



Community Infrastructure Levy

Charging Schedule

Effective from 6 April 2015

February 2015

Introduction

The Community Infrastructure Levy (CIL) is a charge on development to address the demands that growth places on the Borough by funding some of the cost of local infrastructure, such as green space, schools, roads and other transport facilities, needed to support growth. A proportion is to be passed to Parish and Town Councils. Apart from developments exempt under the CIL Regulations, the CIL charge on development is the net additional intended gross internal area of development in square metres multiplied by the CIL charging rate.

Liability for CIL is established and set out on the grant of planning permission and, on commencement, CIL payments are to be made in accordance with the Borough's CIL Instalments Policy.

The Charging Authority

Bracknell Forest Council is the charging authority - responsible for CIL charge setting, collection, spending and accounting.

CIL Charging Rates

CIL rates have been informed by borough-wide, and strategic site-specific, viability studies. The Council's CIL rates are shown in the table below and the charging zones are shown on the attached plans.

Development Type	Charging Zones		CIL Rate (£ per square metre)	
Residential (Use Class C3)	Strategic Sites			
	1.	Land at Broadmoor, Crowthorne	£150	
	2.	Land at Transport Research Laboratory, Crowthorne		
	3.	Land at Amen Corner (North), Binfield		
	4.	Land at Blue Mountain, Binfield		
	5.	Land at Amen Corner (South) Binfield		
	6.	Land at Warfield	£220	
	Central Bracknell		Nil	
			Net increase in no. of dwellings	
	Outer Bracknell		1 to 14	£75
			15 or more	£25
	Northern Parishes		1 to 14	£350
			15 or more	£220
	Crowthorne/Sandhurst		1 to 14	£300
15 or more			£150	
Specialist residential accommodation for older people including sheltered housing, retirement housing, Extra Care Housing and residential care accommodation.	Central Bracknell		Nil	
	Outer Bracknell			
	Northern Parishes and Strategic Sites 3, 4, 5 and 6		£100	
	Crowthorne/Sandhurst and Strategic Sites 1 and 2		£75	

Convenience based supermarkets and superstores and retail warehouses Net retailing space over 280 m ² gross internal floorspace ¹	Central Bracknell	Nil
	Other Zones	£100
All Other Types of Development	All Zones	Nil

Exemptions

The Council does not intend to introduce a policy for CIL relief under exceptional circumstances at the time of commencing CIL charging. The Council does have the power to introduce such a policy if it is considered appropriate.

Monitoring and Review

In accordance with Regulation 62 of the Community Infrastructure Levy Regulations 2010, the Council will monitor and report annually on the following matters:

- total CIL receipts for the year;
- total CIL expenditure for the year;
- a summary of:
 - the items of infrastructure to which CIL has been applied,
 - the amount of CIL expenditure on each item,
 - the amount of CIL used to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part
 - the amount of CIL used on administrative expenses, including as a percentage of the CIL collected in the year; and,
- the total amount of CIL receipts retained at the end of the year.

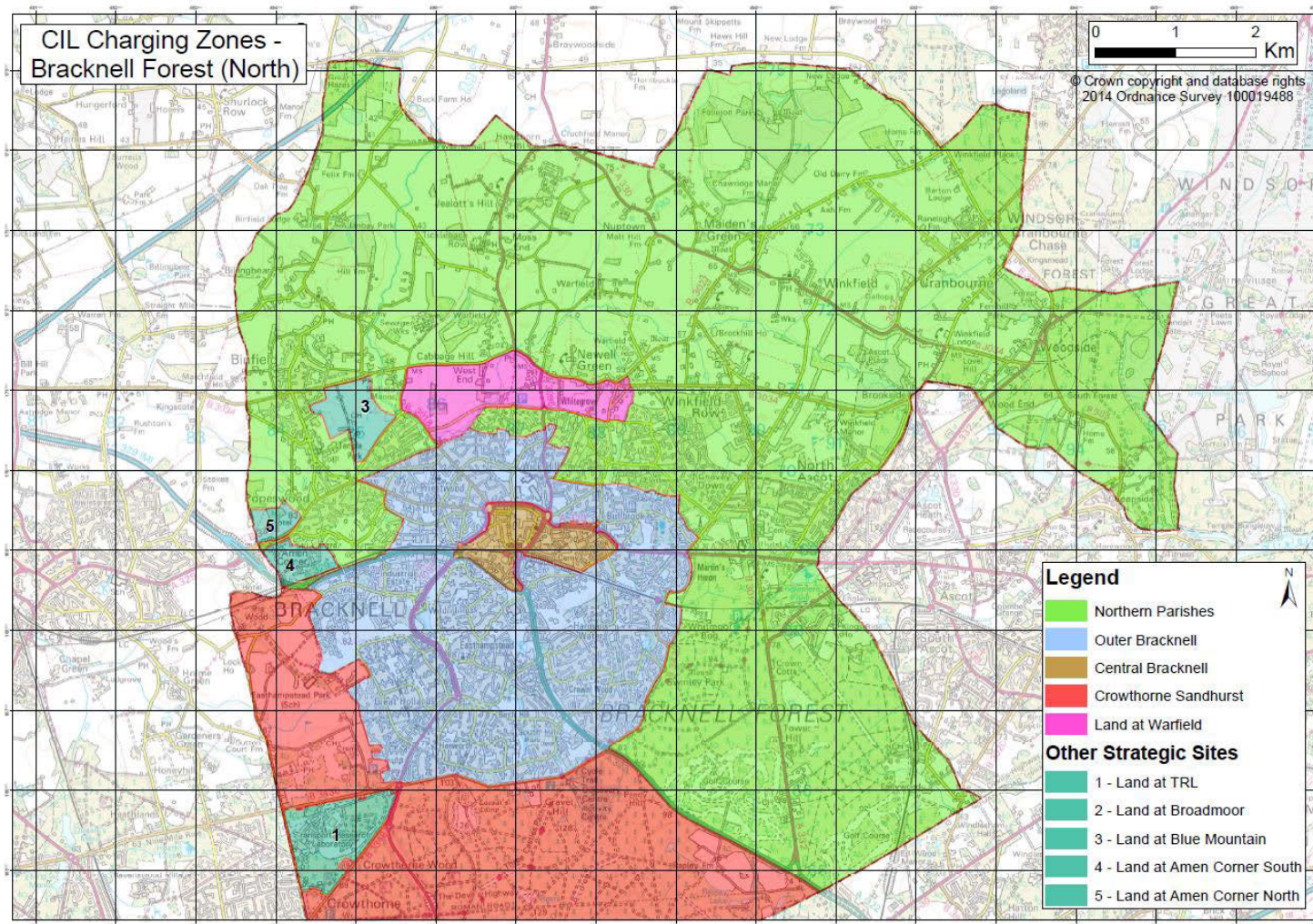
¹ Derived from definition of a large shop used in the Sunday Trading Act 1994. Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit. Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of good, catering for mainly car-borne customers. CIL rate charged on the total internal floorspace, not just the amount exceeding 280 square Metres.

The Council will also regularly review whether there have been any changes in market conditions or costs of development that justify a change to the charging schedule. The need for infrastructure funding will also be kept under review to monitor whether CIL charging continues to be required. Any changes made to identified infrastructure projects will be assessed for whether they have implications for viability that would justify a review of the CIL charging schedule.

Calculating the Chargeable Amount

The council will calculate the amount of CIL payable (the “chargeable amount”) for any chargeable development by applying the CIL rate to the net additional intended gross internal area of development. The relevant formulae for these calculations, and the criteria for determining, exemptions and what floorspace should be included, are set out in the Community Infrastructure Levy Regulations (as amended).

CIL Charging Zones – Bracknell Forest (North)



CIL Charging Zones – Bracknell Forest (South)

