

Chesterfield Community Infrastructure Levy (CIL)

Annual CIL Rate Summary 2025

The Chesterfield Community Infrastructure Levy (CIL) Charging Schedule took effect on 1st April 2016.

This CIL Rate Summary relates to the calendar year running from the 1st January 2025 to the 31st December 2025.

It is published in accordance with CIL Regulation 121C (Annual CIL Rate Summary).

The requirement to apply an index of inflation is set out within Schedule 1 of the CIL Regulations 2010 (as amended). In relation to the calendar year 2025 and any subsequent calendar year, the relevant index is the RICS CIL Index published in November of the preceding year by the Royal Institute of Chartered Surveyors.

The RICS Index Figure for 2025 was published on the 28th October 2025:

https://bcis.co.uk/insight/cil_index/

The latest index figure (**391**) is an increase of 35.8% on the original CIL rates set on the adoption of the Charging Schedule in 2016.

The CIL Rates for 2025 are set out in the table below:

Development type	CIL charge 2016 (£ per Sq.m)	Index rate 2016	Index rate 2025	CIL rate for 2025 (£ per Sq.m)
Staveley & Rother Valley Corridor	£0	n/a	n/a	£0
Residential (C3) Low zone	£20	288	391	£27.15
Residential (C3) Medium zone	£50	288	391	£67.88
Residential (C3) High zone	£80	288	391	£108.61
Retail (Former use class A1- A5)	£80	288	391	£108.61