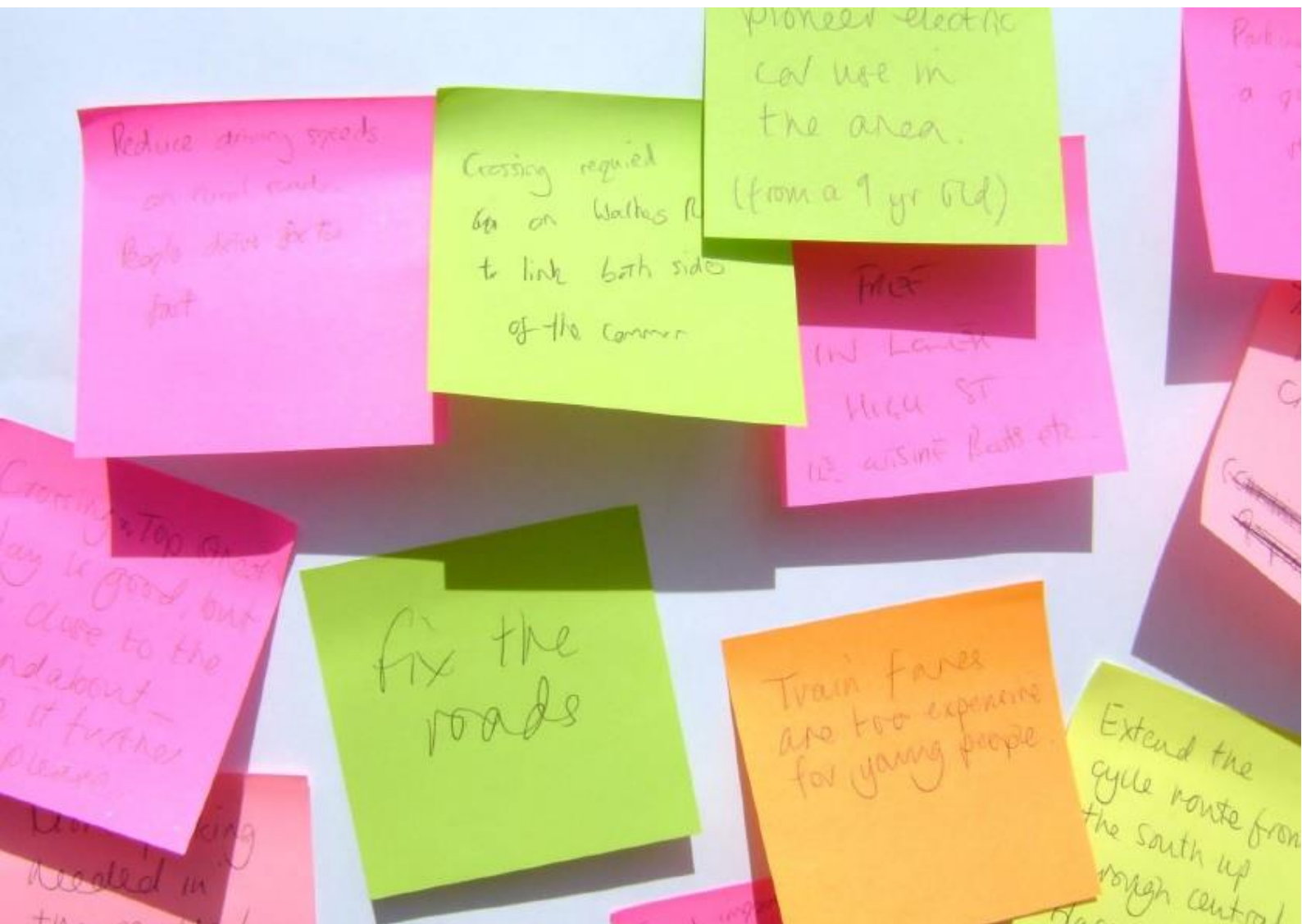


Draft Community Infrastructure Levy Charging Schedule

Consultation Statement

Castle Point Borough Council

January 2022



1. Introduction

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a locally set charge on new development that authorities can choose to introduce across their area. It is based on the size and type of development and once set is mandatory to pay and non-negotiable. The funds raised must be used to provide infrastructure which is required to support new development across the area. Levy rates are set out within a CIL Charging Schedule. Castle Point Borough Council is the CIL charging authority in the area.

Consultation Statement

Regulation 19 of the Community Infrastructure Levy Regulations 2010 (as amended)¹ states that in submitting a draft Charging Schedule to an examiner, the Council should also submit:

- a statement setting out if representations were made on the draft Charging Schedule consultation;
- the number of representations made;
- a summary of the main issues raised by the representations; and
- a summary of how the representations received were taken into account.

This Consultation Statement therefore satisfies these requirements by detailing how the Council has consulted on the production of the Castle Point Borough CIL Draft Charging Schedule. This Statement outlines the consultation process undertaken, presents a summary of the representations received and the Council's response, and summarises how the representations were taken into account in finalising the CIL Charging Schedule for examination.

Castle Point Borough CIL

The Council consulted on a CIL Preliminary Draft Charging Schedule in 2014, which was not subsequently progressed.

In November 2019 the Council resolved to start the process of introducing CIL into the Borough. A CIL Viability Assessment was produced by Porter PE to support the identification of appropriate CIL rates, and to determine the impact of proposed rates on the financial viability of new development in the area. The production of the Viability Study included engagement with the development industry through a questionnaire distributed to 49 local, regional, and national housing developers and registered providers operating in the Borough in July 2020, and a workshop undertaken in March 2021². The Viability Study was published in August 2021.

¹ Referred to hereafter as 'the Regulations'

² Further details on the questionnaire and notes of the workshop are provided within the Viability Study, Porter PE, August 2021,

2. Draft Charging Schedule Consultation

Consultation documents

The CIL Draft Charging Schedule consultation was held for a four week period between 3rd November and 3rd December 2021 in accordance with Regulation 16 of the Community Infrastructure Levy Regulations (as amended) 2010.

The following documents were published on the Councils website and made available for inspection at the Council Offices³:

- Consultation Response Form (see Appendix 1, provided as a PDF and Word document)
- The Draft Charging Schedule (see Appendix 2)
- CIL Information Booklet (see Appendix 3)
- CIL Information Sheet (see Appendix 4)
- Castle Point Borough Infrastructure Delivery Plan, Version 2, September 2020⁴
- Castle Point CIL Viability Study, Porter PE, August 2021⁵

Representations were invited online through response forms available for download on the Council website and physically available at the Council Offices. The response forms could be submitted by email and by post.

The consultation material encouraged representations to be made through the Consultation Response Form (see Appendix 1), which included eight questions regarding the CIL Viability Study, the proposed CIL rates within the Draft Charging Schedule, the approach to supporting the viability of new development in the Borough, the draft Instalments Policy, and the provision of discretionary relief.

Promoting the consultation

A webpage dedicated to the Draft CIL Charging Schedule consultation was presented on the Council website, providing a summary of the CIL and the process required to be undertaken to produce a CIL Charging Schedule. The page included links to all of the documents listed above. The webpage, as presented throughout the consultation period, is provided in Appendix 5.

An article on the CIL Draft Charging Schedule consultation was posted on the news section of the Council website on the first day of the consultation period. The article summarised the purpose of the consultation and presented the key details regarding the consultation, including a link to the Councils CIL webpage. The news item, as presented on the Council website, is provided in Appendix 6.

672 individuals, statutory consultation bodies⁶, local authorities, developers, businesses and other organisations on the Councils consultation database were notified of the consultation by email (see Appendix 7) and letter (see Appendix 8) prior to the start of the consultation period. The email and letter included a summary of the purpose of the consultation, and presented the key details regarding the consultation including a link to

³ Castle Point Borough Council, Kiln Road, Thundersley, Essex, SS7 1TF

⁴ Available on the Council website: [Community Infrastructure Levy \(CIL\) | Castle Point](#)

⁵ Available on the Council website: [Community Infrastructure Levy \(CIL\) | Castle Point](#)

⁶ As defined in Regulation 16 of the CIL Regulations 2010 (as amended)

the Council's CIL webpage. In addition, the email included attachments which provided the Draft CIL Charging Schedule, the consultation booklet, the information sheet, and the response form.

A public notice was published in the Echo News local newspaper at the start of the consultation period, providing a summary of the consultation and the key details on how and when to respond to the consultation. The public notice is presented in Appendix 9.

The consultation was publicised on the Council's social media accounts on Twitter, Facebook and LinkedIn at the start and end of the consultation period. The posts provided a short summary of the consultation, and provided a link to the CIL webpage on the Council's website. Examples of the published posts are provided in Appendix 10.

From the two Facebook posts there were a total of 6,557 impressions⁷, 6,136 people reached⁸, 137 link clicks, 10 shares and 16 reactions. On Twitter from two posts there were 699 impressions, and 42 people engaged with the post. On LinkedIn from one post at the start of the consultation period there were 235 impressions, and 21 people engaged with the post.

⁷ Impressions are the total number of times social media browsers have been showed the post content. Impressions includes all people exposed to social media content, irrespective of people have liked or engaged with the content.

⁸ Reach refers to the number of people that clicked on or engaged further with the social media post.

3. Summary of representations to the Draft Charging Schedule consultation

Representations received

Twenty responses were received by the Council from developers, organisations, individuals, and statutory consultation bodies. Table 1 below lists the representations received.

Table 1: Representations received to the Draft Charging Schedule consultation

Consultee Name	Consultee Organisation	Agents Name	Agents Organisation
Dr Robert Spink	n/a	n/a	n/a
Miss Heather Tarling	Contour Architectural Designs Ltd	n/a	n/a
Richard Carr	TfL	n/a	n/a
Deb Roberts	The Coal Authority	n/a	n/a
Andrew Marsh	Historic England	n/a	n/a
Elaine De Can	Canvey Town Council	n/a	n/a
Janice Burgess	Highways England	n/a	n/a
Michael Atkins	Port of London Authority	n/a	n/a
Kevin Fraser	Essex County Council	n/a	n/a
Philip Bylo	Basildon Borough Council	n/a	n/a
Roy Warren	Sport England	n/a	n/a
Josh Plant	Gladman Developments Ltd	n/a	n/a
Mark Edgerley	Vistry Group	Jenny Pike	Boyer
	Thundersley Investments Ltd	John Ferguson	Collective Planning
Brandon Bullock	D R Bullock Builders Ltd		
	This Land	Liam Ryder	CODE Development Planners
Carl Brampton	Contour Architectural Designs Ltd	n/a	n/a
Harry Zinopoulos	McLaren Living	n/a	n/a
Catherine Bicknell	Mid and South Essex Health and Care Partnership	n/a	n/a
Stuart Willsher	Persimmon Homes	n/a	n/a

Assessment of the representations

Appendix 11 summarises the responses received to the CIL Draft Charging Schedule consultation, and presents the Councils response to each comment made. The key issues raised through the representations are summarised below in Table 2 below.

Table 2: Summary of the key issues raised within representations

How the Viability Study (VS) has considered the impacts of Covid-19, Brexit, and the recent Stamp Duty holiday, and the approach to sensitivity testing associated with these issues.
How the VS has considered the potential impacts arising from recent national planning policy and legislation changes, including the Future Homes consultation regarding changes to Part L and Part F of the Building Regulations.
Taking into account existing section 106 infrastructure costs upon development in the area, in addition to a Levy.
Consideration of an appropriate benchmark land value within the VS.
The size of the financial viability buffer included.
<p>Queries relating to calculations within the VS included:</p> <ul style="list-style-type: none"> • Housing type and sizes considered. • Approach to assessing sales values. • The level of external costs, site opening up costs, and abnormal costs to be considered. • Overall building costs considered, particularly relating to recent increases in the costs of labour and materials. • The amount of professional fees included.
<p>Comments specifically relating to the proposed CIL rates included the following:</p> <ul style="list-style-type: none"> • Concern that the proposed CIL rates were too high. • Concern that the proposed rates would reduce the delivery of new housing in the area. • Concern regarding the difference in proposed rates between Canvey Island and the Mainland. • Approach to considering Levy rates for greenfield and brownfield sites. • Inclusion of CIL rates for different types of development.
Support for the draft Instalments Policy.
Support for the inclusion of a discretionary relief policy.

4. The need for changes to be made to the Draft CIL Charging Schedule

As presented in Appendix 11, the Council has assessed in detail all comments provided within the 20 representations to the consultation. No issues have been raised which require amendments to be made to the Draft CIL Charging Schedule, or the associated evidence base documents including the CIL Viability Study and Infrastructure Delivery Plan.

5. Conclusion

The Council has undertaken a comprehensive consultation on the Draft CIL Charging Schedule, which meets the requirements of the CIL Regulations 2010 (as amended).

All comments provided within the 20 representations received have been assessed in detail to determine if any amendments are required to the Draft Charging Schedule and associated evidence base. The assessment presented within Appendix 11 has concluded that no amendments are required to the Draft CIL Charging Schedule.

Appendices

- Appendix 1: Consultation Response Form
- Appendix 2: The Draft Charging Schedule
- Appendix 3: CIL Information Booklet
- Appendix 4: CIL Information Sheet
- Appendix 5: Council CIL Webpage
- Appendix 6: Council News CIL Item
- Appendix 7: CIL Consultation Email
- Appendix 8: CIL Consultation Letter
- Appendix 9: Public Notice in the Echo News
- Appendix 10: Social Media Posts
- Appendix 11: Summary of CIL Draft Charging Schedule Representations

Appendix 1: Consultation Response Form

Castle Point Borough Council

Community Infrastructure Levy

Draft Charging Schedule Consultation Response Form

Consultation 3rd November – 3rd December 2021

Please return the completed form by no later than 5pm on the 3rd December 2021 to Castle Point Borough Council, Planning Policy, Kiln Road, Thundersley, Benfleet, Essex, SS7 1TF or email to planningpolicy@castlepoint.gov.uk

The draft Charging Schedule and all supporting consultation material and evidence base documents are available to view at the Council Offices, and on the Council's website: www.castlepoint.gov.uk/community-infrastructure-levy-cil-

For further information or support, contact the Planning Policy Team directly on 01268 882200 or email planningpolicy@castlepoint.gov.uk

Contact Information

Personal Details		Tick box if agent <input type="checkbox"/>
Title		
First Name		
Last Name		
Organisation		
Address		
Postcode		
Email address		
Telephone number		

Response

Question 1: The Community Infrastructure Levy (CIL) Viability Assessment informed the production of the proposed rates in the draft CIL Charging Schedule. This document is available to view on the Council website and at the Council Offices.

Do you have any comments on the content of the CIL Viability Assessment?

Question 2: Do the proposed levy rates set out in the draft CIL Charging Schedule appropriately reflect the conclusions of the CIL Viability Assessment?

Question 3: Do the proposed levy rates set out in the draft CIL Charging Schedule provide an appropriate balance between securing infrastructure investment and supporting the financial viability of new development in the area?

Question 4: CIL rates should not be set at a level which could render new development financially unviable. To ensure the financial viability of new development in the area, and to take into account variations in land prices and development costs throughout the Borough, the draft CIL Charging Schedule proposes variable rates for different kinds of development. Do you have any comments on the proposed CIL rates?

Question 5: Should any types of development be charged a different CIL rate, and if so, why?

Where alternative rates are proposed, please provide evidence to demonstrate why a proposed rate should be changed.

Question 6: To support the financial viability of new development in the area, the draft CIL Charging Schedule includes an Instalments Policy which allows specified levels of levy charges to be paid in instalments over a set period of time.

Do you have any comments on the draft Instalments Policy?

Question 7: The Consultation Information Booklet available on the Council website and at the Council Offices provides information on the types of development which would be required to pay the levy. The CIL Regulations allow the Council to give relief or grant exemptions to identified types of the development from paying the levy. The Council has not identified any types of development which may require specific discretionary relief or exemption from paying the levy beyond the compulsory relief outlined in the Regulations.

Is there a need to provide discretionary relief from the levy to any types of development, and if so, why?

Question 8: Do you have any other comments on the draft CIL Charging Schedule?

Examination of the draft CIL Charging Schedule

Following this consultation, the draft Charging Schedule will be submitted to be examined by an independent examiner. By submitting this consultation response, you have the opportunity to participate in any examination hearings.

Please tick the box below if you would like to participate in the examination in public on the draft Charging Schedule:

☐ I would like to participate in the draft CIL Charging Schedule examination in public

Future notifications

Please tick the boxes below if you would like to be informed about the future progression of the draft CIL Charging Schedule:

☐ I would like to be notified about the future progression of the Draft CIL Charging Schedule, including the submission of the Schedule, the date of the examination, the publication of the recommendations of the independent examiner, and the adoption of the CIL Charging Schedule by the Council.

Data protection

The information provided in this form will be stored on a database used solely in connection with preparation and examination of the Castle Point Borough Council CIL Charging Schedule and retained in accordance with the Council's Document Retention Policy. As copies of representations must be made available for public inspection in accordance with the Community Infrastructure Levy Regulations 2010 (as amended), they cannot be treated as confidential. Your consultation representation will be made available to view on the Council's website alongside your name and where applicable your organisation. Your address, signature and contact details will not be made available.

Signature:	Date:
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Contact Castle Point Borough Council:

Website: www.castlepoint.gov.uk

Email: planningpolicy@castlepoint.gov.uk

Tel: 01268 882200

Address: Castle Point Borough Council, Kiln Road,
Thundersley, Benfleet, Essex, SS7 1TF

Appendix 2: The Draft Charging Schedule

Castle Point Borough Council Community Infrastructure Levy Draft Charging Schedule November 2021

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.

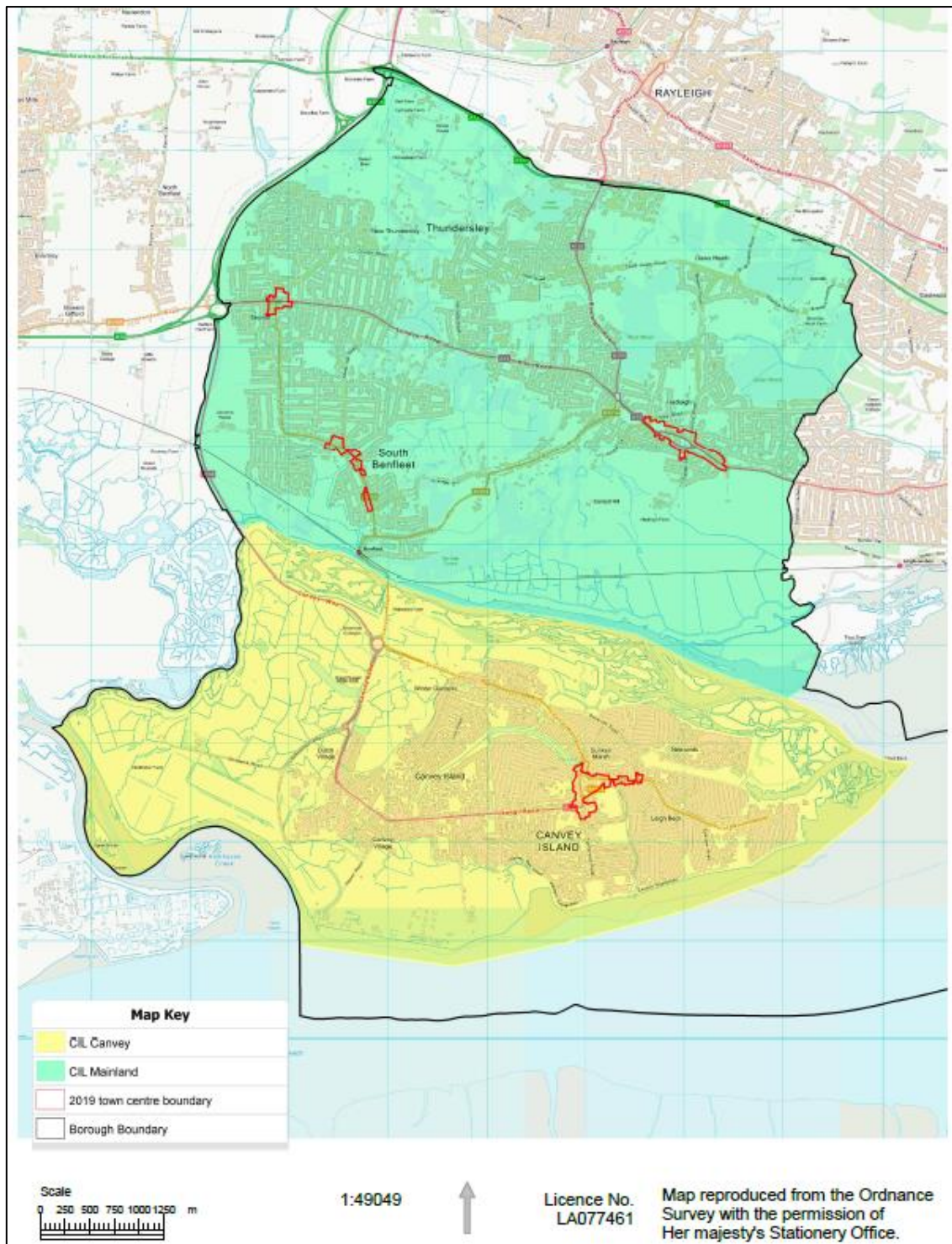
Overall CIL liability	Payment instalments
£20,000 or less	Payment in full within 240 days
£20,000 - £50,000	50% paid within 360 days Further 50% paid within 540 days
£100,000 - £500,000	10% paid within 270 days Further 15% paid within 540 days Further 25% paid within 720 days Remaining 50% paid within 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.



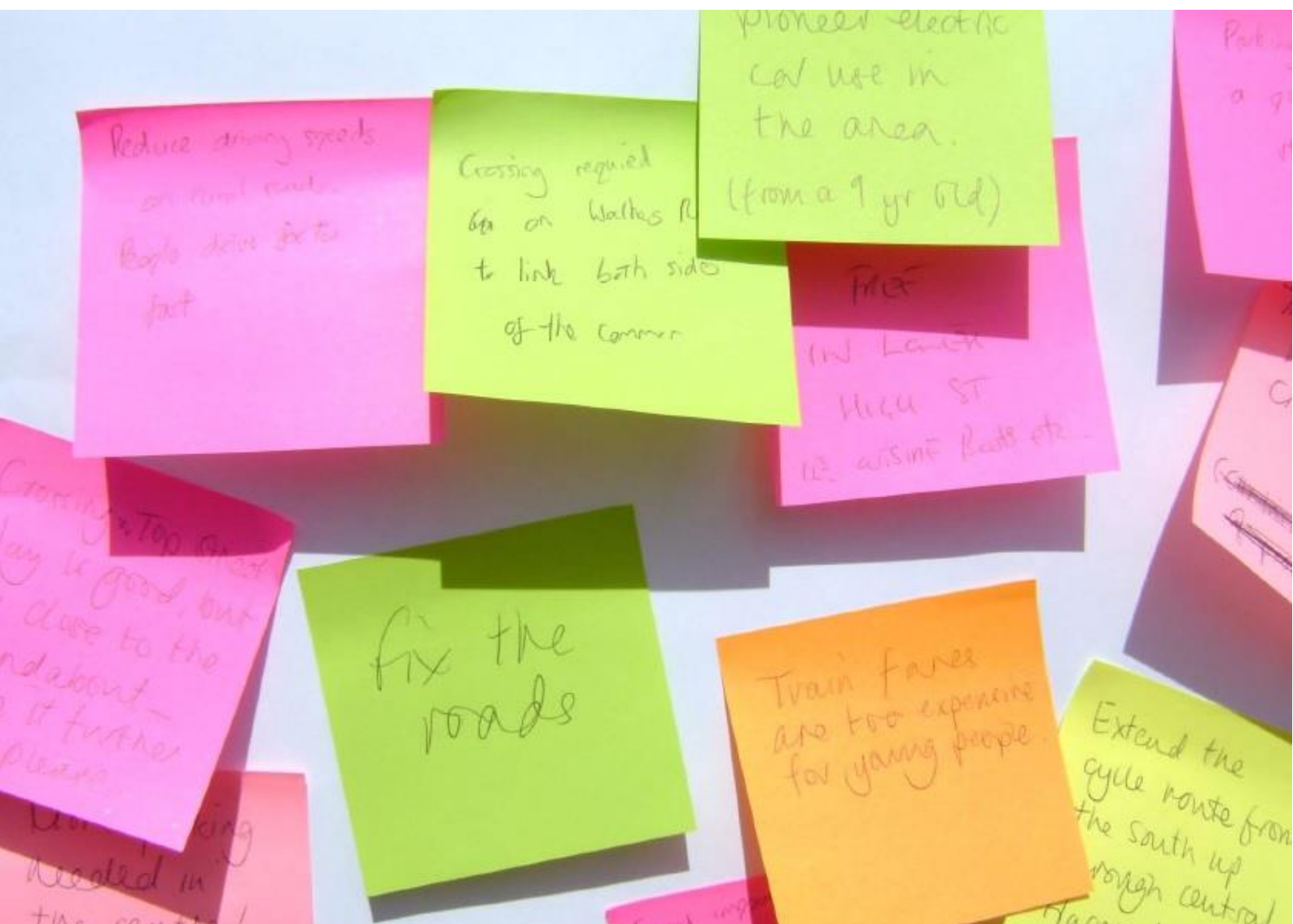


Draft Community Infrastructure Levy Charging Schedule

Consultation Version

Castle Point Borough Council

November 2021



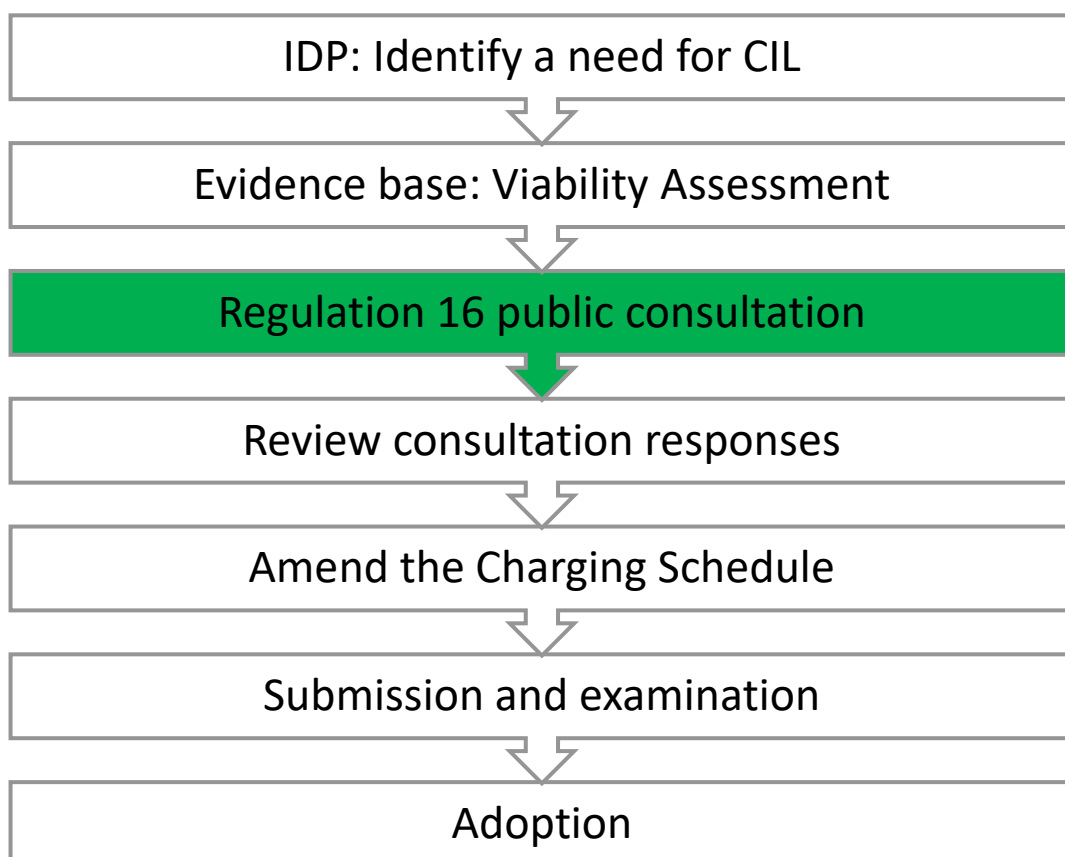
1. Introduction

Castle Point Borough Council (CPBC) are consulting on the Community Infrastructure Levy (CIL) Draft Charging Schedule. This consultation information booklet presents the draft Charging Schedule, and provides further information on the CIL, the evidence base which has been used to establish proposed levy rates, and how the levy will be implemented in the area.

It is important that developers contribute towards providing for the infrastructure needs that development creates. The introduction of the Community Infrastructure Levy Regulations in 2010 established a mechanism for Councils in England and Wales to raise funds from developers to achieve this.

Local authorities who wish to charge the levy must produce a draft charging schedule setting out CIL rates for their area. There are several stages to the production of a CIL charging schedule. The Council is currently undertaking Regulation 16 public consultation, seeking comments on the draft CIL Charging Schedule.

The Council, as the CIL charging authority, is required to consult with residents, local communities, businesses and stakeholders on the proposed levy rates. The consultation will be followed by an Examination-in-Public of the draft Charging Schedule which will be conducted by an independent examiner prior to the proposed adoption of the CIL Charging Schedule.



2. Responding to the Consultation

Consultation on the Draft Charging Schedule ends on 3rd December 2021 at 5pm.

Please provide comments on the draft Charging Schedule using the consultation response form. The response form can be downloaded from the Council's website:

www.castlepoint.gov.uk/community-infrastructure-levy-cil-

Responses should be emailed to planningpolicy@castlepoint.gov.uk

or posted to: Planning Policy, Council Offices, Kiln Road, Thundersley, Benfleet, Essex, SS7 1TF

The draft Charging Schedule and all supporting consultation material and evidence base documents are available to view on the Council website and at the Council Offices.

For further information, contact the Planning Policy Team on 01268 882200 or email planningpolicy@castlepoint.gov.uk

3. What is the Community Infrastructure Levy?

The Community Infrastructure Levy (CIL) is a locally set charge on new development that authorities can choose to introduce across their area. It is based on the size and type of development and once set is mandatory to pay and non-negotiable. The funds raised must be used to provide infrastructure¹ which is required to support new development across the area. Levy rates are set out within a CIL Charging Schedule.

Currently when new development proposals are approved by the Council, it is common for an agreement to be made (known as a planning obligation, section 106 agreement or developer contribution) for developers to either provide new or improved infrastructure, or financial contributions towards the provision of new or improved infrastructure in the area. This could include highways

¹ For the purposes of CIL, infrastructure is defined at section 216 of the Planning Act 2008 to include roads and other transport facilities, flood defences, schools and other education facilities, medical facilities, sporting and recreation facilities, and open spaces.

improvements, new or improved parks and play facilities, and services and facilities such as new or improved schools and health facilities.

The CIL will not replace the Council's current methods of obtaining infrastructure and funding through planning obligations. The CIL provides an additional mechanism to obtain financial contributions towards new and improved infrastructure.

The requirements of a local authority, or 'charging authority', in producing a CIL Charging Schedule are set out in the:

- [Planning Act 2008](#) (as amended by the Localism Act 2011)
- [CIL Regulations 2010](#), as amended in 2011, 2012, 2013, 2014, 2015, 2018, 2019 and 2020
- [Planning Practice Guidance](#)

4. What are the benefits of the CIL?

In comparison to the current approach of collecting developer contributions towards new infrastructure through Section 106 agreements, the CIL provides a simpler and more transparent process to collect funds. There are a range of benefits to an area provided by the introduction of a levy, which are summarised below:

- The CIL collects contributions from a wide range of developments, providing additional funding to allow local authorities to carry out a range of infrastructure projects that support growth and benefit the local community.
- The CIL gives local authorities greater flexibility to set their own priorities on projects benefitting the wider community affected by development, unlike Section 106 funds which require a direct link between a contributing development and an infrastructure project.
- The CIL provides developers with clarity about the level of contributions which are required from any development and provides transparency for local people.
- The CIL is non-negotiable and therefore does not require the production of complex agreements.
- The CIL is fair, as it relates the contribution required to the size of the development in terms of new floorspace.

5. What development will be liable to pay the levy?

Most buildings that people normally use are liable to pay the levy, whether the proposal is for a new building or an extension which results in 100 sqm or more of net increase in gross internal floor space. Development which is less than 100 sqm but which involves the creation of an additional dwelling will also be liable. The conversion of a building that has not been in use for some time will also be liable for the levy.

The following types of development are not required to pay the levy:

- development of less than 100 square metres, unless this consists of one or more dwelling and does not meet the Governments self-build criteria (see regulation 42 for further details);
- buildings into which people do not normally go;
- buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;
- structures which are not buildings, such as pylons and wind turbines;
- specified types of development which local authorities have decided should be subject to a 'zero' rate as outlined in the Draft Charging Schedule.



6. CIL exemptions and discretionary relief

The CIL Regulations outline that where relevant criteria are met, the following types of development can be subject to an exemption or relief from paying the levy:

- residential annexes and extensions;
- 'self-build' houses and flats, which are built by 'self-builders';
- social housing that meets the relief criteria set out in regulation 49 or 49A (as amended by the 2014 Regulations);
- charitable development that meets the relief criteria set out in regulations 43 to 48.

The CIL Regulations state that discretionary relief can be made available for 'exceptional circumstances' for specific schemes which cannot afford to pay the levy. The Council can offer this relief through the publication of a notice.

No types of development have currently been identified which should be provided specific relief or exemptions in the Borough beyond the compulsory exemptions identified by Government. The Council does not therefore propose to make Borough specific relief or exemptions within the draft Charging Schedule.

7. How the levy works alongside Section 106 contributions

In September 2019, the restrictions on using five or more section 106 contributions to fund a single infrastructure project was lifted, and greater flexibility was provided in relation to how CIL funding could be used alongside S106 contributions. Charging authorities can now use both CIL and S106 contributions to fund the same infrastructure item.

The Infrastructure Delivery Plan (IDP, see the evidence base documents section below) sets out the key infrastructure projects required in the Borough, and identified the use S106 funding sources to assist in the delivery of new infrastructure. The IDP notes that there are no restrictions on the amount of contributions which can be used to fund a single infrastructure project.

It is likely that essential infrastructure items which are directly related to supporting the delivery of new development proposals will continue to be funded through S106 agreements. The CIL will therefore be used in combination with S106 agreements to obtain additional funds for a wider range of community

infrastructure projects throughout the Borough, and to obtain infrastructure funding from smaller developments where S106 agreements may not usually be produced.

8. How the CIL will be collected

Liability to pay the CIL is triggered by commencement of the development. Following the adoption of a CIL Charging Schedule, planning applications in the area will be expected to include a completed CIL Information and Liability Form, which will help the Council calculate the CIL liability associated with the development and issue a CIL Demand Notice. The notice will be issued upon the commencement of development

The levy should usually be paid within 60 days of the commencement of development, however, to support the financial viability of new development in the area an instalments policy is proposed. An instalments policy allows levy charges over an identified amount to be paid in instalments over a set period of time. The Council is considering introducing an instalments policy and is seeking views on the proposed approach set out below.

Proposed CIL Instalments Policy

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

9. Evidence base documents

CIL Viability Assessment

To inform the production of the CIL Charging Schedule, the Council commissioned Porter Planning Economics (PorterPE) to conduct a CIL Viability Assessment. The assessment considers the impact of a CIL charge, in addition to normal development costs and policy and infrastructure requirements outlined within the emerging Borough Plan, on the financial viability of new development in the area.

The CIL rates proposed in the draft Charging Schedule are based on the conclusions of the CIL Viability Assessment. The Assessment tested different development types and scenarios. Evidence was collected from a variety of sources including questionnaire surveys with local, regional and national housing developers, and Registered Providers, as well as local site promoters for the potential strategic site allocations within the Castle Point area. A workshop was undertaken with development industry contacts in April 2021 to provide initial feedback on the Council's emerging approach to charging the CIL. Stakeholder consultation sought information on property sales and values and to inform assumptions on the costs of development. The testing examined the effects of different levels of affordable housing contribution and took account of the impact on development viability of other policy costs faced by development, including other planning obligation costs and the cumulative impact of emerging Local Plan policies.

The Viability Assessment found that CIL would be viable for strategic residential allocations in the emerging Local Plan, with variations between the Mainland and Canvey Island, as well as houses and flats. Comparison² retail units outside of the town centre boundary were found to be viable with a CIL rate, while comparison retail units within the town centre boundary and all other types of non-residential development would not be capable of accommodating a CIL rate.

Infrastructure Delivery Plan

The Infrastructure Delivery Plan (IDP) version 2 was produced in 2020 and considers the key infrastructure requirements necessary to support the anticipated development and growth across the Borough. It covers a wide range of infrastructure types, outlining the baseline position of infrastructure provision in the Borough. The IDP helps to identify the need for new and improved infrastructure in the Borough, and sets out the funding gap.

10. The need for a CIL

The Planning Practice Guidance³ states that a Council intending to introduce a CIL *'should focus on providing evidence of an aggregate funding gap that demonstrates the need to put in place the levy. Any significant funding gap should be considered sufficient evidence of the desirability of CIL funding, where other funding sources are not confirmed'*.

The evidence base documents listed above have identified a significant infrastructure funding gap in the area. Based on the assessment of infrastructure

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

³ PPG Paragraph: 017 Reference ID: 25-017-20190901

needs, costs and funding, there is currently an infrastructure funding gap in the Borough of around £38 million.

Revenue from CIL is not expected to bridge the funding gap entirely, but it is expected to have a significant impact on available finances to enable Castle Point Borough Council to support the delivery of new and improved infrastructure.

11. Proposed CIL rates

The draft Charging Schedule for Castle Point Borough Council proposes 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 ⁴ retail for the first 800 sqm gross internal area	£200
Convenience retail for each square metre over 800 sqm gross internal area	£50
Comparison ⁵ retail outside of the town centre boundaries	£200
All other development	£0

12. Determining the proposed rates

Based on the research conducted for the CIL Viability Assessment, different rates have been proposed according to development type, uses and size. The CIL rates vary significantly between houses and flats, and whether developments are located within the Mainland or on Canvey Island.

The Viability Assessment concluded that land prices, development costs, and sales values differ significantly in the Borough between the Mainland and Canvey Island. Development on the Mainland has a greater ability to accommodate a high CIL

⁴ Convenience retail provides lower value good purchased regularly to meet day to day needs such as food, newspapers, petrol etc.

⁵ Comparison retail provides higher value goods purchased less often, such as household items, electrical goods, clothes, shoes etc.

charge whilst remaining financially viable, in comparison to Canvey Island where associated land prices, development costs, and sales values would not allow new development to remain financially viable alongside a high CIL rate.

The Viability Assessment also identified a difference in the financial viability of developing flats in comparison to houses, due to the additional development costs associated with delivering flats. To enable flats to development to remain viable in the area, a reduced rate of CIL has been proposed.

Based on current market conditions, the viability for non-residential development sites is weak. The Viability Assessment notes that while developments might be built for subsequent sale or rent to a commercial tenant, there will also be development that is undertaken for specific commercial operators either as owners or pre-lets. The Assessment therefore recommends a £0 per sqm rate for town centre office, business park, and industrial / warehouse developments.

The Assessment did however identify scope for introducing a modest CIL charge on convenience⁶ retail uses and on comparison⁷ retail uses retail outside of town centres.

Viability testing indicated a negative headroom for the remaining typologies, therefore it would not be possible to charge a CIL rate on all other types of non-residential developments. The Assessment therefore recommends a £0 rate per sqm for comparison retail inside the town centre, hotels, care homes and all other non residential development.

⁶ Convenience retail provides lower value goods purchased regularly to meet day to day needs such as food, newspapers, petrol etc

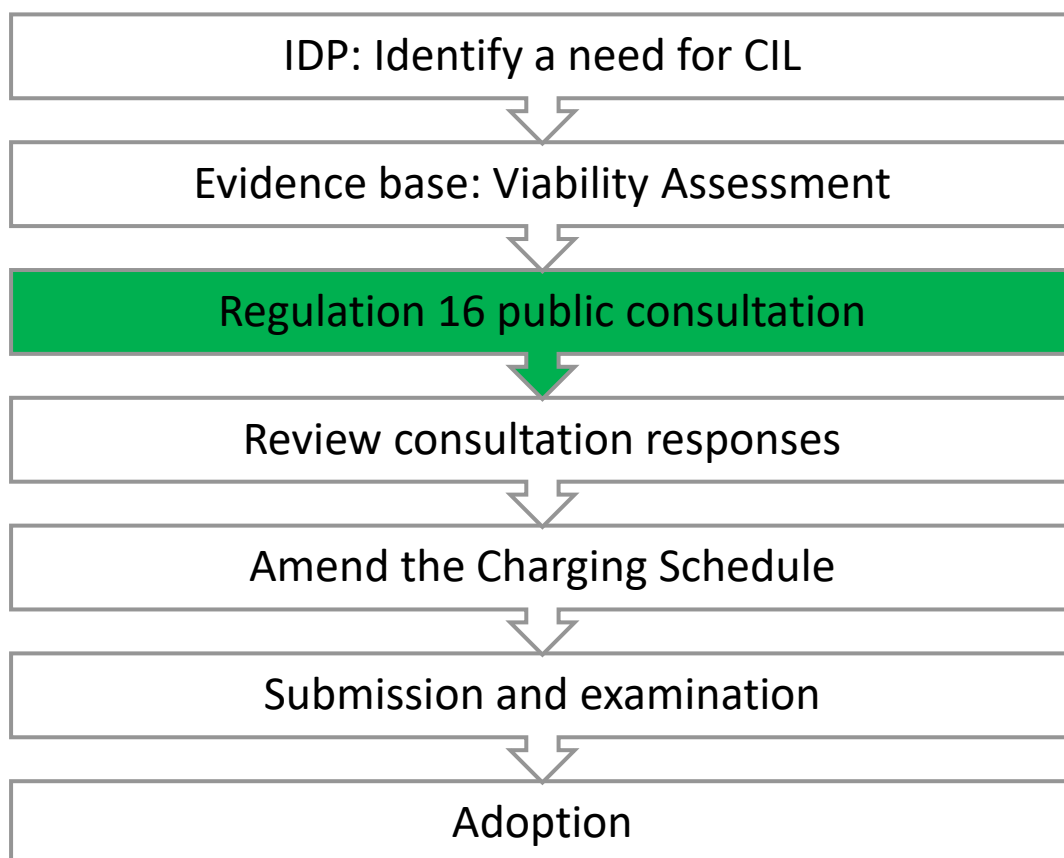
⁷ Comparison retail provides higher value goods purchased less often, such as household items, electrical goods, clothes, shoes etc.

13. Next steps

Following the conclusion of this Regulation 16 consultation, the Council will review consultation representations and amend the draft Charging Schedule and supporting evidence base documents where necessary. The Council then intends to submit the revised draft Charging Schedule for an Examination in Public.

An Independent Examiner will be appointed to conduct the examination process. During the examination, members of the public can offer their views through hearings or written representations. The examiner will place their recommendations in a report, and will recommend either approval, rejection, or approval with specified modifications to the Charging Schedule.

Following the approval of the Charging Schedule, Levy rates on new development will apply once the Council has formally published the adopted Charging Schedule.



Castle Point Borough Council

Community Infrastructure Levy

Draft Charging Schedule

November 2021

Proposed Community Infrastructure Levy rates

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 ⁸ retail for the first 800 sqm gross internal area	£200
Convenience retail for each sqm over 800 sqm gross internal area	£50
Comparison ⁹ 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

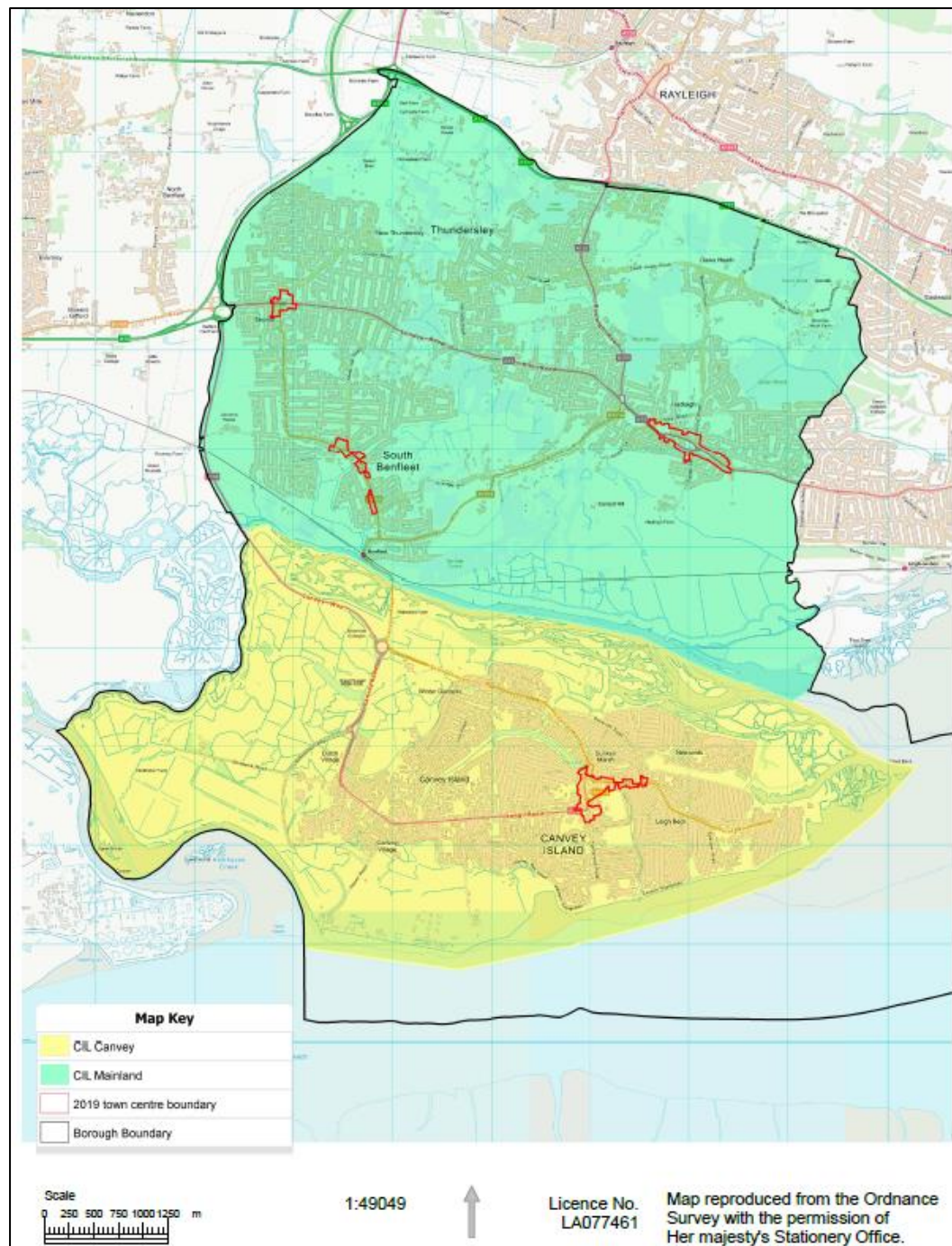
⁸ Convenience retail provides lower value good purchased regularly to meet day to day needs such as food, newspapers, petrol etc.

⁹ Comparison retail provides higher value goods purchased less often, such as household items, electrical goods, clothes, shoes etc.

Settlement Boundaries Map

The CIL Charging Schedule includes variable rates for sites within and outside defined settlement boundaries. The map below presents the areas of the Borough within and outside settlement boundaries which will be subject to the variable CIL rates.

Map showing the different settlement boundaries including the town centre boundaries.



Appendix 4: CIL Information Sheet

Castle Point Borough Council

Community Infrastructure Levy

Draft Charging Schedule Consultation



The Community Infrastructure Levy Draft Charging Schedule consultation will take place from 3rd November until 3rd December 2021

About the consultation

The Council has published the Community Infrastructure Levy (CIL) draft Charging Schedule for public consultation. The production of the draft Charging Schedule has been informed by the CIL Viability Assessment, which considered the ability of different types of development in all areas of the Borough to pay a levy in addition to the normal costs associated with development.

Through this consultation the Council is seeking your views on the draft Charging Schedule and associated evidence base documents. Please provide comments on the draft Charging Schedule by: **5pm on Friday 3rd December 2021** using the consultation response form available on the Council's website www.castlepoint.gov.uk/community-infrastructure-levy-cil- and from the Council Offices.

What is the Community Infrastructure Levy?

The Community Infrastructure Levy (CIL) is a locally set charge (referred to as a levy) on new development which the Council can choose to introduce. The levy is based on the size and type of development and once set is mandatory to pay and non-negotiable. The funds raised would be distributed by the Borough Council to provide infrastructure which is required to support new development within the local area. This infrastructure could include roads, transport facilities, flood defences, education facilities, medical facilities, sporting and recreation facilities, and open spaces.

Currently when new development proposals are approved by the Council, it is common for an agreement to be made (known as a planning obligation, section 106 agreement or developer contribution) for developers to either provide new or improved infrastructure, or financial contributions towards the provision of new or improved infrastructure in the area. This could include highways improvements, new or improved parks and play facilities, and services and facilities such as new or improved schools and health facilities.

The CIL will not replace the Council's current methods of obtaining infrastructure and funding through planning obligations. The CIL provides an additional mechanism to obtain financial contributions towards new and improved infrastructure.

Why introduce a levy in the Borough?

- It provides a simple and transparent process for the collection of funds and the provision of infrastructure.
- It collects contributions from a wide range of developments to allow the Council to deliver more projects for new and improved infrastructure that not only support growth but benefit the local community.
- It gives the Council flexibility to set its own priorities on projects benefitting the wider community affected by development, unlike section 106 agreements which are more restrictive in their use.
- It is non-negotiable and therefore can save time and cost by reducing the need for negotiations between the Council and developers.
- It is fair, as it relates the amount of the contribution to the size of the development.

How will the levy work?

The levy may be payable on development which creates a new or additional internal area, where the gross internal area of new build is 100 square metres or more. Development which is less than 100 square metres, but which involves the creation of a new house or flat, may also be liable to pay the levy.



Some developments may be eligible for discretionary relief or exemption from the levy. This includes residential annexes and extensions, social housing, charitable development, and houses and flats which are built by 'self-builders'.

How will the Council introduce the Community Infrastructure Levy?

The CIL rates are published within a charging schedule. The Council will specify in the charging schedule what types of development are liable to pay the levy and the relevant rates for these development types.

When setting levy rates, the Council will need to ensure that they do not render new development within the Borough financially unviable, while also ensuring that the levy will provide sufficient funds to support the delivery of new and improved infrastructure. The Council is consulting on a draft charging schedule to provide everyone with the opportunity to give their views on the proposed levy rates.

How to respond

Please provide comments on the draft Charging Schedule using the consultation response form by 5pm on the 3rd December 2021. The response form can be downloaded from the Council's website www.castlepoint.gov.uk/community-infrastructure-levy-cil-

Consultation responses should be emailed to planningpolicy@castlepoint.gov.uk or posted to Castle Point Borough Council, Planning Policy, Kiln Road, Thundersley, Benfleet, Essex, SS7 1TF

The draft Charging Schedule and all supporting consultation material and evidence base documents are available to view on the Council's website and at the Council Offices.

For further information, contact the Planning Policy Team directly on 01268 882200, email planningpolicy@castlepoint.gov.uk, or visit the Council website www.castlepoint.gov.uk

Appendix 5: Council CIL Webpage

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Accessing Council Services:

- You can access advice, or support with using our online services, by phoning 01268 882200 (8.45am to 5.15pm Mon to Thurs, and to 4.45pm on Fri)
- The Kiln Road office will re-open for pre-booked appointments only (9.00am to 4.00pm), these can be arranged on a case by case basis by phoning 01268 882200.
- You can find information and advice on COVID-19 and our 24/7 online services on our [Coronavirus information page](#)

Christmas

Castle Point Borough Council will be closed from Christmas Eve and will re-open for telephone enquiries and pre-booked office appointments at 8.45 am on Tuesday 4th January 2022.

- Please see your revised Christmas refuse and recycling collection dates www.castlepoint.gov.uk/calendar.

Castle Point Borough Council would like to wish all residents a very happy and safe Christmas and best wishes for the New Year.

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Community Infrastructure Levy (CIL)

The Community Infrastructure Levy Draft Charging Schedule consultation will take place from 3rd November until 3rd December 2021

Relevant Documents

The documents below provide relevant background information for the CIL consultation:

[Castle Point Draft CIL Information Sheet November 2021.pdf \[pdf\] 301KB](#)

[Castle Point Draft CIL Consultation Booklet November 2021.pdf \[pdf\] 995KB](#)

[Castle Point Draft CIL Charging Schedule November 2021.pdf \[pdf\] 279KB](#)

[Castle Point CIL Viability Study August 2021.pdf \[pdf\] 3MB](#)

[Infrastructure Delivery Plan 2020.pdf \[pdf\] 3MB](#)

The response booklet is provided in Word and pdf format below, this document can be completed and sent to planningpolicy@castlepoint.gov.uk or by post to Castle Point Borough Council, Planning Policy, Kiln Road, Thundersley, Benfleet, Essex, SS7 1TF

[Castle Point Draft CIL Response Form November 2021.pdf \[pdf\] 184KB](#)

[Castle Point Draft CIL Response Form November 2021.docx \[docx\] 49KB](#)

Summary of CIL

The Community Infrastructure Levy (CIL) is a locally set charge on new development that authorities can choose to introduce across their area. It is based on the size and type of development and once set is mandatory to pay and non-negotiable. The funds raised must be used to provide infrastructure which is required to support new development across the area. Levy rates are set out within a CIL Charging Schedule.

Currently when new development proposals are approved by the Council, it is common for an agreement to be made (known as a planning obligation, section 106 agreement or developer contribution) for developers to either provide new or improved infrastructure, or financial contributions towards the provision of new or improved infrastructure in the area. This could include highways improvements, new or improved parks and play facilities, and services and facilities such as new or improved schools and health facilities.

The CIL will not replace the Council's current methods of obtaining infrastructure and funding through planning obligations. The CIL provides an additional mechanism to obtain financial contributions towards new and improved infrastructure.

In November 2019 the Council resolved to start the process of introducing CIL into the borough. The table below highlights the process that needs to be followed for CIL to be introduced. As per Regulation 14, a CIL Viability Study has been prepared and can be accessed under 'Relevant Documents' above.

Key tasks in the preparation of the submission of a CIL Charging Schedule as outlined in the CIL Regulations

Relevant CIL Regulation	Task
--------------------------------	-------------

Regulation 14	The preparation of an evidence base to inform the production and publication of a draft Charging Schedule. This has been undertaken through the production of the CIL Viability Study.
----------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Regulation 16

Publication of the draft Charging Schedule for public consultation.

Regulation 17

Review and assess consultation representations and amend the draft Schedule to take account of comments as necessary.

Regulation 19

Submission of the draft Charging Schedule for independent examination. Submission documents include the draft Charging Schedule, a consultation statement, and a statement of modifications setting out changes made since the Regulation 16 consultation.

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Castle Point Borough Council, Kiln Road,
Thundersley, Benfleet, Essex, SS7 1TF
Email: info@castlepoint.gov.uk Phone:
01268 882200



Community Infrastructure Levy Consultation | Castle Point News

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Community Infrastructure Levy Consultation

The Council is consulting on proposals to put in place a Community Infrastructure Levy. The Consultation will run from 3rd November until 3rd December 2021.

The Community Infrastructure Levy (CIL) is a locally set charge on new development which the Council has chosen to introduce. It is charge based on the size and type of new development proposed, and once set is mandatory to pay and non-negotiable.

The funds raised through CIL will be distributed by the Council to provide infrastructure such as roads and other transport facilities, flood defence and flood management improvements, education facilities, medical facilities, sports and recreational facilities and open spaces.

The CIL will be used alongside section 106 agreements which are used to secure infrastructure on or nearby a site when a development is proposed. This will ensure that the wider impacts of development on infrastructure are addressed.

It is proposed that residential development and retail development are charged a levy. Other forms of development would be exempt from CIL but may still need to contribute to infrastructure using a section 106 agreement.

It is expected that the CIL will come into effect in 2022, following an independent examination to ensure that the charges proposed are appropriately set. It is anticipated that the CIL could raise around £35m for infrastructure in Castle Point over the next 12 years.

To find out about CIL and the charges proposed in Castle Point visit the Council website: <https://www.castlepoint.gov.uk/community-infrastructure-levy-cil->

If you wish to comment on the proposed CIL Charging Schedule, you can download a response form from the website. This can be returned by email to:

planningpolicy@castlepoint.gov.uk

Alternatively, a copy of the charging schedule and the response forms are available at the Council Offices during normal office hours, and can be returned by post to: Planning Policy, Castle Point Borough Council, Council Offices, Kiln Road, Thundersley, Essex, SS7 1TF

All responses should be returned to the Council by 5pm on Friday 3rd December 2021.

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Contact the Council

Phone: 01268 882200

Email: info@castlepoint.gov.uk

Council Office Hours:

Monday-Thursday: 09:00 - 16:00

Friday: 09:00 - 16:00

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Kiln Road, Thundersley,
Benfleet, Essex, SS7 1TF
Email: info@castlepoint.gov.uk
Phone: 01268 882200

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Appendix 7: CIL Consultation Email

Amanda Parrott

From: Planning Policy
Sent: 03 November 2021 09:53
Subject: Castle Point Draft Community Infrastructure Levy Consultation
Attachments: Castle Point Draft CIL Charging Schedule November 2021.pdf; Castle Point Draft CIL Consultation Booklet November 2021.pdf; Castle Point Draft CIL information sheet_November 2021.pdf; Castle Point Draft CIL Response Form November 2021 v3 Text version.pdf; Castle Point Draft CIL Response Form November 2021.docx

Dear Sir or Madam,

I am writing to advise you that Castle Point Borough Council has published a Draft Community Infrastructure Levy (CIL) Charging Schedule for the purposes of consultation pursuant to Regulation 16 of the Community Infrastructure Levy Regulations 2010 (as amended).

CIL is a locally set charge on new development which the Council has chosen to introduce. It is charged based on the size and type of new development proposed, and once set is mandatory to pay and non-negotiable. The funds raised through CIL will be used to provide infrastructure in the local area to address the impacts of growth. The CIL Charging Schedule sets out the proposed levy rates for different types of development within different parts of Castle Point.

Consultation on the CIL Draft Charging Schedule begins on **Wednesday 3rd November 2021 and ends at 5pm on Friday 3rd December 2021**. All responses to the consultation must be received by the Council no later than **5pm on Friday 3rd December 2021**. During this time, any person or organisation may make representations.

Attached to this email are the following documents:

- Castle Point Draft CIL Charging Schedule November 2021
- Castle Point Draft CIL Consultation Booklet November 2021
- Castle Point Draft CIL Information Sheet November 2021
- Castle Point Draft CIL Response Form November 2021 (Fillable PDF version and an MS Word version)

These documents, along with the associated evidence base documents are available to view at the Council Offices (Monday – Friday 09:00 – 16:00) and online at:
www.castlepoint.gov.uk/community-infrastructure-levy-CIL-

Representations may be made electronically or in writing. Anyone wishing to make a representation is encouraged to use the **Draft CIL Response Form** attached. Representations can be:

Emailed: planningpolicy@castlepoint.gov.uk

Posted: Planning Policy, Castle Point Borough Council, Kiln Road, Thundersley, Essex, SS7 1TF

Following this consultation, the Council will take a decision on whether to submit the Draft CIL Charging Schedule for independent examination. Therefore, in making a representation on the Draft CIL Charging Schedule, you may request the right to be heard by the examiner. You may also request to be notified when the Draft CIL Charging Schedule is submitted to the examiner, the recommendations of the examiner are published and when the Charging Schedule is approved by the Council for use.

Please note that representations made in respect of this consultation will be published on the Council's website alongside your name and, where applicable your organisation. Your address, signature and contact details will not be made available. Your consultation response will be stored on a database used solely for the purpose of preparing the CIL Charging Schedule and will be retained in accordance with the Council's Document Retention Policy.

If you have any queries regarding this email, or the proposals to put in place a Community Infrastructure Levy, please email planningpolicy@castlepoint.gov.uk.

Kind regards,

Amanda Parrott BSc (Hons) MSc MA MRTPI
Planning Policy Manager

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Moving Forwards

The council has continued to provide services to the public throughout the pandemic. Offering more of our services online and via the telephone has resulted in more efficient service delivery and positive feedback. Therefore, we intend to continue to operate this way.

We remain committed to providing our residents with a high level of service and we ask that appointments are made before attending the offices. To contact the Council, please first see what you can do online at www.castlepoint.gov.uk before calling us on **01268 882200**. For general enquires, email us at info@castlepoint.gov.uk

Please consider the environment before printing this e-mail

Keep up to date on what's happening at Castle Point....Follow us on Twitter [@CastlePointBC](https://twitter.com/CastlePointBC)



Appendix 8: CIL Consultation Letter



Place and Policy
Castle Point Borough Council
Council Offices, Kiln Road,
Thundersley, Benfleet
Essex SS7 1TF
Tel: 01268 882200

planningpolicy@castlepoint.gov.uk

2nd November 2021

Dear Sir or Madam,

Castle Point Draft Community Infrastructure Levy Consultation

I am writing to advise you that Castle Point Borough Council has published a Draft Community Infrastructure Levy (CIL) Charging Schedule for the purposes of consultation pursuant to Regulation 16 of the Community Infrastructure Levy Regulations 2010 (as amended).

CIL is a locally set charge on new development which the Council has chosen to introduce. It is charge based on the size and type of new development proposed, and once set is mandatory to pay and non-negotiable. The funds raised through CIL will be used to provide infrastructure in the local area to address the impacts of growth. The CIL Charging Schedule sets out the proposed levy rates for different types of development within different parts of Castle Point.

Consultation on the CIL Draft Charging Schedule begins on **Wednesday 3rd November 2021 and ends at 5pm on Friday 3rd December 2021**. All responses to the consultation must be received by the Council no later than **5pm on Friday 3rd December 2021**. During this time, any person or organisation may make representations.

Enclosed with this letter are the following documents:

- Castle Point Draft CIL Charging Schedule November 2021
- Castle Point Draft CIL Consultation Booklet November 2021
- Castle Point Draft CIL Information Sheet November 2021
- Castle Point Draft CIL Response Form November 2021

These documents, along with the associated evidence base documents are available to view at the Council Offices (Monday – Friday 09:00 – 16:00) and online at: www.castlepoint.gov.uk/community-infrastructure-levy-CIL-

Representation may be made electronically or in writing. Anyone wishing to make a representation is encouraged to use the **Draft CIL Response Form** enclosed. Representations can be:

Emailed: planningpolicy@castlepoint.gov.uk

Posted: Planning Policy, Castle Point Borough Council, Kiln Road, Thundersley, Essex, SS7 1TF

Following this consultation, the Council will take a decision on whether to submit the Draft CIL Charging Schedule for independent examination. Therefore, in making a representation on the Draft CIL Charging Schedule, you may request the right to be heard by the examiner. You may also request to be notified

when the Draft CIL Charging Schedule is submitted to the examiner, the recommendations of the examiner are published and when the Charging Schedule is approved by the Council for use.

Please note that representations made in respect of this consultation will be published on the Council's website alongside your name and, where applicable your organisation. Your address, signature and contact details will not be made available. Your consultation response will be stored on a database used solely for the purpose of preparing the CIL Charging Schedule and will be retained in accordance with the Council's Document Retention Policy.

If you have any queries regarding this letter, or the proposals to put in place a Community Infrastructure Levy, please email planningpolicy@castlepoint.gov.uk.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Ian Butt' with a stylized flourish at the end.

Ian Butt

Head of Place and Policy

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Goods Vehicle Operator Licences

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Goods Vehicle Operator's Licence
Jemma-Louise Thomas trading as Jac Construction of Yard C, Southend Arterial Road, Wickford, SS12 9JQ is applying for a licence to use Yard C, Southend Arterial Road, Wickford, SS12 9JQ as an operating centre for 3 goods vehicles and 0 trailers. Owners or occupiers of land (including buildings) near the operating centre(s), who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds LS9 6NF, stating their reasons, within 21 days of this notice. Representatives must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A guide to making representations is available from the Traffic Commissioner's Office.

ASK THE EXPERTS
For advice on the best way to promote your business in this paper please telephone
01268 533933

CASTLE POINT BOROUGH COUNCIL PUBLIC NOTICE
CASTLE POINT COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE REPRESENTATION PROCEDURE PLANNING ACT 2008
COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED)
Castle Point Borough Council has published a Draft Community Infrastructure Levy (CIL) Charging Schedule for the purposes of consultation pursuant to Regulation 16 of the Community Infrastructure Levy Regulations 2010 (as amended). CIL is a locally set charge on new development which the Council has chosen to introduce. It is charged based on the size and type of new development proposed, and once set is mandatory to pay and non-negotiable. The funds raised through CIL will be used to provide infrastructure in the local area to address the impacts of growth. The CIL Charging Schedule sets out the proposed levy rates for different types of development within different parts of Castle Point. Consultation on the CIL Draft Charging Schedule begins on **Wednesday 3rd November 2021 and ends at 5pm on Friday 3rd December 2021**. All responses to the consultation must be received by the Council no later than **5pm on Friday 3rd December 2021**. During this time, any person or organisation may make representations. The Draft Charging Schedule and associated evidence base documents are available to view online at: www.castlepoint.gov.uk/community-infrastructure-levy-cil. These documents are also available at the **Council Offices**: Castle Point Borough Council, Kiln Road, Thundersley, Essex, SS7 1TF Monday to Friday 09:00 – 16:00. Representations may be made electronically or in writing. Anyone wishing to make a representation is encouraged to use the **CIL Draft Charging Schedule Consultation Response Form** available to download from the Council's website, or to collect from the Council Offices during those times set out above. Representations can be: Emailed: planningpolicy@castlepoint.gov.uk Posted: Planning Policy, Castle Point Borough Council, Kiln Road, Thundersley, Essex, SS7 1TF. Following this consultation, the Council will take a decision on whether to submit the Draft CIL Charging Schedule for independent examination. Therefore, in making a representation on the Draft CIL Charging Schedule, you may request the right to be heard by the examiner. You may also request to be notified when the Draft CIL Charging Schedule is submitted to the examiner, the recommendations of the examiner are published and when the Charging Schedule is approved by the Council for use. Representations made in respect of this consultation will be published on the Council's website alongside your name and, where applicable your organisation. Your address, signature and contact details will not be made available. Your consultation response will be stored on a database used solely for the purpose of preparing the CIL Charging Schedule and will be retained in accordance with the Council's Document Retention Policy. For any further information about the Community Infrastructure Levy please email planningpolicy@castlepoint.gov.uk

Legal Notices

SOUTHEND-ON-SEA BOROUGH COUNCIL
(TEMPORARY PROHIBITION OF VEHICLES) (THE RIDGEWAY) (VARIOUS ROADS) ORDER 2021
Notice is hereby given that the Southend-on-Sea Borough Council has proposed to make the following Order under Section 14(1) of the Road Traffic Regulation Act 1984. Morrison Energy Services (on behalf of Cadent Gas) will be completing gas mains replacement works. The proposed works are listed in Table 1 to this notice and will be carried out in various phases designed to minimise disruption whilst enabling the schemes to be completed in safety. The prohibitions or restrictions will apply only during such time and to such extent as indicated by traffic sign
Further details regarding the impact of the scheme and the actual traffic management controls being applied will be included in notifications in advance of each phase, to residents and businesses as required, not forming part of this Order.

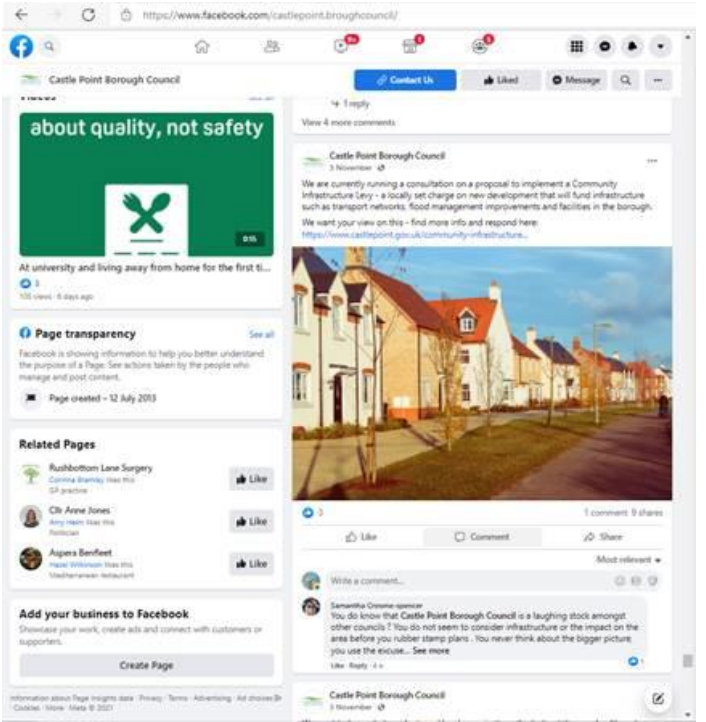
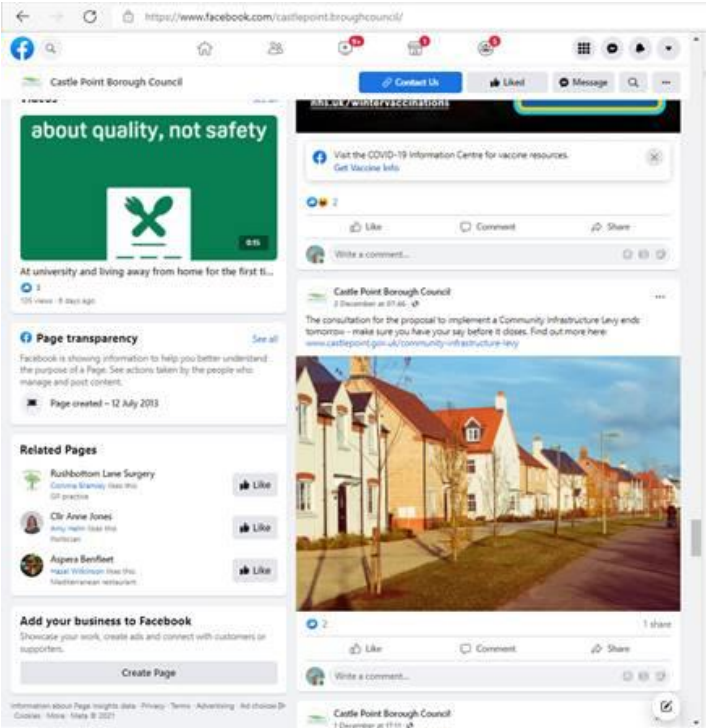
TABLE 1					
1	2	3	4	5	6
Ref	Road Name	Restriction	Extent of works	Diversion route	Dates
TTO2037	The Ridgeway	Prohibition of vehicles	The Ridgeway – from junction with Ridgeway Gardens to junction with Chalkwell Avenue	Chalkwell Avenue – Kings Road – Leigh Road – Broadway – Grand Drive	15 Nov - 6 Dec
TTO2038	Ridgeway Gardens Junction	Prohibition of vehicles	Ridgeway Gardens – from junction with The Ridgeway to outside 3 Ridgeway Gardens	The Ridgeway – Ridgeway Gardens	29 Nov - 17 Dec

Access for emergency vehicles, residents and pedestrians will be always maintained during the closure.
Any vehicle waiting in contravention of any restriction/prohibition imposed by this Notice may be issued with a Penalty Charge Notice and removed.

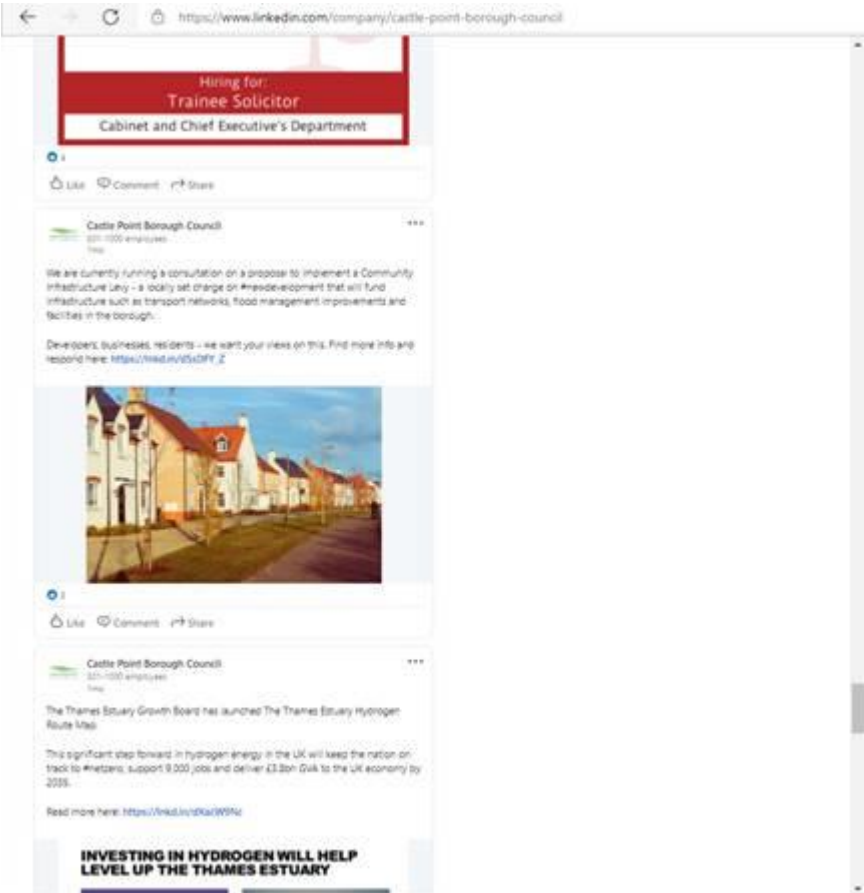
S Harrington
Head of Traffic and Highways
Civic Centre Victoria Avenue, Southend-on-Sea, Essex, SS2 6ER
Date: 5 November 2021

Appendix 10: Social Media Posts

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34 116 133

Castle Point Borough Council [@CastlePointBC](#) · Dec 2

The consultation for the proposal to implement a Community Infrastructure Levy ends tomorrow - make sure you have your say before it closes. Find out more here: castlepoint.gov.uk/community-infrastructure



Castle Point Borough Council [@CastlePointBC](#) · Dec 1

There will be a road closure on Norton Avenue, Canvey Island on 6th December 2021 for 47 days. The closure is required for the safety of the public and workforce while Cadent undertakes gas main replacement.



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Castle Point Borough Council [@CastlePointBC](#) · Nov 3

We're running a consultation on implementing a Community Infrastructure Levy - a locally set charge on new development that will fund infrastructure like transport and facilities in the borough.

We want your view on this - find more info and respond here: castlepoint.gov.uk/community-infrastructure



Castle Point Borough Council [@CastlePointBC](#) · Nov 3

Are you excited for #EastEnders this Friday?

We're hoping you don't need us and celebrate safely.

Every year, we get called to people with bonfire or fireworks related injuries. Please don't be one of them.

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Appendix 11: Summary of CIL Draft Charging Schedule Representations

See below

