



SHEFFIELD CITY COUNCIL

COMMUNITY INFRASTRUCTURE LEVY

ANNUAL REPORT 2016/17

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1 BACKGROUND

What is the Community Infrastructure Levy (CIL)?

1.1 CIL is:

“A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.” (The Government’s National Planning Policy Framework Annex 2: Glossary)¹

1.2 The CIL is levied on new development to fund infrastructure provision, and is implemented by local planning authorities by adopting a Charging Schedule. This sets out the rates to be charged on new buildings and extensions to buildings according to their floor area and is set as an amount payable per square metre of new net additional floorspace. In this way, money is raised from developments to help the Council provide essential infrastructure to support these new developments.

1.3 ‘Infrastructure’ includes physical, social and environmental facilities as set out in the Planning Act 2008.² It includes transport, telecommunications, energy, water supply, sewerage and drainage, schools, hospitals, health centres, and open space.

Why have we produced this Report?

1.4 The Council began charging CIL on 15 July 2015. CIL Regulation 62 requires Councils that are charging a CIL to produce an Annual Report on what has been collected and what projects CIL income has been spent on.

Timeframe – the ‘Reporting Year’

1.5 CIL reporting must cover the financial year that ends on 31 March, so this second reporting year covers 1 April 2016 to 31 March 2017.

Local CIL - the ‘Neighbourhood Portion’ and Local Councils

1.6 CIL Legislation (Regulations 59A and 59F) requires 15% of the CIL collected within the local area to be retained for spending on infrastructure within that local area. This is referred to in national CIL Guidance as the ‘neighbourhood portion’, but can also be described as the ‘Local CIL’.

1.7 The CIL Guidance³ states that:

“The neighbourhood portion can be spent on a wider range of things than the rest of the levy”.

¹ The National Planning Policy Framework. March 2012 -

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² The Planning Act 2008. HMSO 2008. <http://www.legislation.gov.uk/ukpga/2008/29/contents>

³ <https://www.gov.uk/guidance/community-infrastructure-levy>

1.8 Where there are local councils such as town councils and parishes, the CIL money will be paid over directly to the local councils to spend on their infrastructure priorities. Sheffield has 3 local councils, Bradfield Parish Council, Ecclesfield Parish Council and Stocksbridge Town Council. In non-parished areas, the City Council will hold the funds, but will work with the local community to decide how to spend the money.

2 CIL RECEIPTS AND EXPENDITURE 2016/17

CIL Total Receipts and Expenditure Summary

2.1 The table below summarises the total CIL received and spent in the reporting / financial year 2016/17.

	Total CIL 2016/17			
	Strategic CIL (80%)	Admin (5%)	Local CIL (15%)	Total (100%)
CIL Carried forward from previous year	£127,660.04	£7,954.85	£23,482.04	£159,096.93
CIL Collected 2016/17	£991,140.66	£61,827.43	£183,580.60	£1,236,548.69
Total CIL Collected	£1,118,800.70	£69,782.28	£207,062.64	£1,395,645.62
CIL paid to Parishes	N/A	N/A	£659.70	£659.70
CIL Expenditure 2016/17	£0	£67,963.14	£0	£67,963.14
CIL receipts carried forward to 2017/18	£1,118,800.70	£1,819.14	£206,402.94	£1,327,022.78

CIL Receipts by Development

2.2 Appendix 1 lists details of the 48 individual developments that have made a CIL payment in the reporting / financial year 2016/17.

Strategic CIL / 'Regulation 123 List' Items

2.3 The Strategic CIL is the main central 'pot' of CIL money received that will be spent on strategic infrastructure projects and represents 80% of all CIL received. Projects

that the Council intends to fund with the strategic CIL are set out in a list of strategic infrastructure spending priorities, known as the 'Regulation 123 List'.⁴

Administrative Expenses

- 2.4 The Council can retain a maximum of 5% of CIL income to go towards the costs of setting it up and collecting it (CIL Regulation 61).

Local CIL – CIL Passed to Local Councils

- 2.5 The amount of CIL collected and passed on to the three local councils in Sheffield in 2016/17 is as follows:

Parish Council	Amount of CIL collected in 2016/17	Amount of CIL passed on in 2016/17
Bradfield Parish Council	£780.04	£0
Ecclesfield Parish Council	£163.00	£0
Stocksbridge Town Council	£659.70	£659.70
Total	£1,602.74	£659.70

- 2.6 The Council is required to pass CIL funds to local councils every 6 months.

3 CIL EXPENDITURE 2015/16

- 3.1 There was no CIL expenditure on any projects in 2016/17.

⁴ See <http://www.sheffield.gov.uk/home/planning-development/planning-permission-advice/local-planning-guidance/community-infrastructure-levy>

APPENDIX 1 - DETAILS OF CIL RECEIPTS BY DEVELOPMENT

Application No	Site Address	Date Received	Type	Total Amount
15/01504/FUL	Site Of King Ecgberts Upper School, Furniss Avenue, Sheffield, S17 3QN	15/04/2016	1st instalment	£243,460.80
16/00251/FUL	38A Dalewood Avenue, Sheffield, S8 0EH	26/04/2016	Full payment	£7,950.00
15/03334/FUL	Mayfield Environmental Studies Centre, David Lane, Sheffield, S10 4PH	10/05/2016	Full payment	£9,259.20
15/02513/FUL	Land Adjacent 24 And 24-32, Burnell Road, Sheffield, S6 2AX	01/06/2016	Full payment	£9,450.00
15/04594/FUL	354 - 356 Langsett Road, Sheffield, S6 2UF	20/06/2016	Full payment	£1,620.00
16/01238/FUL	16 Muskoka Avenue, Sheffield, S11 7RL	05/05/2016	1st instalment	£8,400.00
16/01066/REM	Land Between Drake House Crescent And Eckington Way, Drake House Way, Sheffield, S20 7JJ	11/07/2016	1st instalment	£61,518.60
15/00790/FUL	Site Of 138 - 150 Infirmiry Road And, 110-112 Portland Street, Sheffield, S6	11/07/2016	Part 1st instalment	£3,000.00
15/01910/FUL	222-224 Blackstock Road, Sheffield, S14 1FY	13/07/2016	Full payment	£1,994.00
16/01133/FUL	Land Between New Street And North Church Street, West Bar, Sheffield, S3 8PQ - 1st instalment	04/08/2016	1st instalment	£141,738.30
16/00903/FUL	Blackstock Day Centre, 33 Blackstock Road, Sheffield, S14 1AB	09/09/2016	Full payment	£7,950.00
15/03137/ORPN	35-37 High Street And 5 High Court, City Centre, Sheffield, S1 2GA	12/09/2016	Full payment	£6,100.00
15/04339/FUL	35-37 High Street And 5 High Court, City Centre, Sheffield, S1 2GA	12/09/2016	Full payment	£1,750.00
16/01290/FUL	Land Between 28 And 30, Westfield Crescent, Sheffield, S20 5AQ	19/09/2016	Full payment	£9,000.00
16/00895/ORPN	727 Abbeydale Road, Sheffield, S7 2BG	21/09/2016	Full payment	£7,120.00
16/01814/FUL	32 Meadow Head, S8 7UD	06/10/2016	Full Payment	£2,560.63
15/00790/FUL	Site Of 138 - 150 Infirmiry Road And, 110-112 Portland Street, S6	11/10/2016	Part instalment	£3,000.00
15/02952/FUL	4-8 Wadsley Lane, S6 4EB	18/10/2016	Full Payment	£2,799.60
15/04196/FUL	Creevela Works, Parsonage Street, S6 5BL	19/10/2016	Full Payment	£9,153.60
15/03371/FUL	Heeley And Sheffield, 781 Gleadless Road, S12 2QD	19/10/2016	2nd instalment	£9,906.00
15/03890/FUL	Land And Buildings At Junction With Dyson Place, Gordon Road, S11 8XU	28/10/2016	Full Payment	£6,045.00
16/00647/FUL	Manor Site 8, Land At Junction With Fretson Road, Queen Mary Road, S2 1PA	25/10/2016	1st instalment	£87,397.20
16/01450/FUL	Land & Buildings At Sidney Street, Matilda Street, Arundel Street And Sylvester St, S1 3RA	08/11/2016	Full Payment	£75,824.28

16/03268/FUL	294A Abbeydale Road South, S17 3LP	15/11/2016	Full Payment	£6,401.57
15/04052/FUL	Land To The Rear Of 35 Greenhill Main Road, S8 7RB	24/11/2016	Full Payment	£4,500.00
15/04210/FUL	49 High Street, Mosborough, S20 5AF	17/11/2016	Full Payment	£2,567.10
16/00326/FUL	Site Of King Ecgbert School House, Totley Brook Road, S17 3QX	01/12/2016	Full payment	£6,720.00
15/00790/FUL	Site Of 138 - 150 Infirmary Road And, 110-112 Portland Street, S6	05/12/2016	Part Instalment	£3,000.00
15/02699/FUL	Silverpride Works, 90 Matilda Street, S1 4QF	28/11/2016	Part Instalment	£19,000.00
15/02699/FUL	Silverpride Works, 90 Matilda Street, S1 4QF	30/11/2016	Part Instalment	£16,160.12
16/00375/FUL	Site Of Old Westfield School And Sports Centre, Westfield Crescent, S20 5AQ	06/12/2016	1st Instalment	£140,976.00
16/02508/FUL	Land Between 182 And 194, Queen Mary Road, S2 1JJ	08/12/2016	1st Instalment	£7,703.02
15/03476/FUL	Land Adjacent The Sheldon, 27 Hill Street , S2 4SP	09/12/2016	1st instalment	£8,100.00
16/00610/FUL	Lyndon & Cobblestone House, 8 High Matlock Rd And 10 High Matlock Road , S6 6AS	19/12/2016	1st instalment	£5,200.26
16/02345/FUL	Ashton's Works, 66 Upper Allen Street, S3 7GW	22/12/2016	1st instalment	£5,414.67
15/03350/FUL	Land At Rear of 6 To 14, Canterbury Avenue, Sheffield, S10 3RT	06/01/2017	1st instalment	£16,800.00
15/04489/FUL	Land At 55 Jaunty Way, Sheffield, S12 3DZ	20/01/2017	1st instalment	£5,295.00
16/04522/FUL	1 Littlewood Road, Sheffield, S12 2LS	30/01/2017	Full Payment	£288.07
15/02699/FUL	Silverpride Works, 90 Matilda Street, Sheffield, S1 4QF	07/02/2017	Final instalment	£35,488.60
16/02582/FUL	Elmore Kindergarten, 44 Yew Lane, Sheffield, S5 9AN	03/03/2017	Full Payment	£1,086.67
16/03503/FUL	Site of Former Car Park, Rockingham Street, Sheffield, S1 4EA	06/03/2017	1st instalment	£177,929.08
15/03140/FUL	Site of 91 Highton Street, Sheffield, S6 3TQ	10/03/2017	Full Payment	£3,360.00
16/03714/FUL	Site of 39 to 45, Infirmary Road, Sheffield, S6 3BX, (39A, 39B, 39C And 39D Infirmary Road, S6 3BX)	10/03/2017	1st instalment	£6,420.25
16/01325/FUL	66 Tom Lane, Sheffield, S10 3PB	16/03/2017	1st instalment	£10,120.00
16/04164/FUL	Sheffield Park Hotel , Chesterfield Road South, Sheffield, S8 8BW	27/03/2017	1st instalment	£17,731.08
15/02330/FUL	41 Camm Street, Sheffield, S6 3TR	28/03/2017	Full payment	£13,050.00
15/00790/FUL	Site of 138 - 150 Infirmary Road And, 110-112 Portland Street, Sheffield, S6	31/03/2017	Part Instalment	£3,000.00
15/04650/FUL	Within the Curtilage of 3 Sale Hill, Sheffield, S10 5BX	30/03/2017	Full payment	£3,240.00