

Community Infrastructure Levy Preliminary Draft Charging Schedule Consultation Response Booklet

This consultation response booklet provides stakeholders and the public with the opportunity to express their views on the various aspects of Basildon Borough Council's proposed Community Infrastructure Levy Preliminary Draft Charging Schedule. This is the first consultation in the preparation of the Charging Schedule.

General Advice

- This booklet has four parts:
 - Part A – Contact Details
 - Part B – Your Representation
 - Part C – Other Monitoring Information
 - Part D – Future Notifications and Privacy Notice
- You must provide your contact details within Part A of this booklet. We are unable to accept anonymous representations.
- Please do not include personal information within Part B of this booklet. All comments submitted as part of this consultation will be made publically available.
- Comments which are deemed to be unlawful or discriminatory will be inadmissible and will not be accepted. We would ask that you avoid the use of such comments when making your representations. Unlawful comments be passed onto other authorities.
- Representations must be received by Basildon Borough Council no later than **5pm** on **Monday 17 December 2018**. Late responses will not be accepted.
- Representations can be returned in the following ways:
 - By Email: planningpolicy@basildon.gov.uk
 - By Post: Local Plan Consultation, Basildon Borough Council, The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL.

Part A – Contact Details

We regret that we are unable to process any responses supplied without contact details.

Please tick as appropriate:

- Responding as an individual (complete section 1)
- Agent responding on behalf of client (complete section 1 and 2)
- Responding on behalf of an organisation (complete section 2)

| 1. Individual/Client Details (Please complete in block capitals) | |
|---|----------------------|
| Title | <input type="text"/> |
| First Name | <input type="text"/> |
| Last Name | <input type="text"/> |
| Address Line 1 | <input type="text"/> |
| Line 2 | <input type="text"/> |
| Line 3 | <input type="text"/> |
| Line 4 | <input type="text"/> |
| Postcode | <input type="text"/> |
| Tel. No (Daytime) | <input type="text"/> |
| Email | <input type="text"/> |

| 2. Organisation/Agent Details (Please complete in block capitals) | |
|--|----------------------|
| Title | <input type="text"/> |
| First Name | <input type="text"/> |
| Last Name | <input type="text"/> |
| Job Title/Dept | <input type="text"/> |
| Organisation | <input type="text"/> |
| Address Line 1 | <input type="text"/> |
| Line 2 | <input type="text"/> |
| Line 3 | <input type="text"/> |
| Line 4 | <input type="text"/> |
| Postcode | <input type="text"/> |
| Tel. No (Daytime) | <input type="text"/> |
| Email | <input type="text"/> |

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Reference:

Date Received:

Part B – Representation

The questions are arranged around the different development types where Community Infrastructure Levy charges are proposed.

Additional evidence to support your representation can be submitted alongside this consultation response booklet.

4. Retail (Use Class A1)

The Preliminary Draft Charging Schedule proposes a rate of £90 per square metre for retail proposals outside town centres, based on viability evidence. The same viability evidence does not justify the same charge being made within Town Centres. Therefore, such development would be subject to a nominal CIL rate of £10 per square metre.

Is the rate of £90 per square metre for retail proposals outside town centres appropriate? Yes No

Is it appropriate to only charge a nominal CIL rate on retail proposals in town centres, given the viability issues identified in town centres? Yes No

Please provide any comments in relation to the CIL proposals for retail here.

5. Retirement (Use Classes C2 and C3)

The Preliminary Draft Charging Schedule proposes a rate of £100 per square metre for retirement home proposals in Billericay only. A nominal CIL rate of £10 per square metre would be charged for retirement proposals in other parts of the Borough, based on the viability evidence.

Is the rate of £100 per square metre for retirement home proposals in Billericay appropriate?

Yes No

Is it appropriate to charge a nominal CIL rate on retirement home proposals in the rest of the Borough, given the viability evidence?

Yes No

Please provide any comments in relation to the CIL proposals for retirement homes here.

6. Residential (Use Class C3)

The Preliminary Draft Charging Schedule proposes different CIL rates in Basildon (£10sqm for flatted development and £50sqm for all other); Wickford (£230sqm); and Billericay (£350sqm) based on the viability evidence. It is also proposed that homes predominantly funded by a public authority will be zero rated.

- Do you agree with different rates being charged within the different parts of Basildon Borough, based on viability evidence?** Yes No
- Are the charging zones identified for the purposes of differential charges appropriate?** Yes No
- Is the rate of £10 per square metre for flatted residential development in Basildon appropriate?** Yes No
- Is the rate of £50 per square metre for residential development in Basildon excluding flatted development appropriate?** Yes No
- Is the rate of £230 per square metre for residential development in Wickford appropriate?** Yes No
- Is the rate of £350 per square metre for residential development in Billericay appropriate?** Yes No
- Do you agree that residential development predominantly funded by a public authority should be zero rated?** Yes No

Please provide any comments in relation to the CIL proposals for residential development here.

A large, empty rectangular box with a thin black border, intended for providing comments on the CIL proposals for residential development. The box occupies most of the page below the instruction text.

7. Other Types of Development

Having considered viability evidence it is currently proposed that all other types of development that occur in Basildon Borough should be charged a nominal CIL rate of £10 per square metre.

Would you support a nominal CIL charge of £10 per square metre for these other types of development? Yes No

Please provide any comments in relation to the CIL proposals for other types of development here.

8. Proposed Changes to CIL

The Government's recent consultation on changes to the CIL Regulations indicated that they are considering introducing the possibility of charging different CIL rates based on the existing land use. If the Government were to implement these proposals, the Council could consider charging different rates for development on land currently in agricultural use, compared to land in industrial use, for example.

Do you have any views on whether Basildon Borough Council should give consideration to differential CIL charges based on the existing use of land?

9. Priorities for CIL

Whilst not the subject of this consultation, some stakeholders may have views on how CIL receipts should be spent. There will not always be enough CIL receipts to cover all of the different infrastructure needed and wanted in an area. Therefore the Council will need to prioritise what it spends CIL receipts on.

Do you have any views on specific infrastructure projects, or types of infrastructure that the Council should spend CIL receipts on?

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Part C – Other Monitoring Information

We are asking for the following information so that we can ensure that the consultation has been accessible to everyone. We are required to do this by the Equality Act 2010. This information is however an **optional** part of the form. Any personal data provided will not be published alongside your representation.

1. What best describes your gender?

- Male Female
 Transgender Prefer not to say

Prefer to self-describe:

2. What age group do you belong to?

- Under 16 years 16-24 years 25-34 years 35-44 years
 45-54 years 55-64 years 65-74 years 75+ years

3. Do you consider yourself to be a disabled person?

- Yes No

4. What is your sexual orientation?

- Bi-sexual Heterosexual Gay Lesbian
 Prefer not to say

5. What is your religion?

- None Christianity Judaism Islam
 Buddhism Sikhism Hinduism Other
 Prefer not to say

If other, please state:

6. What is your ethnicity?

- White British White Irish
 Gypsy or Traveller Travelling Showperson
 Any other White background Asian or Asian British: Bangladeshi
 Asian or Asian British: Chinese Asian or Asian British: Pakistani
 Any other Asian or Asian British background Black or Black British: African
 Black or Black British: Caribbean Any other Black or Black British background
 Mixed: White and Black African Mixed: White and Black Caribbean
 Mixed: White and Asian Any other background
 Prefer not to say

If other, please state:

Part D – Future Notifications and Privacy Notice

Future Notifications

If you would like to be notified of future stages in the preparation of the Community Infrastructure Levy Draft Charging Schedule please tick this box.

How we will use your information

We will use your details to contact you regarding your comments on the Preliminary Draft Charging Schedule consultation.

Please note: At the end of the consultation period all comments will be made public. Your comments and name will be published but other personal information will remain confidential.

If you would like to find out more about how Basildon Borough Council use your personal data please go to <http://www.basildon.gov.uk/privacy-strategic-planning>.

Signature:

Date:

Please return this booklet to Basildon Borough Council by **5pm** on **Monday 17 December 2018**:

By Email: planningpolicy@basildon.gov.uk

By Post: CIL Consultation
Planning Policy Team
Basildon Borough Council
The Basildon Centre
St Martin's Square
Basildon
Essex
SS14 1DL