
MEMORANDUM

From:	(Name) (Job title)		
Service	WBC CIL	App No:	243098
Address:	Stokes Farm, Binfield Road, Wokingham, Berkshire, RG40 5PR.		
Proposal:	Prior approval submission for the proposed change of use of an agricultural building to 5no. residential dwellings (Use Class C3) with associated works.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

This application will be liable for CIL as it involves the creation of 1 or more dwellings.

Based on the Proposed Floorplans **PL_200 Revision C** the net increase in floorspace is approximately 680sqm.

Existing floorspace may be eligible for offset against the proposed providing that it has been in lawful use for a minimum of 6 continuous months of the 36 months prior to the date that planning permission is granted.

The CIL Regulations set out that where the collecting authority does not have sufficient information, or information of sufficient quality, to enable it to establish that a relevant building is an in-use building, it may deem it not to be an in-use building. Therefore, existing floorplans and evidence to show that the existing floorspace meets the in-use criteria must be provided for it to be offset.

CIL form 5 – Notice of Chargeable Development and any exemption forms will be required prior to the development commencing. All CIL forms can now be completed and submitted through the following link:

[Wokingham Borough Council - CIL Forms \(exacom.co.uk\)](http://Wokingham Borough Council - CIL Forms (exacom.co.uk))

Should you have any queries regarding CIL, please contact
Developer.contributions@wokingham.gov.uk

Date:	11.12.2024	Signed:	Developer Contributions