

# Draft Charging Schedule

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## Reading Borough Council Community Infrastructure Levy Draft Charging Schedule

The Reading Borough Council's Draft Charging Schedule is set out in the table below and has been prepared in accordance with the Town and Country Planning Act 2008 and the Community Infrastructure Regulations 2010 (as amended).

### The Charging Authority

Reading Borough Council, as the Planning Authority, is the Charging Authority (CA).

### Schedule of Rates

Reading Borough Council is proposing to charge CIL in respect of development for the following rates.

Use	Charging Zone Location	Charge £/m <sup>2</sup>
Residential / Hotels / Sheltered Housing/ Private Rented Hostel Accommodation (including student accommodation)	Boroughwide	£120
Care homes (those providing nursing care and fully catered)	Boroughwide	£0
A1 Retail	Central Reading*	£0
A1 Retail of 2000m <sup>2</sup> and over (including foodstores)	Remainder of Borough	£150
A1 Retail of under 2000m <sup>2</sup> (including foodstores)	Remainder of Borough	£0
Offices	Central Core**	£30
All other chargeable developments	Boroughwide	£0

\* Reading Central Area: defined in the Reading Central Area Action Plan (2009)

\*\* Walk time catchment of Reading Rail Station

Maps 1 and 2 below show the relevant boundaries for each of the proposed charging zones.

### How will the Chargeable Amount be Calculated?

CIL applies to the gross internal area of the net increase in development. CIL charges will be calculated in accordance with CIL Regulation 40 (as amended) of the Community Infrastructure Levy Regulations 2010 (as amended). The chargeable amount will be equal to the aggregate of the amounts of CIL chargeable at each of the relevant rates as set out on the Charging Schedule.

The chargeable amount will be index linked using the Royal Institution of Chartered Surveyors' All-In Tender Price Index figures for the year in which planning permission is granted and the year in which this Charging Schedule took effect.

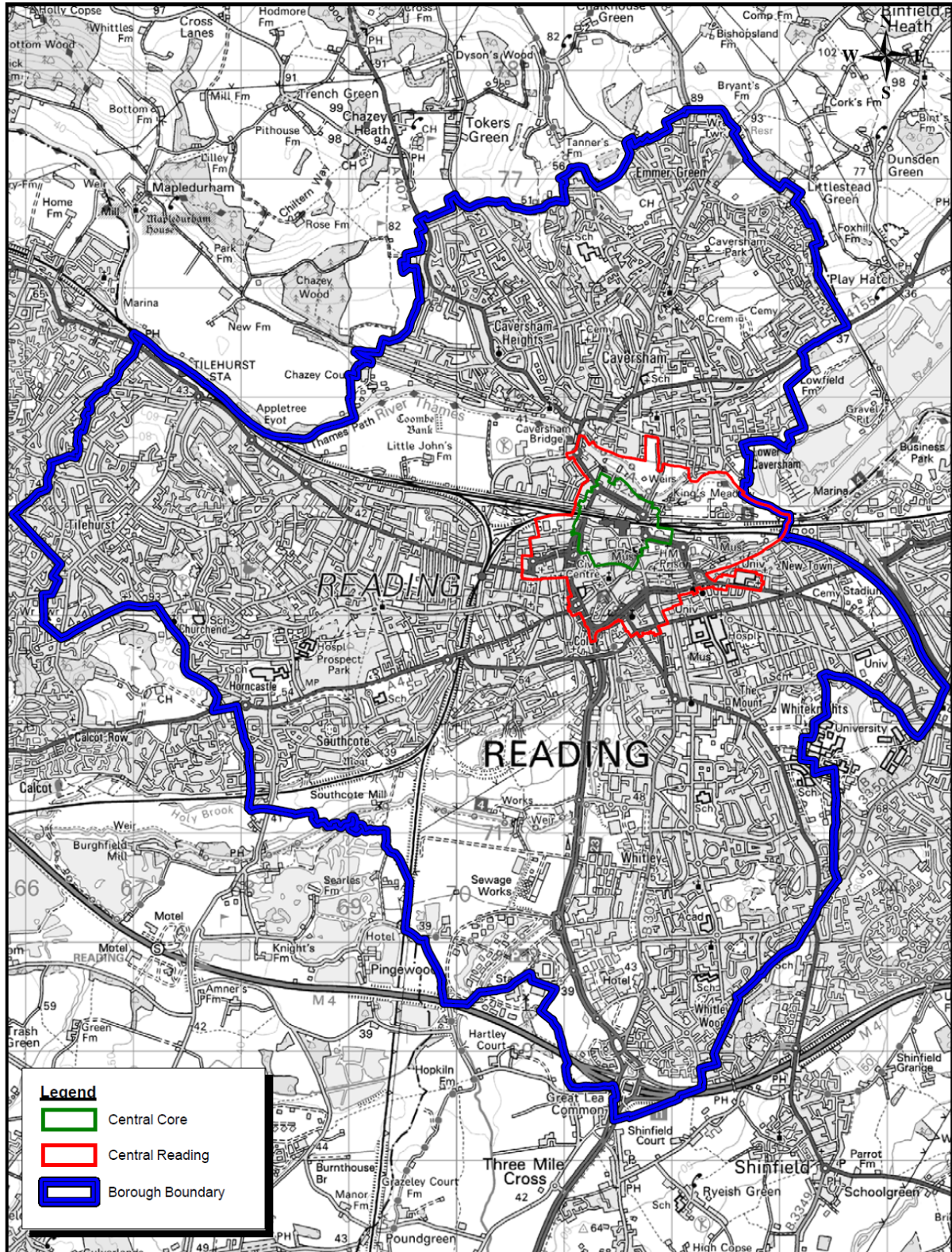
### Date of Approval

This Charging Schedule was approved on xx/xx/xxxx (to be inserted in the final Charging Schedule)

### Date of Effect

This Charging Schedule will take effect on xx/xx/xxxx (to be inserted in the final Charging Schedule)

MAP 1.



Title: Community Infrastructure Levy Charging Zones

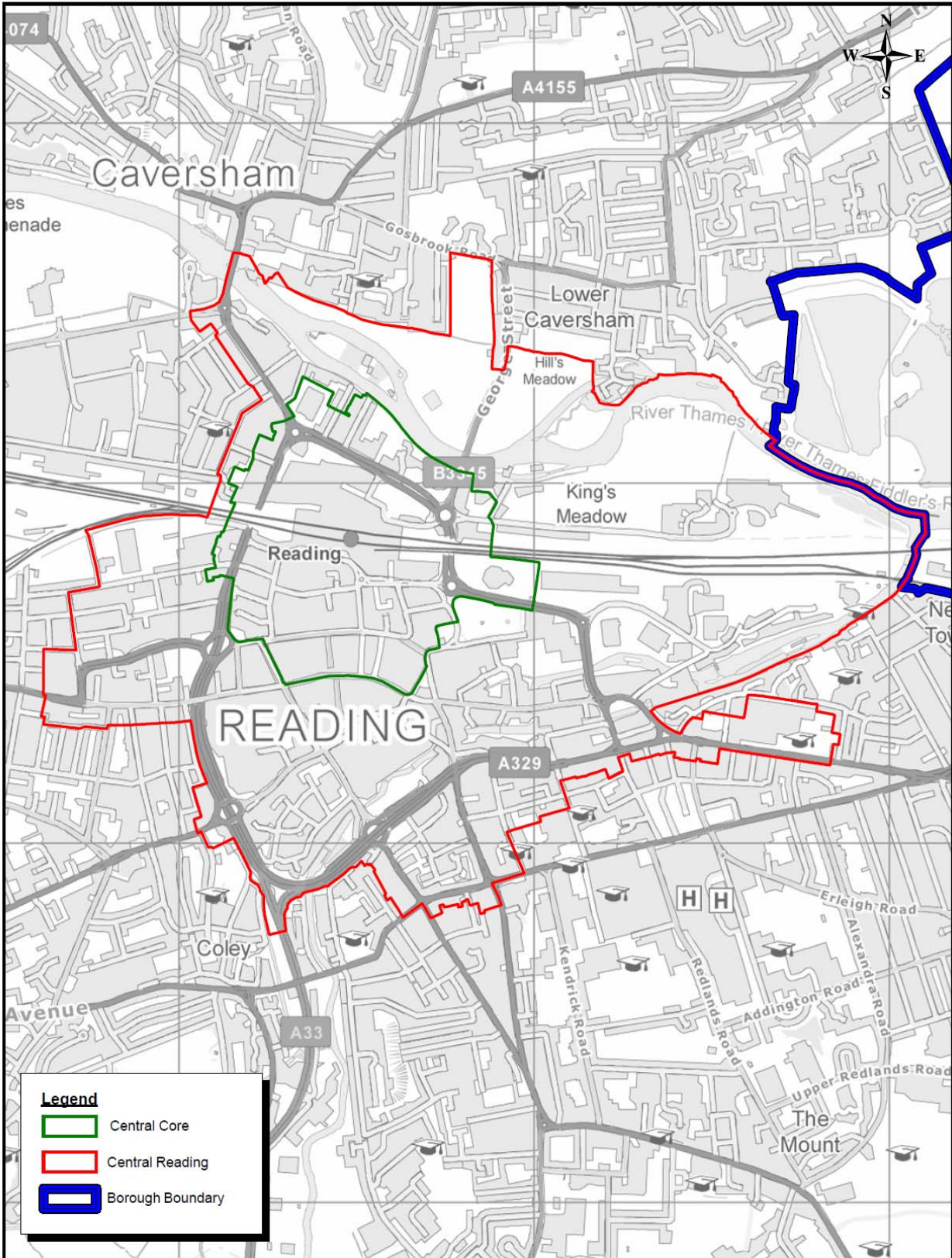
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MAP 2.



**Title: Community Infrastructure Levy:  
Central Reading and Central Core Charging Zones**

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