

Bracknell Forest Council

Community Infrastructure Levy (CIL)

Statement of Modifications to the Draft Charging Schedule (May 2013) prior to the public consultation on the Amended Draft Charging Schedule (June 2014)

The Bracknell Forest Council CIL Draft Charging Schedule was published for public consultation for a period of 6 weeks between 10 June and 23 July 2013.

This Statement of Modifications sets out the changes made to the Draft Charging Schedule (May 2013). An Amended Draft Charging Schedule was published for public consultation for a period of 6 weeks between 4 July and 15 August 2014.

No modifications are proposed to the Amended Draft Charging Schedule (June 2014) prior to submission to the Examiner in accordance with Regulation 19 of the CIL Regulations 2010 (as amended).

The modifications to the Draft Charging Schedule published for consultation in June 2013 are set out in Table 1 below.

Table 1: Modifications to the Draft Charging Schedule (May 2013)

Mod. No.	Draft Charging Schedule Reference	Draft Charging Schedule (May 2013)		Amended Draft Charging Schedule (June 2014)			Reasons for modifications
1	Residential Use Class	Central Bracknell	Nil	Land at Broadmoor, Crowthorne		£150	Following further work by the Council's viability consultants, Table 8.5.1 of the Viability Assessment sets out the recommended charging rates for the borough (BNPP Viability Assessment 2014). The addition of size thresholds takes account of the Council's Affordable Housing threshold of a net increase of 15 dwellings. The CIL rates for the Strategic Sites identified in the Site Allocations Local Plan (SALP) (2013), apart from Warfield, have been lowered to take account of higher S106 obligations costs for on site infrastructure.
		Outer Bracknell	£25	Land at Transport Research Laboratory, Crowthorne			
		Northern Parishes	£220	Land at Amen Corner (North), Binfield			
		Warfield Strategic Development	£200	Land at Blue Mountain, Binfield			
		Crowthorne/Sandhurst	£150	Land at Amen Corner (South) Binfield			
				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			
2	Residential Care Accommodation	Central Bracknell	Nil	Central Bracknell		Nil	
		Outer Bracknell	Nil	Outer Bracknell			
		Northern Parishes and Warfield Strategic Development	£150	Northern Parishes		£100	
		Crowthorne/Sandhurst	£100	Crowthorne/Sandhurst		£75	

3	Retail	Retail exceeding 280 sq metres ¹ gross internal floorspace ² ¹ Threshold derived from that used for a large store in the Sunday Trading Act 1994 (1 st Schedule). ² Charge payable on the entire gross internal floorspace, not just the amount in excess of 280 sq metres		Convenience based supermarkets and superstores and retail warehouses. Net retailing space over 280 m ² gross internal floorspace (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)	To provide clarification on the different types of Retail development.
4	Retail Rates	Central Bracknell	Nil	Central Bracknell	Nil
		Other Zones	£95	Other Zones	£100
5	Hotel	All Zones	£25	Deleted	As stated in paragraph 8.4 of BNPP's Viability Assessment (2014) supermarkets, superstores and retail warehouse parks could absorb a CIL rate of up to £932 per square metre.
6	Offices and Industrial	All Zones	Nil	Deleted	As stated in paragraph 8.4 of BNPP's Viability Assessment (2014) hotel development in Bracknell is marginally viable and could not absorb a CIL rate.
7	Calculating the Chargeable Amount	The council will calculate the amount of CIL payable (the "chargeable amount") for any chargeable development in accordance with the relevant formulae in the Community Infrastructure Levy Regulations (as amended).		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).	Included within 'All other development types' Development Type
8	CIL Charging Zones	5 CIL Charging Zones: Central Bracknell Outer Bracknell Northern Parishes Warfield Strategic Development Crowthorne/Sandhurst		5 CIL Charging Zones (unaltered): Central Bracknell Outer Bracknell Northern Parishes Warfield Strategic Development Crowthorne/Sandhurst In addition to 5 further CIL Charging Zones: Land at TRL Land at Broadmoor Land at Blue Mountain Land at Amen Corner South Land at Amend Corner North	For accuracy To reflect the CIL rates set out in Modification 1.

Submission

In accordance with Regulation 19 of the CIL Regulations 2010 (as amended) a copy of this Statement of Modifications has been sent to each of the consultation bodies invited to make representations stated in Regulation 15 (Preliminary Draft Charging Schedule), published on the Bracknell Forest Council website, and made available for inspection at the following locations:

- Bracknell Forest Council, Time Square, Market Street, Bracknell, RG12 1JD (Monday – Friday: 08.30 – 17.00)

The Statement of Modifications and all of the relevant documents are available on the Council's website: <http://www.bracknell-forest.gov.uk/cil>

For further information please:

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- Email Spatial Policy: development.plan@bracknell-forest.gov.uk
- Phone the Implementation Team: 01344 352000

Following the submission of the Draft Charging Schedule for Examination, the Draft Charging Schedule, this Statement of Modifications, and accompanying evidence will also be available at the following locations in addition to Bracknell Forest Council at Time Square:

- All Town and Parish Council offices
- All public libraries in the borough

Requests to be heard

In accordance with Regulation 21 of the CIL Regulations 2010 (as amended) any person may request to be heard by the examiner in relation to the modifications set out in this Statement of Modifications. Any request to be heard must be made in writing to the Council at the above postal or email address within 4 weeks of the date the Draft Charging Schedule is submitted to the Examiner. Any person requesting to be heard should include details of the modification (by reference to this Statement of Modifications) on which they wish to be heard.

Each request to be heard which is submitted and received by the Council will be sent to the Examiner. Requests to be heard may be withdrawn at any time before the opening of the Examination by giving notice in writing to Bracknell Forest Council.