



Suffolk Coastal District Council
Community Infrastructure Levy
March 2015

Estimated CIL revenues to be received from Convenience Retail Developments.

- 1 The Core Strategy Table 3.7 (CIL/EB/K) shows projections from the Suffolk Coastal Retail Study with regards to the amount of convenience and comparison retail floor space expected between 2010 – 2025.
- 2 The draft Charging Schedule (CIL/EB/A) includes a charge of £100/sqm for convenience retail developments and a charge of £0/sqm for all other uses including comparison retail development.
- 3 Using the figures for convenience retail development only the Council expects the following floor space to be delivered through the plan period:

Felixstowe	1374 sqm
Woodbridge	840 sqm
Aldeburgh	-66 sqm
Saxmundham	1024 sqm
Leiston	893 sqm
Framlingham	319 sqm

TOTAL 4384 sqm

- 4 The level of convenience retail floor space outlined in the Core Strategy would generate CIL receipts of £438,400.
- 5 In September 2013, the Council approved a convenience retail development at Railway Approach in Felixstowe for 2036 sqm. On 23 March 2015, the Council also approved a convenience retail development at Haven Exchange in Felixstowe for a further 1211 sqm of convenience retail floor space.
- 6 Together these recent permissions provide over and above the projections for Felixstowe in the Core Strategy. Therefore if retail developments in Felixstowe are taken out of the

calculation that leaves a projection of 3010 sqm convenience retail across the district (4384 – 1394 = 3010sqm).

- 6 As a result it is calculated that 3010 sqm of convenience retail floor space would generate CIL receipts of £301,000 over the plan period.