



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 starting on the 12th November 2020 and ending on the 24th December 2020.
- 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 C 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)
Residential development – Greenfield*** – 10 dwellings and above (Use Class C3*, excluding 'specialist older persons housing'**))	£200

Residential development Greenfield *** (Use Class C3*, excluding 'specialist older persons housing'**) - 9 dwellings or below which trigger affordable housing	£80
Residential development Greenfield *** (Use Class C3*, excluding 'specialist older persons housing'**) - 9 dwellings or below which do not trigger affordable housing	£200
Residential development (Use Class C3*, excluding 'specialist older persons housing'**) Brownfield Housing Development****	£10 at 20% affordable housing level provision £45 at 15% affordable housing level provision
Residential development (use Class C3* Brownfield Housing development**** flats development and smaller housing sites (9 dwellings or fewer) which trigger affordable housing development	£0
Residential development (Use Class C3* Brownfield Housing development**** flats development and smaller housing sites (9 dwellings or fewer) which do not trigger affordable housing development	£90
Elderly accommodation - Specialist older persons accommodation**	£0
All other uses	£0

Key

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

** '**Elderly accommodation - 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

*** **Greenfield** - 'Land (or a defined site) usually farmland, that has not previously been developed

**** **Brownfield**. - Previously developed land which is or was occupied

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 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.

November 2020 - Babergh District Council