

MEMORANDUM

From:	(Name) (Job title)
Service	WBC CIL
App No:	250518
Address:	Paddock Farm, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB.
Proposal:	Application to vary condition 2 of planning consent 223032 for the erection of 2 no. detached, 5 bedroom dwellings with garages following the demolition of the existing two dwellings and associated outbuildings. Condition 2 refers to approved details and variation is allow the phasing of the development.
Type of Development:	Minor Dwellings (1-9)
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

A CIL Liability notice has been issued for planning application 223032. The CIL Liability continues to apply for this S73 application.

In order for the development to be phased for the purposes of CIL, a clear phasing plan to outline the boundaries for each chargeable development must be approved.

Drawing No 05A – Paddock Farm Phasing plan and does not appear to show a clear outline or each phase with the access point being covered by both phases.

Consequently, the commencement of the second phase could be triggered by the commencement of access works within the first phase. This would result in a deemed commencement of the second phase for the purposes of CIL.

CIL form 2 - Assumption of liability 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://www.exacom.co.uk/Wokingham-Borough-Council-CIL-Forms)

Please note that we are unable to accept the forms that have submitted with the application.

We require the submission of a separate CIL form 2 for each phase, the form must provide the liable party's full contact details including a telephone number, email and postal address and must reference which phase the form relates to. We recommend submitting the forms through the portal to ensure that they are completed in full.

Should you have any queries regarding CIL, please contact.

Developer.contributions@wokingham.gov.uk

Date:	12.03.2025	Signed:	Developer Contributions
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