

Castle Point Borough Council Community Infrastructure Levy Draft Charging Schedule

Published 23rd March 2023

Effective 1st May 2023

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 ¹ (including Benfleet, Thundersley and Hadleigh)	£250
Residential flat within the Mainland (including Benfleet, Thundersley and Hadleigh)	£90
Residential housing within Canvey Island ² : <ul style="list-style-type: none">- Greenfield sites- Brownfield sites	£120 £34
Residential flat within Canvey Island: <ul style="list-style-type: none">- Greenfield sites- Brownfield sites	£30 £27
Sheltered / Retirement and extra care housing	£0
Convenience ³ retail for the first 450 sqm gross internal area	£200
Convenience retail for each sqm metre over 450 sqm gross internal area	£50
Comparison ⁴ retail outside of the town centre boundaries	£200
All other development	£0

The charging schedule has been issued, approved and published in accordance with the legal and procedural requirements of Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended)

¹ All house types excluding flats

² All house types excluding flats

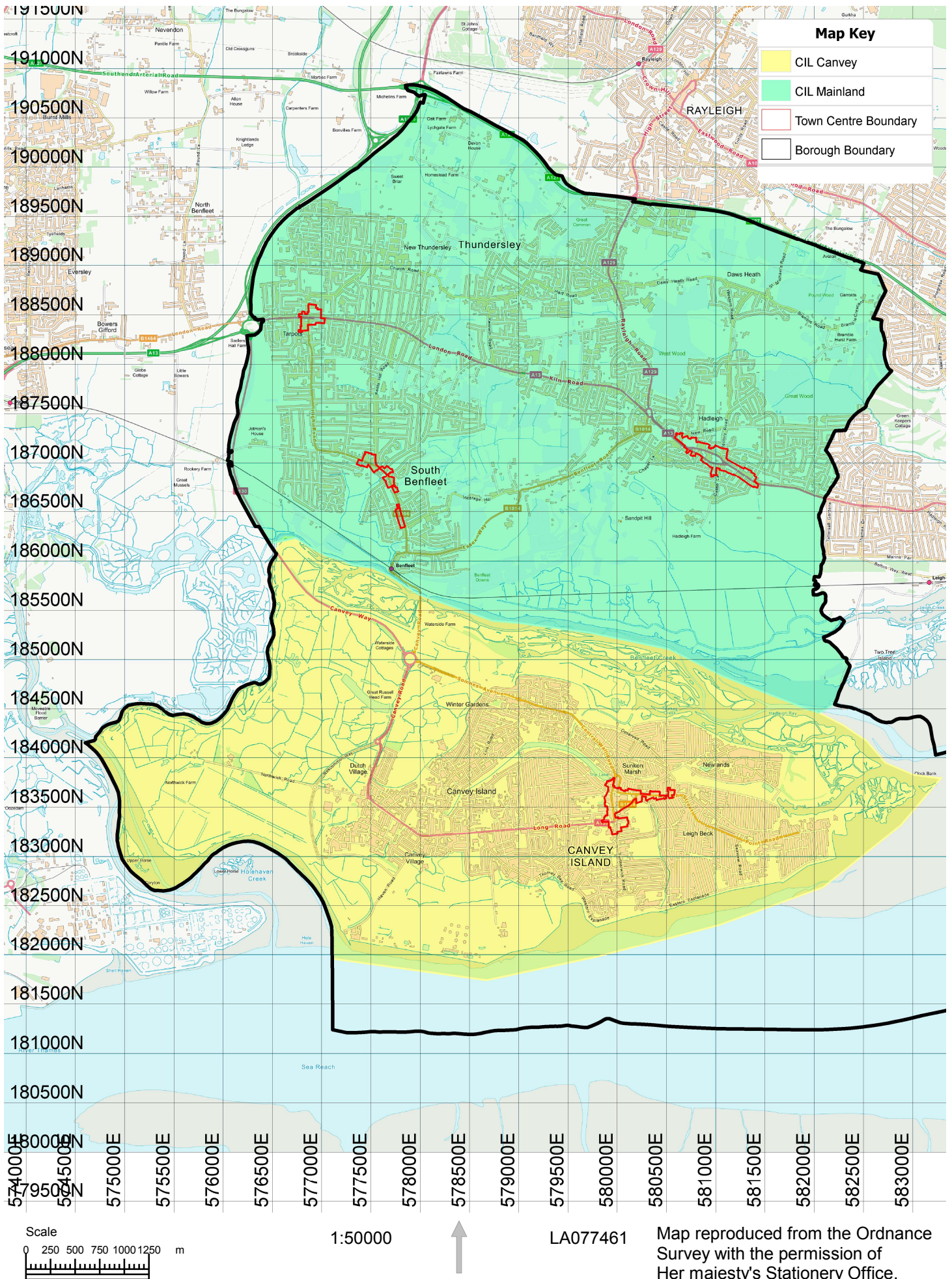
³ Convenience retail provides lower value good purchased regularly to meet day to day needs such as food, newspapers, petrol etc.

⁴ Comparison retail provides higher value goods purchased less often, such as household items, electrical goods, clothes, shoes etc.

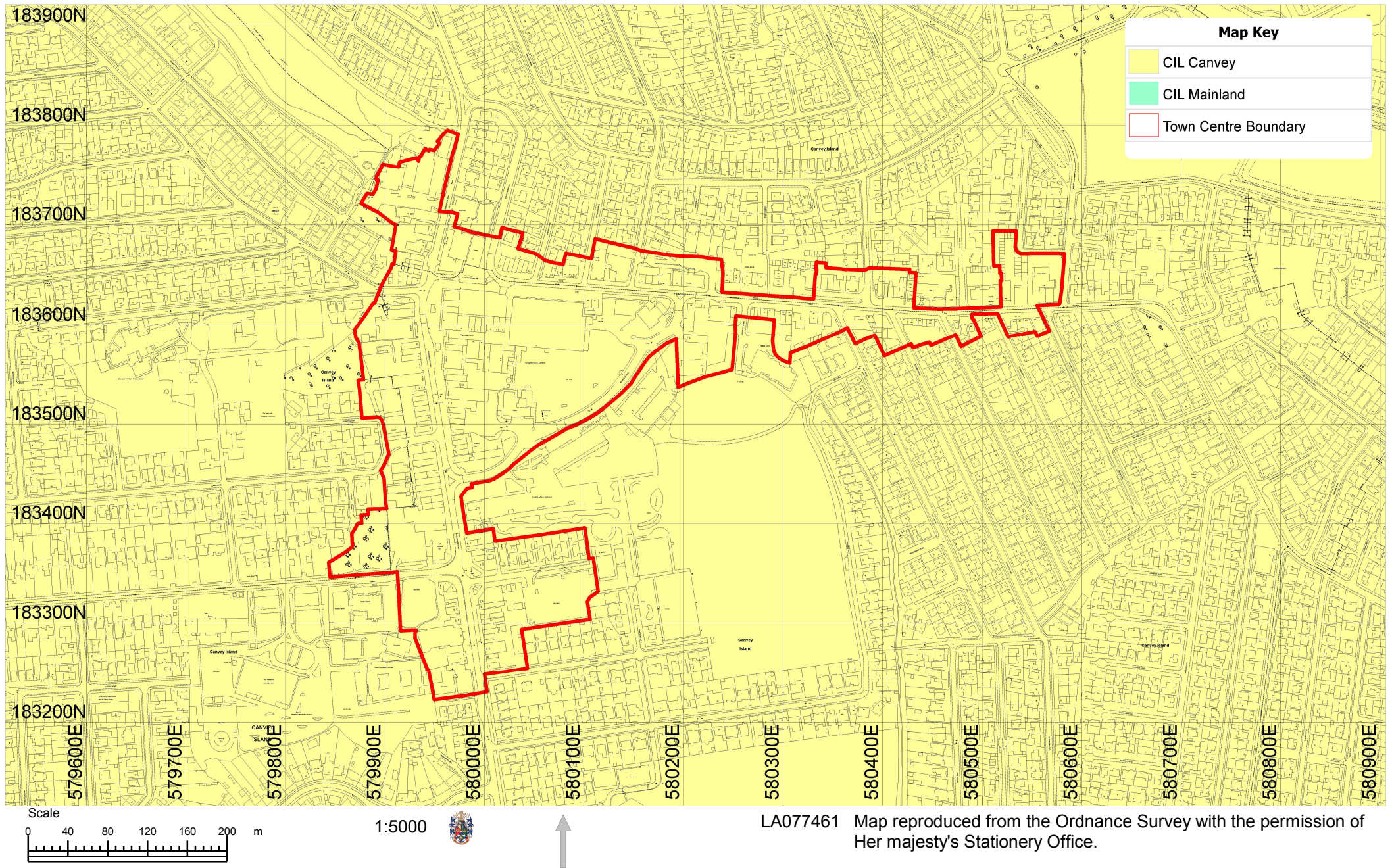
CIL Variable Rates Maps

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 maps which follow present the Mainland areas of the Borough, Canvey Island, and the relevant town centre boundaries which will be subject to the variable CIL rates.

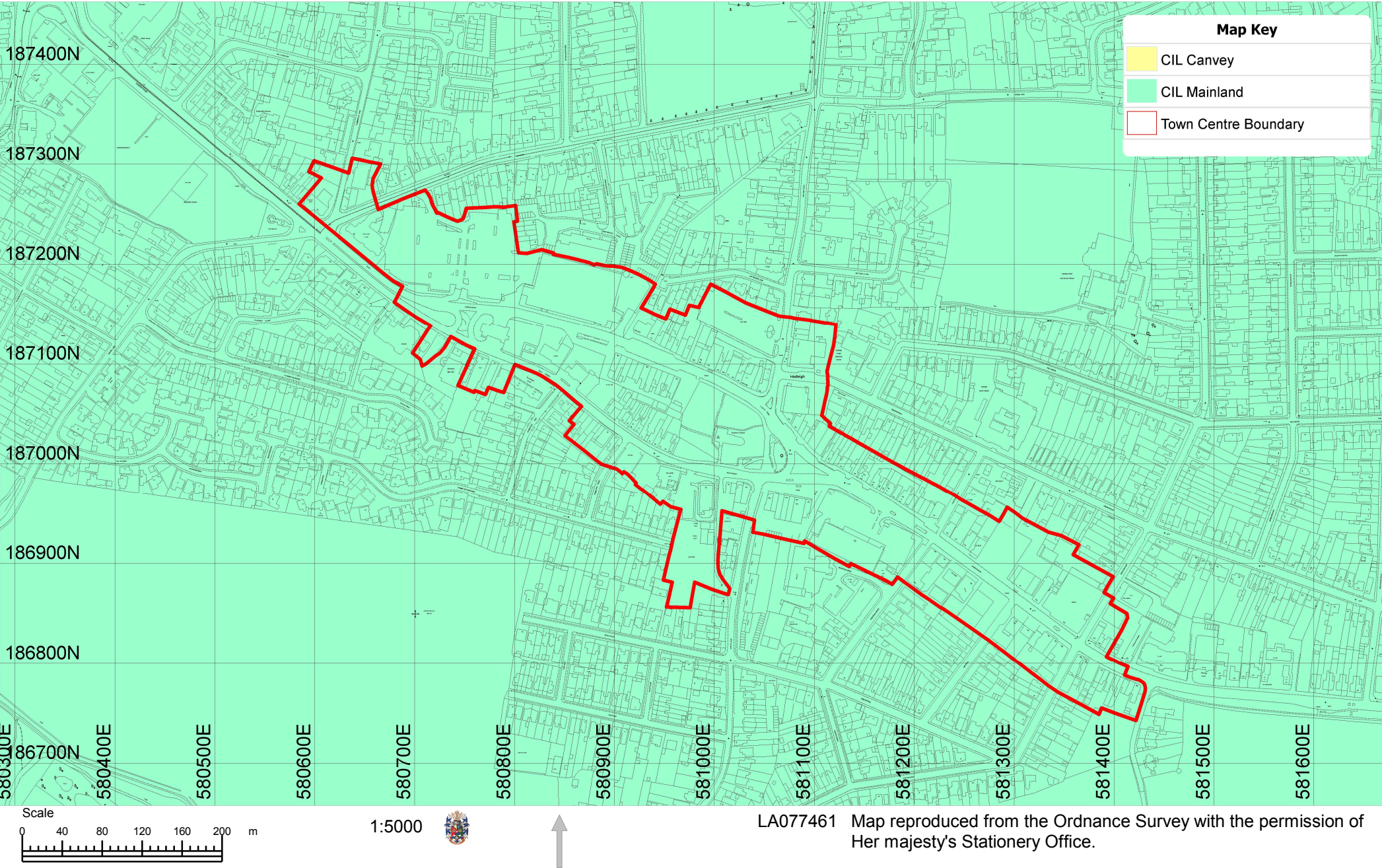
CIL Draft Charging Schedule



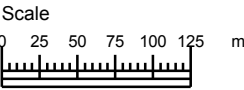
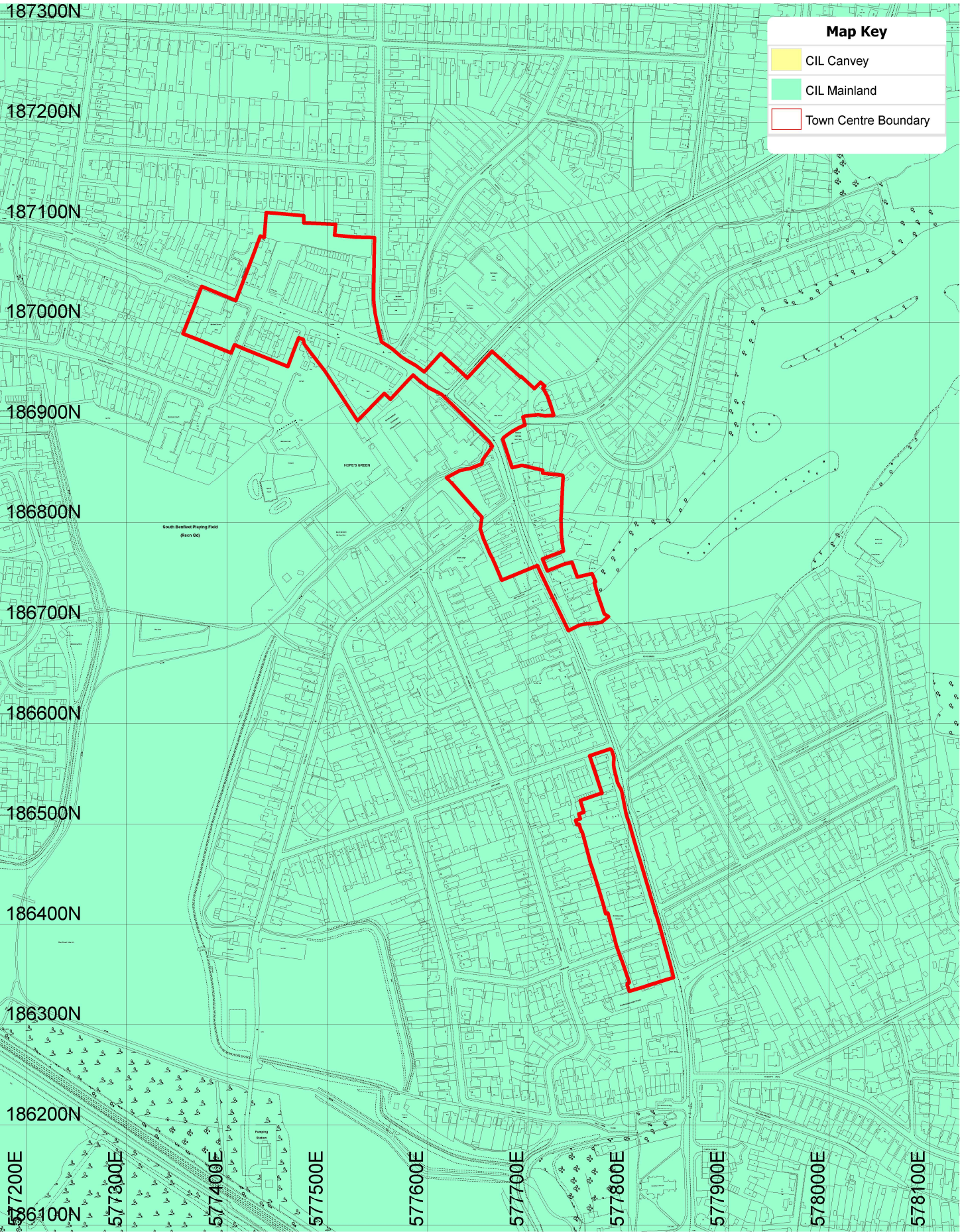
Canvey Town Centre Boundary CIL Draft Charging Schedule



Hadleigh Town Centre Boundary CIL Draft Charging Schedule



South Benfleet Town Centre Boundary CIL Draft Charging Schedule



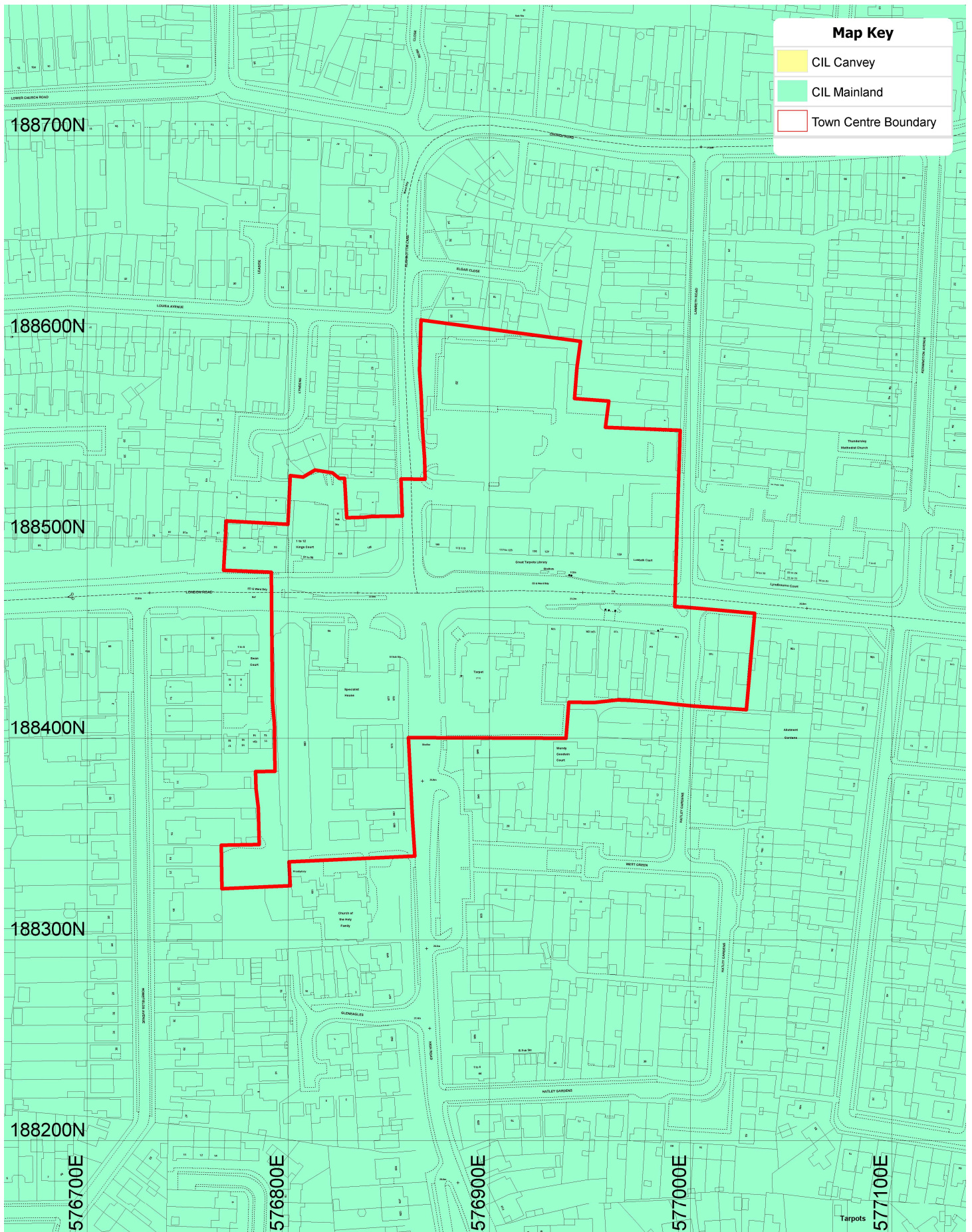
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Tarpots Town Centre Boundary CIL Draft Charging Schedule



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