



SHEFFIELD CITY COUNCIL

COMMUNITY INFRASTRUCTURE LEVY

ANNUAL REPORT 2015/16

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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 The CIL charge is set at a level that is affordable and viable and CIL receipts will fund strategic infrastructure priorities in the Sheffield Local Plan, as well as local infrastructure priorities.
- 1.4 ‘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?

- 1.5 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’

- 1.6 CIL reporting must cover the financial year that ends on 31 March, so the first reporting year covers 15 July 2015 to 31 March 2016.

Local CIL - the ‘Neighbourhood Portion’ and Local Councils

- 1.7 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 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>

1.8 The CIL Guidance states that:

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

1.9 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 the local community will still decide how to spend the money.

1.10 The Council has decided that it will allocate the local CIL collected outside of local councils to individual wards. Decisions on what the local area would like to spend the local CIL on can then be made through the Council’s Local Area Partnerships (LAPs) that are made up of groups of 4 wards. More information of ward priorities and LAPs are available at <https://www.sheffield.gov.uk/in-your-area/your-local-area/local-area-partnerships.html>.

2 CIL RECEIPTS AND EXPENDITURE 2015/16

CIL Total Receipts and Expenditure Summary

2.1 The table below summarises the total CIL received and spent in the reporting/financial year 2015/16.

	Total CIL 2015/16			
	Strategic CIL (80%)	Admin (5%)	Local CIL (15%)	Total (100%)
CIL Carried forward from previous year	£0	£0	£0	£0
CIL Collected 2015/16	£127,660.04	£7,954.84	£23,482.04	£159,096.92
Total CIL Collected	£127,660.04	£7,954.84	£23,482.04	£159,096.92
CIL paid to Parishes	N/A	N/A	£0	£0
CIL Expenditure 2015/16	£0	£0	£0	£0
CIL receipts carried forward to 2016/17	£127,660.04	£7,954.84	£23,482.04	£159,096.92

CIL Receipts by Development

2.2 Appendix 1 lists details of the 8 individual developments that have made a CIL payment in the reporting/financial year 2015/16.

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’.³

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 2015/16 is as follows:

Parish Council	Amount of CIL collected in 2015/16	Amount of CIL passed on in 2015/16
Bradfield Parish Council	£0	£0
Ecclesfield Parish Council	£0	£0
Stocksbridge Town Council	£659.70	£0
Total	£659.70	£0

Local CIL – held for local communities

- 2.6 As described above in paragraphs 1.9 to 1.10, where there are no local councils, the City Council has assigned CIL receipts to individual wards and Local Area Partnerships (LAPs). These receipts are as follows:

Ward/LAP	Local CIL Collected 2015/16
Broomhill & Sharrow Vale Ward	£3,604.50
City Ward	£15,036.50
Hillsborough Ward	£0.00
Walkley Ward	£0.00
Central LAP total	£18,641.00
Darnall Ward	£0.00
Manor Castle Ward	£0.00

³ See <https://www.sheffield.gov.uk/planning-and-city-development/applications/community-infrastructure-levy/adopt-cil.html>

Ward/LAP	Local CIL Collected 2015/16
Park & Arbourthorne Ward	£1,485.90
Richmond Ward	£0.00
East LAP total	£1,485.90
Burngreave Ward	£0.00
Firth Park Ward	£0.00
Shiregreen & Brightside Ward	£0.00
Southey Ward	£0.00
North East LAP total	£0.00
Beauchief & Greenhill Ward	£0.00
Gleadless Valley Ward	£0.00
Graves Park Ward	£0.00
Nether Edge & Sharrow Ward	£1,111.50
South LAP total	£1,111.50
Beighton Ward	£0.00
Birley Ward	£0.00
Mosborough Ward	£0.00
Woodhouse Ward	£0.00
South East LAP total	£0.00
Crookes & Crosspool Ward	£308.34
Dore & Totley Ward	£15.60
Ecclesall Ward	£0.00
Fulwood Ward	£1,260.00
South West LAP total	£1,583.94
Stocksbridge Town Council	£659.70
Ecclesfield Parish Council	£0.00
Bradfield Parish Council	£0.00
East Ecclesfield Ward	£0.00
North LAP Area total	£659.70
TOTALS	£23,482.04

3 CIL EXPENDITURE 2015/16

There was no CIL expenditure on any projects in 2015/16.

APPENDIX 1 - DETAILS OF CIL RECEIPTS BY DEVELOPMENT

Application No	Site Address	Date Received	Strategic CIL	Admin	Local CIL	Total Amount
15/02966/FUL	Bents Farm, Penny Lane, Sheffield, S17 3AZ	18/02/2016	£83.20	£5.20	£15.60	£104.00
15/01006/FUL	Land Between 1 To 3 And Nos. 5 And 7, Dover Road, Sheffield, S11 8RH	24/02/2016	£21,264.00	£1,329.00	£3,987.00	£26,580.00
15/02943/FUL	44 Oak Hill Road, Sheffield, S7 1SH	13/01/2016	£5,928.00	£370.50	£1,111.50	£7,410.00
15/01986/FUL	36 Ranmoor Crescent, Sheffield, S10 3GW	03/03/2016	£6,720.00	£420.00	£1,260.00	£8,400.00
15/03371/FUL	781 Gleadless Road, Sheffield, S12 2QD (1st Instalment)	11/03/2016	£7,924.80	£495.30	£1,485.90	£9,906.00
15/01794/FUL	Princess Works, Scotland Street, Sheffield, S3 7DH (1st Instalment)	17/03/2016	£80,194.66	£5,012.17	£15,036.50	£100,243.33
15/01847/FUL	251 Crookes, Sheffield, S10 1TF	11/03/2016	£1,644.48	£102.78	£308.34	£2,055.60
15/01286/FUL	Machin Bank Farm, Machin Lane, Sheffield S36 4GH	30/03/2016	£3,518.40	£219.90	£659.70	£4,398.00
TOTAL			£127,660.04	£7,954.84	£23,482.04	£159,096.92

Note there are very minor calculation errors due to rounding

APPENDIX 2 – MAP OF LOCAL COUNCILS AND WARDS IN SHEFFIELD

