

COMMUNITY INFRASTRUCTURE LEVY MID SUFFOLK CHARGING SCHEDULE



1. Introduction

- 1.1 This Schedule has been prepared, approved and published in accordance with Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended).

The Charging Authority:	Mid Suffolk District Council
Date of Approval:	<i>21 January 2016</i>
Date of Effect:	<i>11 April 2016</i>

2. Scope of CIL Charges

- 2.1 For the purposes of Part 11 of the Planning Act 2008, **Mid Suffolk District Council** is a Charging Authority for Community Infrastructure Levy (CIL) in respect of development within its administrative area.

3. CIL Rates

- 3.1 The Council has produced district wide viability evidence to inform the setting of its CIL rates which apply across the whole of **Mid Suffolk District Council's** administrative area and are set out in **Table 01** below:-

Table 01 – Mid Suffolk District Council CIL Rates

Development Type*	Zone	Proposed CIL rate (per sqm)
Residential development (1-14 dwellings) (Use Class C3, excluding 'specialist older persons housing'**)	Low	£75
Residential development (15+ dwellings) (Use Class C3, excluding 'specialist older persons housing'**)	Low	£50
Residential development (Use Class C3, excluding 'specialist older persons housing'**)	High	£115
Strategic Sites (Chilton Leys, Ashes Farm, Farriers Road and Union Road – Stowmarket, Eye Airfield, Lake Park – Needham Market)	n/a	£0
Wholly or mainly Convenience retail***	District	£100
All other uses	District	£0

* As defined by the Use 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.

4. Calculation of CIL Chargeable Development

4.1 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.

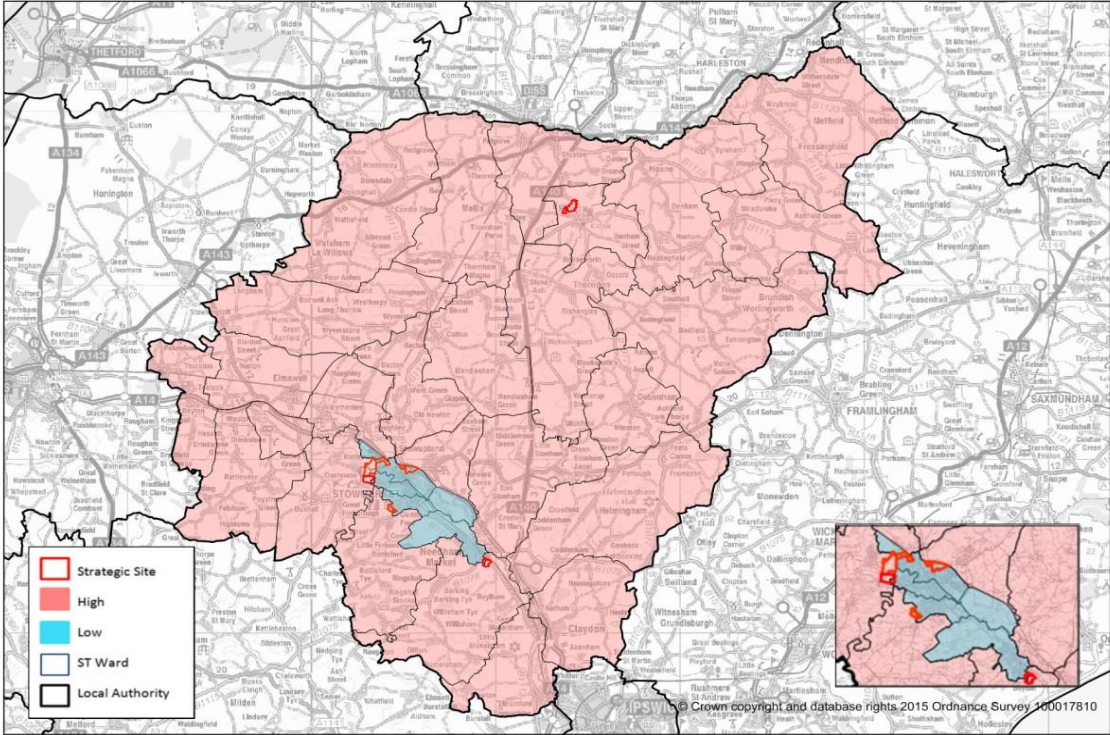
5. Monitoring and Review

5.1 Collection and spending of CIL funds will be reported regularly through the Annual Monitoring Report process. Unless economic or development delivery conditions change significantly in the intervening period, the Council does not anticipate to review the CIL for 3 years after the date of adoption. However, the Charging Schedule is based on the growth expected from the Council's adopted Core Strategy and a review of the Charging Schedule, may be undertaken, as part of future Local Plan documents if they change the strategic direction and targets across the district.

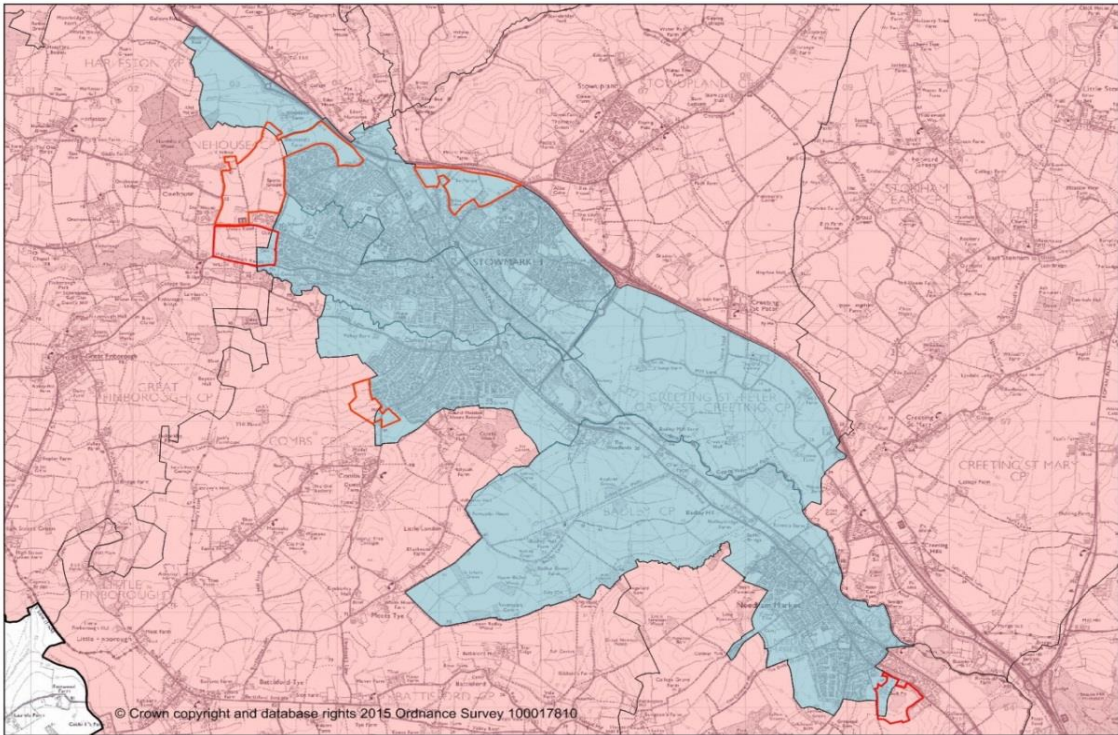
6. Charging Zones

The Mid Suffolk CIL charging zones can be seen on the maps below and should be read with the proposed charging rates:

District-wide map



Inset map – Stowmarket area



Inset map – Eye Airfield

