



Community Infrastructure Levy
Draft Charging Schedule

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.

Proposed CIL Charging Rates

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

Development Type	Charging Zone	Proposed Rate (£ per m ²)
Residential (Use Class C3)	Central Bracknell	NIL
	Outer Bracknell - 15+ net new homes	£25
	Outer Bracknell - 1-14 net new homes	£75
	Northern Parishes -15+ net new homes	£220
	Northern Parishes - 1-14 net new homes	£350
	Strategic Site: Land at Warfield	£220
	Strategic Sites: Land at Broadmoor & Land at TRL	£150
	Strategic Site: Land at Amen Corner North	£150
	Strategic Site: Land at Blue Mountain	£150
	Strategic Site: Land at Amen Corner South	£150
	Crowthorne/Sandhurst - 15+ net new homes	£150
	Crowthorne/Sandhurst - 1-14 net new homes	£300

Development Type	Charging Zone	Proposed Rate (£ per m2)
Residential Care Accommodation	Central Bracknell Outer Bracknell Northern Parishes & Warfield Strategic Development Crowthorne/Sandhurst	NIL NIL £100 £75
Retail exceeding 280 sq metres ¹ gross internal floorspace ²	Central Bracknell Other Zones	NIL £100
All other development types	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.

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

¹ Threshold derived from that used for a large store in the Sunday Trading Act 1994 (1st Schedule).

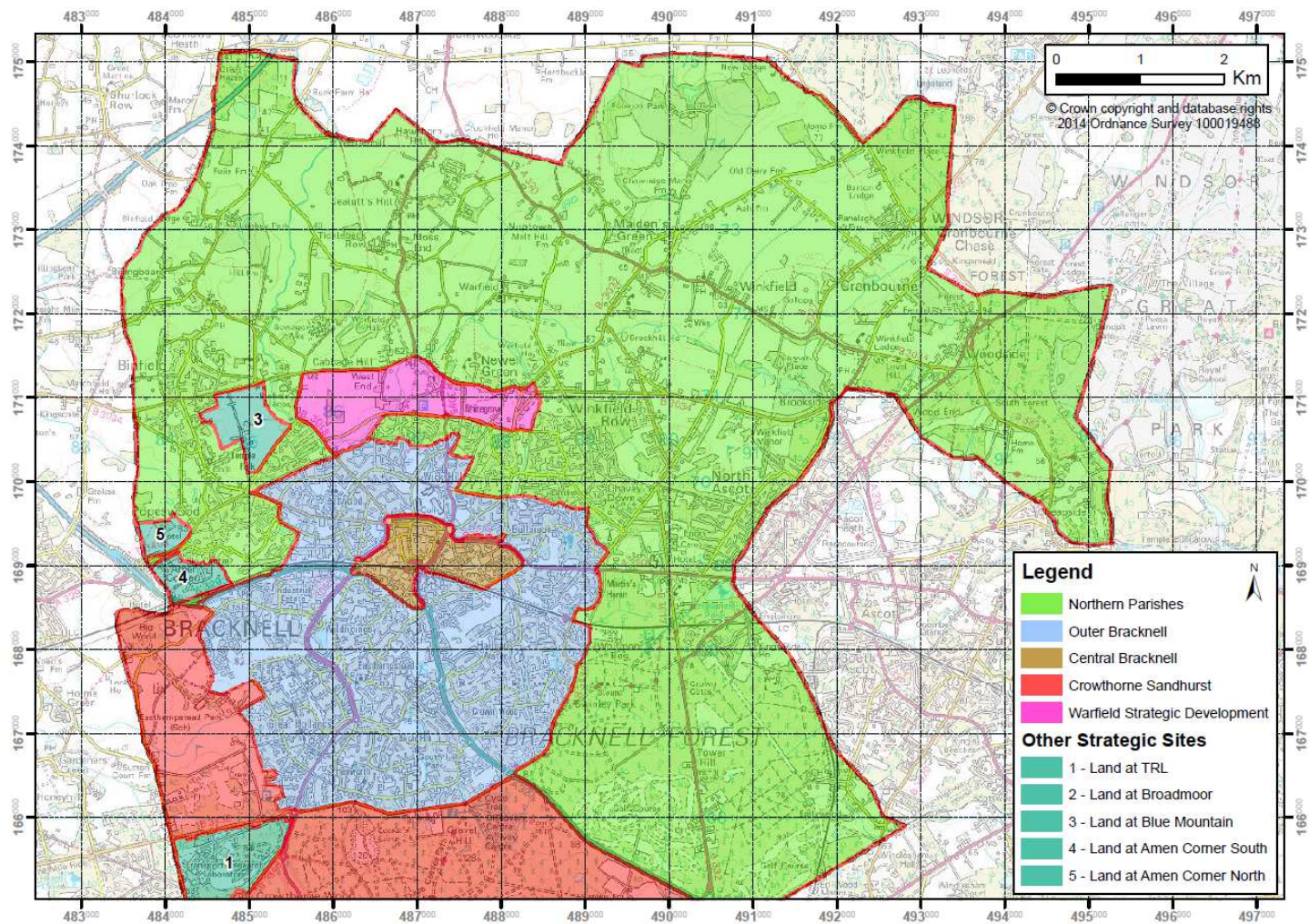
² Charge payable on the entire gross internal floorspace, not just the amount in excess of 280 sq metres.

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)

