ANNUAL CIL RATE SUMMARY

Babergh District Council

Development Type	Zone	CIL Rate 2016 per sqm lc rate: 271	CIL Rates 2026 per sqm lc rate: 271 ly rate: 400	CIL Rates 2027 per sqm lc rate: 271 ly rate: 412
Residential development (1-2 dwellings) (Use Class C3, excluding 'specialist older persons housing'**)	Low	£90	£132.84	£138.83
Residential development (3+dwellings) (Use Class C3, excluding 'specialist older persons housing'**)	Low	£50	£73.80	£76.01
Residential development (use Class C3, excluding 'specialist older persons housing'**)	High	£115	£169.74	£174.83
Strategic Sites (Chilton Woods – Sudbury, strategy broad location for growth – East of Sudbury/Gt Cornard, Lady Lane – Hadleigh, Babergh Ipswich Fringe, Brantham Regeneration Area)	n/a	£0	£0	£0
Wholly or mainly Convenience retail* **	District	£100	£147.60	£152.03
All other uses	District	£0	£0	£0

*As defined by the Uses Classes order 1987 (as amended).

** 'Specialist older persons housing' is used to describe developments that comprise self-contained homes with design features and support services available to enable self-care and independent living. Sometimes also known as sheltered/retirement housing and extra care accommodation.

**where no particular form of retail use is conditioned, the LPA will assume that the 'intended use' for the CIL charging purposes may encompass "wholly or mainly" convenience retail as an open-ended permission would allow this.