

MEMORANDUM

From:	(Name) (Job title)		
Service	WBC CIL	App No:	250932
Address:	179 Loddon Bridge Road, Woodley, Wokingham, RG5 4BP.		
Proposal:	Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus restoration of entrance brick wall following demolition of existing dwelling.		
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

This application will be liable for CIL as it involves the creation of a new dwelling.

Based on the floorplans listed below, the net increase in GIA is approximately 201sqm.

Drawing No. JMR-00325-006-0

Drawing No. JMR-00325-007-0

Please note that any changes to the floorplans listed above will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

The submitted documents state that the existing dwelling is not habitable. Therefore, evidence will be required to evidence that it has been in existing lawful use for a period of 6 continuous months of the 36 months prior to the date of planning approval for it to qualify to be offset.

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://Wokingham Borough Council - CIL Forms (exacom.co.uk))

Please note that we are unable to accept the CIL form 7 that has been submitted with the application as the application number has not been completed and the declarations have not accepted. Should the applicant wish to claim Self-Build exemption, they must fully complete and resubmit CIL form 7 Part 1 along with Cil form 2.

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

Date:	22.04.2025	Signed:	Developer Contributions
--------------	------------	----------------	-------------------------