

Community Infrastructure Levy Preliminary Draft Charging Schedule

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1 Introduction

1.1 This Schedule has been prepared, approved and published in accordance with Part II of the Planning act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended).

The Charging Authority	Castle Point Borough Council
Date of Approval	<i>To be confirmed</i>
Date of Effect	<i>To be confirmed</i>

2 Scope of CIL Charges

2.1 For the purposes of Part II of the Planning Act 2008, Castle Point Borough Council is a Charging Authority for Community Infrastructure Levy (CIL) in respect of development within its administrative area.

2.2 As set out in the Community Infrastructure Levy Regulations, CIL is applicable on net additional gross internal floorspace of all new development apart from that specifically exempted by the Regulations which are as follows:

- Buildings or extension to buildings, with less than 100 square metres gross internal floor space. This does not apply where the chargeable development will comprise one or more dwellings;
- Buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;
- Affordable housing; and
- Buildings owned by charities used for a charitable purpose.

2.3 The Borough Council has had viability evidence produced by Peter Brett Associates to inform the setting of its CIL rates. The viability evidence also supports the New Local Plan, prepared alongside this document. This has ensured that an appropriate balance has been struck between policy requirements in the New Local Plan and CIL rates in this document.

2.4 The viability evidence indicates that different CIL rates are appropriate for different uses. Additionally, in terms of residential development, different CIL rates should apply to Canvey Island, compared to the mainland towns of Benfleet, Hadleigh and Thundersley. Table 1 sets out the CIL rates that apply within the Castle Point administrative area.

3 CIL Rates

Table 1 CIL Rates

Type of Development ⁽¹⁾	CIL Charge	
	Canvey Island (SS8)	Benfleet, Hadleigh and Thundersley (SS6, SS7, SS9)
Residential (Use Class C3 including sheltered or specialist housing)	£30 per sq m	£120 per sq m
Residential Care Homes (Use Class C2)	£80 per sq m	
Hotels (Use Class C1)	£40 per sq m	
Retail - Convenience (Use Class A1 [food])	£140 per sq m	
Retail - Out of Town Centre Comparison (Use Class A1 [non-food])	£60 per sq m	
Food and Beverage (Use Classes A3/A4/A5)	£40 per sq m	
All other uses	£0 per sq m	

3.1 A map showing the CIL Charging Zones is at Annex 1.

3.2 A map showing the area where the Retail - Out of Town Centre Comparison charge applies is at Annex 2.

4 Calculation of CIL Chargeable Development

4.1 The precise amount charged for each development will be calculated in accordance with Regulation 40 of the CIL Regulations (2010) and as amended by the CIL Regulations (2012). As stipulated in the Regulations, all charges are based on the gross internal floorspace area.

1 As defined by the use Classes Order 1987 (as amended)

5 Payment in Kind

5.1 The only payment in kind to satisfy the whole or part of any CIL Liability is a land payment. Any land payment will be calculated in accordance with Regulation 73 of the CIL Regulations (2010) or as amended.

6 Neighbourhood Funds

6.1 As set out in Section 2 of the Localism Act (2011) Charging Authorities are required to pass a meaningful proportion of the CIL receipts to local neighbourhoods where development has taken place.

6.2 In accordance with the Community Infrastructure Levy (Amendment) Regulations 2013 a specific proportion of CIL receipts will be passed to Neighbourhood Funds. Therefore, in locations with an adopted Neighbourhood Development Plan, 25% of CIL receipts will be passed to Local Councils to help fund local infrastructure in the location of the chargeable development. In all other locations 15% of CIL receipts will be passed to Local Councils, subject to annual total limits. In parished areas, Local Council's are Parish/Town Councils. In non-parished areas, the Borough Council will engage with the relevant communities to determine how CIL is spent, with consultation at the Ward level providing the starting point for establishing priorities.

7 Monitoring and Review

7.1 The operation and implementation of CIL will be monitored. Unless economic or development delivery conditions change significantly in the intervening period, it is not considered necessary to consider a review of the Charging Schedule until 2017.

8 How to make Comments

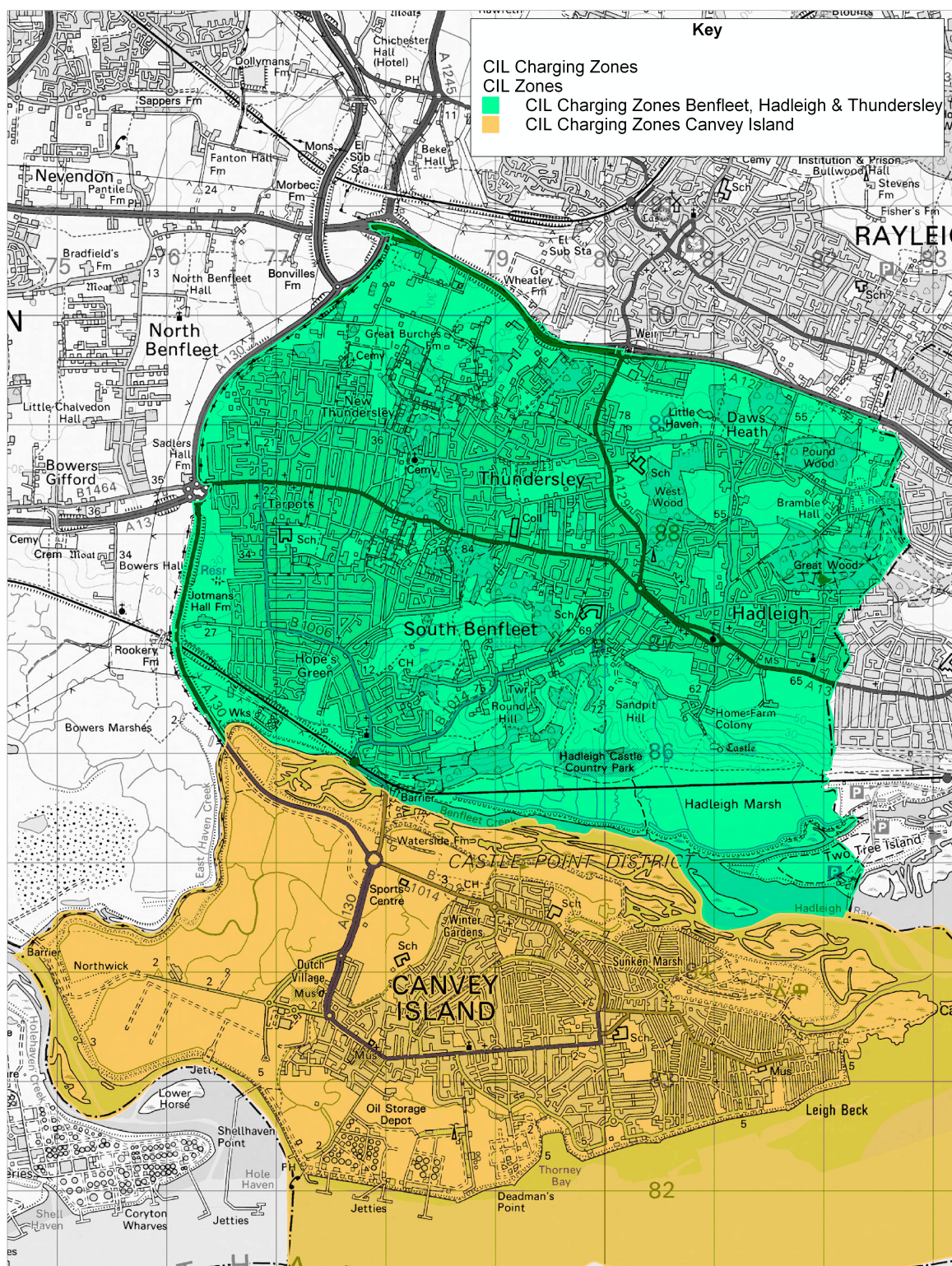
You can make representations through the Council's online consultation portal at the following web address <http://castlepoint.limehouse.co.uk/portal/> or in writing to the postal/email address below.

Planning Policy
Castle Point Borough Council
Kiln Road
Benfleet
Essex
SS7 1TF

Email: planningpolicy@castlepoint.gov.uk

The closing date for representations is **23:59 on Friday 21st March 2014.**

Annex 1 CIL Charging Zones

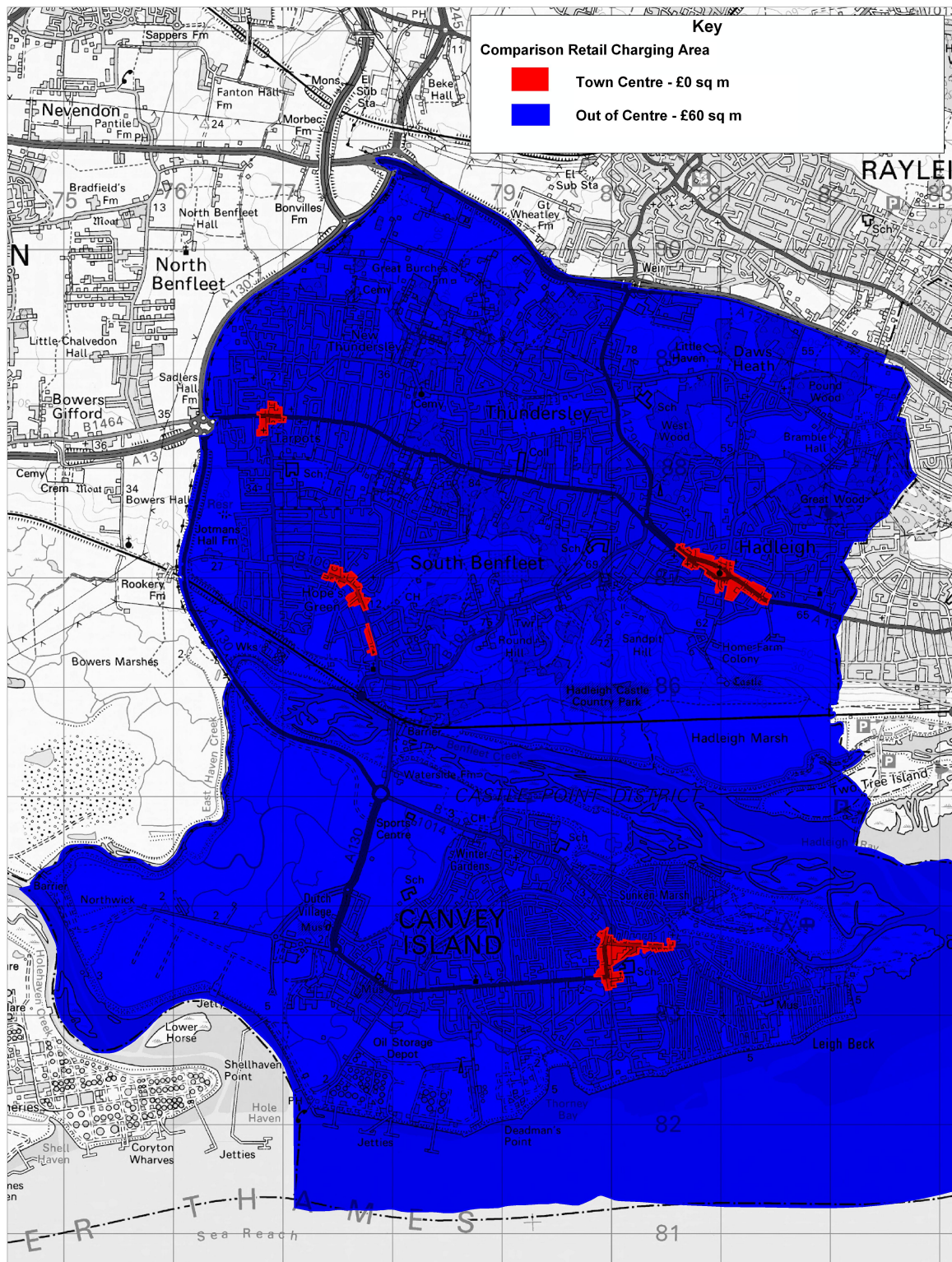


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Scale: 1:45000

Annex 2 Comparison Retail Charging Areas



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Scale: 1:45000

Annex 3 Draft Instalments Policy

Set out below is a draft Instalments Policy for information and comment. It should be noted that the Instalments Policy is not a formal part of the Draft Charging Schedule which is subject to Independent Examination.

The CIL Regulations set a default requirement of full payment of the Levy Charge within 60 days of the commencement of the chargeable development. However, under Regulation 69b of the Community Infrastructure Levy (Amendment) Regulations 2011 it is permissible for a Charging Authority to establish an Instalments Policy, thus offering developers more flexible payment arrangements.

In accordance with Regulation 69b, Castle Point will apply the following Instalments Policy in respect of all development which is CIL liable.

Table Annex 3 Draft Instalments Policy

Amount of CIL Liability	Number of Instalments	Payment Periods and Amounts
<i>Any amount less than £10,000</i>	1	100% of the chargeable amount within 90 days of the commencement date
<i>Amounts equal to or greater than £10,000 and less than £40,000</i>	2	50% of the chargeable amount within 90 days of the commencement date, the remaining 50% of the chargeable amount within 180 days of the commencement date.
<i>Amounts equal to or greater than £40,000 and less than £100,000</i>	3	25% of the chargeable amount within 90 days of the commencement date, a further 25% of the chargeable amount within 180 days of the commencement date, and the remaining 50% of the chargeable amount within 360 days of the commencement date.
<i>Amounts equal to or greater than £100,000</i>	4	25% of the chargeable amount within 90 days of the commencement date, a further 25% of the chargeable amount within 360 days of the commencement date, a further 25% of the chargeable amount within 540 days of the commencement date, and the remaining 25% within 720 days of the commencement date.

The chargeable amount is the amount set out in the Liability Notice.

The commencement date is the Commencement Notice Date as advised by the developer under CIL Regulation 67.