Publication control:

Reporting period: 1 April 2025–31 March 2026.

Responsible service: Policy and Strategy, Lichfield District Council.

Approval and publication dates: November 2026

Figures are in pounds sterling and may be rounded; validate them against Council records before publication.

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Contents

1. Introduction 4
Executive summary 4
Financial performance 4
Investment and delivery 4
2. Community Infrastructure Levy 5
CIL income 6
CIL expenditure 6
Neighbourhood CIL 7
CIL administration 8
Strategic CIL 8
Infrastructure List 10
3. Section 106 11
Section 106 agreements signed 11
Section 106 income and non-financial obligations received 12
Section 106 expenditure 13
Cannock Chase SAC 15
Social and community 15
Housing 15
Education 15
Transport 15
Parks and open spaces 15
Ecological Mitigation 15
Current section 106 balances 16
4. Planned expenditure 17
Strategic CIL future expenditure 17
Neighbourhood CIL future expenditure 17
Section 106 future expenditure and delivery 17
5. Conclusion 18

1. Introduction

1.1 This Infrastructure Funding Statement (IFS) reports developer contributions secured, received and spent by Lichfield District Council through the Community Infrastructure Levy (CIL) and Section 106 agreements (S106) in 2025/26.

1.2 CIL is a non-negotiable charge on development used to fund infrastructure supporting Local Plan growth. The Council began charging in June 2016. S106 agreements mitigate site-specific development impacts through financial contributions, affordable housing and other measures. Sections 2 and 3 report CIL and S106 activity and section 4 sets out planned expenditure.

1.3 Staffordshire County Council reports separately on contributions it receives for infrastructure in the district through its IFS that is available online.

Executive summary

1.4 In 2025/26, the Council collected £2,534,560.83 in CIL and spent £919,084. Receipts were £2,071,173.13 for strategic infrastructure, £336,660 for neighbourhood CIL and £126,728 for administration. Cumulative receipts since June 2016 are £8.072 million.

Financial performance

Table 1 - CIL Summary

CIL summary 2025/26	Amount (£)	Notes
Strategic CIL	2,071,173.13	Portion of CIL collected and retained for spending on strategic infrastructure, after deduction of Cannock Chase SAC mitigation monies.
Neighbourhood CIL	336,659.63	Portion of CIL collected for parish and town councils (25% where a neighbourhood plan is adopted, otherwise 15%).
CIL administration	126,728.07	5% of total CIL receipts retained by Lichfield District Council
Total CIL collected	**2,534,560.83**	See paragraph 2.4
CIL allocated to strategic infrastructure	**1,475,534**	See Table 4
CIL spent	**919,083.99**	See paragraph 2.5

Investment and delivery

1.5 On 31 March 2026, £1,802,618.64 of strategic CIL had been spent, £4,533,649.84 was committed to approved projects and £55,743.43 remained unallocated. During 2025/26, £1,475,534 was allocated to community, sport, leisure and open-space schemes.

1.6 The Council received £2,903,498.23 through S106 obligations including £2,625,873.57 transferred to Staffordshire County Council for highways and education. Other contributions supported health, Cannock Chase SAC mitigation, biodiversity, open space and monitoring, alongside delivery of 36 affordable homes.

1.7 The 2026/27 Infrastructure List(IL) priorities are health, sport, community facilities, cultural, heritage and visitor infrastructure, and open space, with funding decisions subject to need, deliverability and available resources.

1.8 Key delivery risks requiring active oversight are the £1,152,110 Burntwood Health Centre allocation, which is dependent on planning progress by September 2026, the £300,000 Chasewater Pump Track allocation, which requires an agreed site and the £600,000 Streethay Community Centre allocation where delivery had not started at year end.

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 lost[1]. The rate of CIL payable to an authority from a new development is both mandatory and non-negotiable[2]

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, £8,072,010.99 has been received up to 31 March 2026. Of this total, £2,534,560.83 was collected in 2025/26. See Table 2 - Total CIL receipts received since charging (13 June 2016 to 31 March 2026) below.

Table 2 - Total CIL receipts received since charging (13 June 2016 to 31 March 2026)

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
2025/26	2,534,560.83
Total	**8,072,010.99**

CIL income

2.4 Of the £2,534,560.83 CIL receipts:

[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.

- £2,071,173.13 was collected for spending on strategic infrastructure, including £3,677.25 which was collected on behalf of the Cannock Chase SAC Partnership to support mitigation of the Cannock Chase SAC.
- £126,728.07 was received for administrative expenses, per CIL Regulation 61.
- £336,659.63 of Neighbourhood CIL was collected. CIL Regulation 59D requires that these monies (the meaningful proportion) are allocated to their respective Town or Parish Councils (see Table 3).

CIL expenditure

2.5 £571,280.59 on strategic infrastructure projects.

Table 3 - CIL received and expenditure (13 June 2016 to 31 March 2026)

Year	CIL received (£)	CIL spent (£)
2016-2017	11,310.25	0.00
2017-2018	286,797.04	0.00
2018-2019	208,429.59	68,746.81
2019-2020	420,916.03	117,951.17
2020-2021	1,101,589.23	148,765.17
2021-2022	1,235,866.07	321,446.08
2022-2023	754,707.73	295,268.93
2023-2024	472,671.29	275,998.51
2024-2025	1,045,099.93	383,364.58
2025-2026	2,534,560.82	919,083.99
Total	**8,071,947.98**	**2,530,625.24**

2.6 below sets out annual expenditure of CIL. In 25/26:

- £6,565.58 of Cannock Chase SAC CIL was transferred to the CC SAC
- £214,509.75 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)
- £126,728.07 was collected and spent on the Council's administrative expenses. See the 'CIL administration' section for more detail(from 2.14).
- £571,280.59 on strategic infrastructure projects.

Table 3 - CIL received and expenditure (13 June 2016 to 31 March 2026)

Year	CIL received (£)	CIL spent (£)
2016-2017	11,310.25	0.00
2017-2018	286,797.04	0.00
2018-2019	208,429.59	68,746.81
2019-2020	420,916.03	117,951.17
2020-2021	1,101,589.23	148,765.17
2021-2022	1,235,866.07	321,446.08
2022-2023	754,707.73	295,268.93

Year	CIL received (£)	CIL spent (£)
2023-2024	472,671.29	275,998.51
2024-2025	1,045,099.93	383,364.58
2025-2026	2,534,560.82	919,083.99
Total	**8,071,947.98**	**2,530,625.24**

2.6 Table 2 below illustrates the CIL receipts, invoices and expenditure.

Table 2 - Lichfield district CIL received and expenditure (2025-26)

CIL received and expenditure	Monies (£)
CIL invoiced (set out in Demand Notices3)	5,080,132.75
CIL receipts received	2,534,560.83
CIL expenditure	919,083.99
Net CIL receipts less expenditure	**1,615,476.84**

Neighbourhood CIL

2.7 The Council must pass 15% of CIL receipts to Parish and Town Councils, rising to 25% where an adopted Neighbourhood Plan is in place. Neighbourhood CIL must be used to support local infrastructure and the impacts of development.

2.8 Neighbourhood plans are formal planning documents that local communities can prepare to guide the future development of their areas. There are currently several Neighbourhood plans at varying stages of progression and fourteen parishes have adopted neighbourhood plans.

2.9 Table 3 shows a breakdown of CIL that was transferred.

Table 3 - Neighbourhood CIL transferred (2025-26)

Parish	Neighbourhood Plan status and adoption date	Total CIL passed to Parish Councils (£)
Alrewas	Y - 09/10/18	0
Armitage with Handsacre	Y - 09/10/18	943.43
Burntwood	Y – 08/06/21	65,574.38
Clifton Campville	N	0
Colton	N	1,120.39
Curborough, Elmhurst, Farewell & Chorley	N	30,852.31
Drayton Bassett	N	650.13
Edingale	N	0
Elford	Y - 15/01/19	0
Fazeley	N	0
Fradley & Streethay	N/A	N/A
Fradley	Y - 12/02/19	862.43
Streethay	N	15,377.94

[3] 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	Neighbourhood Plan status and adoption date	Total CIL passed to Parish Councils (£)
Hammerwich	Y – 23/12/21	0
Hamstall Ridware	N	343.20
Harlaston	N	0
Hints and Canwell	N	0
Kings Bromley	N	0
Lichfield	Y - 17/04/18	90,012.67
Longdon	Y - 09/10/18	2,897.16
Mavesyn Ridware	Y – 14/03/25	628.81
Shenstone	Y - 13/12/16	2,950.78
Swinfen & Packington	N	0
Wall	N	1,495.37
Weeford	N	0
Whittington & Fisherwick	Y - 17/04/18	800.75
Wigginton & Hopwas	Y - 13/12/16	0
TOTAL		**214,509.75**

2.10 Parish and town councils must report CIL expenditure by 31 December following the reporting year. The Council will publish the information as an IFS addendum.

CIL administration

2.11 The Council may use 5% of CIL receipts for administration. In 2025/26, £126,728.07 supported collection, management and allocation costs, including staffing, legal and IT services.

Strategic CIL

2.12 Between 13 June 2016 and 31 March 2026, £6,392,011.91 was collected for strategic infrastructure. On 31 March 2026, £1,802,618.64 had been spent and £4,533,649.84 remained committed to approved projects, leaving £55,743.43 unallocated. Committed and spent amounts are presented as separate categories and are not additive.

2.13 £1,475,534 of strategic CIL was allocated within the reporting year - see Table 4 below.

Table 4 – Strategic CIL allocations 2025-26

Project	Strategic CIL allocation (£)	Date allocated
Streethay Parish Council - Streethay Community Centre	500,000	03/03/2026
Burntwood Town Council - Chasewater Pump Track	300,000	03/03/2026
Chasetown Football Club - Changing Room Project	200,000	03/03/2026
Lichfield Hockey Club - Pitch Resurfacing	60,000	03/03/2026
Burntwood Rugby Club - Pitch Enhancement and Maintenance	105,000	03/03/2026

Fazeley Town Council - Victory Terrace Play Area	99,454	03/03/2026
Burntwood Dragons and Phoenix Football Club – Conversion of Disused Changing Rooms to Café and DDA Toilet Facility	80,000	03/03/2026
South Staffs College - Lichfield College Art Gallery	75,000	03/03/2026
Lichfield Sports Club and Vale View Crown Green Bowling Club - Constructing a Crown Green Bowling Green	36,000	03/03/2026
Elford Boys Football Club - Elford Sports field Car Park	14,500	03/03/2026
Wiggington and Hopwas Parish Council - Hopwas Defibrillator	3,000	03/03/2026
Kings Bromley Bowling Club - Path Renewal and Green Reboarding	2,580	03/03/2026
Total	**1,475,534**	

Table 5 below shows the status of the projects allocated strategic CIL monies since the first allocations were made in 2018-2019.

Table 5 - Strategic CIL historic expenditure and allocations

Project	Amount allocated	Date awarded	Update
Streethay Parish Council - Streethay Community Centre (2026 Allocation)	500,000	03/03/2026	Project not started
Burntwood Town Council - Chasewater Pump Track	300,000	03/03/2026	In principle award - Land required to be selected and agreed before funding can be spent, ongoing discussion with stakeholders
Chasetown Football Club - Changing Room Project	200,000	03/03/2026	Installation expected ahead of new season in August 2026
Fazeley Town Council - Victory Terrace Play Area	99,454	03/03/2026	Completion expected by August 2026
Burntwood Dragons and Phoenix Football Club – Conversion of Disused Changing Rooms to Café and DDA Toilet Facility	80,000	03/03/2026	Completion expected by end of 2026
Lichfield Hockey Club - Pitch Resurfacing	60,000	03/03/2026	Project Complete 31/03/2026
South Staffs College - Lichfield College Art Gallery	75,000	03/03/2026	Work due to begin during 6 week summer holiday and completed by September 2026
Lichfield Sports Club and Vale View Crown Green Bowling Club - Constructing a Crown Green Bowling Green	36,000	03/03/2026	Project Complete 31/03/2026
Elford Boys Football Club - Elford Sports field Car Park	14,500	03/03/2026	Completion expected by September 2026
Wiggington and Hopwas Parish Council - Hopwas Defibrillator	3,000	03/03/2026	Installation expected by end of 2026
Kings Bromley Bowling Club - Path Renewal and Green Reboarding	2,580	03/03/2026	Project Complete 31/03/2026
Burntwood Health Centre	1,152,110	11/02/2025	Awaiting planning application, due in Summer 2026 with deadline imposed by LDC of September 2026 for

Project	Amount allocated	Date awarded	Update
			progress before withdrawal of funds is considered
Lichfield & Hatherton Canal Restoration – Tamworth Road Phase 2	200,000	11/02/2025	£70,000 payment made in January 2026, awaiting completion of first section of canal before 2nd payment is made
Alrewas MUGA	45,000	11/02/2025	Project Completed 28/1/2026
Elford Community Park	75,000	11/02/2025	Tender process complete, construction started with completion by July 2026
Whittington Common Lane Yellow Lines	7,000	11/02/2025	Awaiting planning application
Drayton Bassett radar speed awareness signage	5,890	11/02/2025	Awaiting planning application
Leisure facilities in Lichfield District	1,550,000	31/03/2023	Seven of eight projects were complete at 31 March 2026; £421,152.35 remained allocated to the final padel tennis project.
Streethay Parish Council - Streethay Community Centre (2022 Allocation)	600,000	08/02/2022	Project not started.
Falkland Road, Fosseway Canal Walk	260,000	08/02/2022	Funding withdrawn 22/11/2023
Chasetown FC 3/4G pitch	100,000	28/02/2023	Project complete 10/10/2023
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
Staffordshire Countryside Explorer	42,681	12/03/2019	Project completed 06/05/2022
Lichfield & Hatherton Canal Trust – St Johns Community Link	35,000	12/03/2019	Funding withdrawn 22/11/2023
Total	**5,664,215**	-	-

Infrastructure List

2.14 The Infrastructure List (IL) is a forward-looking investment framework that identifies projects that may apply for Strategic CIL each financial year. The four priorities have been identified because they offer the strongest contribution to planned growth: they address evidenced or emerging capacity pressures, can unlock other funding, and have a credible route to delivery within the available timescales. The IL is informed by the Infrastructure Delivery Plan (IDP), emerging Local Plan and Lichfield District 2050.

2.15 Listing does not guarantee funding, and applicants must demonstrate need, deliverability and available match funding. Table 8 sets out the 2026/27 priorities.

Table 6 - Infrastructure List

Infrastructure Project	Notes	Main Delivery Body
Health infrastructure	Primary and community healthcare facilities required to support planned growth, subject to an approved business case and deliverable programme.	NHS partners and relevant delivery organisations
Sports infrastructure	New or improved indoor and outdoor sport and leisure facilities that address identified capacity or quality needs.	Lichfield District Council, clubs and community partners
Community facilities, cultural, heritage and visitor infrastructure	New or improved community buildings and shared facilities supporting growth and local service provision. Cultural, heritage and visitor infrastructure.	Parish and town councils, community, cultural and heritage organisations.
Open space and green infrastructure	Parks, play areas, habitat, active-travel links and other green infrastructure needed to mitigate growth and improve access.	Lichfield District Council, parish and town councils and delivery partners

3. Section 106

3.1 The adopted Local Plan enables the Council to secure planning obligations through Section 106 agreements to mitigate the impacts of development. Obligations may include financial contributions and delivery of infrastructure such as affordable housing, transport improvements, education facilities and public open space.

Section 106 agreements signed

3.2 Developments with notable S106 agreements signed in the financial year 2025/26 are in

Table 7, with potential financial obligations due of £1,621,875.

3.3 Staffordshire County Council is the Education and Highways Authority and therefore any obligations collected by the District Council are transferred over to them. Similarly, any healthcare contributions collected are transferred to the Integrated Care Board for Staffordshire and Stoke on Trent.

3.4 S106 agreements and other relevant documentations from each planning application can be viewed online on our planning portal.

Table 7 - S106 agreements signed 2025-26

Development	Planning Ref	Financial obligation type	Financial obligation amount (£)	Non-financial obligations
Land Off Horner Avenue, Fradley	22/00106/FULM	Cannock Chase SAC Mitigation Sum	11,006	109 Affordable Housing Units Onsite Allotment Scheme
		NHS Contribution	70,849	
		Primary Education Contribution	696,686	

Development	Planning Ref	Financial obligation type	Financial obligation amount (£)	Non-financial obligations
		Secondary Education Contribution	686,192	Onsite Open Space Provision
		Travel Plan Sum	11,000	
Numerous Applications	23/00825/COU 24/00715/FUL 24/01023/COU 24/01264/COU 25/00055/FUL 25/00208/FUL 25/00284/COU 25/00294/COU 25/00660/FUL 25/00778/FUL 25/01098/COU 25/01176/COU 25/01540/FUL 25/01560/FUL	Cannock Chase SAC Mitigation	8,077.38	24/01023/COU - Replacement of Existing Sewage Treatment Plan with New Plan 25/01560/FUL - Submission of Scheme of Biodiversity Enhancement
Land at Tamworth Road	25/00230/OUT	County Council Monitoring Fee	968	
		Primary Education Contribution	110,704.77	
		Secondary Education Contribution	26,392	
Land Off Watling Street, Hints	25/00741/OUT			Self-Build Plots
Land At Burton Road, Streethay,	21/01595/FULM			Deed of variation - Affordable Homes
Land At Limburg Avenue	14/00465/FULM			Deed of variation - Change to Stychbrook Leisure Centre
Total			**1,621,875.15**	

Section 106 income and non-financial obligations received

3.5 £2,903,498.23 was received in S106 contributions. In addition to this several non-financial obligations have also been delivered including thirty-six affordable dwellings. Table 8 details the planning obligations through S106 agreements which have been received or delivered within the reporting year.

Table 8 - S106 obligations received 2025-26

Development	Planning reference	Financial obligation type	Financial obligation amount (£)	Non-financial obligations
18A Market Street, Lichfield	24/01264/COU	Cannock Chase SAC	710.04	

Development	Planning reference	Financial obligation type	Financial obligation amount (£)	Non-financial obligations
Chorley Hall Farm And Stables , Summer House Lane, Chorley	24/00386/COU	Cannock Chase SAC	375.48	
Land Off Horner Avenue, Fradley	22/00106/FULM	NHS	35,590.89	
Land At Burton Road, Streethay	21/01595/FULM	NHS	18,610.00	
Land At Burton Road, Streethay	21/01595/FULM	Affordable Housing	0	11 Affordable homes delivered
Stychbrook Park, Curborough Road	23/01208/FULM	SCC Highways	10,616.80	
Land At Maple Close And Sycamore Road, Burntwood	22/00658/FULM	NHS	35,492.79	
Land Adjacent Bear Cottage, Heath Gap, Fradley	23/00062/FUL	Cannock Chase SAC	356.80	
Land at Cricket Lane	18/01217/OUTFLM	Cannock Chase SAC	76,585.83	
Land at Cricket Lane	18/01217/OUTFLM	SCC Education	2,280,369.18	
Land at Cricket Lane	18/01217/OUTFLM	SCC Highways	334,887.59	
Land at Cricket Lane	18/01217/OUTFLM	SCC Monitoring	5,400	
Land at Cricket Lane	18/01217/OUTFLM	LDC Monitoring	2,750	
Land at Cricket Lane	18/01217/OUTFLM	Quarry Hills Feasibility Contribution	5,441	
Land at Cricket Lane	18/01217/OUTFLM	Residential Bus Stop Contribution	5,441	
Land Fronting Turnbull Road, Fradley	18/01693/FUL	Ecology	29,148.83	
Land Adjacent Hayes Meadow Primary School, Handsacre	15/01198/OUTM	Open Space	11,719	
Land Adjacent Hayes Meadow Primary School, Handsacre,	15/01198/OUTM	Sports Facilities	50,003	
Land Adjacent Hayes Meadow Primary School, Handsacre,	15/01198/OUTM	Affordable Housing		8 Affordable homes delivered
Land North East Of Watery Lane, Curborough, Lichfield	14/00057/OUTMEI	Affordable Housing		17 Affordable homes delivered
Total			**£2,903,498.23**	

3.6 Table 9 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 9 - 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
2025/26	2,903,498.23	648,863.55	1,917,497.56
Total	**9,309,575.60**	**2,387,031.41**	**5,442,198.63**

Section 106 expenditure

3.7 Table 12 below shows a breakdown of the £1,917,497.56 Section 106 funds spent.

Table 10 - S106 financial obligations expenditure 2025-26

Project expenditure made to	Site and planning application reference	Total expenditure (£)	Infrastructure type
Affordable Housing	Land at The Shrubbery, Elford - 17/01379/OUTM	641,170.71	Affordable Housing
Affordable Housing	Derry Farm, Birmingham Road, Shenstone, Lichfield, - 15/00920/FUL	78,858.42	Affordable Housing
New Leisure Centre (Indoor Sports Contribution)	Land Off Hay End Lane, Fradley - 13/00633/OUTM	254,279.64	Indoor Sports Contribution
New Leisure Centre	Land At Limburg Avenue, Lichfield - 14/00465/FULM	131,341.03	Indoor Sports Contribution
New Leisure Centre (Indoor Sports Facilities at Friary Grange Leisure Centre)	Land North Of Dark Lane, Alrewas, Burton Upon Trent, - 13/01175/FULM	86,545	Indoor Sports Contribution
Fradley Play Area Improvements	Land At Fradley Park, Halifax Avenue, Fradley - 10/01498/OUTMEI	25,243.20	Social and Communities Contribution
Kings Bromley Village War Memorial	Land at Lichfield Road, King's Bromley - 14/00683/OUTM	16,384.92	Social and Communities Contribution
Further develop the Fradley Community Recreational Area at Hay End Lane Park	Land at Easthill, Fradley - 07/00774/OUTM	8,768	Social and Communities Contribution
Improve community and visual cohesion by developing Fradley's	Land at Easthill, Fradley - 07/00774/OUTM	6,686.73	Social and Communities Contribution

Project expenditure made to	Site and planning application reference	Total expenditure (£)	Infrastructure type
visual identity and sense of place			
Skateboard Park at BLC	Land South Milestone Way, - 16/00666/OUTM	3,682.60	Social and Communities Contribution
Football Pitch and Car Park at Burntwood Park	Land at Junction of The Sportsway and Milestone Way - 14/00612/FULM	3,673.63	Social and Communities Contribution
Football Pitch and Car Park at Burntwood Park	Land at Junction of The Sportsway and Milestone Way - 14/00612/FULM	1,949.37	Social and Communities Contribution
Contributions for the Ongoing Maintenance of Public Open Space	Various Applications	96,778.31	Open Space Commuted Sums
Ecological Mitigation Projects	Land at Junction of The Sportsway and Milestone Way - 14/00612/FULM	3,085	Biodiversity Sums
Ecological Mitigation Projects	Land at Junction of The Sportsway and Milestone Way - 14/00612/FULM	7,978	Biodiversity Sums
Ecological Mitigation Projects	Land At Harrier Centre And North Off Wood End Lane, Fradley - 23/00684/FULM	562,136	Biodiversity Sums
Mitigation of harm on Cannock Chase SAC	Various Applications	84,045	Cannock Chase SAC
Improvement of the canal towpath from New Bridge on Gorse Lane to Fradley Junction	Land At Fradley Park, Halifax Avenue, Fradley - 10/01498/OUTMEI	40,248	Waterways
Total		**1,917,497.56**	

Cannock Chase SAC

3.8 £84,045 of S106 contributions were spent on Cannock Chase SAC mitigation projects.

Social and community

3.9 £66,388.45 of S106 contributions were spent on social and community projects. These include expenditure on refurbishment of Kings Bromley War Memorial and improvements to recreational facilities in Fradley and Burntwood.

Housing

3.10 £720,029.13 of S106 contributions were spent on affordable housing and was used towards the cost of purchasing 8 units of temporary accommodation.

Education

3.11 S106 contributions (both financial and non-financial) for education infrastructure are collected and allocated to specific projects as advised 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 £96,778.31 of S106 monies were spent on the ongoing maintenance of Public Open Space.

Ecological Mitigation

3.14 £562,136 of S106 monies were spent on Ecological Mitigation.

Current section 106 balances

3.15 On 31 March 2026 the Section 106 balance was £3,477,072.34. Of this:

- £2,779,723.74 is allocated to specific projects of which £1,007,581 is for the longer-term maintenance of open space, £894 is allocated towards the Cannock Chase SAC and £944,853.69 is retained for ecological mitigation
- £697,349.60 remain committed towards future projects, which will need to meet the requirements defined within the Section 106 agreement for each site.

Table 11 - S106 currently held financial obligations as of 31 March 2026

Project/ infrastructure type obligations relate to	Site and planning application reference	Monies allocated to be paid in 2026/27 (£)	Monies committed (£)
Social and Community Facilities	S106 - Laurel House, Lichfield Street, Fazeley 05/01140	900	-
Social facilities	Land At Fradley Park, Halifax Avenue, Fradley - 10/01498/OUTMEI	168,256.80	-
Sports Pitches Contribution	Deanslade Park Project, Land South Of Falkland Road	-	674,833.39
Public open space	Land adjacent Hayes Meadow Primary School, Spode Avenue, Handsacre	-	22,515.21

Project/ infrastructure type obligations relate to	Site and planning application reference	Monies allocated to be paid in 2026/27 (£)	Monies committed (£)
New Sports Hall at Netherstowe School	Land North of Burton Road and Northeast of the West Coast Mainline, Streethay – 12/00746/OUTMEI	348,800.45	-
Further develop the Fradley Community Recreational Area at Hay End Lane Park	Land at Easthill, Fradley - 07/00774/OUTM	10,990	-
Improve community and visual cohesion by developing Fradley's visual identity and sense of place	Land at Easthill, Fradley - 07/00774/OUTM	50,427.20	-
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 - 16/00666/OUTM	4,382.30	-
Community facility	Land North of Burton Road and Northeast of the West Coast Mainline, Streethay	117,121	-
Fence at Chasetown Memorial Bowling Green	Land South Milestone Way - 16/00666/OUTM	750	-
Skateboard park at Burntwood Leisure Centre	Land South Milestone Way - 16/00666/OUTM	12,476.22	-
Friary School Netball Courts	Land Adjacent Hayes Meadow Primary School, Handsacre - 15/01198/OUTM	96,066.41	
Cannock Chase SAC	Various applications	894	-
Ecological mitigation	Various applications	944,853.69	-
Commuted Sums for ongoing maintenance of Public Open Space	Various applications	1,007,580.72	
	Sub totals	**2,779,723.74**	**697,349.60**
	Total	**3,477,072.34**	

4. Planned expenditure

4.2 This section sets out how CIL and S106 income will be spent in 2026/27. Future CIL expenditure will depend on the level of receipts collected and the timing of development delivery. S106 financial obligations must be spent in accordance with the terms of the legal agreement. The delivery of non-financial planning obligations secured through S106 agreements, is intrinsically linked to the requirements of the site.

4.3 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, which makes it difficult to forecast future S106 income and expenditure.

Strategic CIL future expenditure

4.4 Following the March 2026 funding awards, Cabinet asked officers to run the application process twice a year, and a further application round was launched. This approach will continue in 2026/27, with infrastructure providers invited to submit applications in November 2026 and March 2027 that align with the Infrastructure List priorities set out in Table 8.

Neighbourhood CIL future expenditure

4.5 Parish and town councils may use their share of CIL for a broader range of purposes than other CIL funds, provided the expenditure complies with the regulatory requirement to 'support the development of the area.

Section 106 future expenditure and delivery

4.6 Planned expenditure totals £2,779,723.74. Further unallocated funds are expected to be assigned to future expenditure during the next financial year and beyond. Details of planned S106 expenditure across each main spend area are in Table 11. Much of this is focused on the development of new and improved social, sports, and community infrastructure:

- 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 refurbishment of Netball Courts at Friary Grange School

4.7 For the remaining unallocated 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.

4.8 Non-financial planning obligations secured through S106 agreements will be delivered in accordance with the terms of the respective legal agreements and reported 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 questions about this statement, please contact us via email: section106@lichfielddc.gov.uk, cil@lichfielddc.gov.uk or by phone on 01543 30800.