

MEMORANDUM

From:	(Name) (Job title)		
Service	WBC CIL	App No:	260117
Address:	Manor Farm, Longwater Road, Finchampstead, Wokingham, RG40 3SE.		
Proposal:	Full application for the proposed conversion of barn to 3no. residential dwellings and associated changes (C3).		
Type of Development:	Other Change of Use		
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

The proposed development will be liable for CIL as it involves the creation of one or more dwellings.

Should the applicant wish for the existing barns to be considered for off-set against the proposal, they must submit existing floorplans along with sufficient evidence that the barn has been in lawful use for a minimum of 6 months of the 36 months prior to the date that planning approval is granted.

Where the collecting authority does not have sufficient information, or information of sufficient quality, to enable it to establish that a relevant building meets the criteria for being in existing lawful use, it may deem the gross internal area of the part in question to be zero.

CIL is calculated and measured based on the measurements taken from the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability 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://WokinghamBoroughCouncil-CILForms(exacom.co.uk))

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

Date:	13.03.2026	Signed:	Developer Contributions
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