

FREQUENTLY ASKED QUESTIONS & ANSWERS (FAQs)

Community Infrastructure Levy (CIL)

Consultation on changes to the CIL Charging Schedules for both Babergh and Mid Suffolk District Councils (from 27th May 2025 to 8th July 2025)

FAQs – Relating to the Proposed new CIL Charging Rates

Question 1. I am paying CIL rates now, will these change if the new rates come in?

Answer: The new proposed rates will only affect planning permissions that will be granted from the date that the new CIL rates are adopted.

Question 2. If the new rates are adopted, when are they going to start?

Answer: The current consultation runs between the 27th May and the 8th July 2025. All the responses to the consultation exercise will be collected, analysed and considered. Following the consultation exercise the proposed rates would be subject to Examination in public by an Inspector, appointed from the Planning Inspectorate (PINs), which is an executive agency of the Ministry of Housing, Communities & Local Government (MHCLG). The Inspectors' findings would then be presented to both Councils for agreement and adoption with an implementation date.

Question 3. What is the timeline for the process from now to the new rates?

Answer: The 6-week consultation will commence at 9am on the 27th May 2025 and will close at 5pm on the 8th July 2025.

- The responses are collected, and then analysed and considered.
- The revised CIL Charging Schedule is then submitted to a Planning Inspector (referred to as 'Examiners' in this context) for public examination. The Examiner will apply the broad procedural principles of Development Plan Document Examinations, for further information please see: <https://www.gov.uk/guidance/community-infrastructure-levy-plan-examinations>
- The timescales are unknown at this stage, and we will update our web site when these do become known. At this time we would hope the examination takes place in 2025 and the adoption timetable will flow from the Inspector's report.

Question 4. Why is this proposed now?

Answer: The cost of providing infrastructure to cope with the growth arising from development has been increasing every year, whilst the CIL charges were initially adopted and implemented in April 2016, with the agreement that these rates would remain fixed for three years. As this period has now long since lapsed, and in order to safeguard future infrastructure against rising costs, the Councils have taken the decision to review their CIL charging rates. Increasing the CIL rates will help to narrow the gap between the infrastructure costs rising and the current CIL rates being collected, to ensure that the infrastructure needs can be more satisfactorily met.

Question 5. Why is the increase to £200? How has this decision been made?

Answer: As part of the emerging Joint Local Plan, viability testing has been carried out given the policies contained in the Joint Local Plan (adopted in November 2023), infrastructure requirements (contained in the Infrastructure Delivery Plan 2020 – IDP) and development costs. This viability testing has also considered what new rates of CIL would be both viable and appropriate given all these financial considerations going forward. The new proposed rates of CIL are informed by this viability testing. In view of this and given the rising costs of infrastructure and the yearly increase of cost multipliers by Infrastructure providers for their infrastructure projects (as contained in the IDP) it is essential to revise CIL rates at this time and at this stage in the Local Plan review process.

Question 6. In the current CIL charging schedules of 2016, there are ‘High’ and ‘Low’ zones with different CIL rates for these areas for both Councils (these are mapped), is this still the case?

Answer: Current areas of high and low zones for charging were reviewed (as they apply currently for existing CIL charges). The Viability Consultant considered in the viability report (November 2024) that there is sufficient evidence to base revised CIL rates on a high and low zone approach for both Councils albeit these zonal areas are different to the high and low zones for the current CIL charging schedules for both Babergh and Mid Suffolk Councils (2016).

Question 7. How long will the new rates last?

Answer: Both Babergh and Mid Suffolk are currently undertaking a Local Plan review. The current CIL rates have only been subject to BCIS rate increases each year following the adoption of the CIL charging schedules and the implementation date of the 11th April 2016. Given rising infrastructure costs, it is necessary to consider the introduction and adoption of revised CIL rates at this time and the 6 week consultation for this for both Councils is set to occur between 27th May 2025 to 8th July 2025. It is likely that revised CIL rates will be considered again and will be reviewed on a yearly basis. See adopted Joint Local Development Scheme for both Councils.

[babergh-and-mid-suffolk-joint-local-development-scheme-2025-2029](#)

Should any new national legislation be brought forward this position on any review of CIL would alter to conform with legislation.

FAQs – Relating to the current Instalments Policy for Payment of CIL

Question 8. Are there any changes to both Councils adopted Instalments Policy?

Answer: No - the current Instalments policy adopted for both Councils remains the same for the proposed new CIL rates.

FAQs – Relating to the changes proposed for the Strategic Sites

Question 9. What are strategic sites? Are these set to alter?

Answer: These are a list of development sites in both Babergh and Mid Suffolk that were considered strategic sites in 2016, because of the size/scale of development which would carry high infrastructure costs. They were included on both Councils adopted CIL Charging Schedule for each District. These strategic sites which are listed and different for each Council are zero rated for CIL and do not therefore pay CIL.

Question 10. What changes are proposed to Strategic sites?

Answer: The Viability testing of the Joint Local Plan policies, infrastructure costs and proposed new CIL Charging Rates has concluded that there is no need to designate/re-designate any strategic sites as part of this CIL charges/schedule revision. On this basis there is an expectation that all sites (with the exception of those already being built out or those with the benefit of an outline and /or planning permission and a s106) to address infrastructure needs would pay CIL under this revision to the CIL rate charges/schedule for both Councils. Therefore, there are no Strategic Sites included within the proposed revised CIL charging schedules for both Councils.