

Maldon District Community Infrastructure Levy Draft Charging Schedule Consultation



**Wednesday 11 June – Wednesday 23
July 2014**

Consultation Guide

What is the Community Infrastructure Levy (CIL)?

- It is a locally set charge on new development that can be used to provide infrastructure required to support new development across the District.
- It is based on the size and type of development, and once set in an area it is mandatory for developers to pay, and non-negotiable.
- The levy may be charged on the development of buildings, including extensions, which create net additional floor space, and where the gross internal area of new build exceeds 100 sqm.

What are the benefits of CIL?

- It is a simpler and more transparent process than the current system;
- It collects contributions from a wider range of developments, providing more funding that can be used to deliver a range of infrastructure projects that benefit the local community and support growth;
- Parishes where development takes place will receive their own portion of the CIL to spend on relevant infrastructure.

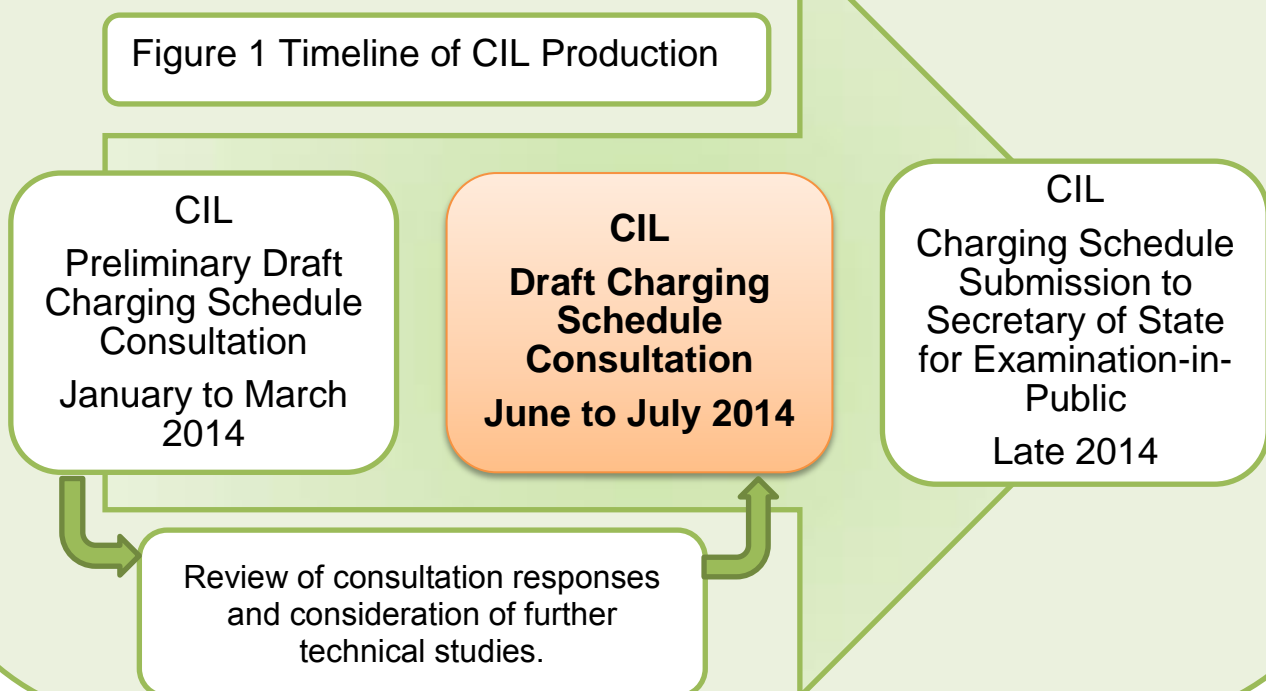
Outcomes of the previous consultation (January to March 2014)

Following the end of the public consultation on the CIL Preliminary Draft Charging Schedule in March 2014, the responses received were reviewed alongside updates to key evidence base documents.

Based on the responses to the public consultation undertaken earlier on in the year, the following changes have been made to the CIL Draft Charging Schedule and supporting documents:

- A reduction to the rates applicable to supermarkets and retail warehouses within the built up area of Maldon and Heybridge;
- A reduction to the rates applicable to private retirement homes / nursing homes and extra care development;
- The inclusion of a discretionary charitable relief policy;
- Inclusion of an instalment policy;
- Focused updates to the IDP and CIL and Local Plan Viability Study;
- The inclusion of a draft infrastructure phasing plan within the IDP; and
- The inclusion of definitions for certain types of development which would be required to pay CIL within the Charging Schedule.

Figure 1 Timeline of CIL Production



Proposed CIL Rates

Following the public consultation on the Preliminary Draft Charging Schedule earlier on this year (January to March 2014) revisions were made to the proposed rates of CIL. The CIL Draft Charging rates for development across Maldon District are as follows:

Development Type	Proposed Rate of CIL
Residential	
Local Development Plan strategic sites S2(d) North of Heybridge and S2(e) North of Holloway Road	£0 /sq. m
All other areas	£70 /sq. m
Supermarkets and Retail Warehouses	
Within the built up areas of Maldon and Heybridge*	£0 /sq. m
All other areas	£150 /sq. m
Hotels	
£150 /sq. m	
Private retirement homes / nursing homes	
Within the built up areas of Maldon and Heybridge*	£0 /sq. m
All other areas	£70 /sq. m
All other development	£0 /sq. m

*As identified by the development boundary for Maldon and Heybridge in the Local Development Plan Proposals Map

How to get involved

The consultation period for the CIL Draft Charging Schedule began on Wednesday 11th June and closes at 5pm on Wednesday 23rd July 2014.

The CIL Draft Charging Schedule, accompanying policies, associated evidence base documents, and further information on the consultation are available on the Council's website at www.maldon.gov.uk. This information is also available at the following locations across the District:

Location	Address	Opening Times
Maldon District Council	Princes Road, Maldon, Essex, CM9 5DL Tel: 01621 854477	Monday – Thursday 8.30am to 5pm Friday 8.30am to 4:30pm
One Place, Burnham	1 High Street, Burnham-on- Crouch, Essex, CM0 8AG	Monday – Saturday 10am to 4pm Sunday – Closed
One Place, Southminster	Unit 1, The Car Park, High Street, Southminster, Essex, CM0 7AY	Monday – Saturday 10am to 4pm Sunday – Closed
Local Libraries (Including Maldon, Wickham Bishops, Burnham on Crouch, Southminster)	Please check Essex County Council's website at www.essex.gov.uk for latest opening hours for all local libraries.	
Parish / Town Councils	Please check with your local Parish / Town Council for their opening times.	

Comments should be made by completing the consultation response form which is available from the Council's website and at the locations outlined above, and returned by email to policy@maldon.gov.uk or by post to:

Planning Policy
Maldon District Council
Princes Road
Maldon
Essex, CM9 5DL
CM9 5DL

All responses must be received by 5pm on Wednesday 23rd July. Responses received after the deadline may not be considered.