

Infrastructure Funding Statement 2023

Lichfield District Council

November 2023

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Lichfield
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1. Introduction

- 1.1 The 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)

- 1.2 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 Council 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

- 1.3 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 Funding Statement

- 1.4 The IFS will report upon the following key areas:
- S106 and CIL payments sought and received within the preceding reporting period 1 April 2022 to 31 March 2023. 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.

- 1.5 All authorities that 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 (1 April to 31 March) on an annual basis.
- 1.6 This is the IFS for Lichfield district for the period 1 April 2022 to 31 March 2023. [Section 2](#) and [Section 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 (2023/24).
- 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 prepare their own IFS which is [available online](#).

Key headlines

- 1.8 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](#) upon S106 obligations and [Section 4](#) looks forward to the types of infrastructure which it is intended will be funded in future years.
- 1.9 In 2022/23, the headline figures were as follows:

Community Infrastructure Levy (CIL)

- 1.10 Since the adoption of CIL in April 2016 and the commencement of charging on 13 June 2016 a total of £4,019,678.96 has been received to 31 March 2023.
- 1.11 The total CIL receipts collected for the financial year 2022/23 were £754,707.73 Of this:
- £179,798.13¹ of receipts were collected from CIL and distributed to parish and town councils within the district to fund local infrastructure projects (The ‘meaningful proportion’)
 - £8,717.40 was collected to support Special Areas of Conservation (SACs) and
 - £37,735.39 was received and allocated towards meeting the administrative costs of the CIL charging regime per CIL Regulation 61.

Section 106 agreements

- 1.12 A total of £978,630.46 was received by the District Council via S106 obligations for the 2022/23 reporting year - mostly towards delivering open space, community facilities and contributions towards the mitigation of development on the Cannock Chase SAC.

¹ The figure reported here is 5p more than what is reported in our CIL software Exacom. This is due to differences in rounding.

1.13 In 2023/2024, CIL and S106 expenditure will be focused on the following priorities, which are set out in greater detail at section 4 of this document:

- Open space, sporting, leisure and recreation infrastructure
- Transport infrastructure
- Education infrastructure
- Environment and biodiversity
- Other infrastructure where appropriate.

2. Community Infrastructure Levy

- 2.1 Lichfield District Council adopted its [CIL Charging Schedule](#) on 19 April 2016 and commenced charging from the 13 June that 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 lost². The rate of CIL payable to an authority from a new development is both mandatory and non-negotiable³
- 2.2 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](#).
- 2.3 Since the adoption of CIL and the commencement of charging, £4,019,678.96 has been received up to 31 March 2023. Of this total, £754,707.73 was collected in the 2022/23 reporting year.
- 2.4 The following table shows the total CIL receipts received since charging (13 June 2016 to 31 March 2023)

Table 2.1: Total CIL receipts received since charging (13 June 2016 to 31 March 2023)

Financial year	Total CIL receipts (£)
2016-17	£11,310.25
2017-18	£286,797.05
2018-19	£208,492.59
2019-20	£420,916.03
2020-21	£1,101,589.23
2021-22	£1,235,866.07
2022-23	£754,707.73
Total	£4,019,678.96

CIL income 2022-23 and headline figures

- 2.5 £754,707.73 of CIL receipts were collected in 2022/23. Of this:
- £537,174.27⁴ was collected in 2022/23 for spending on strategic infrastructure.
 - £1,550,000.00 was allocated for spending on strategic infrastructure within the reporting year

² [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#)

³ CIL is charged per square metre (gross floor space) and must be paid either within 60 days of the development commencing or in accordance with the [instalment policies](#) adopted by the Council.

⁴ Includes £8,717.40 collected for the Cannock Chase SAC

- £8,717.40 was collected for the Special Areas of Conservation (SACs)⁵
- £37,735.39 was received during 2022/23 for administrative expenses, as per CIL Regulation 61
- £179,798.13⁶ of Neighbourhood CIL was collected (see Table 2.4). CIL Regulation 59D requires that these monies (the meaningful proportion) are allocated to their respective Town or Parish Councils.

CIL expenditure

2.6 Table 2.2 sets out the total CIL monies received and spent since charging began in June 2016. In accordance with Regulation 62 of the CIL Regulations 2010 (as amended) between the period of 1 April 2022 and 31 March 2023 Lichfield District Council as the CIL Charging Authority collected a total of £754,707.73 in CIL receipts. Of this:

- £10,346.06⁷ of Cannock Chase SAC CIL funds was transferred to those bodies responsible for the projects which seek to mitigate the harm on the SAC from development
- £247,187.48⁸ 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
- £37,735.39 has been collected for use on the District Councils administrative expenses. More detail on this is included in the 'CIL administration' section (from 2.14).

Table 2.2: Lichfield district CIL received and expenditure (13 June 2016 to 31 March 2023)

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
2020-2021	£1,101,589.23	£148,765.99
2021-2022	£1,235,866.07	£321,446.08
2022-2023	£754,707.73	£295,268.93

2.7 Table 2.3 below illustrates the CIL receipts and expenditure.

⁵ This sum is included within the Strategic CIL pot of £537,174.26

⁶ The figure reported here is 5p more than what is reported in our CIL software Exacom. This is due to differences in rounding.

⁷ This includes Cannock Chase SAC funds collected between October 2021 and March 2022 that were transferred in the 2022-23 financial year.

⁸ Includes NCIL that was collected between October 2021 and March 2022 that was transferred in the 2022-23 financial year.

Table 2.3: Lichfield district CIL received and expenditure (2022-23)

CIL received and expenditure	Monies (£)
CIL invoiced (set out in Demand Notices ⁹)	£156,726.71
CIL receipts received in 2022-2023	£754,707.73
CIL expenditure in 2022-2023	£295,268.93
CIL retained at end of 2022/23	£230,638.79

- 2.8 This results in £230,638.79 of the CIL monies collected in 2022/23 being retained for spending on strategic infrastructure. An additional £1,243,464.52 was carried over from previous financial years for strategic infrastructure.
- 2.9 Between 13th June 2016 and 31st March 2023, £2,982,253.48 was collected for spending on strategic infrastructure. Of this, £2,489,000.00 has been allocated and £262,614.70 has been spent on strategic infrastructure projects (see Tables 2.5 and 2.6). Therefore, £230,638.79 remains unallocated for strategic CIL spending at 31st March 2023.

Neighbourhood CIL

- 2.10 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 infrastructure; or anything else that is concerned with addressing the demands that development places on an area.
- 2.11 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 13 parishes have [adopted neighbourhood plans](#).
- 2.12 Table 2.4 (below) demonstrates the receipt of Neighbourhood CIL monies in between 1 April 2022 and 31 March 2023.

Table 2.4 Neighbourhood CIL received (2022-23)

Parish	Adopted Neighbourhood Plan	Date adopted	2022/23 (£)
Alrewas	Yes	09/10/2018	4,399.23
Armitage with Handsacre	Yes	09/10/2018	0.00
Burntwood	Yes	08/06/2021	9,470.48
Clifton Campville	No	-	0.00
Colton	No	-	0.00
Curborough, Elmhurst, Farewell & Chorley	No	-	4,058.25
Drayton Bassett	No	-	0.00

⁹ 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.

Parish	Adopted Neighbourhood Plan	Date adopted	2022/23 (£)
Edingale	No	-	82.15
Elford	Yes	15/01/2019	42,335.24
Fazeley	No	-	0.00
Fradley & Streethay (The Fradley Neighbourhood Plan ¹⁰)	Yes	12/02/2019	3,631.31
Hammerwich	Yes	23/12/2021	180.75
Hamstall Ridware	No	-	0.00
Harlaston	No	-	0.00
Hints and Canwell	No	-	0.00
Kings Bromley	No	-	380.11
Lichfield City	Yes	17/04/2018	37,973.65
Longdon	Yes	09/10/2018	0.00
Mavesyn Ridware	No	-	0.00
Shenstone (The Shenstone Neighbourhood Plan, The Stonnall Neighbourhood Plan & Little Aston Neighbourhood Plan ¹¹)	Yes (Three separate plans)	13/12/2016 (Stonnall), 19/04/2016 (Shenstone & Little Aston),	3,471.48
Swinfen & Packington	No	-	0.00
Wall	No	-	0.00
Weeford	No	-	859.18
Whittington & Fisherwick	Yes	17/04/2018	5,351.03
Wigginton & Hopwas	Yes	13/12/2016	67,605.27
Total	-	-	179,798.13 ¹²

2.13 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 reporting 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

2.14 CIL Regulation 61 states that a Charging Authority can collect 5% of CIL collected from year four onwards for administration. In 2022/2023, £754,707.73 was collected in CIL receipts, meaning that £37,735.39 is available for use in supporting CIL administration¹³. These funds will be spent on the management, staffing, administration, information technology and legal costs involved in:

¹⁰ The Fradley Neighbourhood Plan covers the Fradley Neighbourhood Area. The Parish Council determined to designate two separate neighbourhood areas within the Parish.

¹¹ Shenstone Parish council determined to designate three separate neighbourhood areas within the Parish (These are Stonnall, Shenstone and Little Aston).

¹² The figure reported here is 5p more than what is reported in our CIL software Exacom. This is due to differences in rounding.

¹³ Up to 5% of CIL funds can be retained annually to cover administration costs (as per the CIL Regulations, as amended).

- 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.

Strategic CIL spending and allocation of monies

2.15 As detailed at paragraph 2.8 at the 31 March 2023 £230,638.79 of Strategic CIL monies remained unallocated. This included an additional £1,243,464.52 carried over from previous financial years for strategic infrastructure, in addition to the £537,174.27 of strategic CIL collected in 2022-2023. £1,550,000.00 was allocated for spending on strategic infrastructure within the reporting year.

2.16 Tables 2.5 and 2.6 detail the expenditure including allocations of strategic CIL funds within the reporting year. Table 2.5 shows that two projects were allocated monies within the reporting year. Table 2.6 shows the expenditure of strategic CIL funds which had been allocated in previous reporting years.

Table 2.5: Strategic CIL allocations 2022-23

Project	Strategic CIL allocation (£)	Date allocated	Date spent
Leisure Facilities in Lichfield district	1,450,000.00	28/02/2023	-
Chasetown FC 3/4G pitch	100,000.00	28/02/2023	-
Total	1,550,000.00		

2.17 This is the fourth IFS prepared by Lichfield District Council. Table 2.6 demonstrates the expenditure and allocations of strategic CIL monies received in previous reporting years since the first allocations were made in 2018-2019.

Table 2.6: Strategic CIL historic expenditure and allocations

Project	Strategic CIL allocation (£)	Date allocated	Date spent
Streethay Community Centre	600,000	08/02/2022	Spent in future reporting year
Falkland Road, Fosseway Canal Walk	260,000.00	08/02/2022	Spent in future reporting year
Lichfield & Hatherton Canal Trust – St Johns Community Link	35,000.00	12/03/2019	Spent in future reporting year
Staffordshire Countryside Explorer	42,680.83	12/03/2019	06/05/2022
Westgate Practice Refurbishment	120,000.00	12/03/2019	01/11/2019 and 02/01/2020

Project	Strategic CIL allocation (£)	Date allocated	Date spent
King Edward VI School Expansion	101,000.00	12/03/2019	16/09/2020
Total	1,158,681.00	-	-

Looking forward

2.18 The following are the key types of infrastructure that the District Council will seek to fund (wholly or in part) through CIL in future reporting years:

- Open Space, Sporting, Leisure 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, including the playing pitch strategy
- Transport infrastructure - improvements to the Strategic Highway Network as identified by the National Highways and the transport improvement scheme from the integrated Transport Strategy for Lichfield district outlined by Staffordshire County Council
- 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.

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

3. Section 106

- 3.1 The [adopted Local Plan](#) includes policies which enable the authority to seek planning obligations through Section 106 (S106) 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, tackling climate change (e.g. flood risk management) and the provision of education, health and childcare facilities.
- 3.2 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. S106 obligations will not solely be financial, as they can also relate to the delivery of specific infrastructure for example; affordable homes, schools, open space and transport infrastructure.
- 3.3 The following section details the S106 obligations agreed and received within the reporting year.

Section 106 agreements signed

- 3.4 Developments with notable S106 agreements signed in the last financial year (2022/23) are in table 3.1, with potential financial obligations totaling £9,632,577.92 the vast majority of which relates to Education and Highway obligations from the Cricket Lane development in Lichfield. S106 agreements and other relevant documentations from each planning application can be viewed online on [our planning portal](#).

Table 3.1: S106 agreements signed 2022-23

Development	Planning Ref	Financial obligations	Non-financial obligations
Land North of Burton Road, Streethay, Lichfield	12/00746/OUTMEI	Bus service contribution (Deed of Variation) - £600,000	n/a
Land at Cricket Lane, Lichfield	18/01217/OUTFLM	Cannock Chase SAC – sum to be finalised.	35% Affordable housing provision
		County Council monitoring fee - £5,400	On site open space provision
		District Council monitoring fee - £2,750	On site allotments scheme
		Public art contribution - £5,000	On site sports facilities – two football pitches, changing facility and car park
		Quarry Hills feasibility contribution - £5,000	
		Primary education provision - £3,742,111	2 Locally equipped areas of play

Development	Planning Ref	Financial obligations	Non-financial obligations
		Secondary education provision - £3,067,246 Footbridge contribution - £916,653.20 Residential bus stop contribution - £5,000 Employment bus stop contribution - £5,000 Public transport contribution - £750,000 Residential travel plan sum - £7,500 Employment travel plan sum - £7,500 Health and wellbeing contribution - £218,400	
Silver Birches, Syerscote Lane, Wigginton	20/00629/OUT	Primary education sum - £95,082.90 Secondary education sum - £24,026.00	
Charter Automotive, Unit 9, Burntwood Business Park Zone 1, Attwood Road, Burntwood	21/01992/FULM	Biodiversity sum - £139,860.00	
Arkall Farm, Ashby Road, Tamworth	22/00998/FULM	County Council monitoring fee - £1,200 Travel plan sum - £10,000 NHS contribution - £17,875	
Numerous applications	-	Mitigation of harm on Cannock Chase SAC - £6,973.82	
Total	-	£9,632,577.92	-

Section 106 income and non-financial obligations received

3.5 In 2022/23, a total of £978,630.46 was received in S106 contributions. In addition to this a number of non-financial obligations have also been delivered including 263 affordable dwellings. Table 3.2 details the planning obligations through S106 agreements which have been received or delivered within the reporting year.

Table 3.2: S106 obligations received 2022-2023

Development	Planning reference	Financial obligations	Non-financial obligations
Numerous	14/00470/FUL 19/00037/FUL 21/00058/FUL 21/00567/FUL 17/00016/FULM 22/00836/FUL 22/00699/FUL 21/01298/FUL 20/01353/COU 22/01718/FUL 22/01127/FUL 23/00029/PND 22/00028/FUL	Cannock Chase SAC - £20,678.89	-
Beaconsfield House, 10 Sandford Street, Lichfield	19/01251/FULM	Off site affordable housing contribution - £83,046.78	-
Elford Sports and Social Club, 13 The Beck, Elford	19/01707/FUL	Community/sport facility improvements - £10,343.12	-
Land at Fradley Park, Halifax Avenue, Fradley	10/01498/OUTMEI	Off-site playing pitch contribution - £85,955.54 Social facilities contribution - £85,500 Waterways contribution - £17,784	8 affordable dwellings completed in the reporting year
Deanslade Park Project, Land South of Falkland Road, Lichfield	17/01191/OUFMEI	Sports pitches contribution - £674,833.39	79 affordable dwellings completed in the reporting year
Arkall Farm, Ashby Road, Tamworth	14/00516/OUTMEI		20 affordable dwellings completed in the reporting year
Former Norgren Factory, Eastern Avenue, Lichfield	17/00060/OUTM		47 affordable dwellings completed in the reporting year
Dark Lane, Alrewas	13/01175/FULM		11 affordable dwellings completed in the reporting year
Hay End Lane, Fradley	13/00633/OUTM		32 affordable dwellings completed in the reporting year
Land at Anson Road, Alrewas	18/00961/FULM		15 affordable dwellings completed in the reporting year
Land at Mount Road, Burntwood	17/00139/OUTM		20 affordable dwellings completed in the reporting year
Land South of Shortbutts Lane, Lichfield	19/00478/REMM		17 affordable dwellings completed in the reporting year

Development	Planning reference	Financial obligations	Non-financial obligations
Land adj. 43 Somerville Road, Alrewas	22/00200/FUL		1 affordable dwellings completed in the reporting year
Spode Avenue adj. Hayes Meadow	19/00023/REMM		13 affordable dwellings completed in the reporting year

3.6 Table 3.3 illustrates the financial obligations received from S106 agreements in the last six 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 3.3: 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
2020/21	713,805.13	97,013.58	449,439.37
2021/22	331,073.30	43,245.95	697,870.92
2022/23	978,630.46	472,583.04	236,685.40

Section 106 expenditure

3.7 In 2022/23, £236,685.40 of Section 106 funds were spent. This spending of S106 monies consisted of contributions to the Cannock Chase SAC to mitigate the impact of development, ecology, open space and social and community schemes.

Table 3.4: Section 106 financial obligations expenditure 2022-2023

Project expenditure made to	Site and planning application reference	Total expenditure (£)	Infrastructure type
Mitigation of harm on Cannock Chase SAC	Numerous	£16,490.36	Cannock Chase SAC
Off site playing pitch	Land at Fradley Park, Halifax Avenue, (10/01498/OUTMEI)	£108,575.42	Open space
Play area at Burntwood Leisure Centre	Holly Grove Lane, Chase Terrace 03/01560/FUL 103 High Street, Chasetown (15/00767/FUL)	£22,095.71	Social and Community
Car parks variable message signing	Victoria Hospital, Lichfield (02/00655)	£19,984.63	Social and Community
Play equipment at Chase Terrace Park	Land South Milestone Way, Burntwood (16/00666/OUTM)	£10,617.70	Social and Community

Project expenditure made to	Site and planning application reference	Total expenditure (£)	Infrastructure type
Ecological mitigation Burntwood	Land At Junction of The Sportsway and Milestone Way Burntwood 14/00612/OUTM	£9,983.35	Ecology
Ecological mitigation	Brookhay/Hay End Lane 14/01038/OUTM	£3,326.06	Ecology
Ecological mitigation	Land At Wellington Crescent Fradley 18/00082/FULM	£3,327.79	Ecology
Lichfield city centre pedestrianisation scheme	Wall Island, Shenstone (01/00788)	£42,284.38	Social and Community

Cannock Chase SAC

3.8 Where a development is non CIL-liable or exempt from CIL, planning obligations are secured to mitigate for the harm of the development on the Cannock Chase SAC through a S106 agreement. Contributions received will be spent on projects to mitigate the harm on the SAC in accordance with adopted Local Plan policy. The total of such contributions spent within the reporting year was £16,490.36.

Social and community

3.9 As detailed in Table 3.3 there has been an expenditure of £94,982.42 on social and community projects within the reporting year. These include expenditure on play areas at Burntwood Leisure Centre and Chase Terrace Park, car park variable message signing and a pedestrianisation scheme in Lichfield city centre.

Housing

3.10 Section 106 funds are drawn down and the various contributions are allocated to relevant projects at the end of each financial year. There was £0 of S106 housing spend within the reporting year.

Education

3.11 S106 contributions (both financial and non-financial) for education infrastructure are collected and allocated to specific projects as advised by the education authority Staffordshire County Council. These planning obligations will be 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 Council's IFS](#).

Transport

3.12 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 Council's IFS](#).

Parks and open spaces

3.13 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 2022/23 financial year £0 of S106 monies were spent on the ongoing maintenance of Public Open Space.

Current section 106 balances

3.14 The section 106 balance at 31 March 2023 was £3,370,206.08. Of this:

- £935,395.23 is formally committed to specific projects, £441,247.18 is allocated for the purposes of longer-term maintenance of open space (commuted sums) and £575,864.53 is retained for the purposes of ecological mitigation; and
- £1,410,149.02 in S106 funds remain committed towards future projects, which will need to meet the specified requirements defined within the section 106 agreement relating to each site.

Table 3.5: S106 currently held financial obligations as of 31 March 2023

Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies committed (£)
SOC2	Land at Easthill, Fradley - 07/00774/OUTM	-	0.41
SOC2	S106 - Laurel House, Lichfield Street, Fazeley 05/01140	-	900.00
Public Open Space	Land at Lichfield Road, King's Bromley - 14/00683/OUTM	-	16,384.92
Sports contribution (Off-site Sports Pitch)	Land at Junction of The Sportsway and Milestone Way Burntwood Staffordshire - 14/00612/FULM	-	65,016.37
Community and Leisure	Land at Browns Lane, Tamworth 14/00018/OUTM	-	125,796.65
Sports contribution (Off-Site Playing Pitch)	Land at Fradley Park, Halifax Avenue, Fradley - 10/01498/OUTMEI	-	85,955.54
Social facilities	Land At Fradley Park, Halifax Avenue, Fradley,	-	193,500.00

Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies committed (£)
	Lichfield, Staffordshire - 10/01498/OUTMEI		
Waterways contribution	Land At Fradley Park, Halifax Avenue, Fradley, Lichfield, Staffordshire - 10/01498/OUTMEI	-	40,248.00
National Memorial Arboretum	S106 - Walsall Road, Lichfield 98/00036	-	45.87
Open space commuted sum	S106 - Chesterfield Road, Lichfield 03/00636	-	100,698.84
SOC2	S106 - Victoria Hospital, Lichfield 02/00655	-	174.13
Public Open Space	Land South Milestone Way, Burntwood, Staffordshire - 16/00666/OUTM		96,251.78
Community and sports facility	Elford Sports And Social Club, 13 The Beck, Elford, Tamworth, Staffordshire, B79 9BT	-	10,343.12
Sports Pitches Contribution	Deanslade Park Project, Land South Of Falkland Road, Lichfield, Staffordshire, WS14 0AG	-	674,833.39
Social, community and leisure facilities	Land at Lichfield Road, King's Bromley - 14/00683/OUTM	11,599.79	-
Social, community and leisure facilities	Land Rear Royal Oak Uttoxeter Road Hill Ridware Rugeley - 14/00147/OUTM	29,794.86	-
Play Area - Statfold Lane, Fradley	S106 - Fradley Industrial 95/00584	0.35	-
New Sports Hall at Netherstowe School	Land North of Burton Road and Northeast of the West Coast Mainline, Streethay, Lichfield,	348,800.45	-
Mavesyn Ridware Village Hall Play Area Improvements	Land Rear Royal Oak Uttoxeter Road Hill Ridware Rugeley - 14/00147/OUTM	4,897.19	-
New Build Parish Office/Community Hub	Land at Easthill, Fradley - 07/00774/OUTM	92,157.00	-
Fradley BMX Pumptrack	Land at Easthill, Fradley - 07/00774/OUTM	33,216.93	-
Upgrading electrical heating in St Stephens Church, Fradley	Land at Easthill, Fradley - 07/00774/OUTM	4,380.00	-

Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies committed (£)
Replacement of canopy and installation of artificial grass at Armitage Pre-School	S106 - Hawksyard 03-00627-OUT	3,000	-
Social, community and leisure facilities	S106 - City Wharf, Lichfield 01/00760	6,544.67	-
Car Parks Variable Message Signing	S106 - Victoria Hospital, Lichfield 02/00655	13,797.10	-
Community Building at Hawksyard	S106 - Hawksyard 03-00627-OUT	119.35	-
Social, community and leisure facilities	S106 - Victoria Hospital, Lichfield 02/00655	3,228.16	-
Ancient Monument (Friary)	S106 - Victoria Hospital, Lichfield 02/00655	27.75	-
Old Mining College - Refurbish Access and Signs	S106 - 7-9 High Street, Chasetown 12/00063/FULM	13,224.95	-
DDL - Youth Building (Fradley)	S106 - Common Lane, Fradley 01/01256	0.47	-
Play Equipment at Chase Terrace Park	Land South Milestone Way, Burntwood, Staffordshire - 16/00666/OUTM	4,382.30	-
Affordable Housing	Derry Farm, Birmingham Road, Shenstone, Lichfield - 15/00920/FUL	157,306.02	-
Social, community and leisure facilities	S106 - City Wharf, Lichfield 01/00760	3,450.00	-
Social, community and leisure facilities	S106 - Vulcan Road, Lichfield 07-01146-FULM	4,000.00	-
Social, community and leisure facilities	Land at Wheelhouse Road and Armitage Road, Armitage - 14/01018/FUL	17,332.00	-
Social, community and leisure facilities	Brookfield, Hay End Lane, Fradley - 14/01038/OUTM	52,794.86	-
Social, community and leisure facilities	Land At Limburg Avenue, Lichfield - 14/00465/FULM	131,341.03	-
Cannock Chase SAC	Various applications	7,550.12	-
Ecological mitigation	Various applications	575,864.53	-
Committed Sums for ongoing maintenance of Public Open Space	Various applications	441,247.18	-
	Sub totals	1,960,057.06	1,410,149.02
	Total	3,370,206.08	

4. Planned expenditure

- 4.1 This section sets out how CIL and S106 income will be spent over the next reporting period in Lichfield district (as per the requirements set out in relevant planning practice guidance and the CIL regulations).
- 4.2 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.
- 4.3 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.
- 4.4 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.

Strategic CIL future expenditure

- 4.5 In previous years the strategic CIL allocation has been used to assist in the delivery of several projects 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.
- 4.6 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 2.18 of this report.
- 4.7 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.
- 4.8 There will be regular opportunities for infrastructure providers, local community groups and stakeholders to put forward proposed projects and make bids for funds and projects will be decided through the approved assessment process. Where possible, projects will be expected to show an element of match funding.

Neighbourhood CIL future expenditure

- 4.9 The District's Neighbourhood CIL Fund will be used to help deliver a wide range of projects at the local level 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
- Green and blue infrastructure.

4.10 Parish and Town Councils can 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.

Section 106 future expenditure and delivery

4.11 There is approximately £1,919,145.02 of planned expenditure in place, with further plans to increase allocations of unallocated monies towards future spending over the next financial year and beyond.

4.12 Details of planned S106 expenditure across each main spend area can be seen in Table 3.5. Much of our planned spending is focused on the development of new and improved social and community infrastructure, for example:

- Play Equipment at Chase Terrace Park New Sports Hall, Netherstowe School
- Mavesyn Ridware Village Hall Play Area Improvements

4.13 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.

4.14 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

- 5.1 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.
- 5.2 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).