



APPENDIX A

COMMUNITY INFRASTRUCTURE LEVY (CIL) - BABERGH DISTRICT COUNCIL - PROPOSED REVISION TO CIL CHARGING SCHEDULE (for consultation purposes)

1.0 Context and Process

- 1.1 This proposed revision to the existing CIL charging schedule for Babergh District Council has been prepared under the Planning Act 2008, the CIL Regulations 2010 (as amended) including the 2019 CIL Regulations amendments. It will be the subject of public consultation for a period of six weeks commencing in late April/early May 2025.
- 1.2 Following the expiry of the consultation exercise, the responses will be considered through a public examination with any modifications being determined by an Inspector. The outcome of that exercise would be reported to a forthcoming meeting of Babergh District Council with any modifications proposed by the Inspector for the Council to consider, agree and adopt.
- 1.3 The current position is that Babergh District Council constitutes a CIL charging Authority for CIL in respect of development within its entire administrative area. The current scheme was approved by Council on the 20th January 2016 and given effect from the 11th April 2016. The existing charges are set out in Appendix I and supported by maps depicting high and low zones.

2.0 Proposed Revised CIL Charges for Babergh District Council

- 2.1 The District Council has produced district wide viability evidence to inform the setting of its proposed revised CIL rates which, subject to the necessary consultation, the Council seeks to apply across the entire administrative area of the Babergh District. These rates are as set out in Table 01 below

Table 01 – Babergh District Council - Proposed Revised CIL Rates

Development Type / Use	Proposed CIL Rate (per square metre)
Higher Value Zone -Residential development – (Use Class C3*), excluding all flats**, elderly accommodation - age restricted*** or extra care accommodation****)	£215
Lower Value Zone - Residential development – (Use Class C3*), excluding all flats**, elderly accommodation - age restricted*** or extra care accommodation****)	£20
All flats**	£0
Elderly accommodation – age restricted*** – Higher Value Zone (falling in Use Class C3 or as amended)	£80
Elderly accommodation – age restricted*** – Lower Value Zone (falling in Use Class C3 or as amended)	£0
Extra care accommodation**** – Higher Value Zone (falling in Use Class C2***** or as amended)	£250
Extra care accommodation**** – Lower Value Zone (falling in Use Class C2***** or as amended)	£125
Comparison Retail	£0
Convenience Retail	£0
Offices	£0
Industrial/Warehouse	£0
All Other Uses	£0

Key

*** Class C3 - As defined by the Use Classes Order 1987 (as amended).**

**** All flats falling within Class C3 of the Use Classes Order 1987 (as amended)**

*****All elderly accommodation with an age restriction (over 55 years limited by condition on an outline or reserved matters or planning permission or by an associated s106 Obligation)**

****** Extra care accommodation falling within Class C2 of the Use Classes Order 1987 or as amended**

******* Class C2 - As defined by the Use Classes Order 1987 (as amended).**

3.0 Calculation of CIL Chargeable Development

3.1 The precise amount charged for each development will be calculated in accordance with Regulation 40 of the CIL Regulations, 2010 (as amended). As stipulated in the Regulations, all charges are based on the total net additional floorspace created (measured as gross internal area). The CIL rates will be tied to the Royal Institute of Chartered Surveyors (RICS) Building Costs Information Service (BCIS) All-in Tender Price Index and the rate of CIL charged will therefore alter depending on the year planning permission for the chargeable development commences.

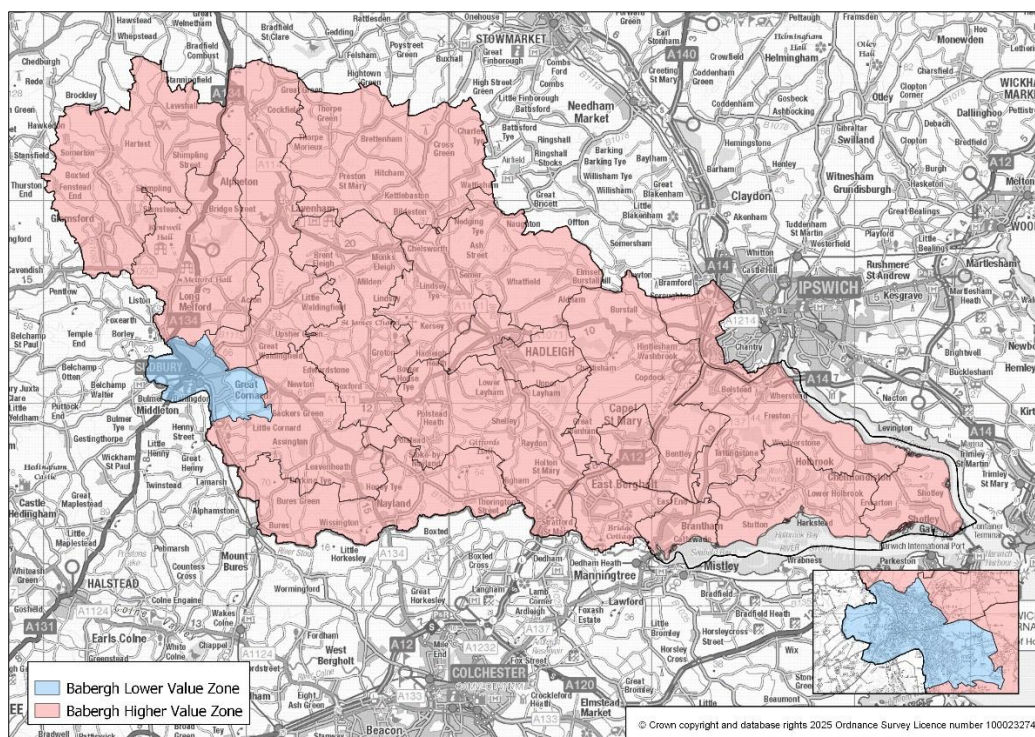
4.0 Monitoring and Review

4.1 Collection and spending of CIL funds will be reported regularly through the Annual Infrastructure Funding Statement process. Unless economic or development delivery conditions change significantly in the intervening period, the Council does not anticipate reviewing the CIL charge for 3 years after the date of adoption. However, the Charging Schedule is based on the growth expected from the Council's emerging Joint Local Plan Review and a review of the Charging Schedule, may be undertaken, as part of future review of Joint Local Plan documents or as part of any new legislation affecting CIL across the Babergh district in the future.

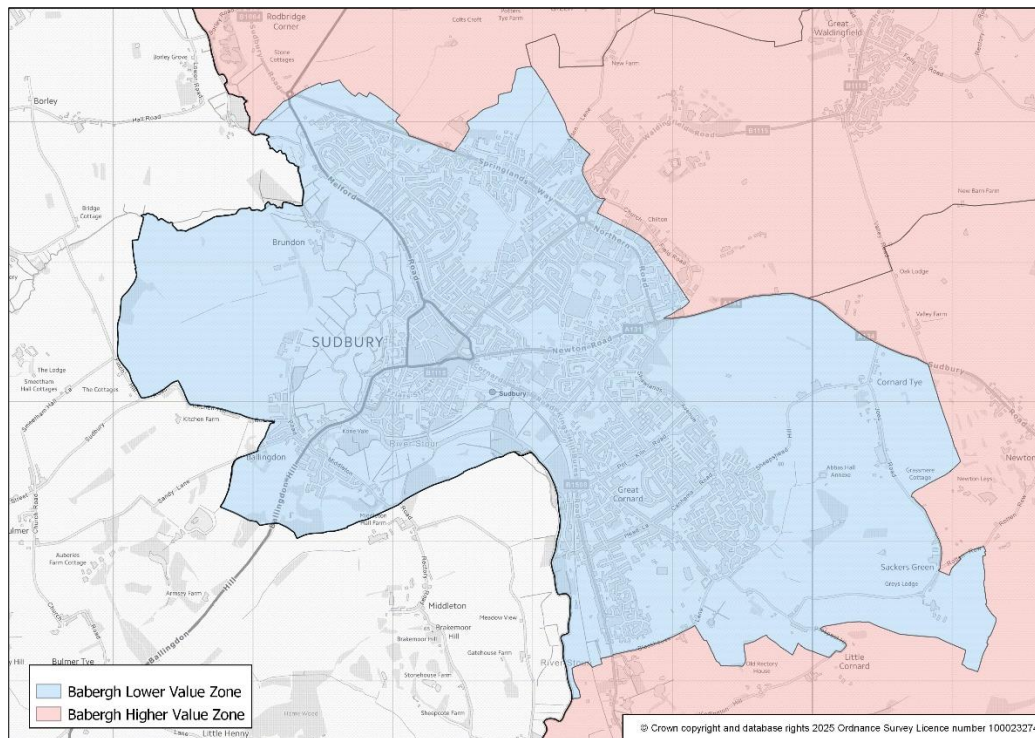
5.0 Charging Zones

The Babergh District Council charging zones can be seen on maps below and be read with the proposed charging rates

District Wide Map



Inset map - Sudbury Area



March 2025 - Babergh District Council