

Sheffield City Council - Annual CIL Rate Summary - 2022

As required by Community Infrastructure Levy (CIL) Regulation 121C, Sheffield City Council (SCC), as a Charging Authority for the CIL, has produced this Annual CIL Rate Summary for the calendar year 2022.

This summary refers to the Charging Schedule published by SCC that took effect on 15 July 2015. This Charging Schedule introduced the CIL rates set out in the table below, that also sets out what the rates were for 2020, 2021 and what they will be for 2022 as of the 1st January 2022, taking account of the effect of indexation:

CIL Rates 2015 and 2021

Type of Development	CIL Rate 2015 (R) (/sq.m.)	Index 2015 (Ic)	Index 2020 (Iy)	Index 2021 (Iy)	Index 2022 (Iy)	CIL Rate 2022* = R x IY/IC (/sq.m.)
RESIDENTIAL (Use Classes C3 and C4) ¹						
• Zone 1 - North East	£0	254	334	333	332	£0
• Zone 2 - East	£0	254	334	333	332	£0
• Zone 3 – Stocksbridge & Deepcar, North West, South East, City Centre West, Manor/Arbournthorne/Gleadless, Chapelton/Ecclesfield, Rural Upper Don Valley	£30	254	334	333	332	£39.21
• Zone 4 - City Centre, South	£50	254	334	333	332	£65.35
• Zone 5 - South West	£80	254	334	333	332	£104.57
RETAIL (Use Class A1) ⁸					332	
• City Centre Prime Retail Area ²	£30	254	334	333	332	£39.21
• Meadowhall Prime Retail Area ³	£60	254	334	333	332	£78.43
• Major Retail Schemes ⁴ (includes Superstores ⁵ and Retail Warehouses ⁶) ⁷	£60	254	334	333	332	£78.43
HOTELS (Use Class C1) ⁸	£40	254	334	333	332	£52.28
STUDENT ACCOMMODATION	£30	254	334	333	332	£39.21
ALL OTHER USES (including offices and industry)	£0	254	334	333	332	£0

* rounded to two decimal places

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.