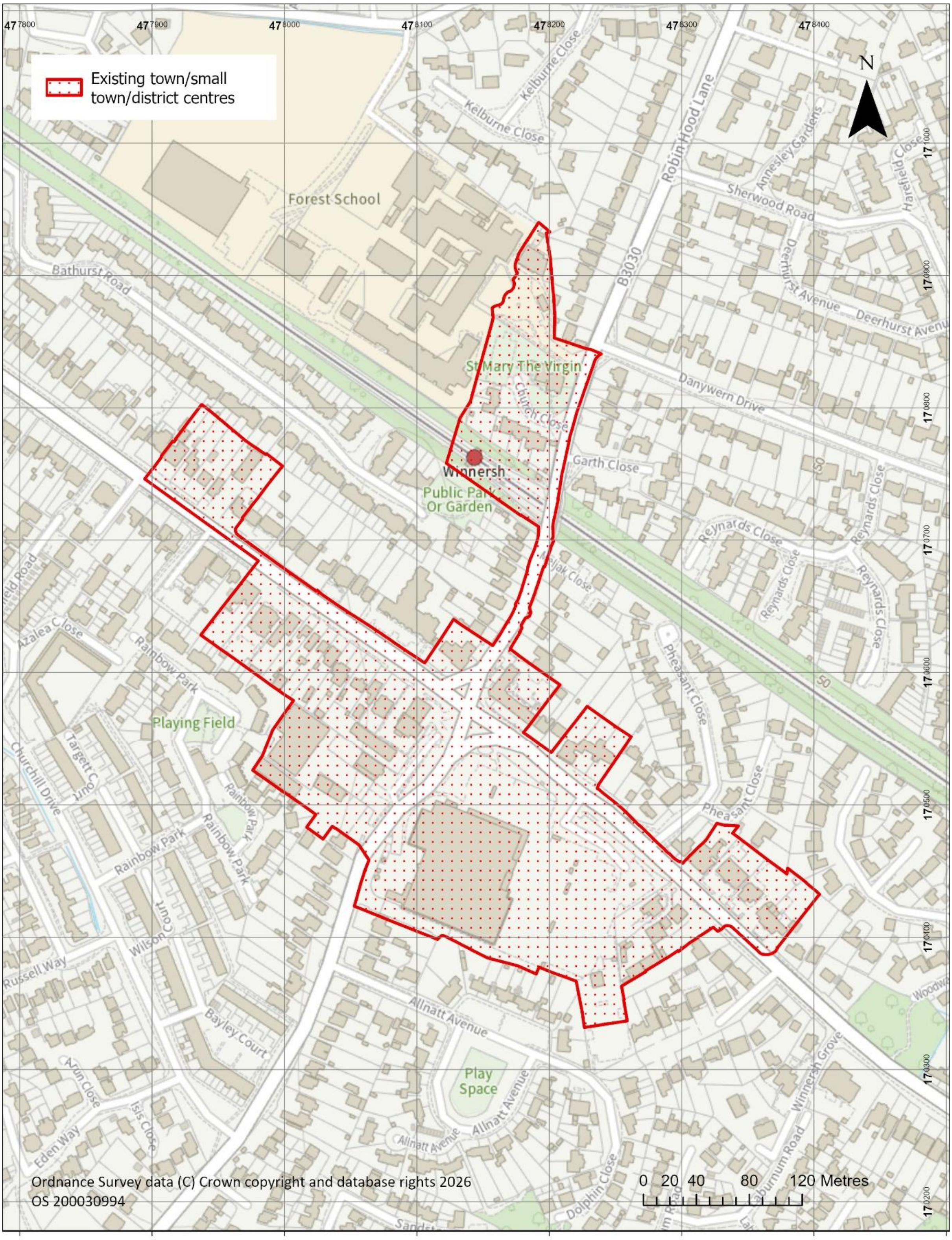
Figure 8
Winnersh Centre



Winnersh Village Centre

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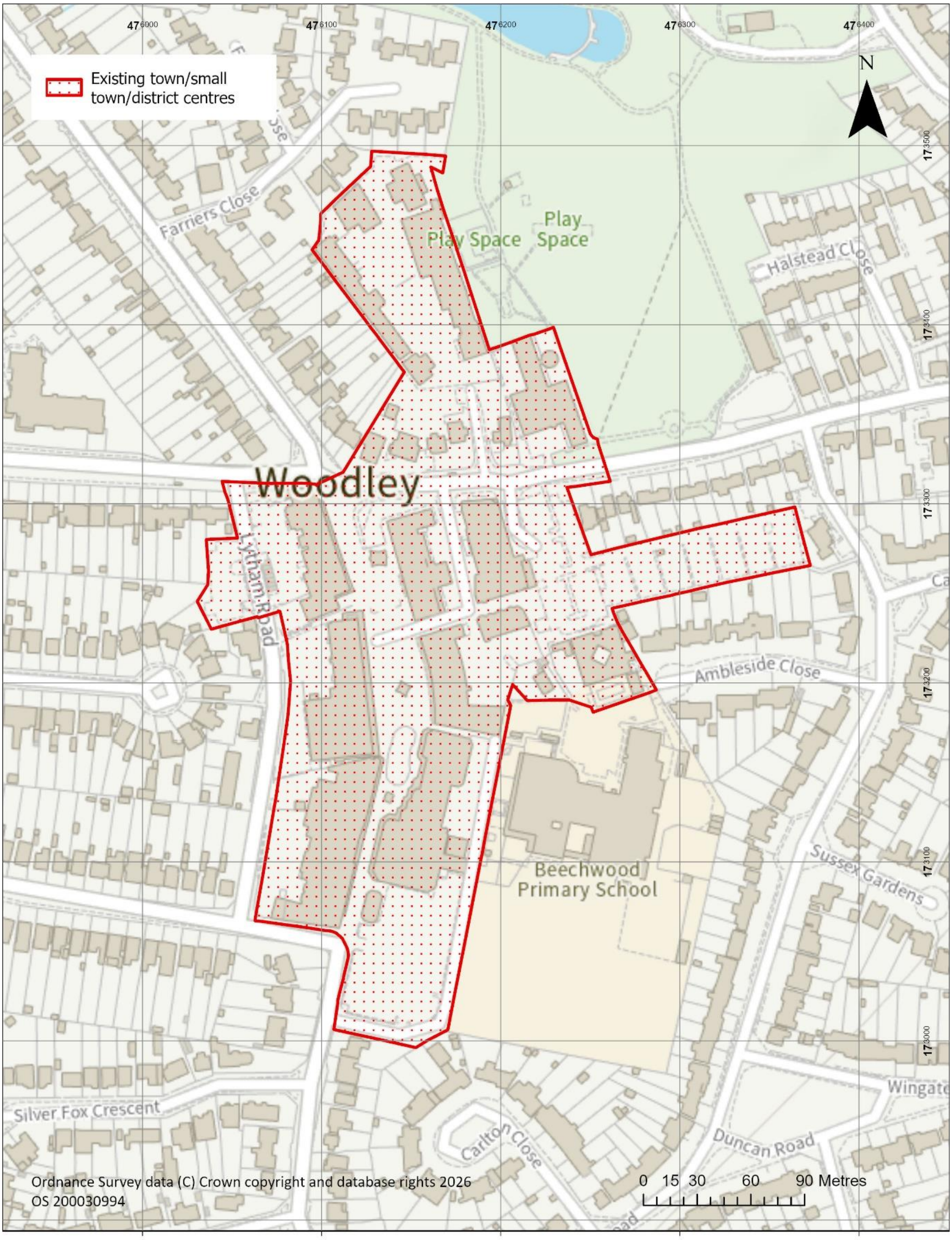
Figure 9
Woodley Town Centre



Woodley Town Centre

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