

Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England.

There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:
https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

University of Reading

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

Proposed Loddon Garden Village
Easting: 475033, Northing: 169225
RG2 9HX

Description of development:

Please refer to attached description of development.

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes ☐
If 'Yes', please complete the rest of this question

No ☒
If 'No', you can skip to **Question 3**

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐ No ☐

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☐

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes ☐
If 'Yes', please complete the rest of this question

No ☐
If 'No', you can skip to **Question 4**

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☒ No ☐

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☒ No ☐

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☒

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☒ No ☐

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☒

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

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d) Do you wish to claim an exemption for a residential annex or extension?

Yes ☐ No ☒

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☒ No ☐

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes ☒ No ☐

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?	When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1	Please see separate spreadsheet.				Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace		<input type="text"/>		<input type="text"/>		

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes ☒ No ☐

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1	Please see separate spreadsheet for full details.			
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☒

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

Savills on behalf of the Applicant

Date (DD/MM/YYYY). Date cannot be pre-application:

06/10/2025

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:

LGV – Description of Development (Appendix to CIL Forms)

Application for the phased development of a new community at Loddon Garden Village, comprising, in outline:

- Up to 2,800 residential units to include up to 100 custom and self-build plots;
- 2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry);
- One District Centre, to incorporate up to 11,000m² of Class E (Commercial, Business and Service, to include a food store of around 2,500m²), and Class F (Local Community and Learning);
- One Local Centre, to incorporate up to 2,400m² of Class E;
- A Sports Hub to include sports pitches and pavilion space;
- Up to 4,250m² of further Class E, Class F, and sui generis development to include commercial, health care and public house;
- Comprehensive green infrastructure including a Country Park, landscaping and public open space, and ecological enhancement measures;
- 20 gypsy and traveller pitches;
- Comprehensive drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon;
- Internal road network including spine road with pedestrian and cycle connections and associated supporting infrastructure;
- New and modified public rights of way;
- Associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines;
- Ground reprofiling to accommodate infrastructure, flood alleviation and development parcels;
- Up to 0.5ha of land adjoining St Bartholomew's Church for use as cemetery; and
- Electricity substation (up to 1.5ha).

All matters reserved other than access, incorporating:

- A new pedestrian, cycle and vehicular access to Lower Earley Way via a new 4th arm to the Meldreth Way roundabout;
- A new pedestrian, cycle and vehicular bridge over the M4;
- A new pedestrian, cycle and vehicular bridge over the River Loddon;
- A new vehicular access to the A327 Reading Road, via a new arm to the Observer Way roundabout;
- A new pedestrian, cycle and vehicular access to Thames Valley Science Park; and
- An initial phase of internal roads with associated drainage, landscape and engineering works and ground reprofiling, between the A327 and the southeastern boundary of the site.

Application includes full permission for the change of use of 40.4 hectares of agricultural land to Suitable Natural Greenspace (SANG), 18.35 hectares of SANG link, and provision of Biodiversity Net Gain measures, the demolition and clearance of 20,809m² of buildings and structures at the Centre for Dairy Research (CEDAR) and at Hall Farm, the demolition of 3 existing dwellings on Carter's Hill Lane, and the retention of specified buildings at Hall Farm.

Appendix to CIL Forms Section 7 - Existing Buildings

Building Name	Occupancy Type	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)	When was the building last occupied for its lawful use?
1 Cocklebury Cottage (N)	Residential	0	n/a	43.50	Yes	Still in use
2 Cocklebury Cottage (N)	Residential	0	n/a	43.96	Yes	Still in use
Main Dairy Unit	Agricultural	0	n/a	8008.15	Yes	Still in use
Hall Farm - Carters Hill Grain Store/Loose Boxes (N)	Agricultural	0	n/a	425.62	Yes	Still in use
Hall Farm – Calf Rearing Sheds (N)	Agricultural	0	n/a	626.15	Yes	Still in use
Hall Farm – Open Machine Storage (N)	Agricultural	0	n/a	89.72	Yes	Still in use
Hall Farm – Hay Barn 1 (N)	Agricultural	0	n/a	116.91	Yes	Still in use
Hall Farm – Workshops (N)	Agricultural	0	n/a	159.30	Yes	Still in use
Hall Farm – Storage 1 (N)	Agricultural	0	n/a	63.46	Yes	Still in use
Hall Farm – Open Barn Tractor and Fertiliser Storage (N)	Agricultural	0	n/a	252.04	Yes	Still in use
Hall Farm – Feed Mill and Storage (N)	Agricultural	0	n/a	500.17	Yes	Still in use
Hall Farm – Cattle Shed (N)	Agricultural	0	n/a	1099.02	Yes	Still in use
Agricultural Building	Agricultural	0	n/a	44.96	Yes	Still in use
Agricultural Building	Agricultural	0	n/a	113.32	Yes	Still in use
Hall Farm – Calf Rearing 3 (N)	Agricultural	0	n/a	183.41	Yes	Still in use
Hall Farm – Hay Barn 2 (N)	Agricultural	0	n/a	503.10	Yes	Still in use
Cedar MET Unit	Agricultural	0	n/a	1515.90	Yes	Still in use
CEDAR - MGRU	Agricultural	0	n/a	2451.89	Yes	Still in use

CEDAR – Dry Feed Store (Roller Shutter)	Agricultural	0	n/a	321.31	Yes	Still in use
CEDAR – Dry Feed Store (Open)	Agricultural	0	n/a	435.96	Yes	Still in use
CEDAR – Slurry Lagoon 1	Agricultural	0	n/a	380.92	Yes	Still in use
CEDAR – Slurry Lagoon 2	Agricultural	0	n/a	804.47	Yes	Still in use
Dry Cow Accommodation	Agricultural	0	n/a	1812.71	Yes	Still in use
Agricultural Building	Agricultural	0	n/a	22.95	Yes	Still in use
Agricultural Building	Agricultural	0	n/a	23.30	Yes	Still in use
Residential property (opposite Arborfield Old Church Ruins)	Residential	0	n/a	85.63	Yes	Still in use
Associated residential outbuilding	Residential	0	n/a	35	Yes	Still in use
Agricultural Building	Agricultural	0	n/a	54.61	Yes	Still in use
Agricultural Building	Agricultural	0	n/a	52.06	Yes	Still in use
Agricultural Building	Agricultural	0	n/a	57.79	Yes	Still in use
Agricultural Building	Agricultural	0	n/a	410.95	Yes	Still in use
Agricultural Building	Agricultural	0	n/a	22.74	Yes	Still in use
Agricultural Building	Agricultural	0	n/a	24.31	Yes	Still in use
Agricultural Building	Agricultural	0	n/a	24.15	Yes	Still in use
Arborfield Hall Farmhouse	Residential	306	Residential	0	Yes	Still in use
Badgers Cottage	Residential	152	Residential	0	Yes	Still in use
Old Church Cottage	Residential	280	Residential	0	Yes	Still in use
Mill House	Residential	99	Residential	0	Yes	Still in use
Newhaven – Arborfield Hall Farm	Residential	110	Residential	0	Yes	Still in use
Oldfield – Hall Farm	Residential	108	Residential	0	Yes	Still in use
Parkside – Hall Farm	Residential	108	Residential	0	Yes	Still in use
Parkview – Hall Farm	Residential	109	Residential	0	Yes	Still in use
1 Jilkes Cottages	Residential	99	Residential	0	Yes	Still in use
2 Jilkes Cottages	Residential	99	Residential	0	Yes	Still in use
South Lodge, Arborfield	Residential	138	Residential	0	Yes	Still in use
Aberleigh	Residential	274	Residential	0	Yes	Still in use
International Cocoa Quarantine Centre :	Research & Development	24	Research & Development	0	Yes	Still in use

Technician's Office & Mess Room						
International Cocoa Quarantine : Shed	Research & Development	39	Research & Development	0	Yes	Still in use
International Cocoa Centre: Polytunnels	Research & Development	979.5	Research & Development	0	Yes	Still in use
International Cocoa Quarantine Centre - Laboratory	Research & Development	18.4	Research & Development	0	Yes	Still in use
NIRD Young Stock Unit	Agricultural	287.87	Agricultural	0	Yes	Still in use