

Castle Point Borough Council
Community Infrastructure Levy
Draft Charging Schedule
January 2022

Appendix 2

Proposed Community Infrastructure Levy rates

Community Infrastructure Levy (CIL) liable development, as defined within the Community Infrastructure Levy Regulations (as amended) 2010 and the Planning Practice Guidance, will be required to pay the following levy rates.

Development type	CIL rate per sqm
Residential housing within the Mainland (including Benfleet, Thundersley and Hadleigh)	£250
Residential housing within Canvey Island	£120
Residential flat within the Mainland (including Benfleet, Thundersley and Hadleigh)	£90
Residential flat within Canvey Island	£30
Sheltered / Retirement and extra care housing	£0
Convenience ¹ retail for the first 800 sqm gross internal area	£200
Convenience retail for each square metre over 800 sqm gross internal area	£50
Comparison ² retail outside of the town centre boundaries	£200
All other development	£0

Proposed Instalments Policy

The above levy rates are required to be paid to the Council through the following instalments following the provision of a CIL Demand Notice issued by the Council.

Overall CIL liability	Payment instalments
£20,000 or less	Payment in full within 240 days
£20,000 - £50,000	50% paid within 360 days Further 50% paid within 540 days
£100,000 - £500,000	10% paid within 270 days Further 15% paid within 540 days Further 25% paid within 720 days Remaining 50% paid within 900 days
£500,000 or more	Agreement of project specific payment schedule

¹ Convenience retail provides lower value good purchased regularly to meet day to day needs such as food, newspapers, petrol etc.

² Comparison retail provides higher value goods purchased less often, such as household items, electrical goods, clothes, shoes etc.

CIL Variable Rates Map

The CIL Charging Schedule includes variable rates for residential sites on the Mainland and on Canvey Island, and variable rates for comparison retail within and outside town centre boundaries. The map below presents the Mainland areas of the Borough, Canvey Island, and the relevant town centre boundaries which will be subject to the variable CIL rates.

