



SHEFFIELD CITY COUNCIL
COMMUNITY INFRASTRUCTURE LEVY

Charging Schedule
June 2015

Sheffield City Council Community Infrastructure Levy (CIL)

Charging Schedule – June 2015

Statement of Statutory Compliance

1. Sheffield City Council is a Charging Authority for the CIL and has produced a Draft Charging Schedule that has been approved and published in accordance with Part 11 of the Planning Act 2008 (as amended) and the Community Infrastructure Levy Regulations 2010 (as amended).
2. In setting the levy rates, in accordance with CIL Regulation 14, the Council has struck an appropriate balance between;
 - the desirability of funding from CIL (in whole or in part) the actual and estimated total cost of infrastructure required to support the development of the City, taking into account other actual and expected sources of funding, and;
 - the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across the City.
3. The Charging Schedule was approved by Sheffield City Council on 3 June 2015
4. This Charging Schedule will come into effect on 15 July 2015

SHEFFIELD CITY COUNCIL COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

Community Infrastructure Levy Rates

5. The Council is charging the following levels of Community Infrastructure Levy, expressed as pounds per square metre on the gross internal floorspace of the net additional liable development:

CIL Rates

Type of Development	CIL Charge (£/sq.m.)
RESIDENTIAL (Use Classes C3 and C4) ¹	
• Zone 1 - North East	£0
• Zone 2 - East	£0
• Zone 3 - Stocksbridge & Deepcar, North West, South East, City Centre West, Manor / Arbourthorne / Gleadless, Chapeltown / Ecclesfield, Rural Upper Don Valley	£30
• Zone 4 - City Centre, South	£50
• Zone 5 - South West	£80
RETAIL (Use Class A1) ⁸	
• City Centre Prime Retail Area ²	£30
• Meadowhall Prime Retail Area ³	£60
• Major Retail Schemes ⁴ (includes Superstores ⁵ and Retail Warehouses ⁶) ⁷	£60
HOTELS (Use Class C1) ⁸	£40
STUDENT ACCOMMODATION	£30
ALL OTHER USES (including offices and industry)	£0

¹ See CIL Inset Maps 1 and 2 for details of the Residential Zones. Excludes retirement / extra care / sheltered housing / assisted living.

² See CIL Inset Maps 1 or 2.

³ See CIL Inset Map 1.

⁴ Retail outlets of 3,000 sq.m. gross internal floorspace or more. Includes:

⁵ Superstores - shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

⁶ Retail Warehouses - large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), clothes, DIY items and other ranges of goods, catering mainly for car-borne customers.

⁷ Where such a use falls within one of the Prime Retail Areas, the rate applicable to the Prime Retail Area only will be charged.

⁸ Excluding car parking provided for the use of the development.

Calculation of the CIL Charge

6. The method of calculation of the CIL charge is set out in Regulation 40 in the CIL Regulations 2010 as amended by the 2014 Regulations:

“Calculation of chargeable amount

40.—(1) The collecting authority must calculate the amount of CIL payable (“chargeable amount”) in respect of a chargeable development in accordance with this regulation.

(2) The chargeable amount is an amount equal to the aggregate of the amounts of CIL chargeable at each of the relevant rates.

(3) But where that amount is less than £50 the chargeable amount is deemed to be zero.

(4) The relevant rates are the rates, taken from the relevant charging schedules, at which CIL is chargeable in respect of the chargeable development.

(5) The amount of CIL chargeable at a given relevant rate (R) must be calculated by applying the following formula—

$$\frac{R \times A \times I_p}{I_c}$$

where—

A = the deemed net area chargeable at rate R, calculated in accordance with paragraph (7);

I_p = the index figure for the year in which planning permission was granted; and

I_c = the index figure for the year in which the charging schedule containing rate R took effect.

(6) In this regulation the index figure for a given year is—

- (a) the figure for 1st November for the preceding year in the national All-in Tender Price Index published from time to time by the Building Cost Information Service of the Royal Institution of Chartered Surveyors(1); or
- (b) if the All-in Tender Price Index ceases to be published, the figure for 1st November for the preceding year in the retail prices index.

(7) The value of A must be calculated by applying the following formula—

$$G_R - K_R - \frac{(G_R \times E)}{G}$$

where—

G = the gross internal area of the chargeable development;

G_R = the gross internal area of the part of the chargeable development chargeable at rate R;

K_R = the aggregate of the gross internal areas of the following—

- (i) retained parts of in-use buildings, and
- (ii) for other relevant buildings, retained parts where the intended use following completion of the chargeable development is a use that is able to be carried on lawfully and permanently without further planning permission in that part on the day before planning permission first permits the chargeable development;

E = the aggregate of the following—

- (i) the gross internal areas of parts of in-use buildings that are to be demolished before completion of the chargeable development, and
- (ii) for the second and subsequent phases of a phased planning permission, the value E_x (as determined under paragraph (8)), unless E_x is negative,

provided that no part of any building may be taken into account under both of paragraphs (i) and (ii) above.

(8) The value E_x must be calculated by applying the following formula—

$$E_P - (G_P - K_{PR})$$

where—

E_P = the value of E for the previously commenced phase of the planning permission;

G_P = the value of G for the previously commenced phase of the planning permission; and

K_{PR} = the total of the values of K_R for the previously commenced phase of the planning permission.

(9) Where a collecting authority does not have sufficient information, or information of sufficient quality, to enable it to establish that a relevant building is an in-use building, it may deem it not to be an in-use building.

(10) Where a collecting authority does not have sufficient information, or information of sufficient quality, to enable it to establish—

- (a) whether part of a building falls within a description in the definitions of K_R and E in paragraph (7); or
- (b) the gross internal area of any part of a building falling within such a description,

it may deem the gross internal area of the part in question to be zero.

(11) In this regulation—

“building” does not include—

- (i) a building into which people do not normally go,
- (ii) a building into which people go only intermittently for the purpose of maintaining or inspecting machinery, or
- (iii) a building for which planning permission was granted for a limited period;

“in-use building” means a building which—

- (i) is a relevant building, and
- (ii) contains a part that has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development;

“new build” means that part of the chargeable development which will comprise new buildings and enlargements to existing buildings;

“relevant building” means a building which is situated on the relevant land on the day planning permission first permits the chargeable development;

“relevant charging schedules” means the charging schedules which are in effect—

- (i) at the time planning permission first permits the chargeable development, and
- (ii) in the area in which the chargeable development will be situated;

“retained part” means part of a building which will be—

- (i) on the relevant land on completion of the chargeable development (excluding new build),
- (ii) part of the chargeable development on completion, and
- (iii) chargeable at rate R.

(1) Registered in England and Wales RC00487. ”