

Infrastructure Funding Statement

October 2025



Lichfield
District Council

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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
- 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 2024 to 31 March 2025. This will also include information on where expenditure or funds have been allocated to infrastructure projects within the reporting period.

- 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 2024 to 31 March 2025. [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 (2025/26).
- 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.

Community Infrastructure Levy (CIL)

- 1.9 Since the adoption of CIL in April 2016 and the commencement of charging on 13 June 2016 £5,537,450.17 has been received up to 31 March 2025.
- 1.10 The total CIL receipts collected for the financial year 2024/25 were £1,045,099.93. Table 1 shows the summary of CIL collected, allocated and spent in 2024/25.

Table 1 - CIL Summary

CIL Summary 2024-2025	Amount (£)	Notes
<i>Strategic CIL</i>	£877,151.52	Portion of CIL collected and retained for spending on strategic infrastructure, after deduction of Cannock Chase SAC mitigation monies.
<i>Neighbourhood CIL</i>	£115,693.41	Portion of overall CIL collected on behalf of Parish or Town Councils (25% or 15% depending if a Neighbourhood Plan is adopted)
<i>CIL administration</i>	52,255	5% of total CIL receipts retained by Lichfield District Council
Total CIL collected 24/25	£1,045,099.93	See paragraph 2.5
CIL allocated to strategic infrastructure in 24/25	£1,487,888.33	See Table 6
CIL spent in 24/25	£383.364.58	See paragraph 2.6

Section 106 (S106) agreements

- 1.11 A total of £1,541,034.04 was received by the District Council via S106 obligations for the 2024/25 reporting year - mostly towards delivering biodiversity net gain and contributions towards the mitigation of development on the Cannock Chase SAC.
- 1.12 In 2025/2026, CIL and S106 expenditure will be focused on the following priorities, which are set out in greater detail at section 4 of this document.

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 lost¹. The rate of CIL payable to an authority from a new development is both mandatory and non-negotiable²
- 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, £5,537,450.17 has been received up to 31 March 2025. Of this total, £1,045,099.93 was collected in the 2024/25 reporting year.
- 2.4 Table 2 shows the total CIL receipts received since charging (13 June 2016 to 31 March 2025).

Table 2 - Total CIL receipts received since charging (13 June 2016 to 31 March 2025)

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
2023-24	£472,671.29
2024-25	£1,045,099.93
Total	£5,537,450.17

¹ [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#)

² 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.

CIL income

2.5 £1,045,099.93 of CIL receipts were collected in 2024/25.

- £877,151.52 was collected in 2024/25 for spending on strategic infrastructure, including £2,888.33 which was collected on behalf of the Cannock Chase SAC Partnership to support mitigation of the Cannock Chase SAC.
- £52,255 was received during 2024/25 for administrative expenses, as per CIL Regulation 61
- £115,693.41³ of Neighbourhood CIL was collected (see Table 5). CIL Regulation 59D requires that these monies (the meaningful proportion) are allocated to their respective Town or Parish Councils.

CIL expenditure

2.6 Table 3 sets out the total CIL monies received and spent since charging began in June 2016. The total CIL expenditure for the period 1 April 2024 to 31 March 2025 was £383.364.58⁴. This includes:

- £3,123.55⁵ of Cannock Chase SAC CIL was transferred to the Cannock Chase SAC Partnership for mitigation of the Cannock Chase SAC.
- £114,890.77⁶ of Neighbourhood CIL was transferred to the relevant parish and town councils for spending on local infrastructure projects. More detail on this is included in the 'neighbourhood CIL expenditure' section (from 2.10 below) and;
- £52,255 was collected and spent on the District Council's administrative expenses. More detail on this is included in the 'CIL administration' section (from 2.14).
- £213,095.23 of Strategic CIL was spent on new leisure facilities in Lichfield District.

Table 3 - CIL received and expenditure (13 June 2016 to 31 March 2025)

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

³ Includes -£487.62 of NCIL transferred from Streethay parish to the strategic CIL pot, following its separation from Fradley and Streethay Parish Council, as Streethay is only eligible for 15% of CIL receipts due to not having an adopted Neighbourhood Plan.

⁴ Includes 3p rounding.

⁵ This includes Cannock Chase SAC funds collected between October 2023 and March 2024 that were transferred in the 2024-25 financial year.

⁶ Includes NCIL that was collected between October 2023 and March 2024 that was transferred in the 2024-25 financial year.

Year	CIL received	CIL spent
2023-2024	£472,671.29	£275,998.51
2024-2025	£1,045,099.93	£383,364.58

2.7 Table 4 below illustrates the CIL receipts, invoices and expenditure.

Table 4 - Lichfield district CIL received and expenditure (2024-25)

CIL received and expenditure	Monies (£)
CIL invoiced (set out in Demand Notices ⁷)	£1,290,629.85
CIL receipts received in 2024-2025	£1,045,099.93
CIL expenditure in 2024-2025	£383,364.58
CIL retained at end of 2024/25	£661,735.35

2.8 This results in £661,735.35 of the CIL monies collected in 2024/25 being retained.

Neighbourhood CIL

2.9 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.

2.10 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 14 parishes have [adopted neighbourhood plans](#).

2.11 Table 5 demonstrates the total amount of CIL passed to Parish Councils between 1 April 2024 and 31 March 2025.

Table 5 - Neighbourhood CIL transferred (2024-25)

Parish	Neighbourhood Plan and date adopted	Total CIL passed to Parish Councils 2024-25 (£)
Alrewas	Y - 09/10/18	£0
Armitage with Handsacre	Y - 09/10/18	£1,911.48
Burntwood	Y – 08/06/21	£3,198.85
Clifton Campville	N	£0
Colton	N	£0
Curborough, Elmhurst, Farewell & Chorley	N	£32,700
Drayton Bassett	N	£0
Edingale	N	£0

⁷ 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.

Elford	Y - 15/01/19	£3,361.62
Fazeley	N	£1,265.92
Fradley & Streethay		N/A
Fradley	Y - 12/02/19	£1,896.82
Streethay	N	£7,711.39
Hammerwich	Y - 23/12/21	£0
Hamstall Ridware	N	£857.52
Harlaston	N	£0
Hints and Canwell	N	£403.73
Kings Bromley	N	£900.00
Lichfield	Y - 17/04/18	£44,051.97
Longdon	Y - 09/10/18	£5,312.54
Mavesyn Ridware	Y - 14/03/25	£364.64
Shenstone	Y - 13/12/16	£10,954.29
Swinfen & Packington	N	£0
Wall	N	£0
Weeford	N	£0
Whittington & Fisherwick	Y - 17/04/18	£0
Wigginton & Hopwas	Y - 13/12/16	£0
TOTAL		£114,890.77

2.12 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

2.13 CIL Regulation 61 states that a Charging Authority can collect 5% of CIL collected from year four onwards for administration. In 2024/2025, £1,045,099.93 was collected in CIL receipts, meaning that £52,255 is available for use in supporting CIL administration⁸. These funds will be 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.

Strategic CIL

2.14 Between 13th June 2016 and 31st March 2025, £4,198,688.90 was collected for spending on strategic infrastructure. Of this, £3,058,115.84 has been allocated and £902,538.64

⁸ Up to 5% of CIL funds can be retained annually to cover administration costs (as per the CIL Regulations, as amended).

has been spent on strategic infrastructure projects. Therefore, £238,034.43 remained unallocated for strategic CIL spending at 31st March 2025.

- 2.15 £1,487,888.33 of strategic CIL was allocated within the reporting year - see Table 6 below.

Table 6 - Strategic CIL allocations 2024-25

Project	Strategic CIL allocation (£)	Date allocated
Burntwood Health Centre	£1,152,110	11/02/2025
Lichfield & Hatherton Canal Restoration – Tamworth Road Phase 2	£200,000	11/02/2025
Alrewas MUGA	£45,000	11/02/2025
Elford Community Park	£75,000	11/02/2025
Drayton Bassett radar speed awareness signage	£5,890	11/02/2025
Whittington Common Lane Yellow Lines	£7,000	11/02/2025
Cannock Chase SAC	£2,888.33	31/03/2025
Total	£1,487,888.33	

- 2.16 This is the sixth IFS prepared by Lichfield District Council. Table 7 shows the status of the projects allocated strategic CIL monies since the first allocations were made in 2018-2019.

Table 7 - Strategic CIL historic expenditure and allocations

Project	Strategic CIL allocation (£)	Date allocated	Project status
Burntwood Health Centre	1,152,110	11/02/2025	Awaiting planning application, due in April 2026 following Pre-App process with Development Management team during Autumn 2025.
Lichfield & Hatherton Canal Restoration – Tamworth Road Phase 2	200,000	11/02/2025	Grant agreement signed with structured payments of £70,000, £70,000 and £60,000 to be paid during 25/26.
Alrewas MUGA	45,000	11/02/2025	Grant agreement signed with payment to be paid in Summer 2025.
Elford Community Park	75,000	11/02/2025	Quotes to be confirmed by end of Q1 2025 with project starting in Q2
Drayton Bassett radar speed awareness signage	5,890	11/02/2025	Awaiting planning application
Whittington Common Lane Yellow Lines	7,000	11/02/2025	Awaiting planning application
Leisure facilities in Lichfield District	1,450,000	31/03/2025	£481,091.66 spent as of 31 March 2025.
Chasetown FC 3/4G pitch	100,000	28/02/2023	Project completed 10/10/2023
Streethay Community Centre	600,000	08/02/2022	Project not started.
Falkland Road, Fosseway Canal Walk	260,000	08/02/2022	Funding withdrawn 22/11/2023

Project	Strategic CIL allocation (£)	Date allocated	Project status
Lichfield & Hatherton Canal Trust – St Johns Community Link	35,000	12/03/2019	Funding withdrawn 22/11/2023
Staffordshire Countryside Explorer	42,681	12/03/2019	Project completed 06/05/2022
Westgate Practice Refurbishment	120,000	12/03/2019	Project completed 02/01/2020
King Edward VI School Expansion	101,000	12/03/2019	Project completed 16/09/2020
Total	4,193,681.00	-	-

Infrastructure List

- 2.17 The Infrastructure List (IL) sets out the infrastructure projects or types of infrastructure which the Council intends will be, or may be, wholly or partly funded by CIL. Strategic CIL money collected can only be allocated and spent on these types of infrastructure.
- 2.18 The IL will be reviewed annually by the Strategic Infrastructure Group (SIG) prior to approval by Cabinet, in line with the approved CIL governance arrangements. The IL will reflect priorities identified in the Infrastructure Delivery Plan (IDP), emerging Local Plan and Lichfield District 2050 Strategy.
- 2.19 The inclusion of a project or type of infrastructure on this list does not signify a commitment from the Council to fund (either in whole or in part) the listed project or type of infrastructure through CIL.
- 2.20 Infrastructure providers that are responsible for projects identified within the IL will formally bid for the release of funds from this centralised strategic pot via a formal application process to assist in delivering the infrastructure detailed within the Infrastructure List. The onus will be on applicants to produce strong evidence-based arguments, which will include clear delivery plans for proposed projects along with potential and secured match funding information.
- 2.21 Table 8 shows the types of infrastructure that the council will seek to fund (wholly or in part) through CIL in 2025/26. Extensive discussion has taken place between officers, members and stakeholders to set the priorities of this list which will inform the formal application process taking place towards the end of the year after the report has been through the Cabinet process.

Table 8 - Infrastructure List

Infrastructure Project	Notes	Main Delivery Body
Healthcare provision	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.	NHS Integrated Care Board, GP's.
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. Improvements as part of Public Transport projects, received in 2024/5 Strategic CIL bidding round and those linked to the Bus Service Improvement Plan.	Staffordshire County Council
Sports Facilities Infrastructure	The support of strategic projects linked to local sports clubs received in the 2024/25 Strategic CIL bidding round could be considered again alongside projects highlighted in the 2025 Playing Pitch Strategy Report.	Sport England Local Sports Clubs
Education Infrastructure	CIL funds may be spent on supporting the construction of a new secondary school in Lichfield district.	Staffordshire County Council

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 (2024/25) are in Table 9, with potential financial obligations due to the District Council of £911,969.61.
- 3.5 Staffordshire County Council is the Education and Highways Authority for Lichfield District and therefore the obligations are not collected by the District Council. Similarly, any healthcare contributions are collected by the District Council but are transferred to the Integrated Care Board for Staffordshire and Stoke on Trent.
- 3.6 S106 agreements and other relevant documentations from each planning application can be viewed online on [our planning portal](#).

Table 9 - S106 agreements signed 2024-25

Development	Planning Ref	Financial obligation type	Financial obligation amount	Non-financial obligations
Land at Streethay, Burton Road, Lichfield	19/01015/OUTM	Cannock Chase SAC Mitigation Sum	£68,802	-
		District Council Monitoring Fee	£2,500	
		Primary Education Contribution	£8,395.88 per dwelling	
		Highways Contribution	£312,712	
		Travel Plan Sum	£10,000	
Land at Harrier Centre and North of, Wood End Lane, Fradley	23/00684/FULM	Biodiversity Net Gain Contribution	£786,923.18	
		Travel Plan Sum	£10,000	
Former Library, The Friary, Lichfield	22/00992/COUM	Cannock Chase SAC Mitigation Sum	£6,102	
		Primary Education Sum	£317,644.72	
		Healthcare Contribution	£13,650	

Development	Planning Ref	Financial obligation type	Financial obligation amount	Non-financial obligations
Lichfield South Business Park, Birmingham Road, Wall	23/01040/OUTFLM	Biodiversity Net Gain Contribution	£35,000	
		Highways Contribution	£100,000	
		Travel Plan Sum	£15,000	
Land North of Browns Lane, Tamworth	18/00840/OUTMEI	County Council Monitoring Fee	£2,070	On-site Affordable Housing (84 units/ 40%)
		Highways Contribution	£47,900	On-site Open Space Provision
		Primary Education Sum	£5,874.12 per qualifying dwelling	
		Secondary Education Sum	£3,874.20 per qualifying dwelling	
		Healthcare Contribution	Maximum of £136,498	
		Travel Plan Sum	£7,000	
Land Rear of Former Bridge Cross Garage, Cannock Road,	24/00843/FULM	Bus Stop Contribution	£12,400	
		Travel Plan	£6,000	
Numerous Applications	23/01378/FUL 22/01239/COU 23/01375/COU 23/00692/FUL 23/01089/FUL 23/00083/FUL 23/00827/COU 24/00229/COU 24/00363/FUL 24/00518/FUL 24/00693/FUL 24/00060/FUL 25/00038/COU 23/00628/FUL 24/00098/FUL 24/00386/COU 23/00190/COU 24/00865/COU	Cannock Chase SAC mitigation	£12,642.43	

Section 106 income/ and non-financial obligations received

- 3.7 In 2024/25, a total of £1,541,034.04 was received in S106 contributions. In addition to this a number of non-financial obligations have also been delivered including 127 affordable dwellings. Table 10 details the planning obligations through S106 agreements which have been received or delivered within the reporting year.

Table 10 - S106 obligations received 2024-25

Development	Planning reference	Financial obligation type	Financial obligation amount	Non-financial obligations
Land South of Shortbutts Lane, Lichfield	21/01956/OUTFLM	Healthcare Contribution	£324,996	81 affordable dwellings completed in reporting year.
Fradley Park Industrial Estate, Wood End Lane, Fradley	21/00428/COUM	Biodiversity Unit Contribution	£190,560.76	
Charter Automotive, Unit 9, Burntwood Business Park, Zone 1, Attwood Road, Burntwood	21/01992/FULM	Biodiversity Unit Contribution	£157,764.98	
Land at Harrier Centre and North of Wood End Lane, Fradley	23/00684/FULM	Biodiversity Net Gain Contribution	£786,923.18	
Numerous Applications	20/00113/FUL 21/01595/FULM 23/00083/FUL 22/00658/FULM 21/01250/COU 22/01327/FUL 22/00888/FUL 18/01217/OUTFLM	Cannock Chase SAC Mitigation	£80,789.12	-
	Total		£1,541,034.04	

- 3.8 Table 11 illustrates the financial obligations received from S106 agreements in the last eight 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 11 - Financial obligations received through S106 agreements

Year	Received in year (£)	Allocated (£)	Expenditure (£)
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
2023/24	1,586,982.41	414,414.99	516,308.11
2024/25	1,215,505.84	26,728.04	464,364.58

Section 106 expenditure

- 3.9 In 2024/25, £464,364.58 of Section 106 funds were spent. This consisted of contributions to the Cannock Chase SAC to mitigate the impact of development, open space and social and community schemes.

Table 12 - S106 financial obligations expenditure 2024-25

Project expenditure made to	Site and planning application reference	Total expenditure (£)	Infrastructure type
Mitigation of harm on Cannock Chase SAC	Numerous	£68,418.85	Cannock Chase SAC
Elford Sportsfield Pavillion Refurbishment	Elford Sports And Social Club, 13 The Beck, Elford (19/01707/FUL)	£10,343.12	Off-site Community Facilities Provision
Mavesyn Ridware Village Hall Play Area Improvements	Land Rear Royal Oak Uttoxeter Road Hill Ridware (14/00147/OUTM)	£4,897.19	Off-site Public Open Space Contribution
Further develop the Fradley Community Recreational Area at Hay End Lane Park	Land at Easthill, Fradley (07/00774/OUTM)	£48,502	Social and Community Facilities Contribution
Rough Sleeper Housing Pathway Scheme	Derry Farm, Birmingham Road, Shenstone (15/00920/FUL)	£78,447.60	Affordable Housing Contribution
Football Pitch and Car Park at Burntwood Park	Land at Junction of The Sportsway and Milestone Way Burntwood (14/00612/FULM)	£21,650	Off-site Sports Pitch Contribution
Fencing for Pitch at Burntwood Leisure Centre	Land at Junction of The Sportsway and Milestone Way Burntwood	£41,417	Off-site Sports Pitch Contribution

Project expenditure made to	Site and planning application reference	Total expenditure (£)	Infrastructure type
	(14/00612/FULM)		
Community Facility	Land North of Burton Road and Northeast of the West Coast Mainline, Streethay (12/00746/OUTMEI)	£8,234	Community Facility Sum
Skatepark at Burntwood Leisure Centre	Land South Milestone Way, Burntwood (16/00666/OUTM)	£66,419.33	Off-site Public Open Space Contribution
Temporary accommodation (affordable homes) purchases	Land And Buildings at Quonians Lane Lichfield (19/00318/FULM)	£61,309.14	Affordable Housing Contribution
Contributions for the Ongoing Maintenance of Public Open Space	Various applications	£54,726.35	Open Space Commuted Sums
		£464,364.58	

Cannock Chase SAC

- 3.10 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 £68,418.85.

Social and community

- 3.11 As detailed in Table 12 there has been an expenditure of £67,079.12 on social and community projects within the reporting year. These include expenditure on refurbishment of Elford Sportsfield Pavillion and improvements to recreational facilities in Fradley and Burntwood.

Housing

- 3.12 Section 106 funds are drawn down and the various contributions are allocated to relevant projects at the end of each financial year. There was £139,756.74 of S106 housing spend within the reporting year.

Education

- 3.13 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

- 3.14 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

- 3.15 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 2024/25 financial year £54,726.35 of S106 monies were spent on the ongoing maintenance of Public Open Space.

Current section 106 balances

- 3.16 The Section 106 balance at 31 March 2025 was £5,358,945.88. Of this:
- £1,840,575.98 is allocated to specific projects, £1,053,464.07 is allocated for the purposes of longer-term maintenance of open space (commuted sums), £26,575.23 is allocated towards the Cannock Chase SAC and £1,518,052.69 is retained for the purposes of ecological mitigation; and
 - £880,029.38 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 13 - S106 currently held financial obligations as of 31 March 2025

Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies committed (£)
SOC2	S106 - Laurel House, Lichfield Street, Fazeley 05/01140	-	900
Social facilities	Land At Fradley Park, Halifax Avenue, Fradley, Lichfield, Staffordshire - 10/01498/OUTMEI	-	193,500
Sports Pitches Contribution	Deanslade Park Project, Land South Of Falkland Road, Lichfield, Staffordshire, WS14 0AG	-	674,833.39
Public open space	Land adjacent Hayes Meadow Primary School, Spode Avenue, Handsacre	-	10,795.99
Public Open Space	Land at Lichfield Road, King's Bromley - 14/00683/OUTM	16,384.92	-
New Sports Hall at Netherstowe School	Land North of Burton Road and Northeast of the West Coast Mainline, Streethay,	348,800.45	-

Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies committed (£)
	Lichfield – 12/00746/OUTMEI		
Further develop the Fradley Community Recreational Area at Hay End Lane Park	Land at Easthill, Fradley - 07/00774/OUTM	19,758	-
Improve community and visual cohesion by developing Fradley's visual identity and sense of place	Land at Easthill, Fradley - 07/00774/OUTM	57,113.93	-
Replacement of canopy and installation of artificial grass at Armitage Pre-School	S106 - Hawksyard 03-00627-OUT	3,000	-
Old Mining College - Refurbish Access and Signs	7-9 High Street, Chasetown 12/00063/FULM	13,224.95	
Play Equipment at Chase Terrace Park	Land South of Milestone Way, Burntwood 16/00666/OUTM	4,382.30	-
Affordable Housing	Derry Farm, Birmingham Road, Shenstone, Lichfield - 15/00920/FUL	78,858.42	-
Social, community and leisure facilities	Land At Limburg Avenue, Lichfield - 14/00465/FULM	131,341.03	-
Friary Grange – short term improvements	Land at Browns Lane, Tamworth – 14/00018/OUTM	0.10 ⁹	
Football Pitch and Car Park at Burntwood Park	Land at Junction of The Sportsway and Milestone Way Burntwood Staffordshire - 14/00612/FULM	1,949.37	
Community facility	Land North of Burton Road and Northeast of the West Coast Mainline, Streethay, Lichfield,	117,121	
Fence at Chasetown Memorial Bowling Green	Land South Milestone Way, Burntwood, Staffordshire - 16/00666/OUTM	750	-
Skateboard park at Burntwood Leisure Centre	Land South Milestone Way, Burntwood, Staffordshire - 16/00666/OUTM	19,832.45	-
Affordable Housing	Land at The Shrubbery, Elford	641,170.71	
New leisure centre	Land off Hay End Lane, Fradley – 13/00633/OUTM	254,279.64	
New leisure centre	Land Adjacent Hayes Meadow Primary School,	46,063.49	

⁹ This is the remaining unspent amount from the Friary Grange short term improvements project, set out in Table 13.

Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies committed (£)
	Spode Avenue, Handsacre 15/01198/OUTM		
	Land North of Dark Lane, Alrewas, Burton Upon Trent, Staffordshire, DE13 7AP 13/01175/FULM	86,545	
Waterways	Land At Fradley Park, Halifax Avenue, Fradley, Lichfield, Staffordshire - 10/01498/OUTMEI	40,248	
Cannock Chase SAC	Various applications	26,575.23	-
Ecological mitigation	Various applications	1,518,052.69	-
Commutated Sums for ongoing maintenance of Public Open Space	Various applications	1,053,464.07	-
	Sub totals	£4,478,916.50	£880,029.38
	Total	£5,358,945.88	

4. Planned expenditure

- 4.1 This section sets out how CIL and S106 income will be spent over the next reporting period in the 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 Following last year's allocation using the new [allocation governance](#), a similar process will be followed which will encourage infrastructure providers to submit applications based on the Infrastructure List priorities at Table 8 in this report.
- 4.6 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.

Neighbourhood CIL future expenditure

4.7 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.

4.8 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

4.9 There is approximately £4,478,916.50 of planned expenditure in place, with further plans to increase allocations of unallocated monies towards future spending over the next financial year and beyond.

4.10 Details of planned S106 expenditure across each main spend area can be seen in Table 13. Much of our planned spending is focused on the development of new and improved social and community infrastructure, for example:

- New leisure centre in Lichfield
- New community centre in Streethay
- Further development of the Fradley Community Recreational Area at Hay End Lane Park
- The improvement of Worthington Road and Barlow Drive play areas in Fradley
- The improvement of Fradley Parish Church allowing better access for residents and community groups

4.11 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.

4.12 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 30800).