

# Folkestone and Hythe Community Infrastructure Levy

Annual CIL Rate  
Summary 2026

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## Community Infrastructure Levy (FHDC): Annual CIL Rate Summary 2026

In accordance with Regulation 121c of the Community Infrastructure Levy (CIL) Regulations 2010 as amended, Folkestone and Hythe District Council is required to issue an Annual CIL Rate Summary. This document contains the CIL rates adjusted for inflation for the calendar year 2026.

Any CIL liable planning applications approved between 1 January 2026 and 31 December 2026 will have the indexation rate applied in accordance with this document. Folkestone and Hythe District Council acts as the charging authority and collecting authority.

Folkestone and Hythe District Council's CIL first took effect on 1 August 2016. The Building Cost Information Service (BCIS) 'All-in Tender Price Index' applicable for the year the Charging Schedule took effect is **282 (I<sub>c</sub> rate)**.

A revised Folkestone and Hythe District Council CIL charging schedule subsequently took effect on 1 April 2023. The revised Charging Schedule maintained the rates that were first applied following adoption of the Charging Schedule on 1 August 2016. Indexation has been applied year-on-year. The need for the revised Charging Schedule was to remove/exempt strategic sites allocated in the Core Strategy Review adopted in March 2022, as reflected in Table 3. The BCIS Index applicable for the point at which the revised charging schedule took effect is **355 (I<sub>c</sub> rate)**.

For planning permissions granted in the year 2026, the Royal Institution of Chartered Surveyors (RICS) CIL Index to be applied is **400 (I<sub>p</sub> rate)**.

The annual CIL rate is calculated by applying the following formula:

Charging Schedule Rate (**R**) *multiplied by* Index Figure for Year Planning Permission Granted (**I<sub>p</sub>**) *divided by* Index Figure for Year Charging Schedule Took Effect (**I<sub>c</sub>**).

To summarise: 
$$\frac{R \times I_p}{I_c (2016)}$$

Tables 1 to 3 overleaf set out the rates adjusted for inflation and applicable to planning permissions granted in the calendar year 2026.

**Folkestone and Hythe District Council CIL (FHDC2) Rate Summary for Planning  
Permissions Granted in 2026**

**Table 1: Charging rates for all development in Folkestone & Hythe District<sup>1</sup>**

| <b>CIL Charging Schedule Year 9<br/>1 January – 31 December 2026</b> |  |   |   |
|--|--|---|---|
| <b>Residential Uses</b>  | Price per square metre (rate to be applied from 1 August 2016) | Price per square metre (rate to be applied from 1 January 2026) | Policy Area   |
| Zone A   | £0   | £0  | Lydd, some parts of Folkestone  |
| Zone B   | £50  | £70.92  | Romney Marsh (excluding Dungeness & Lydd), Hawkinge, some parts of Folkestone |
| Zone C   | £100   | £141.84   | Hythe, some parts of Folkestone   |
| Zone D   | £125   | £177.30   | North Downs Area, some parts of Folkestone                                    |

**NB:** Please see charging maps [modified-community-infrastructure-levy-charging-schedule-adopted-april-2023](#)

<sup>1</sup> Except for the rates for retail and related developments in Folkestone & Hythe District (see Table 2), and for health and education which have a nil rate in Folkestone & Hythe District.

<sup>2</sup>The indexed charge rates as shown may vary slightly and are dependent upon the interpretation of the CIL Regulations by the relevant collecting authority.

**Table 2: Charging rates for retail and related developments in Folkestone & Hythe District**

| <b>CIL Charging Schedule Year 9<br/>1 January – 31 December 2026<sup>1</sup></b> |  |   |  |
|--|--|---|--|
| <b>Retail &amp; related developments (A1 – A5 uses)</b>                          | Price per square metre (rate to be applied from 1 August 2016) | Price per square metre (rate to be applied from 1 January 2026) | Policy Area  |
| Folkestone Town Centre (see map 3)   | £0   | £0  | Convenience and comparison retail & other development akin to retail   |
| Rest of the District   | £100   | £141.84   | Supermarkets, superstores and retail warehousing & other large scale development akin to retail (net retail space of <b>over 280 sqm</b> ) |
|  | £0   | £0  | Other development akin to retail (net retail selling space of <b>up to 280 sqm</b> )   |

<sup>1</sup> The indexed charge rates as shown may vary slightly and are dependent upon the interpretation of the CIL Regulations by the relevant collecting authority.

**CIL Rate Summary for strategic site allocations in Folkestone & Hythe District<sup>1</sup>**

**Table 3: Charging rates for strategic site allocations in Folkestone & Hythe District<sup>1</sup>**

| <b>CIL Charging Schedule Year 9<br/>1 January – 31 December 2026</b> |                        |                                      |
|--|------------------------|--------------------------------------|
| <b>Strategic Site Allocations</b>                                    | Price per square metre | Policy Area                          |
| Core Strategy Policy SS6 – SS9                                       | £0                     | North Downs Garden Settlement        |
| Core Strategy Policy SS10  | £0                     | Folkestone Harbour & Seafront        |
| Core Strategy Policy SS11  | £0                     | Shorncliffe Garrison                 |
| Core Strategy Policy CSD7  | £0                     | Nickolls Quarry Strategic Allocation |
| Core Strategy Policy CSD8  | £0                     | New Romney Strategy                  |
| Core Strategy Policy CSD9  | £0                     | Sellindge Strategy Phases 1 & 2      |

<sup>1</sup> The indexed charge rates as shown may vary slightly and are dependent upon the interpretation of the CIL Regulations by the relevant collecting authority.