



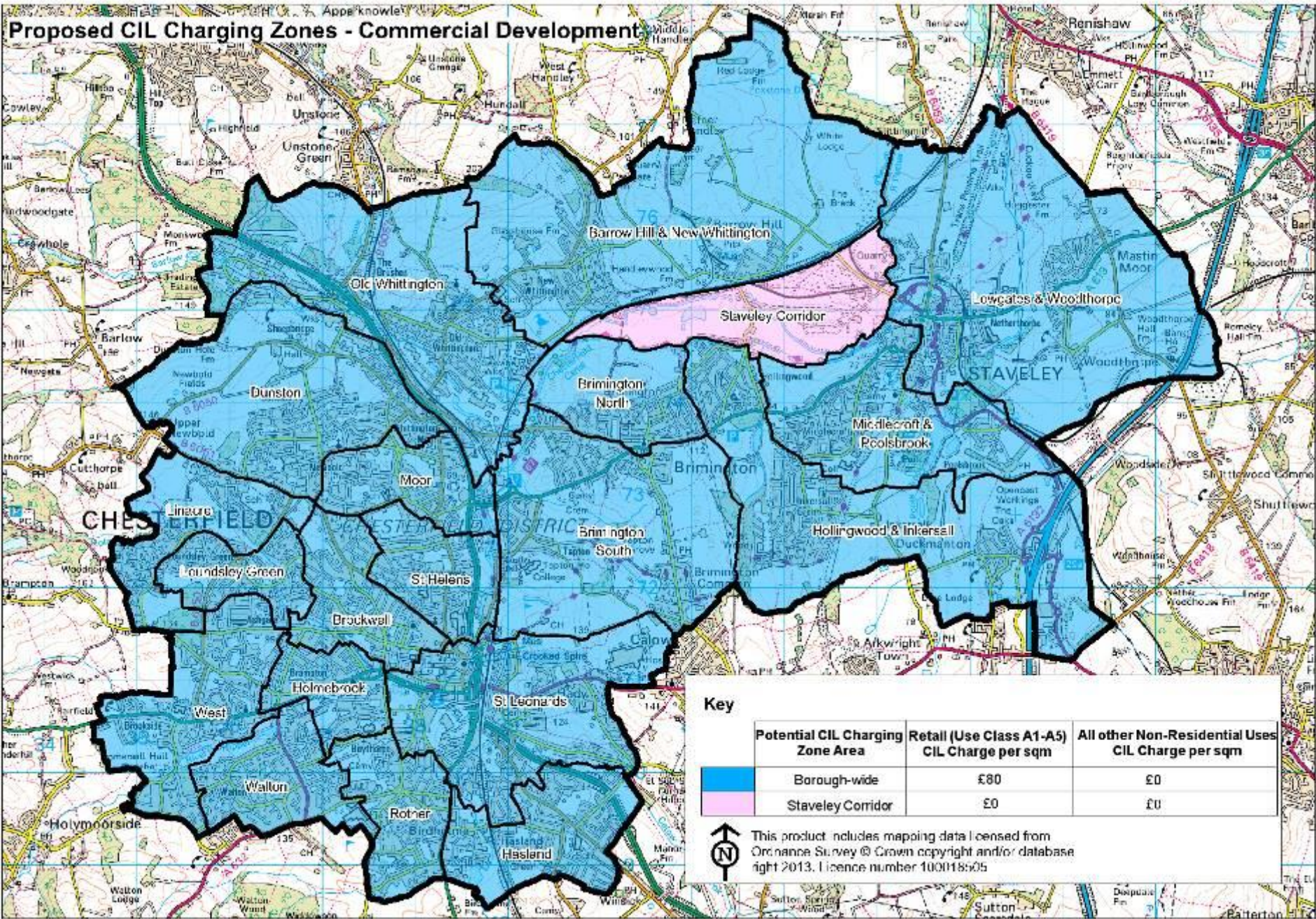
Appendix 1: Chesterfield Borough Council Community Infrastructure Levy Charging Schedule (August 2015)

Name of Charging Authority	Chesterfield Borough Council
Rates (£m²) at which CIL is to be Chargeable	CIL will be charged in pounds sterling (£) per square metre at differential rates according to the type of development and by location as set out in Tables 1 & 2 (Commercial) and (Residential) of this Schedule.
Charging Zones	The Charging Zones to which CIL will be applied are those as identified on the Maps (Commercial and Residential) of this Schedule.
How the Chargeable Amount will be Calculated	<p>The District Council will calculate the amount of CIL chargeable to a qualifying development utilising the formula set out in Part 5 of the CIL Regulations.</p> <p>In summary the amount of CIL chargeable will be calculated as follows :</p> $\frac{\text{CIL Rate} \times \text{Chargeable Floor Area} \times \text{BCIS Tender Price Index (at Date of Planning Permission)}}{\text{BCIS Tender Price Index (at Date of Charging Schedule)}}$ <p>The Chargeable Floor Area makes allowance for previous development on the site. The net chargeable floor area amounts to the gross internal area of the chargeable development less the gross internal area of any existing buildings that qualify for exemption on the site.</p>
Further Information	<p>The following documents are available on the Council's CIL webpage: www.chesterfield.gov.uk/CIL</p> <ul style="list-style-type: none"> • CIL & Affordable Housing Viability Assessment • Land Value Appraisal Study • Construction Cost Study • Infrastructure Funding Gap Review • Infrastructure Study & Delivery Plan • Historic S106 rates <p>This summary does not take account of every aspect of the Regulations. The CIL Regulations are available to view on the Planning Advisory Service website at: www.pas.gov.uk/community-infrastructure-levy (accessed Aug 2015)</p>

Table 1. Commercial CIL Rates £ per Sqm		
Zone	Retail Class A1- A5	All Other Non Residential (C3)
Borough-wide	£80	£0
Staveley Corridor	£0	£0


Table 2. Residential Rates £ per Sqm	
Zone	Residential (Class C3)
Staveley Corridor	£0
Low	£20
Medium	£50
High	£80

Proposed CIL Charging Zones - Commercial Development

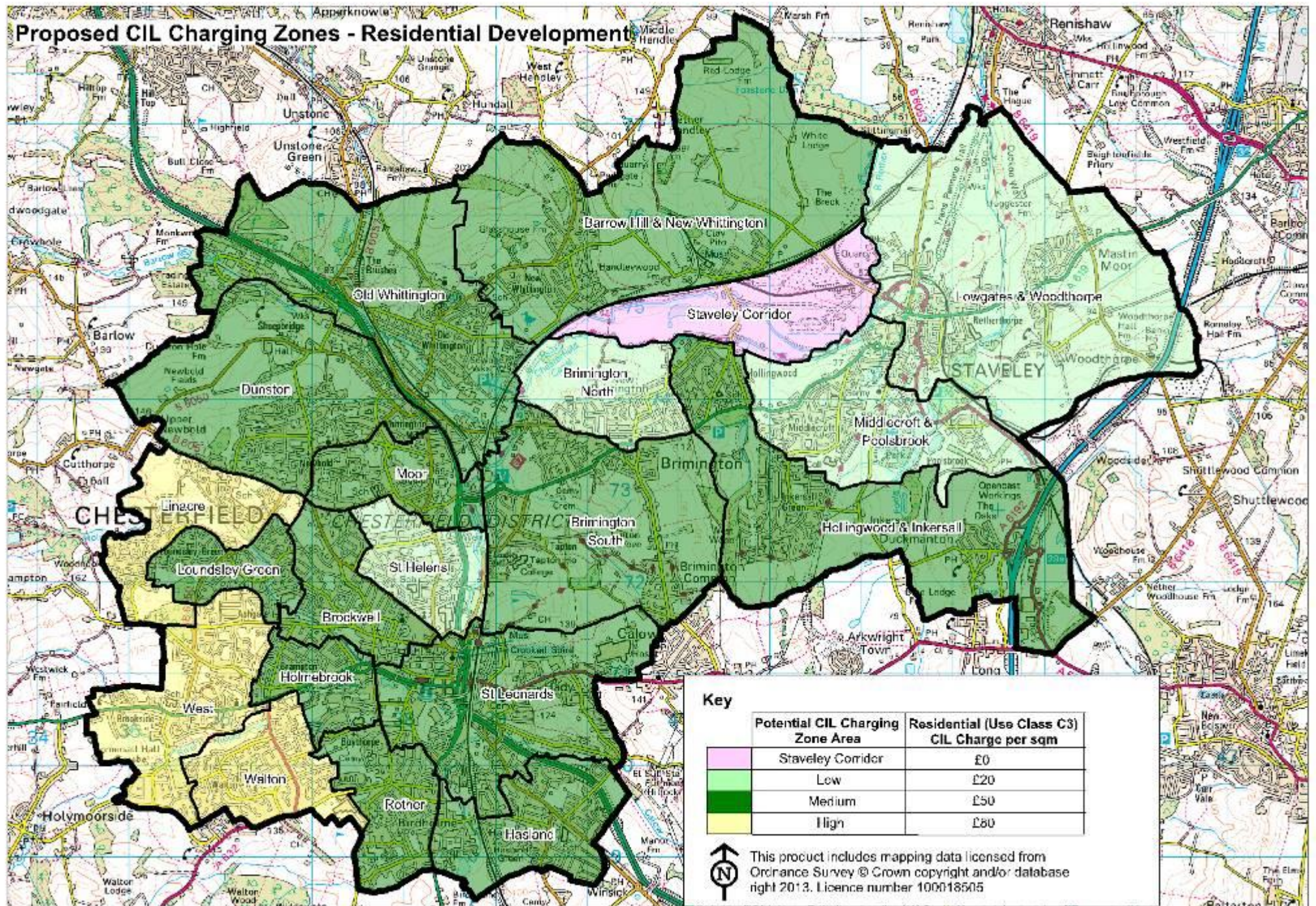


Key

Potential CIL Charging Zone Area	Retail (Use Class A1-A5) CIL Charge per sqm	All other Non-Residential Uses CIL Charge per sqm
Borough-wide	£80	£0
Staveley Corridor	£0	£0



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Proposed CIL Charging Zones - Residential Development



Key

Potential CIL Charging Zone Area	Residential (Use Class C3) CIL Charge per sqm
Staveley Corridor	£0
Low	£20
Medium	£50
High	£80


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