

The Community Infrastructure Levy (CIL) in Chesterfield

What is the Community Infrastructure Levy?

The Community Infrastructure Levy or 'CIL' is a new way of funding infrastructure. It works as a charge that councils can place on new development in their areas. The money raised through the levy will help to fund the infrastructure that is needed to support new development and growth. Chesterfield Borough Council intends to introduce a CIL charging system for the Borough. The Levy will take effect in Chesterfield from 1st April 2016.

What are the benefits of CIL?

CIL will provide a better framework to fund new infrastructure in a fairer and more transparent way. It will provide 'up front' certainty about how much money developers will be expected to contribute, replacing the current system of negotiations on a case by case basis

How will CIL be applied?

CIL will apply to all qualifying residential and retail development, with a variable rate for residential development (split into 3 zones), and a single rate for retail development. The former Staveley Works site is the only area not liable for CIL contributions due to its high remediation costs.

How will money from CIL be spent?

CIL is designed to help bridge the 'funding gap' between the total cost of new infrastructure required to support development, and the amount of funding available from other sources. The Chesterfield Infrastructure Development Plan (IDP) identifies a range of infrastructure projects that will be needed to support the level of development that is anticipated in the Local Plan across the Borough over the next 20 years

What types of infrastructure will CIL be spent on in Chesterfield?

The Borough Council has identified which infrastructure projects will be eligible to receive money from CIL. (This is set out on a list, known as a Regulation 123 List). This includes transport infrastructure (including improvements to road junctions and measures to improve walking, cycling and public transport), strategic green infrastructure (including public open space, playing pitches, habitat improvements etc), education provision, and flood defences.

What types of infrastructure cannot be funded by CIL?

CIL cannot contribute to any form of infrastructure which is not on the Regulation 123 List. This includes affordable housing, public art, and the maintenance of on-site open space. These will continue to be provided for through conditions and legal agreements on planning applications. CIL cannot be used for remedying deficiencies in existing infrastructure unless the new scheme will make it worse.

How will CIL support neighbourhoods?

CIL will help neighbourhoods to accommodate the impact of new development by sharing CIL revenues. A 15% share of the CIL revenues from development in their areas will be allocated to Town and Parish Councils to deliver the infrastructure that local communities want. In other areas of the Borough, the Council will retain the neighbourhood proportion and will engage with local communities where development has taken place and agree with them how best to spend the neighbourhood funding element..