Wokingham Borough Community Infrastructure Levy (CIL)

Statement of Modifications

November 2026

WOKINGHAM BOROUGH COUNCIL

1. Introduction

1.1. Wokingham Borough Council (WBC) undertook consultation on a partial review of some of the rates of its adopted CIL Charging Schedule in accordance with Regulation 16 of the CIL Regulations 2010 (as amended).

1.2. Consultation on the Draft Charging Schedule ran for six weeks from 23 July to 7 September 2026, with 14 representations received. Details of the main issues raised and how these were taken into account is set out in the accompanying Statement of Representations Received (November 2026).

1.3. This Statement of Modifications set out the modifications which have been made to the Draft Charging Schedule since it was published for consultation, and is provided in accordance with Regulation 19(1)(d) of the CIL Regulations 2010 (as amended). The modifications are set out in the Table of Modifications below.

2. Publication

2.1 An electronic copy of this Statement of Modifications has been sent to each of the persons that were invited to make representations on the Draft Charging Schedule under Regulation 16 and has been published:

Online at:

- https://www.wokingham.gov.uk/planning-policy-and-developer-contributions/developer-contributions/cil-partial-review/examination

2.2 A hardcopy of this Statement of Modifications will also be made available at the following places:

- Wokingham Borough Council, Shute End, Wokingham, RG40 1BN – 9am to 5pm Monday to Friday.
- Wokingham Library, Carnival Hub, Wellington Road, Wokingham, RG40 2AF – view the library opening hours.

3. Request to be heard

3.1 Any person may request to be heard by the examiner in relation to the modifications as set out in this Statement of Modifications. Requests to be heard must include details of the modifications on which you wish to be heard (by reference to the Statement of Modifications) together with whether you support or oppose the modification and the reason. WBC will submit a copy of each request it receives to the examiner.

3.2 Requests to be heard by the examiner must be made in writing to WBC by 23:59 on 24 December 2026.

3.3 Requests can be made:

By email to:

- Developer.contributions@wokingham.gov.uk

By post to:

- Planning Policy & Infrastructure, Wokingham Borough Council, Shute End, Wokingham, RG40 1BN.

4. Table of Modifications

4.1 The modifications to the Draft Charging Schedule are shown in 'track changes' within the below table along with an explanation as to why the modification has been made.

Modification number	Modification	Reason for modification
1	**Preceding subtitle and paragraph 2.7** "*Purpose Built **Market** Student Accommodation* "Purpose-built accommodation designed and operated principally for occupation by students and providing communal management arrangements. **Market student accommodation excludes accommodation to be let at a below market rent. Below market rent means accommodation which is to be let at a rent which is no more than 80% of the local market rent for student housing (including service charge). Schemes proposing below market rents would be secured through a planning obligation.**"	To reflect the conclusions of the addendum to the Viability Assessment regarding student accommodation. In order to qualify for Mandatory Social Housing Relief, CIL Regulation 49(7A) requires that the rent is no more than 80% of market rent (including service charges) and that a planning obligation has been entered into that secures the discounted rents in perpetuity.