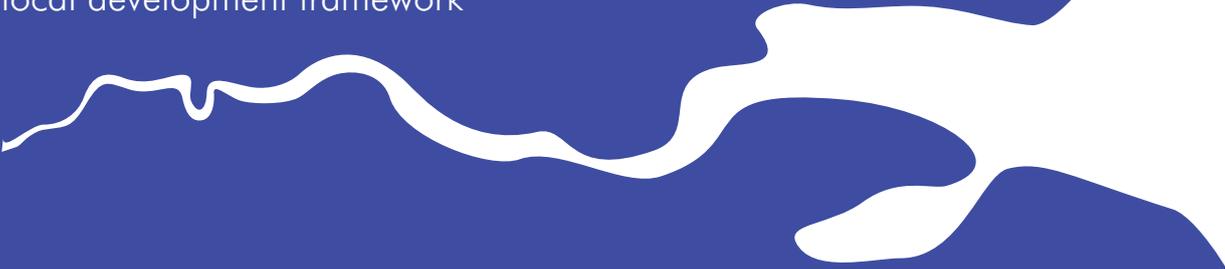


community infrastructure levy
draft charging schedule
february 2015

southend on sea borough council
local development framework



Contents

Introduction

Declaration required under the Planning Act

Table of compliance

Conclusion

Introduction

This statement has been produced to demonstrate that Southend Borough Council has complied with the requirements set out in the Planning Act 2008 (as amended by the Localism Act 2011), the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and the Planning Practice Guidance relating to CIL on the Government's planning portal website.

Declaration required under the Planning Act 2008 (as amended by the Localism Act 2011)

Southend Borough Council hereby declares that:

- (a) as the charging authority, it has complied with the requirements of Part 11 of the Planning Act 2008 (as amended by the Localism Act 2011) and the Community Infrastructure Levy Regulations 2010 (as amended);
- (b) as the charging authority, it has used appropriate available evidence to inform the draft charging schedule; and,
- (c) that any other matters prescribed by CIL Regulations 2010 (as amended) have been dealt with.

At a meeting of the Full Council on 17th July 2014, members agreed the CIL Preliminary Draft Charging Schedule (PDCS) and the associated consultation documents (including the Infrastructure Delivery Plan (June 2014), Viability Study (May 2014) and an initial revision of Supplementary Planning Document 2: Planning Obligations. Subsequently, at a meeting of the Full Council on 23rd October 2014 members agreed to a draft Governance Framework, draft Regulation 123 Infrastructure List and draft Payment in Kind & Infrastructure Payments Policy. At these times authority was delegated to officers to make minor amendments to the CIL documents as necessary and proceed to submission if no material modifications were made following the PDCS consultation. Although some redrafting of the documents has taken place in preparation for submission, no material modifications have been made to the content of the documents since being agreed by members. Reports and minutes relating to meetings of The Council can be found on the Council's website at:- <http://apps.southend.gov.uk/minutes/>

Table of compliance:

Planning Act 2008	
Paragraph 211 (Amount)	<p>In setting rates Southend Borough Council has had regard to the following:</p> <ul style="list-style-type: none"> • actual and expected costs of infrastructure; • actual and expected sources of funding for infrastructure other than CIL; • the economic viability of development (which may include, in particular, actual or potential economic effects of planning permission or of the imposition of CIL); • the actual and expected administrative expenses in connection with CIL; • the CIL Regulations. <p>Southend Borough Council has consulted a range of stakeholders in preparing the CIL Draft Charging Schedule, and in line with CIL Regulations 15, 16 and 17 carried out the following consultations:</p> <ul style="list-style-type: none"> • Round 1: Preliminary Draft CIL Charging Schedule (28th July to 8th September 2014) • Round 2: CIL Draft Charging Schedule and revised SPD2: Planning Obligations (3rd November to 15th December 2014) • Round 3: Amended Section 3 and 6 of the CIL Draft Charging Schedule (7th January to 19th February 2015) <p>These consultations included the following supporting documents: Viability Study (May 2014, updated December 2014), Viability Addendum Note (July 2014) and Infrastructure Delivery Plan (June 2014, updated September 2014).</p>
Paragraph 212 (Charging schedule: examination)	<p>The Council has sent the CIL Draft Charging Schedule and accompanying evidence to the Planning Inspectorate. A planning inspector will then be provided by the Planning Inspectorate to examine Southend Borough Council's CIL Draft Charging Schedule. The appointed inspector will have suitable experience and expertise and will be independent of the Council.</p> <p>All persons who have submitted representations to the consultation on the CIL Draft Charging Schedule stating that they would like to be heard by the examiner, will be given this opportunity.</p> <p>Appropriate available evidence, including the following, has informed the CIL Draft Charging Schedule:</p> <ul style="list-style-type: none"> • Southend Borough Council's Core Strategy DPD1 (2007); • CIL Viability Study (May 2014, updated December 2014); • Viability Addendum Note (July 2014); • Infrastructure Delivery Plan (June 2014, updated September 2014 and February 2015);

	All of these documents, together with a Statement of Representations and Summary of Main Issues, Overview Report and Equality Analysis are available on the Council's website.
Community Infrastructure Levy Regulations 2010 (as amended)	
Regulation 12 (Format and content of charging schedules)	Southend Borough Council's CIL Draft Charging Schedule contains the information required by the Regulations, namely: <ul style="list-style-type: none"> (a) the name of the Charging Authority; (b) the rates (set at pounds per square metre) at which CIL is to be chargeable in the authority's area; (c) an OS map with National Grid lines and reference numbers which identifies the location and boundaries of the charging zones for residential uses (all other charges relate to the entire borough of Southend); (d) an explanation of how the chargeable amount will be calculated.
Regulation 13 (Differential rates)	Southend Borough Council has complied with Regulation 13 in setting its differential levy rates by zone (residential only) and use, as set out in the CIL Draft Charging Schedule.
Regulation 14 (Setting rates)	In setting its levy rates Southend Borough Council has complied with Regulation 14(1), which requires a charging schedule to: <p><i>"strike an appropriate balance between –</i></p> <p><i>(a) the desirability of funding from CIL (in whole or in part) the actual and expected estimate total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and</i></p> <p><i>(b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area."</i></p> <p>This is set out in the documents listed in relation to appropriate available evidence above.</p>
Regulation 15 (Consultation on a preliminary draft charging schedule)	The consultation that was undertaken in July 2014 was carried out in accordance with Regulation 15.
Regulation 16 (Publication of a draft charging schedule)	The consultation that was undertaken in November 2014 and January 2015 was carried out in accordance with Regulation 16.
Regulation 17 (Representations relating to a draft charging schedule)	The period for representations on the CIL Draft Charging Schedule was from 3 rd November to 15 th December 2014, and then in relation to Section 3 and 6 of the CIL Draft Charging Schedule only (due to minor omissions) from 7 th January to 19 th February 2015.
Regulation 19	In accordance with Regulation 19, the Council has submitted the

<p>(Submission of documents and information to the examiner)</p>	<p>following documents to the examiner:</p> <ul style="list-style-type: none"> • Southend Borough Council’s CIL Draft Charging Schedule • Statement of Representations and Summary of Main Issues (including copies of representations) • Statement of Modifications • Overview Report (February 2015) • Equality Analysis (February 2015) • Statement of Compliance • Statement of Representations Procedure • CIL Viability Study (May 2014, updated December 2014) • Viability Addendum Note (July 2014) • Infrastructure Delivery Plan (June 2014, updated September 2014) <p>In addition, a series of documents used as additional evidence for the CIL Draft Charging Schedule have been submitted in support of the submission.</p> <p>Copies of the above documents will be made available on the Council’s website: http://www.southend.gov.uk/cil and a statement of fact will be produced providing details of where the documents will be available for inspection.</p> <p>All persons who submitted responses to the CIL Draft Charging Schedule will be notified of the submission of Southend Borough Council’s CIL Draft Charging Schedule, and will be kept fully informed of the progress of the examination. A public notice will be placed in the local newspaper informing the public of the submission of the CIL Draft Charging Schedule and where information on this is made available to view. This information will also be provided on the Council’s website and at local libraries. In addition, a Statement of Modifications will be sent to each of the consultation bodies invited to make representations under Regulation 15 and the statement will be published on the Council’s website.</p>
<p>Regulation 21 (CIL examination: right to be heard)</p>	<p>The Council received 1 (one) provisional request to be heard by the examiner within the period for making representations to the CIL Draft Charging Schedule.</p> <p>The Council will publish the time and place of the CIL examination and the name of the examiner on its website and will notify all persons who made representations in accordance with Regulation 17.</p> <p>An advert will be placed in the local newspaper stating the time and place of the CIL Examination and the name of the examiner.</p>

Conclusion

This statement demonstrates that Southend Borough Council's CIL Draft Charging Schedule is compliant with the requirements set out in the Planning Act 2008 (as amended by the Localism Act 2011), the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) and the Planning Practice Guidance relating to CIL on the Government's planning portal website.

