

Infrastructure Funding Statement 2022
Lichfield District Council

December 2022

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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 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 which in this instance is 1 April 2021 to 31 March 2022. 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 2021 to 31 March 2022. [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 (2022/23).
- 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, 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 £3,264,971.23 has been received to 31 March 2022.
- 1.11 The total CIL receipts collected for the financial year 2021/22 were £1,235,866.07. Of this:
- £256,795.18 of receipts were collected from CIL and distributed to parish and town councils within the district to fund local infrastructure projects (The ‘meaningful proportion’);
 - £2,857.60 was collected to support Special Areas of Conservation (SACs); and
 - £61,793.30 was received and allocated towards meeting the administrative costs of the CIL charging regime as per CIL Regulation 61.

Section 106 agreements

- 1.12 A total of £331,073.30 was received by the District Council via S106 obligations for the 2021/22 reporting year - mostly towards delivering open space, community facilities and contributions towards the mitigation of development on the Cannock Chase SAC.
- 1.13 In 2022/2023, CIL and S106 expenditure will be focused on the following priorities, these 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; and
- 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 the same year. The amount of CIL liable is dependent on where the development is located within the district, the type of use proposed, the amount of floor space that is being created and the amount of existing floor space that is being lost¹. 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, a total of £3,264,971.23 has been received up to 31 March 2022. Of this total, £1,235,866.07 was collected in the 2021/22 reporting year.
- 2.4 The following table shows the total CIL receipts received since charging (13 June 2016 to 31 March 2022)

Table 2.1: Total CIL receipts received since charging (13 June 2016 to 31 March 2022)

Financial year	Total CIL receipts (£)
2016-17	£11,310.25
2017-18	£286,797.04
2018-19	£208,492.59
2019-20	£420,916.03
2020-21	£1,101,589.23
2021-2022	£1,235,866.07
Total	£3,264,971.23

CIL income 2021-22 and headline figures

- 2.5 A total of £1,235,866.07 of CIL receipts were collected in 2021/22. Of this:
- £894,986.98 was collected 2021/22 for spending on strategic infrastructure³. £860,000 was allocated for spending on strategic infrastructure within the reporting year;

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

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

³ An additional £348,477.54 was carried over from the previous financial year for strategic infrastructure. In total this means £1,243,464.52 is currently unallocated for strategic spend.

- £2,857.00 was collected for the Special Areas of Conservation (SACs)⁴;
- £61,793.30 was received during 2021/22 for administrative expenses, as per CIL Regulation 61; and
- £279,085.83 of Neighbourhood CIL was collected between 1 April 2021 and 31st March 2022 (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 2021 and 31 March 2022 Lichfield District Council as the CIL Charging Authority collected a total of £1,235,866.07 in CIL receipts. Of this:

- £2,857.60 was collected for the Cannock Chase SAC and transferred to those bodies responsible for the projects which seek to mitigate the harm on the SAC from development;
- £256,795.18 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
- £61,793.30 has been collected and 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 CIL received and expenditure (13 June 2016 to 31 March 2022)

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

2.7 Table 2.3 below illustrates the CIL receipts and expenditure.

Table 2.3: Lichfield CIL received and expenditure (2021-22)

CIL received and expenditure	Monies (£)
CIL invoiced (set out in Demand Notices ⁵)	£1,159,118.83
CIL receipts received in 2021-2022	£1,235,866.07

⁴ This sum is included within the Strategic CIL pot of £894,986.98

⁵ 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.

CIL received and expenditure	Monies (£)
CIL expenditure in 2021-2022	£ 321,446.08
CIL retained at end of 2021/22	£894,986.98

- 2.8 This results in £894,986.98 of the CIL monies collected in 2021/22 being retained for spending on strategic infrastructure. An additional £348,477.54 has been carried over from previous financial years for strategic infrastructure. In total this means £1,243,464.52 remained unallocated for strategic CIL spending at 31st March 2022.

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 13 parishes have [adopted neighbourhood plans](#).
- 2.11 Table 2.4 (below) demonstrates the allocation of Neighbourhood CIL monies in between 1 April 2021 and 31 March 2022.

Table 2.4 Neighbourhood CIL received and expenditure (2021-22)

Parish	Adopted Neighbourhood Plan	Date adopted	2021/22 (£)
Alrewas	Yes	09/10/2018	5,499.83
Armitage with Handsacre	Yes	09/10/2018	0.00
Burntwood	Yes	08/06/2021	6,739.64
Clifton Campville	No	-	651.22
Colton	No	-	0.00
Curborough, Elmhurst, Farewell & Chorley	No	-	0.00
Drayton Bassett	No	-	0.00
Edingale	No	-	0.00
Elford	Yes	15/01/2019	12,991.21
Fazeley	No	-	9,121.99
Fradley & Streethay (The Fradley Neighbourhood Plan ⁶)	Yes	12/02/2019	21,115.29
Hammerwich	Yes	23/12/2021	1,225.72
Hamstall Ridware	No	-	0.00

⁶ The Fradley Neighbourhood Plan covers the Fradley Neighbourhood Area. The Parish Council determined to designate two separate neighbourhood areas within the Parish.

Parish	Adopted Neighbourhood Plan	Date adopted	2021/22 (£)
Harlaston	No	-	0.00
Hints and Canwell	No	-	0.00
Kings Bromley	No	-	0.00
Lichfield	Yes	17/04/2018	154,140.84
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 ⁷)	Yes (Three separate plans)	13/12/2016 (Stonnall), 19/04/2016 (Shenstone & Little Aston),	31,132.87
Swinfen & Packington	No	-	17,442.33
Wall	No	-	0.00
Weeford	No	-	0.00
Whittington & Fisherwick	Yes	17/04/2018	6,976.84
Wigginton & Hopwas	Yes	13/12/2016	12,048.05
Total	-	-	279,085.83

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 reported year. Once information on spend is received from the parish and town Councils, the District Council will publish an addendum to the IFS setting out all the parish and town spend for the preceding financial year.

CIL administration

2.13 CIL Regulation 61 states that a Charging Authority can collect 5% of CIL collected from year four and onwards for administration. In 2021/2022, £1,235,866.07 was collected in CIL receipts, meaning that £61,793.00 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.

⁷ Shenstone Parish council determined to designate three separate neighbourhood areas within the Parish (These are Stonnall, Shenstone and Little Aston).

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

Strategic CIL spending and allocation of monies

- 2.14 As detailed at paragraph 2.8 at the 31 March 2022 a total of £1,243,464.52 of Strategic CIL monies remained unallocated. This included an additional £348,477.54 carried over from previous financial years for strategic infrastructure in addition to the monies remaining from 2020-2021.
- 2.15 Tables 2.5 and 2.6 detail the expenditure including allocations of strategic CIL funds within the reporting year. Table 2.5 demonstrates that two projects were allocated within the reporting year. Table 2.6 shows the expenditure of strategic CIL funds which had been allocated in previous reporting years, there were no expenditure in the 2021-22 financial year.

Table 2.5: Strategic CIL allocations 2021-22

Project	Strategic CIL allocation (£)	Date allocated	Date spent
Streethay Community Centre	600,000.00	08/02/2022	-
Falkland Road, Fosseyway Canal Walk	260,000.00	08/02/2022	-

- 2.16 This document represents the third IFS prepared by Lichfield District Council. Table 2.6 demonstrates the expenditure and allocations of strategic CIL monies received in previous reporting years. It should be noted that the first round of allocations were made in 2018-2019. A further bidding round for Strategic CIL monies took place in the 2021-22 financial year and any future spending will be reported in future updates of the IFS.

Table 2.6: Strategic CIL historic expenditure and allocations

Project	Strategic CIL allocation (£)	Date allocated	Date spent
Lichfield & Hatherton Canal Trust – St Johns Community Link	35,000.00	12/03/2019	-
Staffordshire Countryside Explorer	42,680.83	12/03/2019	Spent in future reporting year
Westgate Practice Refurbishment	120,000.00	12/03/2019	November 2019 and January 2020
King Edward VI School Expansion	101,000.00	12/03/2019	16/09/2020
Total	308,572.80	-	-

Looking forward

- 2.17 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 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.

2.18 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 (2021/22) can be seen in table 3.1, with potential financial obligations totaling £22,244,108.58, the vast majority of which relates to Education and Highway obligations relating to the Rugeley Power Station development. S106 agreements and other relevant documentations from each planning application can be viewed online on [our planning portal](#).

Table 3.1: S106 agreements signed 2021-22

Development	Planning Ref	Financial obligations	Non-financial obligations
Rugeley Power Station, Armitage Road, Armitage	19/00753/OUTMEI	District Council Monitoring Fee - £4,000	17.6% Affordable Housing Provision
		Primary Education Provision - £7,902,200	On site open space provision
		Secondary Education Provision - £8,000,000	Sports facilities provision (Sports pitches, changing facilities and MUGA)
		Highway Improvement Sum and Pedestrian and Cycle infrastructure Improvement Works Contributions – sum to be finalised (£4,078,502.63)	Transport Service Enhancements
		Canal Towpath Improvements Sum - £15,000	Community Centre Provision
		Travel Plan - £50,000	

Development	Planning Ref	Financial obligations	Non-financial obligations
		Healthcare contribution - £501,029.00	
Former Windmill Public House, Grange Lane, Lichfield	20/01742/FULM	Secondary Education Provision – £ 85,871.46	n/a
Fradley Industrial Estate, Wood End Lane, Fradley	21/00428/COUM	Biodiversity offsetting contribution - £154,560.00	n/a
Elford Sports and Social Club, 13 The Beck, Elford	19/01707/FUL	Community Facilities – off-site provision - £10,000	n/a
Land and Buildings at Quonians Lane, Lichfield	19/00318/FULM	Affordable Housing Contribution - £50,000 Travel Plan - £7,000	n/a
Midland Pig Producers Ltd, Hay End Lane, Fradley	20/01031/OUTM	Primary Education Sum – £548,571.36 Secondary Education Sum – £515,228.76 Travel Plan - £12,320.07 Sustainable Transport Sum- £150,000 Waterways - £155,000	On site open space provision
Numerous applications	-	Mitigation of harm on Cannock Chase SAC - £4825.30	
Total	-	£ 22,244,108.58	-

Section 106 income and non-financial obligations received

- 3.5 In 2021/22, a total of £331,073.30 was received in S106 contributions. In addition to the financial obligations received, a number of non-financial obligations have also been delivered including 291 affordable dwellings. Table 3.2 details the planning obligations through S106 agreements which have been received or delivered within the reporting year.
- 3.6 Table 3.3 illustrates the financial obligations received from S106 agreements in the last five financial years. Whilst this falls outside of the reporting year, for the purposes of this IFS it does provide a historic illustration of the level of funds received.

Table 3.2: S106 obligations received 2021-2022

Development	Planning reference	Financial obligations	Non-financial obligations
Numerous	19/00492/COU 19/00054/COU 18/01011/FUL 19/00084/COU 18/01732/COU 18/00073/FUL 21/00058/FUL	Cannock Chase SAC - £2,220.07	-
Fish Pits Farm, Manor Lane, Harlaston	16/01409/FULM	River Mease SAC - £5,813.92	-

Development	Planning reference	Financial obligations	Non-financial obligations
Land at Lichfield Road, Kings Bromley	14/00683/OUTM	S106 Monitoring Fee - £1,540.33	-
Land at Easthill Farm, Nanscawen Road, Fradley	12/00746/OUTMEI	S106 Monitoring Fee – £14,456.26	-
Land at Limburg Avenue, Lichfield	14/00465/REMM	Social and Community Sum - £88,780.54	
Land at Walsall Road, Lichfield	03/00636/OUT	Open Space Commuted Sum - £100,550.94	
Land South of Milestone Way, Burntwood	16/00666/OUTM	Open Space Sum - £92,214.10 Chasewater SSSI Sum - £25,497.14	23 affordable dwellings completed in the reporting year
Land at Anson Road, Alrewas	18/00961/FULM	-	28 affordable dwellings completed in the reporting year
Land north of Dark Lane, Alrewas	13/01175/FULM	-	4 affordable dwellings completed in the reporting year
Land at Deanslade Farm, Lichfield	17/01191/OUFM	-	34 affordable dwellings completed in the reporting year
Land at Fradley Park, Halifax Avenue, Fradley	18/00481/REMM	-	8 affordable dwellings completed in the reporting year
Land south of Shortbutts Lane, Lichfield	19/00478/REMM	-	37 affordable dwellings completed in the reporting year
Land at Mount Road, Burntwood	17/00139/OUTM & 19/00593/REMM	-	71 affordable dwellings completed in the reporting year
Land at Spode Avenue, Adj Hayes Meadow School, Armitage	19/00023/REMM	-	4 affordable dwellings completed in the reporting year
Bridge Farm, Bridge Farm Lane, Fradley	16/00272/OUTM & 18/00486/FULM	-	24 affordable dwellings completed in the reporting year
Land at Streethay, Burton Road, Lichfield	17/00727/REMM	-	28 affordable dwellings completed in the reporting year
Land at Limburg Avenue, Lichfield	14/00465/FULM	-	10 affordable dwellings completed in the reporting year
Land south east of Ryknild Street, Lichfield	19/01334/FULM	-	20 affordable dwellings completed in the reporting year

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
2021/2022	331,073.30	43,245.95	697,870.92

Section 106 expenditure

- 3.7 In 2021/22, a total of £697,870.92 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, and towards social and community facilities.

Table 3.4: Section 106 financial obligations expenditure 2021-2022

Project expenditure made to	Site and planning application reference	Total expenditure (£)	Infrastructure type
Mitigation of harm on Cannock Chase SAC	Numerous	43,245.95	Cannock Chase SAC
Rough Sleeper Housing Pathway Scheme	Derry Farm, Birmingham Road, Shenstone (15/00920/FUL) Former What Store, Cross Keys, Lichfield, (17/00573/FULM) Laurel House, Lichfield Street, Fazeley (05/01140)	448,479.48	Affordable Housing
River Mease SAC Mitigation	Fish Pits Farm, Manor Lane, Harlaston	11,435.62	Ecology
Armitage with Handsacre Village Hall storage container	Hawkesyard (03/00627/OUT)	5,700	Social and Community
Re-siting/ improvement of Armitage War memorial and surrounding area	Hawkesyard (03/00627/OUT)	120,000	Social and Community
Canal Towpath improvements	Hawkesyard (03/00627/OUT)	36,854.29	Social and Community
Ecological Mitigation, Burntwood	Land At Junction of The Sportsway and	15,935.58	Ecology

Project expenditure made to	Site and planning application reference	Total expenditure (£)	Infrastructure type
Winter felling works (Muckley and Ironstone Road) and summer bracken spraying (Muckley and Pipehill)	Milestone Way Burntwood (14/00612/OUTM)		
Ecological Mitigation, Fradley Winter felling works (Muckley)	Land At Wellington Crescent Fradley (18/00082/FULM)	4,410.00	
Ongoing maintenance of Public Open Space (Darwin Park)	Land at Walsall Road, Lichfield (98/00036/OUT)	11,810.00	Open Space

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 £43,245.95.

Social and community

- 3.9 As detailed in Table 3.3 there has been an expenditure of £162,554.29 on social and community projects within the reporting year. These include expenditure on the improvement of the towpath and war memorial in Armitage with Handsacre.

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. £448,479.48 was spent on properties purchased to accommodate individuals sleeping rough as part of our Rough Sleeper Housing Pathway Scheme in this financial 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 2021/22 financial year £11,810.00 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 2022 was £ 2,692,900.63. Of this:

- £1,703,474.40 is formally committed to specific projects, £441,247.18 is allocated for the purposes of longer-term maintenance of open space (commuted sums) and £592,501.73 is retained for the purposes of ecological mitigation; and
- £989,426.23 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 2022

Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies committed (£)
Sports Contribution	Land at Lichfield Road, Kings Bromley 14/00683/OUTM	-	11,599.79
Sports Contribution	Land Rear Royal Oak Uttoxeter Road, Hill Ridware 14/00147/OUTM	-	29,794.86
Sports (Burntwood LC Children's Play Area)	103 High Street Chasetown 15/00286/FULME		10,649.58
Sports (Equipped Play Space at BLC)	High Street Chasetown 15/00767/FUL	-	9,737.19
SOC2	Land at Easthill, Fradley 07/00774/OUTM	-	0.41
SOC2	Land at Easthill Farm, Nanscawen Road, Fradley 07/00774/OUTM	-	36,023.93
SOC2	Laurel House, Lichfield Street, Fazeley 05/01140	-	900.00
Public Open Space	Land at Lichfield Road, Kings Bromley 14/00683/OUTM	-	16,384.92

Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies committed (£)
Sports (Off-site sports pitch)	Land at Junction of the Sportsway and Milestone Way, Burntwood 14/00612/FULM	-	65,016.37
Sports (Indoor sports at FGLC)	Land at Wheelhouse Road and Armitage Rod 14/00683/OUTM	-	17,332.00
Community and Leisure	Land at Browns Lane, Tamworth 14/0018/OUTM	-	125,796.65
Sports (Indoor hall and pool at FGLC)	Brookfield, Hay End Lane, Fradley 14/01038/OUTM	-	52,794.86
Off-Site Playing Pitch Contribution	Land at Fradley Park, Halifax Avenue Fradley – 10/01498/OUTMEI	-	108,575.42
Social Facilities	Land at Fradley Park, Halifax Avenue Fradley – 10/01498/OUTMEI	-	108,000.00
Waterways	Land at Fradley Park, Halifax Avenue, Lichfield 15/01498/OUTMEI	-	22,464.00
Social and Community	Land at Limburg Avenue, Lichfield 14/00465/FULM	-	131,341.03
National Memorial Arboretum	Walsall Road, Lichfield 98/00036	-	45.87
National Memorial Arboretum	Chesterfield Road Lichfield 03/00636	-	147.90
National Memorial Arboretum	Victoria Hospital, Lichfield 02/00655	-	174.13
Arboriculture Sum 66/00308	City Wharf Lichfield, 01/00760	-	3,450.00
Improvements to St Chads Hall	Vulcan Road, Lichfield, Lichfield 07-01146-FULM	-	4,000.00
Friarsgate – Castle Dyke/Frog Lane	Wall Island, Shenstone 01/00788	-	42,284.38
Open Space Commuted Sum	Land at Walsall Road, 03/00636	-	100,698.84
Open Space	Land south of Milestone Way, 16/00666/OUTM	-	92,214.10
Chasewater SSSI	Land south of Milestone Way, 16/00666/OUTM	25,497.14	-
Play Area, Statfold Lane, Fradley	Fradley Industrial 95/00584	0.35	-
Sankeys Corner Public Realm Improvements	Hollygrove Lane, Chase Terrace 03/01560	1,708.94	-
Unallocated 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 (£)
Renovation and replacement of play equipment at Hill Ridware Village Hall	Land Rear Royal Oak Uttoxeter Road, Hill Ridware	4,897.19	-
New Build Parish Office/Community Hub	Land at Easthill Fradley, 07/00774/OUTM	92,157.00	-
Fradley Village Heating and CCTV	Land at Easthill Fradley, 07/00774/OUTM	448.00	-
Fradley Youth & Community Centre Cladding & Porch	Land at Easthill Fradley, 07/00774/OUTM	1,125.00	-
Replacement of canopy and installation of artificial grass at Armitage Pre-School	Hawksyard 03-00627-OUT	3,000.00	-
Upper St John Street	City Wharf, Lichfield 02/00655	6,544.67	-
Car Parks Variable Message Signing	Victoria Hospital, Lichfield 02/00655	33,308.63	-
Community Building at Hawksyard	Hawksyard 03-00627-OUT	119.35	-
The Leomansley Area Improvement Project	Victoria Hospital 02/00655	3,212.52	-
Ancient Monument (Friary)	Victoria Hospital, Lichfield 02/00655	27.75	-
Old Mining College – Refurbish Access and Signs	7-9 High Street, Chasetown 12/00063/FULM	13,224.95	-
DDL – Youth Building (Fradley)	Common Lane, Fradley 01/01256	0.47	-
Affordable Housing	Derry Farm, Birmingham Road, Shenstone 15/00920/FUL	157,306.02	-
Cannock Chase SAC	Various applications	3,844.20	-
Commuted Sums for ongoing maintenance of Public Open Space	Various applications	441,247.18	-
Ecological Mitigation	Various applications	592,501.73	-
	Sub totals	1,703,474.40	989,426.23
	Total	2,692,900.63	-

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 a number of 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 2.17 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 opportunities throughout each year for infrastructure providers, local community groups and stakeholders will be invited and notified to put forward proposed projects and make bids for funds.
- 4.9 In order to be considered, projects will be assessed through the assessment process adopted by the Council. Where possible, projects will be expected to show an element of match funding.

Neighbourhood CIL future expenditure

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

- Improvements to streets and local green spaces;
- Improvements to local community facilities;
- Local education infrastructure;
- Community safety measures;
- New health and social care facilities; and
- Green and blue infrastructure.

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

Section 106 future expenditure and delivery

4.12 There is approximately £1,674,197.30 of planned expenditure in place, with further plans to increase allocations of unallocated monies towards future spending over the next financial year and beyond.

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

- Refurbishment of Friary Grange Leisure Centre, Lichfield; and
- Equipped Play Space at Burntwood Leisure Centre.

4.14 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.

4.15 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).