

**LICHFIELD
DISTRICT COUNCIL
INFRASTRUCTURE
FUNDING
STATEMENT
2020**

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1. Introduction

1.1 About this infrastructure funding statement

1.1.1 This Infrastructure Funding Statement (IFS) provides a summary of the financial and non-financial developer contributions (also known as [planning obligations](#)) sought and received for the provision of infrastructure by Lichfield District Council. Lichfield District Council seek such obligations through the Community Infrastructure Levy (CIL) and Section 106 agreements (S106). Both S106 agreements and CIL are used to provide for supporting infrastructure associated with new development and maximise the benefits and opportunities arising from sustainable growth.

Community infrastructure levy (CIL)

1.1.2 CIL is a charge on development intended to provide a funding stream for infrastructure needed to support the policies and proposals in the [adopted Local Plan](#). CIL is used to fund the provision of a range of infrastructure that is needed to support the future growth of the district. Lichfield District began CIL charging on 13 June 2016 in accordance with its [adopted charging schedule](#). The levy applies to specific development areas including residential within the open market, supermarkets, convenience retail and retail warehousing.

Section 106

1.1.3 Section 106 of the Town and Country Planning Act (1990) enables local authorities to enter into a negotiated agreement (a planning obligation) to mitigate the impact of a specific development to make it acceptable in planning terms and the requirement of planning policy are met. S106 agreements can include direct provision of physical infrastructure or financial contributions toward the same. For example S106 obligations can include:

- Site-specific financial contributions - these are secured and must be used for defined purposes; for instance, the provision of education facilities, traffic and transport/highways related works, open space contributions and affordable housing contributions (where accepted in lieu of on-site provision);
- Provision of on-site affordable housing; and
- Non-financial obligations, including requirements such as employment and skills strategies, construction management plans and travel plans.

Format of the infrastructure delivery statement

1.1.4 The IFS will report upon the following key areas:

- S106 and CIL payments sought and received within the preceding reporting period which in this instance is 1st April 2019 to 31st March 2020. This will also include information where expenditure or funds have been allocated to infrastructure projects within the reporting period; and
- The infrastructure projects or the types of infrastructure which the authority intends to wholly or partly fund via S106 or CIL in future reporting periods.

1.1.5 All authorities whom receive S106 developer contributions or CIL payments are required to publish an Infrastructure Funding Statement (IFS) by the 31 December of each year to cover the

preceding reporting period (1st April to 31st March) on an annual basis.

1.1.6 This document represents the IFS for Lichfield District which covers the period April 2019 to 31st March 2020. Sections 2 and 3 of this statement report upon progress in the collection and spending of CIL and S106 respectively. Section 4 of the IFS looks forward and details planned expenditure over the next reporting period (2020/21).

1.1.7 Staffordshire County Council is also responsible for the provision of infrastructure and collects developer contributions from development within Lichfield District. As a contribution receiving authority the County Council will therefore prepare and publish its own IFS which can be read alongside this document.

1.2 Key headlines

1.2.1 The following section provides the key headlines of this IFS. Further detail can be found in the relevant sections of this report. Section 2 reports upon CIL, Section 3 S106 obligations and Section 4 looks forward to the types of infrastructure which it is intended will be funded in future years.

1.2.2 In 2020, the headline figures were as follows:

Community Infrastructure Levy (CIL)

- Since the adoption of CIL in April 2016 and the commencement of charging on 13th June 2016 a total of **£927,515.91** has been received to 31st March 2020.
- The total CIL receipts for the financial year 2019/20 were **£420,916.03**.
- **£70,293.98** of receipts were collected from CIL and distributed to parish and town councils within the district to fund local infrastructure projects (The 'meaningful proportion')
- **£26,611.40** was collected to support Special Areas of Conservation (SACs)
- **£21,045.80** was received and allocated towards meeting the administrative costs of the CIL charging regime as per CIL Regulation 61.

Section 106 agreements

1.2.2 A total of **£285,666.02** was received by the District Council via S106 obligations for the 2019/20 reporting year - mostly towards delivering affordable housing, sports facilities and in the form of contributions to the Cannock Chase SAC. There is a balance of £1,367,971.34 that is yet to be allocated to any specific project.

Looking forward

1.2.3 In 2020/2021, CIL and S106 expenditure will be focused on the following priorities, these are set out in greater detail at section 4 of this document:

- Transport infrastructure;
- Education infrastructure;
- Open Space, sporting and recreation infrastructure;
- Environment and Biodiversity ; and
- Other Infrastructure where appropriate.

2. Community infrastructure levy

2.1 Introduction & headline figures

2.1.1 Lichfield District Council adopted its [CIL Charging Schedule](#) on 19 April 2016 and commenced charging from the 13 June the same year. The amount of CIL liable is dependent on where the development is located within the district, the type of use proposed, the amount of floor space that is being created and the amount of existing floor space that is being lost¹. Unlike section 106 agreements, the rate of CIL payable to an authority from a new development is both mandatory and non-negotiable².

2.1.2 The adopted CIL Charging Schedule sets out the charging rates for specific types of development and includes a map which illustrates the charging zones within the District. The charging schedule can be viewed online at: <https://www.lichfielddc.gov.uk/planning-policy/planning-obligations-1/2>

2.1.3 Since the adoption of CIL and the commencement of charging a total of £927,515.91 has been received to 30th September 2020. Of this total, £420,916.03 was collected in the 2019-2020 reporting year.

Financial Year	Total CIL Receipts (£)
2016-17	11,310.25
2017-18	286,797.04
2018-19	208,492.59
2019-20	420,916.03
Total	£927,515.91

Table 2.1 Total CIL receipts received since charging (13/16/2016 to 31/03/2020)

2.2 CIL income 2019/20 and headline figures

2.2.1 A total of £420,916.03 of CIL receipts were collected in 2019/20. Of this:

- £302,964.86 was collected 2019/20 for spending on strategic infrastructure³. No monies were allocated for spending on strategic infrastructure within the reporting year;
- £26,611.40 was collected for the Special Areas of Conservation (SACs);
- £21,045.80 was received during 2019/20 by the District Council for administrative expenses, as per CIL Regulation 61; and
- £70,293.97 of Neighbourhood CIL was collected between 1st April 2019 and 31st March 2020 (see Table 2.3). CIL Regulation 59D requires that these monies (the meaningful proportion) are allocated to their respective Town or Parish Councils.

¹ The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 (see <http://www.legislation.gov.uk/ukdsi/2019/9780111187449/contents>)

² CIL is charged per square meter (gross floor space) and must be paid either within 60 days of the development commencing or in accordance with the installment policies adopted by the Council.

³ An additional £94,855.26 was carried over from the previous financial year for strategic infrastructure. In total this means £397,820.12 is currently unallocated for strategic spend.

2.3 Lichfield CIL expenditure

Table 2.2 Lichfield CIL Received and Expenditure

Year	CIL received	CIL spent
2016-2017	£11,310.25	£0
2017-2018	£286,797.04	£0
2018-2019	£208,492.59	£68,146.81
2019-2020	£420,916.03	£117,951.17

2.3.1 Table 2.2 sets out the total CIL monies received and spent since charging began in June 16. In accordance with Regulation 62 of the CIL Regulations 2010 (as amended) between the period of 1st April 2019 and 31st March 2020 Lichfield District Council as the CIL Charging Authority collected a total of £420,916.03 in CIL receipts. Of this:

- £26,611.40 was collected for the Cannock Chase SAC and transferred to those bodies responsible for the projects which seek to mitigate the harm on the SAC from development;
- £70,293.97 has been transferred to the relevant Parish Councils for their 'meaningful proportion' of CIL receipts. More detail on this is included in the 'neighbourhood CIL expenditure' section (from 2.3.4 below); and
- £21,045.80 has been collected and spent on the District Councils administrative expenses. More detail on this is included in the 'CIL administration' section (from 2.3.8 below).

2.3.2 Table 2.3 illustrates the above receipts and expenditure.

Table 2.3 Lichfield CIL Received and Expenditure

CIL invoiced (set out in Demand Notices ⁴)	£581,661.18
CIL receipts received in 2019-2020	£420,916.03
CIL expenditure in 2019-2020	£117,951.17
CIL retained at end of 2019/20	£302,964.86

2.3.3 This results in £302,964.86 of the CIL monies collected 2019/20 being retained for spending on strategic infrastructure. An additional £94,855.26 have been carried over from previous financial years for strategic infrastructure. In total this means £397,820.12 remained unallocated for spending at 31st March 2020.

Neighbourhood CIL

2.3.4 The District Council is required to pass on a proportion of CIL receipts to Parish Councils (this is known as the 'meaningful' or 'neighbourhood' portion). The neighbourhood portion is capped at 15% (but rises to 25% in areas where a neighbourhood plan has been adopted). It will be for individual Parish Councils to determine how their portion of CIL receipts is spent. The neighbourhood portion of the levy must be spent on the provision, improvement, replacement, operation or maintenance of

⁴ Includes any late payment or other surcharges, and interest which was included on a Demand Notices. Where revised demand notices have been issued the latest demand notice is used as this supersedes previous notices.

infrastructure; or anything else that is concerned with addressing the demands that development places on an area.

2.3.5 Neighbourhood plans are formal planning documents that local communities can prepare to guide the future development of their areas. There are currently a number of neighbourhood plans at varying stages of progression in the district. A total of 11 parishes have [adopted neighbourhood plans](#).

2.3.6 Table 2.4 below demonstrates the allocation of Neighbourhood CIL monies in 2019/2020:

Table 2.4 Neighbourhood CIL Received and Expenditure

Parish	Adopted Neighbourhood Plan	Date adopted	2019/20 (£)
Alrewas	Yes	09/10/2018	8,158.00
Armitage with Handsacre	Yes	09/10/2018	1,860.61
Burntwood	No	-	7,693.60
Clifton Campville	No	-	0.00
Colton	No	-	0.00
Curborough, Elmhurst, Farewell & Chorley	No	-	0.00
Drayton Bassett	No	-	1,583.01
Edingale	No	-	0.00
Elford	Yes	15/01/2019	0.00
Fazeley	Np	-	0.00
Fradley & Streethay (The Fradley Neighbourhood Plan ⁵)	Yes	12/02/2019	0.00
Hammerwich	No	-	0.00
Hamstall Ridware	No	-	0.00
Harlaston	No	-	9,340.34
Hints and Canwell	No	-	0.00
Kings Bromley	No	-	464.39
Lichfield	Yes	17/04/2018	24,884.81
Longdon	Yes	09/10/2018	1,692.30
Mavesyn Ridware	No	-	12,730.74
Shenstone (The Shenstone Neighbourhood Plan, The Stonnall Neighbourhood Plan & Little Aston Neighbourhood Plan ⁶)	Yes (Three separate plans)	13/12/2016 (Stonnall), 19/04/2016 (Shenstone & Little Aston),	1,886.18
Swinfen & Packington	No	-	0.00
Wall	No	-	0.00
Weeford	No	-	0.00
Whittington & Fisherwick	Yes	17/04/2018	0.00
Wigginton & Hopwas	Yes	13/12/16	0.00
TOTAL			70,293.98

⁵ The Fradley Neighbourhood Plan covers the Fradley Neighbourhood Area. The Parish Council determined to designate two separate neighbourhood areas within the Parish.

⁶ Shenstone Parish council determined to designate three separate neighbourhood areas within the Parish.

2.3.7 Each year when they have received CIL funds, each parish and/or town Council must provide the required information relating to CIL spends and send a copy to the Council no later than 31 December following the reported year. Once information on spend is received from the parish and town Councils, the District Council will publish an addendum to the IFS setting out all the parish and town spend for the preceding financial year.

CIL administration

2.3.8 CIL Regulation 61 states that a Charging Authority can collect 5% of CIL collected from year four and onwards. In 2019/2020, **£420,916.03** was collected in CIL receipts, meaning that **£21,045.80** is available for use in supporting CIL administration⁷. These funds have been spent on the management, staffing, administration, information technology and legal costs involved in:

- The collection of CIL;
- The setting up and maintenance of new systems to coordinate the administration of CIL; and
- The ongoing management and oversight of CIL allocation and spending.

2.4 Strategic CIL spending and allocation of monies

2.4.1 As detailed at paragraph 2.3.3 at the 31st March 2020 a total of £397,802.12 of CIL monies remained unallocated. This included an additional £94,855.26 have been carried over from previous financial years for strategic infrastructure in addition to the monies remaining from 2019-2020.

2.4.2 Table 2.4 details the expenditure including allocations of strategic CIL funds within the reporting year. As is shown below no funds have been spent or allocated within the reporting year and therefore will be carried over into the 2020-2021 reporting year.

Table 2.4 Strategic CIL expenditure 2019-2020

Project	Strategic CIL allocation (£)	Date allocated	Date spent
None	Nil	-	-

2.4.3 As this document represents the first IFS prepared by Lichfield District table 2.5 (below) has been included to demonstrate the expenditure and allocations of strategic CIL monies received in previous reporting years. It should be noted that the allocations below took place in 2018-2019, no allocations were made in the reporting years prior to this.

Table 2.5 Strategic CIL historic expenditure and allocations 2018-2019

Project	Strategic CIL allocation (£)	Date allocated	Date spent
Cannock Chase Special Area of Conservation (1)	4,286.40	16/07/2018	-
Cannock Chase Special Area of Conservation (2)	4,286.40	01/12/2018	-
Lichfield & Hatherton Canal Trust – St Johns Community Link	35,000.00	12/13/2019	-
Staffordshire Countryside Explorer	44,000.00	12/13/2019	-
Westgate Practice	120,000.00	12/13/2019	-

⁷ Up to 5% of CIL funds can be retained annually to cover administration costs (as per the CIL Regulations, as amended).

Project	Strategic CIL allocation (£)	Date allocated	Date spent
Refurbishment			
King Edward VI School Expansion	101,000.00	12/13/2019	-
Total	308,572.80		

Looking forward

2.4.4 The following are the key types of infrastructure which are considered to be those which the District Council will seek to fund (wholly or in part) through CIL in future reporting years:

- **Transport infrastructure** - improvements to the Strategic Highway Network as identified by the Highways England and the transport improvement scheme from the integrated Transport Strategy for Lichfield outlined by Staffordshire County Council;
- **Education**- Primary education contributions will be sought for specific projects to expand the capacity of existing schools and the provision of future freestanding facilities. Secondary education contributions will be sought to deliver additional secondary education facilities through the provision of new schools and the expansion of existing facilities;
- **Open Space, Sporting and Recreation Facilities** - Improvements to open space provision, including play provision for key sites, in line with the Open Space Assessment. Other relevant facilities will be funded for projects that support the deficiencies outlined within the relevant evidence bases and strategies;
- **Environment and Biodiversity** – CIL funds may be spent on improving the public realm, landscapes and habitats; and improving access to green space. Infrastructure works relating to the restoration of the Lichfield and Hatherton Canal restoration project will potentially benefit from CIL funds, CIL funds may be spent on measures for preventing harm to the Cannock Chase Special Area of Conservation (CCSAC) agreed by the Cannock Chase SAC partnership i.e. the Strategic Access Management and Monitoring Measures (SAMMM) apart from works required in relation to interpretation panels and way marking as identified in the SAMMM; and
- **Other Infrastructure** – Such as flood mitigation and health facilities - CIL funds may be used where evidence is provided that there is no local capacity and expansion of services is required to support growth across the district. Social and community facilities will benefit from the local slice of town/parish CIL funds (15-25%) raised within their area. Low Carbon Initiatives / Carbon Investment Fund CIL funds may be used to support the delivery of such projects in line with the adopted Local Plan policy SC1 which states: The District Council is developing a Carbon Community Fund (CCF) which will support the achievement of carbon targets through financial contributions.

2.4.5 Further detail in respect of the priorities for infrastructure in future years is included at section 4 of the report.

3. Section 106 planning obligations

3.0.1 The [adopted Local Plan](#) includes policies which enable the authority to seek planning obligations through S106 legal agreements to deliver infrastructure to meet the priorities in the Local Plan. Examples of types of infrastructure secured in this way are affordable housing, public transport improvements in tackling climate change (e.g. flood risk management) and the provision of education, health and childcare facilities.

3.0.2 Section 106 agreements are legal agreements negotiated between the Council and other relevant parties as part of the planning process. The planning obligations included in a s106 agreement must relate to the development and are required to make the development acceptable in planning terms. Unlike CIL S106 agreements are subject to negotiation and as such the priorities for differing types of infrastructure will sometimes pull in differing directions. Planning obligations will not solely be financial, they also relate to the delivery of specific infrastructure for example, affordable homes, schools, open space and transport infrastructure.

3.0.3 The following section details the S106 obligations agreed and received within the reporting year.

3.1 Section 106 agreements agreed 2019/2020

3.1.1 Developments with notable S106 agreements signed in the last financial year (2019/2020) include:

Table 3.1: S106 agreements signed 2019-2020

Development	Planning Ref	Financial obligations	Non-financial obligations
Bridge Farm, Fradley	18/00486/FULM	Primary Education - £373,023.48 Public Transport - £48,000.00 Travel Plan - £11,900.00	On site open space provision
Land North East of Watery Lane, Curborough, Lichfield	14/00057/OUTMEI	Primary Education - £4,200,000.00 Bus Service Contribution - £459,000.00 Cannock Chase SAC - £3,750.00 Travel Plan - £6,300 Highways Contribution – 50% of the cost of the Trent Valley Roundabout Works	31% Affordable housing contribution On site open space provision On site open space maintenance
Land and Buildings at Mount Road, Burntwood	17/00139/OUTM	Primary Education - £220,620.00 Cannock Chase SAC - £10,716.00 Travel Plan - £6,340	Site benefits from Vacant Building Credit. Mechanism to allow for on site or off site affordable housing if gross floor space exceeds existing buildings to be demolished in the reserved matters

			planning application ⁸ .
Land at Wellington Crescent, Fradley	18/00082/FULM	Ecology Sum - £150,000.00 Travel Plan - £11,900.00	-
Mitigation of harm on Cannock Chase SAC	Numerous applications	£28,165.22	-
Total		£4,612,627.70	

3.1.2 S106 agreements and other relevant documentations from each planning application can be viewed online on [our planning portal](#).

3.2 Section 106 planning obligations received

3.2.1 In 2019-2020, a total of £285,666.02 was received in S106 contributions. In addition to the financial obligations received a number of non-financial obligations have been delivered. Table 3.1 details the planning obligations which have been received or delivered within the reporting year.

Table 3.1: S106 agreements obligations received 2019-2020

Development	Planning reference	Financial obligations	Non-financial obligations
Roman Heights & Cathedral View (East of Lichfield (Streethay) Strategic Development Allocation)	12/00746/OUTMEI, 15/00173/REMM, 17/00727/REMM, 17/00389/REMM, 17/01566/REMM	First installment of Sports Facilities contribution - £153,958.41	73 affordable homes completed in reporting year.
Cannock Road, land off	17/01358/FULM	-	9 affordable homes completed in reporting year.
Sheasby Park, Fradley (Fradley Strategic Development Allocation)	10/01498/OUTM, 16/00001/REMM, 18/00481	-	11 affordable homes completed in reporting year.
Brookfield, Hay End Lane, Fradley (Fradley Strategic Development Allocation)	18/00351/FULM	-	13 affordable homes completed in reporting year.
Fish Pits Farm, Manor Lane, Harlaston	15/01355/FULM, 16/01409/FULM	Affordable Housing Contribution - £95,000	9 affordable homes completed in reporting year.
Land at School Lane, Hill Ridware	16/00090/FULM	-	18 affordable homes completed in reporting year.
Land at Milestone Way (East of Burntwood Bypass Strategic Development Allocation)	14/0012/FULM	-	10 affordable homes completed in reporting year.

⁸ Subsequent to the data for the reporting year a planning application for the same site has been approved for a 100% affordable housing scheme.

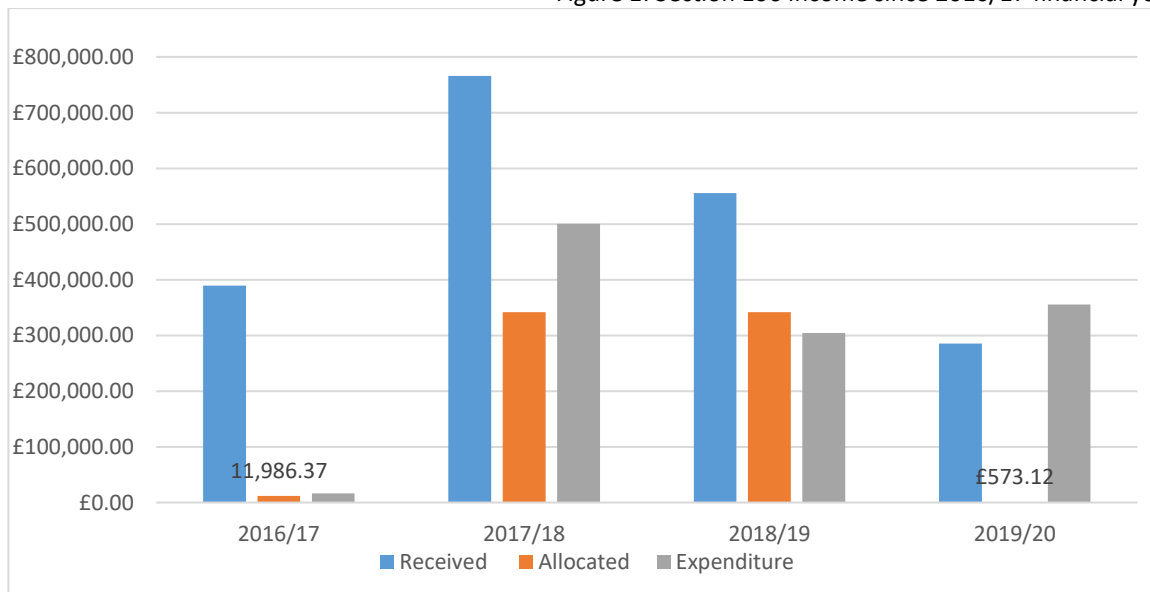
Development	Planning reference	Financial obligations	Non-financial obligations
Victoria Hospital, Friary Road, Lichfield	02/00655/OUT	Open space sum - £25,894.18	-
Numerous applications	19/00037/FUL, 18/01297/COU 16/00666/OUTM 15/00811/FUL 15/00302/FUL 14/01231/PND 14/00612/FULM 13/00303/COU 13/00412/COU	Mitigation of harm on Cannock Chase SAC - £10,076.59	-
<i>Interest added</i>		<i>£736.84</i>	
Total		£285,606.02	

3.2.2 Table 3.2 and Figure 1 illustrate the financial obligations received from S106 agreements in the last four financial years. Whilst this falls outside of the reporting year for the purposes of this IFS it does provide a historic illustration of the level of funds received.

Table 3.2: Financial obligations received through s106 agreements

Year	Received in year (£)	Allocated (£)	Expenditure (£)
2016/17	389,475.90	11,986.37	16,594.15
2017/18	765,706.23	341,745.81	500,132.56
2018/19	555,707.98	341,863.33	304,186.05
2019/20	285,666.02	573.12	355,714.08

Figure 1: Section 106 income since 2016/17 financial year



3.3 Section 106 expenditure

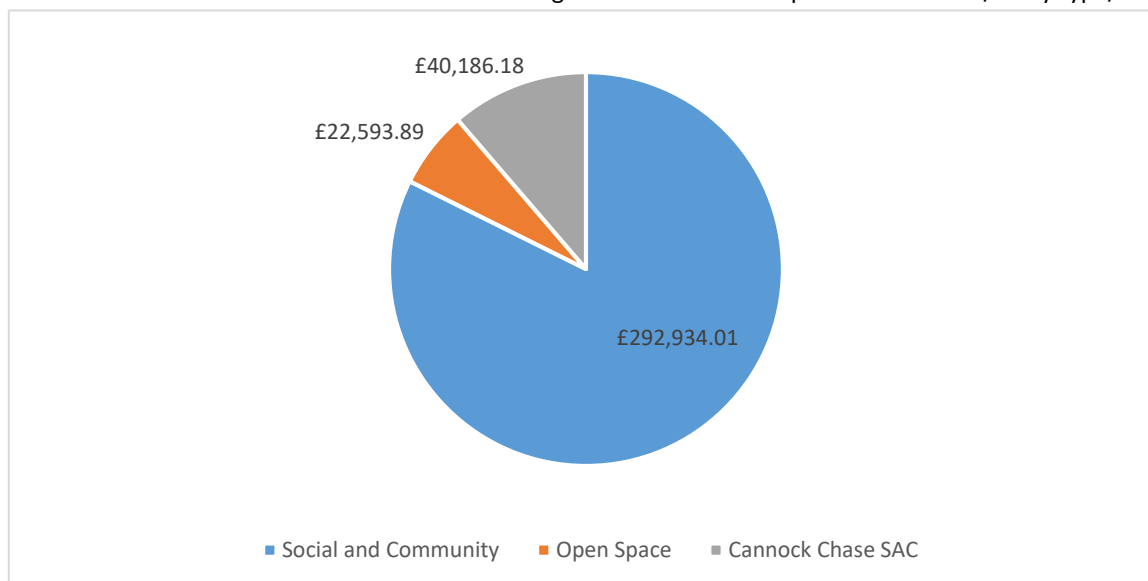
3.3.1 Expenditure of section 106 funds totaled £355,714.08 in 2019/20. This spending of S106 monies included the provision of open space, social and community infrastructure and contributions to the Cannock Chase SAC to mitigate the impact of development. There was no expenditure relating to the repayment of monies borrowed or in respect of monitoring in relation to the delivery of planning obligations.

Table 3.3: Section 106 financial obligations expenditure 2019-2020

Project expenditure made to	Site and planning application reference	Total expenditure (£)	Infrastructure type
Mitigation of harm on Cannock Chase SAC	Numerous	£40,186.18	Cannock Chase SAC
Sports Facilities (Refurbishment of Friary Grange Leisure Centre)	East of Lichfield (Streethay) Strategic Development Allocation (12/00746/OUTMEI)	£55,092.30	Social and Community
Refurbishment of Mavesyn Ridware Play Area	Land rear Royal Oak, Uttoxeter Road, Hill Ridware (14/00147/OUTM)	£30,000.00	Social and Community
Fradley Village Heating & CCTV	Land at Easthill, Fradley (07/00774/OUTM)	£4,521.00	Social and Community
Fradley Youth & Community Centre Cladding & Porch	Land at Easthill, Fradley (07/00774/OUTM)	£13,875.00	Social and Community
Armitage with Handsacre Village Hall heating upgrade	Hawksyard (03/00627/OUT)	£4,821.71	Social and Community
Replacement of canopy and installation of artificial grass at Armitage Pre-School	Hawksyard (03/00627/OUT)	£10,000.00	Social and Community
Canal Towpath Improvements	Hawksyard (03/00627/OUT)	£174,624.00	Social and Community
Improvements to Shortbutts Park	Chesterfield Road, Lichfield (03/00636)	£3,574.89	Open Space
Maintenance at Darwin Park	Committed sums at Darwin Park	£19,019.00	Open Space
Total		£355,714.08	

3.3.2 Figure 2 illustrates the total S106 expenditure over for the 2019-2020 reporting year by infrastructure type. These are then discussed in further detail below.

Figure 2: Section 106 expenditure in 2019/20 by type/theme



Cannock Chase SAC

3.3.3 Where developments are non CIL-liable or exempt from CIL then S106 planning obligations are secured to mitigate for the harm of the development on the Cannock Chase SAC. Such monies are expended on projects to mitigate the harm on the SAC in accordance with adopted Local Plan policy. The total of such contributions expended within the reporting year is set out in Table 3.3 (above)

Social and community

3.3.4 As detailed in Table 3.3 and Figure 2 there has been an expenditure of £292,934.01 on social and community projects within the reporting year. In the 2019/20 financial year S106 monies were allocated and spent on the delivery of the following schemes:

- Sports Facilities (Refurbishment of Friary Grange Leisure Centre);
- Refurbishment of Mavesyn Ridware Play Area;
- Fradley Village Heating & CCTV;
- Fradley Youth & Community Centre Cladding & Porch;
- Armitage with Handsacre Village Hall heating upgrade;
- Replacement of canopy and installation of artificial grass at Armitage Pre-School; and
- Canal Towpath Improvements.

Housing

3.3.5 Section 106 funds are drawn down and the various contributions are allocated to relevant projects at the end of each financial year. There have been no housing contributions received, spent or allocated in the 2019/20 financial year.

Education

3.3.6 S106 contributions (both financial and non-financial) for education infrastructure are collected and allocated to specific projects as advised by Staffordshire County Council as the education authority. These planning obligations are defined within the respective S106 agreements. Expenditure and further details on Education contributions received and projects funded within the District can be seen within Staffordshire County Councils IFS which will be

published by the County Council.

Transport

3.3.7 S106 contributions (both financial and non-financial) for transport infrastructure are collected and allocated to projects as advised by the highways authority including those contributions made under Section 278 of the Highways Act. Expenditure and further details on Transport contributions received and projects funded within the District can be seen within Staffordshire County Councils IFS which will be published by the County Council.

Parks and open spaces

3.3.8 Section 106 agreements are used to deliver open space on site (or within an appropriate location within close proximity of a development) or a financial contribution to enable delivery. In the 2019/20 financial year S106 monies have been allocated and spent on the delivery of the following schemes:

- Improvements to Shortbutts Park, Lichfield;
- Refurbishment of Mavesyn Ridware Play Area; and
- Maintenance of open space at Darwin Park, Lichfield.

3.3.9 Further detail of the expenditure related to these schemes is set out in Table 3.3 (above).

3.4 Current section 106 balances

3.4.1 Table 3.4 sets out the current balance of S106 financial obligations. As a result of the income and expenditure set out in this report, current S106 balances are as follows:

- £ 2,802,809.64 current balance as of 31st March 2020;
- Of the current balance, £1,434,838.30 is formally committed to specific projects, of this £419,546.00 is allocated for the purposes of longer term maintenance of open space (commuted sums) and £484,773.81 is retained for the purposes of ecological mitigation; and
- £1,367,213.34 in S106 funds remain available to be allocated towards future projects, which will need to meet the specified requirements defined within the section 106 agreement relating to each site.

Table 3.4: S106 currently held financial obligations as of 31st March 2020

Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies unallocated (£)
Affordable Housing	Laurel House (05/01140) Former What Store, Cross Keys, Lichfield (17/00573/FULM) Derry Farm, Birmingham Road, Shenstone (15/00920/FUL)	-	£684,000.00
Social and Community	Various applications	-	£58,388.34
Sports Provision	Various applications	-	£305,500.07
Waterways	Land at Fradley Park, Halifax Avenue (10/01498/OUTMEI)	-	£22,464.00
Community & Leisure (half to be paid to Tamworth)	Land at Browns Lane (14/00018/OUTMEI)	-	£125,796.65
Public Open Space	Various applications	-	£60,372.28
Arboricultural Sum	City Wharf (06/00308)	-	£3,450.00

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Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies unallocated (£)
Social Facilities	10/01498/OUTMEI – Land at Fradley Park, Halifax Avenue (10/01498/OUTMEI)	-	£108,000.00
Ecological Mitigation	Various	£484,773.81	-
Long term maintenance of open space (commuted sums)	Various	£419,546.00	-
Mitigation of harm on Cannock Chase SAC	Various	£8,656.81	-
New Build Parish Office/Community Hub	Land at Easthill, Fradley (07/00774/OUTM)	£92,157.00	-
Fradley Village hall heating and CCTV	Land at Easthill, Fradley (07/00774/OUTM)	£448.00	-
Fradley Youth & Community Centre Cladding & Porch	Land at Easthill, Fradley (07/00774/OUTM)	£1,125.00	-
Friary Grange Leisure Centre refurbishments	East of Lichfield (Streethay) Strategic Development Allocation (12/00746/OUTMEI)	£98,866.11	-
Refurbish Access and Signs – Old Mining College	7- 9 High Street, Chasetown (12/00063/FULM)	£13,224.95	-
National Memorial Arboretum	Chesterfield Road (03/00636)	£147.90	-
Upper St John Street	City Wharf, Lichfield (01/00760)	£6,544.67	-
Youth Building (Fradley)	Common Lane, Fradley (01/01256)	£0.47	-
Play Area, Statfold Lane	Fradley Industrial – 95/00584	£0.35	-
Armitage with Handsacre Village Hall storage container	Hawksyard (03/00627/OUT)	£5,700.00	-
Re-siting/improvement of Armitage War Memorial and surrounding area	Hawksyard (03/00627/OUT)	£120,000.00	-
Replacement of canopy and installation of artificial grass at Armitage Pre-School	Hawksyard (03/00627/OUT)	£3,000.000	-
Canal Towpath Improvements	Hawksyard (03/00627/OUT)	336,854.29	-
Community Building at Hawksyard	Hawksyard (03/00627/OUT)	£119.35	-
Sankey's Corner Public Realm Improvements	Hollygrove Lane, Chase Terrace (03/01560)	£1,708.94	-
Darnford Park	Victoria Hospital, Lichfield (02/00655)	£12,774.34	-
Stowe Pool Improvements	Victoria Hospital, Lichfield (02/00655)	£31,243.75	-
Car Parks Variable Message Signing	Victoria Hospital, Lichfield (02/00655)	£33,211.29	-
The Leomansley Area Improvement Project	Victoria Hospital, Lichfield (02/00655)	£3,203.14	-
Ancient Monument (Friary)	Victoria Hospital, Lichfield (02/00655)	£27.75	-
National Memorial	Victoria Hospital, Lichfield	£174.13	-

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Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies unallocated (£)
Arboretum	(02/00655)		
Improvements to St Chads Hall	Vulcan Road, Lichfield (07/01146/FULM)	£4,000.00	-
Land at Birmingham Road - Castle Dyke/ Frog Lane	Wall Island, Shenstone (01/00788)	£42,284.38	-
Stowe Pool Improvements	Walsall Road, Lichfield (98/00036/OUT)	£15,000.00	-
National Memorial Arboretum	Walsall Road, Lichfield (98/00036/OUT)	£45.87	-
Sub totals		£1,434,838.30	£1,367,213.34
Total		£2,802,809.64	

4. Planned expenditure

4.0.1 This section of the IFS sets out how CIL and S106 income will be spent over the next reporting period in Lichfield (as per the requirements set out in relevant planning practice guidance and the CIL regulations).

4.0.2 The level and timing of CIL funding will depend on the nature and scale of the development, the number of implemented planning permissions, build-out rates, and the phasing of development etc. Due to the uncertainty over forecasting, the amount of CIL funding will be based on the total receipts collected from the previous financial year and any unspent receipts from previous financial years.

4.0.3 S106 financial obligations must be spent in accordance with the terms of the legal agreement (as part of the planning application process). In respect of non-financial planning obligations secured through S106 agreements, the delivery of these items is intrinsically linked to the requirements of a development site. .

4.0.4 S106 income varies on a site-by-site basis depending on a range of factors, such as the viability of development and site-specific considerations. This makes it difficult to forecast future S106 income and expenditure

4.1 Strategic CIL future expenditure

4.1.1 In previous years the strategic CIL allocation has been used to assist in the delivery of a number of projects as per the Regulation 123 List. Due to changes in regulations CIL is no longer restricted to strategic infrastructure projects identified in the Regulation 123 List.

4.1.2 CIL receipts will also be made available through the capital programme to spend, in whole or in part, on the items of infrastructure which are referenced in paragraph 2.4.4 of this report.

4.1.3 It should be made clear that CIL monies should not be seen as a substitute for appropriate budget setting on infrastructure projects by relevant authorities tasked with providing strategic infrastructure, which would be outlined within the councils Infrastructure Delivery Plan. There should be an open approach allowing for applications from a range of potential stakeholders to be eligible for funding and for elected members to ultimately determine how the funds could be allocated through an application process.

4.1.4 There will be opportunities throughout each year for infrastructure providers, local community groups and stakeholders will be invited and notified to put forward proposed projects and make bids for funds.

4.1.5 In order to be considered, projects will need to demonstrate how they will be aligned with the priorities set out in the relevant strategies within the Infrastructure Delivery Plan (IDP), Local Plan Policies and corporate directives of the council. Projects which align with the above strategies will be considered as a priority. Where possible, projects will be expected to show an element of match funding.

4.2 Neighbourhood CIL future expenditure

4.2.1 The District's Neighbourhood CIL Fund will be used to help deliver a wide range of projects at the local level. This could include for example:

- improvements to streets and local green spaces;
- improvements to local community facilities;
- local education infrastructure;
- community safety measures;
- new health and social care facilities; and
- Green and blue infrastructure.

4.2.2 Parish and Town Councils are able to spend their portion of CIL on a wider range of things (other than infrastructure) than the rest of the levy, provided that they meet the requirement to 'support the development of the area' within the regulations.

4.3 Section 106 future expenditure and delivery

4.3.1 There is approximately £1,434,838.30 of planned expenditure in place with further plans to increase allocations of unallocated monies towards future spending over the next financial year and beyond.

4.3.2 Details of planned S106 expenditure across each main spend area can be seen in Table 3.4. Much of our planned spending is focused on small-scale improvement works to directly mitigate the impact of development; for example:

- Refurbishment of Friary Grange Leisure Centre, Lichfield; and
- Refurbishment of a Play Area at Mavesyn Ridware.

4.3.3 In terms of the unallocated remaining balance, careful consideration will be given to how to allocate monies according to the legal definition within the corresponding S106 agreements as well as the wider funding and policy context.

4.3.4 With regards to the future delivery of non-financial planning obligations secured through S106 agreements these will be delivered in accordance with the terms of the respective legal agreements and reported where relevant in future versions of the IFS.

5. Conclusion

5.0.1 Lichfield District Council is committed to working with its partners to ensure that CIL and S106 contributions are used in a fair and transparent way to maximize the benefits and opportunities arising from development.

5.0.2 If you have any further queries about this statement, please do not hesitate to contact us via email (section106@lichfielddc.gov.uk / cil@lichfielddc.gov.uk) or by phone (01543 308192).