

CIL Update for Local Plans Working Group

30/06/2015

The CIL key stages are:

- Preliminary Draft Charging Schedule Public Consultation
- Draft Charging Public Consultation
- Examination by Independent Inspector
- Adoption

The council is consulting on the Preliminary Draft Charging Schedule. The consultation commenced 19/6/2015 and ends 20/7/2015. The rates are:

Development Type	CIL Charging Zone	Rate (per square metre)
Residential including retirement (C3)	Maidenhead town centre (AAP area)	£0
	Maidenhead urban area	£100
	Rest of the borough	£240
Retail	Borough Wide	£100
Offices	Borough Wide	£150

A Viability Report and Infrastructure Delivery Plan have provided the evidence base for the suggested rates.

An list of the infrastructure to be covered by CIL has been prepared as follows:

- The list below sets out the infrastructure projects that the Council intends to wholly or partly fund through CIL.
- The inclusion of an infrastructure project or type does not signify a commitment by the Council to fund it. Nor does the order of the list reflect the Council's priorities.

Strategic Highways / Transport	<ul style="list-style-type: none"> • Strategic road network improvements • Public rights of way and cycle network improvements • Car park additions and improvements except for those located within the Maidenhead Town Centre Area Action Plan
Education	<ul style="list-style-type: none"> • Provision of additional primary and secondary schools except for a primary school at the Maidenhead Golf Course site • Enhancements to existing schools to enable the provision of additional school places • Provision of special education needs
Health	<ul style="list-style-type: none"> • Improvements to existing healthcare
Social and Community Facilities	<ul style="list-style-type: none"> • Provision of additional facilities at existing community halls and new community facilities except at the Maidenhead Golf Course site
Sport and Recreation	<ul style="list-style-type: none"> • Provision of new facilities and enhancements to existing facilities

Green Infrastructure	<ul style="list-style-type: none"> • Improvements, maintenance and management of all strategic and neighbourhood parks, green spaces, play area and kickabouts • Provision of allotments • Strategic biodiversity projects
Libraries	<ul style="list-style-type: none"> • Provision of new static libraries and enhancements to existing facilities and increased provision of mobile units
Public Realm Improvements	<ul style="list-style-type: none"> • Public art & heritage projects
Flood Defence	<ul style="list-style-type: none"> • Contribution to the Lower Thames Flood Relief Strategy
Maidenhead Waterways Project	

A few responses have been received but we are expecting the majority to follow the Workshop we are holding for developers on the 9 July 2015 when we will explain our evidence and justification for setting a CIL.

Representations will be considered after the end of the consultation period and any adjustments agreed with the Lead Member for Planning, Lead Member for Finance, Head of Finance and Director of Development and Regeneration.

The council will then proceed to Draft consultation, and then following consideration of representations, ask Cabinet to approve submitting the charging schedule for examination.

The Inspector will consider whether an examination in public will be held or whether the matter can be determined by written reps.

The inspector will issue his report and the council will be asked to formally adopt the CIL rates and set a date for implementation.

This charging schedule should be seen as an interim position in advance of the new local plan. A review of the evidence will be undertaken alongside the progress of the local plan and if appropriate a new round of consultations and examination will take place on updated rates.