

**Infrastructure Funding  
Statement**

**October 2024**



**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; and
  - Non-financial obligations, including requirements such as employment and skills strategies, construction management plans and travel plans.

## Format of the Infrastructure Funding Statement

- 1.4 The IFS will report upon the following key areas:
- S106 and CIL payments sought and received within the preceding reporting period 1 April 2023 to 31 March 2024. 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 2023 to 31 March 2024. [Section 2](#) and [Section 3](#) of this statement report upon progress in the collection and spending of CIL and S106 respectively. [Section 4](#) of the IFS looks forward and details planned expenditure over the next reporting period (2023/24).
- 1.7 Staffordshire County Council is also responsible for the provision of infrastructure and collects developer contributions from development within Lichfield district. As a contribution receiving authority the County Council prepare their own IFS which is [available online](#).

## Key headlines

- 1.8 The following section provides the key headlines of this IFS. Further detail can be found in the relevant sections of this report. [Section 2](#) reports upon CIL, [Section 3](#) upon S106 obligations and [Section 4](#) looks forward to the types of infrastructure which it is intended will be funded in future years.
- 1.9 In 2023/24, the headline figures were as follows:

### *Community Infrastructure Levy (CIL)*

- 1.10 Since the adoption of CIL in April 2016 and the commencement of charging on 13 June 2016 a total of £4,492,350.24 has been received to 31 March 2024.
- 1.11 The total CIL receipts collected for the financial year 2023/24 were £472,671.29. Of this:
- £109,753.83 of receipts were collected from CIL and distributed to parish and town councils within the district to fund local infrastructure projects (The ‘meaningful proportion’)
  - £4,933.65 was collected to support Special Areas of Conservation (SACs) and
  - £23,633.56 was received and allocated towards meeting the administrative costs of the CIL charging regime per CIL Regulation 61.

### *Section 106 agreements*

- 1.12 A total of £1,586,982.41 was received by the District Council via S106 obligations for the 2023/24 reporting year - mostly towards delivering open space, community facilities and contributions towards the mitigation of development on the Cannock Chase SAC.
- 1.13 In 2024/2025, CIL and S106 expenditure will be focused on the following priorities, which are set out in greater detail at section 4 of this document:
- Health provision

- Transport infrastructure
- Environment and biodiversity
- Low carbon initiatives

## 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<sup>1</sup>. The rate of CIL payable to an authority from a new development is both mandatory and non-negotiable<sup>2</sup>
- 2.2 The adopted CIL Charging Schedule sets out the charging rates for specific types of development and includes a map which illustrates the charging zones within the district. The charging schedule can be [viewed online](#).
- 2.3 Since the adoption of CIL and the commencement of charging, £4,492,350.24 has been received up to 31 March 2023. Of this total, £472,671.29 was collected in the 2023/24 reporting year.
- 2.4 The following table shows the total CIL receipts received since charging (13 June 2016 to 31 March 2024)

Table 2.1: Total CIL receipts received since charging (13 June 2016 to 31 March 2024)

Financial year	Total CIL receipts (£)
<b>2016-17</b>	£11,310.25
<b>2017-18</b>	£286,797.05
<b>2018-19</b>	£208,492.59
<b>2019-20</b>	£420,916.03
<b>2020-21</b>	£1,101,589.23
<b>2021-22</b>	£1,235,866.07
<b>2022-23</b>	£754,707.73
<b>2023-24</b>	£472,671.29
<b>Total</b>	<b>£4,492,350.24</b>

### CIL income 2023-24 and headline figures

- 2.5 £472,671.29 of CIL receipts were collected in 2023/24. Of this:
- £339,283.90 was collected in 2023/24 for spending on strategic infrastructure.
  - £0 was allocated for spending on strategic infrastructure within the reporting year

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

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



- £4,933.65 was collected for the Special Areas of Conservation (SACs)<sup>3</sup>
- £23,633.56 was received during 2023/24 for administrative expenses, as per CIL Regulation 61
- £109,753.83 of Neighbourhood CIL was collected (see Table 2.4). CIL Regulation 59D requires that these monies (the meaningful proportion) are allocated to their respective Town or Parish Councils.

## CIL expenditure

2.6 Table 2.2 sets out the total CIL monies received and spent since charging began in June 2016. In accordance with Regulation 62 of the CIL Regulations 2010 (as amended) between the period of 1 April 2023 and 31 March 2024 Lichfield District Council as the CIL Charging Authority collected a total of £472,671.29 in CIL receipts. The total CIL expenditure for the period 1 April 2023 to 31 March 2024 is as follows:

- £2,681.84<sup>4</sup> of Cannock Chase SAC CIL funds was transferred to those bodies responsible for the projects which seek to mitigate the harm on the SAC from development
- £149,683.11<sup>5</sup> 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
- £23,633.56 has been collected for use on the District Councils administrative expenses. More detail on this is included in the ‘CIL administration’ section (from 2.14).
- £100,000.00 of Strategic CIL was transferred to Chasetown Football Club for a 3G/4G sports pitch.

Table 2.2: CIL received and expenditure (13 June 2016 to 31 March 2024)

Year	CIL received	CIL spent
<b>2016-2017</b>	£11,310.25	£0
<b>2017-2018</b>	£286,797.04	£0
<b>2018-2019</b>	£208,492.59	£68,146.81
<b>2019-2020</b>	£420,916.03	£117,951.17
<b>2020-2021</b>	£1,101,589.23	£148,765.99
<b>2021-2022</b>	£1,235,866.07	£321,446.08
<b>2022-2023</b>	£754,707.73	£295,268.93
<b>2023-2024</b>	£472,671.29	£275,998.51

<sup>3</sup> This sum is included within the Strategic CIL pot of £339,283.90.

<sup>4</sup> This includes Cannock Chase SAC funds collected between October 2022 and March 2023 that were transferred in the 2023-24 financial year.

<sup>5</sup> Includes NCIL that was collected between October 2022 and March 2023 that was transferred in the 2023-24 financial year.

2.7 Table 2.3 below illustrates the CIL receipts and expenditure.

Table 2.3: Lichfield district CIL received and expenditure (2023-24)

CIL received and expenditure	Monies (£)
CIL invoiced (set out in Demand Notices <sup>6</sup> )	£2,011,808.72
CIL receipts received in 2023-2024	£472,671.29
CIL expenditure in 2023-2024	£275,998.51
CIL retained at end of 2023/24	£196,672.78

2.8 This results in £339,283.90 of the CIL monies collected in 2023/24 being retained for spending on strategic infrastructure. An additional £477,610.88 was carried over from previous financial years for strategic infrastructure.

2.9 Between 13<sup>th</sup> June 2016 and 31<sup>st</sup> March 2024, £3,321,537.38 was collected for spending on strategic infrastructure. Of this, £2,129,000.00 has been allocated and £375,642.60 has been spent on strategic infrastructure projects (see Tables 2.5 and 2.6). Therefore, £816,894.78 remains unallocated for strategic CIL spending at 31<sup>st</sup> March 2024.

## Neighbourhood CIL

2.10 The District Council is required to pass on a proportion of CIL receipts to Parish Councils (this is known as the ‘meaningful’ or ‘neighbourhood’ portion). The neighbourhood portion is capped at 15% but rises to 25% in areas where a neighbourhood plan has been adopted. It will be for individual Parish Councils to determine how their portion of CIL receipts is spent. The neighbourhood portion of the levy must be spent on the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on an area.

2.11 Neighbourhood plans are formal planning documents that local communities can prepare to guide the future development of their areas. There are currently a number of neighbourhood plans at varying stages of progression in the district. A total of 13 parishes have [adopted neighbourhood plans](#).

2.12 Table 2.4 (below) demonstrates the receipt of Neighbourhood CIL monies in between 1 April 2023 and 31 March 2024.

Table 2.4: Neighbourhood CIL received (2023-24)

Parish	Neighbourhood Plan and date adopted	Total NCIL Transferred 2023-24 (£)
Alrewas	Y - 09/10/18	£970.15
Armitage with Handsacre	Y - 09/10/18	£586.83
Burntwood	Y – 08/06/21	£7,665.19
Clifton Campville	N	£0
Colton	N	£0
Curborough, Elmhurst, Farewell & Chorley	N	£0

<sup>6</sup> 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.

Drayton Bassett	N	£0
Edingale	N	£82.15
Elford	Y - 15/01/19	£28,780.42
Fazeley	N	£0
Fradley & Streethay <sup>4</sup>		£44.98
Fradley	Y - 12/02/19	£0
Streethay	N	£0
Hammerwich	Y - 23/12/21	£1,080.75
Hamstall Ridware	N	£0
Harlaston	N	£0
Hints and Canwell	N	£1,027.78
Kings Bromley	N	£1,130.11
Lichfield	Y - 17/04/18	£22,053.61
Longdon	Y - 09/10/18	£0
Mavesyn Ridware	N	£0
Shenstone	Y - 13/12/16	£14,518.15
Swinfen & Packington	N	£0
Wall	N	£0
Weeford	N	£859.18
Whittington & Fisherwick	Y - 17/04/18	£5,351.03
Wigginton & Hopwas	Y - 13/12/16	£65,532.76
<b>TOTAL</b>		<b>£149,683.05</b>

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

## CIL administration

2.14 CIL Regulation 61 states that a Charging Authority can collect 5% of CIL collected from year four onwards for administration. In 2023/2024, £472,671.29 was collected in CIL receipts, meaning that £23,633.56 is available for use in supporting CIL administration<sup>7</sup>. 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.

<sup>7</sup> 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

- 2.15 As detailed at paragraph 2.8 at the 31 March 2024 £816,894.78 of Strategic CIL monies remained unallocated. This included an additional £477,610.88 carried over from previous financial years for strategic infrastructure, in addition to the £339,283.90 of strategic CIL collected in 2023-2024. £0 was allocated for spending on strategic infrastructure within the reporting year.
- 2.16 Tables 2.5 and 2.6 detail the expenditure including allocations of strategic CIL funds within the reporting year. Table 2.5 shows that no projects were allocated monies within the reporting year. Table 2.6 shows the expenditure of strategic CIL funds which had been allocated in previous reporting years.

Table 2.5: Strategic CIL allocations 2023-24

Project	Strategic CIL allocation (£)	Date allocated	Date spent
No projects allocated strategic CIL in the reporting year.	N/A	N/A	N/A
<b>Total</b>			

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

Table 2.6: Strategic CIL historic expenditure and allocations

Project	Strategic CIL allocation (£)	Date allocated	Project status
Leisure Facilities in Lichfield district	1,450,000.00	28/02/2023	£167,996.43 spent as of 31/03/2024
Chasetown FC 3/4G pitch	100,000.00	28/02/2023	Project completed 10/10/2023
Streethay Community Centre	600,000	08/02/2022	Project underway
Falkland Road, Fosseyway Canal Walk	260,000.00	08/02/2022	Funding withdrawn 22/11/2023
Lichfield & Hatherton Canal Trust – St Johns Community Link	35,000.00	12/03/2019	Funding withdrawn 22/11/2023
Staffordshire Countryside Explorer	42,680.83	12/03/2019	Project completed 06/05/2022
Westgate Practice Refurbishment	120,000.00	12/03/2019	Project completed 02/01/2020
King Edward VI School Expansion	101,000.00	12/03/2019	Project completed 16/09/2020
<b>Total</b>	<b>1,158,681.00</b>	-	-

## Strategic CIL project withdrawals

- 2.18 In cases where grant funding agreements expire before project completion, or the conditions outlined in Cabinet reports are not met within reasonable timeframes, the District Council reserves the right to withdraw support and funding from these projects. This allows the funds to be returned to the Strategic CIL pot for reallocation. Table 2.7 lists two projects that have lost Strategic CIL funding in 2023/24.

Table 2.7: Strategic CIL project withdrawals

Project	Strategic CIL allocation (£)	Date allocated	Date withdrawn
Falkland Road, Fosseyway Canal Walk	260,000.00	08/02/2022	22/11/2023
Lichfield & Hatherton Canal Trust – St Johns Community Link	35,000.00	12/03/2019	22/11/2023

### Infrastructure List

- 2.19 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.
- 2.20 The IL will be reviewed annually by the Strategic Infrastructure Group (SIG) and Overview & Scrutiny Committee 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.
- 2.21 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.
- 2.22 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.
- 2.23 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. 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 in Autumn 2024 after the report as been through the cabinet process.

Table 2.8: 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	NHS Integrated Care Board

Infrastructure Project	Notes	Main Delivery Body
	required to support growth across the district	
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	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	Environment Agency/Lichfield District Council/Staffordshire County Council
Low carbon initiatives/carbon investment fund	CIL funds may be used to support the delivery of Local Plan policy SC1 which states: The District Council is developing a Carbon Community Fund (CCF) which will support the achievement of carbon targets through financial contributions.	Lichfield District Council

2.24 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 (2023/24) are in table 3.1, with potential financial obligations due to the District Council totaling £920,787.38.
- 3.5 Staffordshire County Council are 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 3.1: S106 agreements signed 2023-24

Development	Planning Ref	Financial obligation type	Financial obligation amount	Non-financial obligations
Rugeley Power Station, Armitage Road, Armitage	19/00753/OUTMEI Deed of Variation			Amendments to County Council obligations relating to the All-Through School scheme and Highway Works scheme
Land south of Shortbutts Lane, Lichfield	21/01956/OUTFLM	Cannock Chase SAC fee for affordable dwelling units	£36,613.08	

Development	Planning Ref	Financial obligation type	Financial obligation amount	Non-financial obligations
Land south of Shortbutts Lane, Lichfield	21/01956/OUTFLM	Community facility contribution	£800,000	
Land south of Shortbutts Lane, Lichfield	21/01956/OUTFLM	Remaining primary school sum (index linked)	£779,922	
Land south of Shortbutts Lane, Lichfield	21/01956/OUTFLM	Secondary school sum (index linked)	£1,168,812	
Land south of Shortbutts Lane, Lichfield	21/01956/OUTFLM	NHS clinical contribution	£324,999.00	
Land south of Shortbutts Lane, Lichfield	21/01956/OUTFLM	Public art contribution	£5,000.00	
Land south of Shortbutts Lane, Lichfield	21/01956/OUTFLM	Bus service contribution (index linked)	£750,000.00	
Land south of Shortbutts Lane, Lichfield	21/01956/OUTFLM	Further travel plan sum (index linked)	£8,800.00	
Land south of Shortbutts Lane, Lichfield	21/01956/OUTFLM			38% Affordable Housing to be delivered across the remaining phases of development
Land south of Shortbutts Lane, Lichfield	21/01956/OUTFLM			On-site open space provision for remaining phases of development
Land and buildings at Angel Croft & Westgate, Beacon Street, Lichfield	20/01374/FULM	Affordable housing commuted sum (index linked)	£476,000	
Land and buildings at Angel Croft & Westgate, Beacon Street, Lichfield	20/01374/FULM	Cannock Chase SAC (index linked)	£9,743.64	
Land and buildings at Angel Croft & Westgate, Beacon Street, Lichfield	20/01374/FULM	District Council monitoring fee	£2,500.00	
Land and buildings at Angel Croft & Westgate, Beacon Street, Lichfield	20/01374/FULM	Secondary school sum (index linked)	£168,182.00	
Land at Maple Close and Sycamore Road, Burntwood	22/00658/FULM	Cannock Chase SAC fee for affordable dwellings (index linked)	£17,810.82	
Land at Maple Close and Sycamore Road, Burntwood	22/00658/FULM	District Council Monitoring Fee	£891.00	
Land at Maple Close and Sycamore Road, Burntwood	22/00658/FULM	NHS ICB Contribution (index linked)	£33,150.00	
Land at Burton Road, Streethay, Lichfield	21/01595/FULM	Biodiversity Net Gain Contribution	£109,200	



Development	Planning Ref	Financial obligation type	Financial obligation amount	Non-financial obligations
Land at Burton Road, Streethay, Lichfield	21/01595/FULM	Healthcare contribution	£18,610	
Land at Burton Road, Streethay, Lichfield	21/01595/FULM	Cannock Chase SAC contribution	£3,196.38	
Land at Burton Road, Streethay, Lichfield	21/01595/FULM	Primary education contribution (index linked)	£259,079.76	
Land at Burton Road, Streethay, Lichfield	21/01595/FULM	Secondary education contribution (index linked)	£161,434.00	
Land at Burton Road, Streethay, Lichfield	21/01595/FULM			On-site open space provision
Land at Burton Road, Streethay, Lichfield	21/01595/FULM			On-site affordable housing provision (11 dwellings)
Numerous applications	-	Cannock Chase SAC	£21,392.11	

### Section 106 income and non-financial obligations received

3.7 In 2023/24, a total of £1,586,982.41 was received in S106 contributions. In addition to this a number of non-financial obligations have also been delivered including 211 affordable dwellings. Table 3.2 details the planning obligations through S106 agreements which have been received or delivered within the reporting year.

Table 3.2: S106 obligations received 2023-2024

Development	Planning reference	Financial obligation type	Financial obligation amount	Non-financial obligations
Land at Dean Slade Farm, South of Lichfield Dean Slade Farm SDA	17/01191/OUFMEI	No financial obligations received in reporting year.	-	48 affordable dwellings completed in the reporting year.
Land at Halifax Avenue Fradley SDA (Phase 1 and 2)	10/01498/OUTMEI	No financial obligations received in reporting year.	-	17 affordable dwellings completed in the reporting year
Eastern Avenue, Former Norgren Factory	17/00060/OUTFLM	No financial obligations received in reporting year.	-	23 affordable dwellings completed in the reporting year.
Land at the Shrubbery, Elford	17/01379/OUTM	Affordable housing	£641,170.71	9 affordable dwellings completed in the reporting year.

Development	Planning reference	Financial obligation type	Financial obligation amount	Non-financial obligations
Land off Hay End Lane, Fradley, Fradley SDA	13/00633/OUTM	Sports contribution	£254,279.64	27 affordable dwellings completed in the reporting year.
Arkall Farm, Ashby Road, Tamworth	22/00998/FULM	NHS contribution	£18,007.41	58 affordable dwellings completed in the reporting year.
Numerous applications	22/01709/COU 23/00283/COU 22/01122/COU 22/01709/COU 23/00691/FUL 22/00349/FUL 20/01374/FULM 20/01374/FULM 22/01149/FULM 22/01044/FUL 21/01956/OUTFLM 22/00517/FUL 21/00579/FUL 23/00632/PND 21/01639/FUL 23/00972/COU 20/00932/FUL 23/00991/FUL 23/00990/FUL 23/00992/FUL 23/00342/FUL 22/00006/FUL 21/01570/FULM 20/00224/COU 20/00456/COU 22/01682/FUL 22/01179/FUL 22/01682/FUL 22/00910/FUL 17/00139/OUTM 22/00824/FUL 22/00824/FUL 23/00079/FUL 22/01377/FUL 22/00645/COU 22/01429/COU 22/00842/COU	Cannock Chase SAC	£87,836.73	-
Land adj. Hayes Meadow Primary School, Handsacre	15/01198/OUTM	Public open space	£10,795.99	
Land adj. Hayes Meadow Primary School, Handsacre	15/01198/OUTM	Sports contribution	£46,063.49	
Land North of Burton Road, Streethay	12/00746/OUTMEI	Community building	£250,000.00	

Development	Planning reference	Financial obligation type	Financial obligation amount	Non-financial obligations
Land and buildings at Quonians Lane, Lichfield	19/00318/FULM	Affordable housing	£61,309.14	
Land north of Dark Lane, Alrewas	13/01175/FULM	Sports contribution	£86,545.00	
53-55 Scotch Orchard, Lichfield	23/00422/FULM	NHS contribution	£35,750.00	-
Numerous applications	17/01379/OUTM 12/00746/OUTMEI 13/00633/OUTM 15/01198/OUTM 20/01374/FULM 20/01374/FULM 23/00632/PND 23/00972/COU 23/00991/FUL 23/00990/FUL 23/00992/FUL 23/00342/FUL	District Council monitoring fee	£95,224.30	-
	<b>Total</b>		<b>£1,586,982.41</b>	

3.8 Table 3.3 illustrates the financial obligations received from S106 agreements in the last six financial years. Whilst this falls outside of the reporting year, for the purposes of this IFS it does provide a historic illustration of the level of funds received.

Table 3.3: Financial obligations received through S106 agreements

Year	Received in year (£)	Allocated (£)	Expenditure (£)
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

### Section 106 expenditure

3.9 In 2023/24, £516,308.11 of Section 106 funds were spent. This spending of S106 monies consisted of contributions to the Cannock Chase SAC to mitigate the impact of development, ecology, open space and social and community schemes.

Table 3.4: Section 106 financial obligations expenditure 2023-2024

Project expenditure made to	Site and planning application reference	Total expenditure (£)	Infrastructure type
Mitigation of harm on Cannock Chase SAC	Numerous	£21,239.58	Cannock Chase SAC
Off site playing pitch contribution	Land at Fradley Park, Halifax Avenue, Fradley – 10/01498/OUTMEI	£85,955.54	Sports facilities
Upgrade electrical heating in St Stephens Church, Fradley	Land at Easthill, Fradley – 07/00774/OUTM	£4,380.00	Social and community
Fence at Chasetown Memorial bowling green	Land South of Milestone Way, Burntwood – 16/00666/OUTM	£9,250.00	Social and community
Community facility, Streethay	Land north of Burton Road, Streethay - 12/00746/OUTMEI	£124,645.00	Social and community
Friary Grange – short term improvements	Land at Browns Lane, Tamworth 14/00018/FULM	£125,796.55	Sports facilities
New leisure centre	City Wharf, Lichfield – 01/00760  Vulcan Road, Lichfield – 07/01146/FULM  Land at Wheelhouse Rd and Armitage Rd, Armitage – 14/01018/FUL  Brookfield, Hay End Lane, Fradley – 14/01038/OUTM  Land at Lichfield Road, Kings Bromley – 14/00683/OUTM  Land Rear Royal Oak Uttoxeter Road, Hill Ridware – 14/00147/OUTM	£128,744.34	Sports facilities

Project expenditure made to	Site and planning application reference	Total expenditure (£)	Infrastructure type
	Victoria Hospital, Lichfield 02/00655		
Car parks variable message signing	Victoria Hospital, Lichfield (02/00655)	£13,797.10	Social and Community
Ecological mitigation Burntwood	Land At Junction of The Sportsway and Milestone Way Burntwood 14/00612/OUTM	£2,500.00	Ecology
		<b>£516,308.11</b>	

### 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 £21,239.58.

### Social and community

3.11 As detailed in Table 3.4 there has been an expenditure of £152,072.10 on social and community projects within the reporting year. These include expenditure on a new community centre in Streethay, car park variable message signing in Lichfield and a new electrical heating system at St Stephens Church, Fradley.

### 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 £0 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 2023/24 financial year £0 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 2024 was £4,342,325.68. Of this:

- £2,195,315.10 is allocated to specific projects, £542,120.15 is allocated for the purposes of longer-term maintenance of open space (commuted sums), £71,011.07 is allocated towards the Cannock Chase SAC and £573,364.53 is retained for the purposes of ecological mitigation; and
- £960,514.83 in S106 funds remain committed towards future projects, which will need to meet the specified requirements defined within the section 106 agreement relating to each site.

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

Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies committed (£)
SOC2	S106 - Laurel House, Lichfield Street, Fazeley 05/01140	-	900.00
Public Open Space	Land at Lichfield Road, King's Bromley - 14/00683/OUTM	-	16,384.92
Social facilities	Land At Fradley Park, Halifax Avenue, Fradley, Lichfield, Staffordshire - 10/01498/OUTMEI	-	193,500.00
Community and sports facility	Elford Sports and Social Club, 13 The Beck, Elford, Tamworth, Staffordshire, B79 9BT	-	10,343.12
Sports Pitches Contribution	Deanslade Park Project, Land South Of Falkland Road, Lichfield, Staffordshire, WS14 0AG	-	674,833.39
Public open space	Land adjacent Hayes Meadow Primary School, Spode Avenue, Handsacre	-	10,795.99

Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies committed (£)
NHS contribution	Arkall Farm, Ashby Road, Tamworth		£18,007.41
NHS contribution	53-55 Scotch Orchard, Lichfield		£35,750.00
New Sports Hall at Netherstowe School	Land North of Burton Road and Northeast of the West Coast Mainline, Streethay, Lichfield,	348,800.45	-
Mavesyn Ridware Village Hall Play Area Improvements	Land Rear Royal Oak Uttoxeter Road Hill Ridware Rugeley - 14/00147/OUTM	4,897.19	-
New Build Parish Office/Community Hub	Land at Easthill, Fradley - 07/00774/OUTM	92,157.00	-
Fradley BMX Pumptrack	Land at Easthill, Fradley - 07/00774/OUTM	33,216.93	-
Replacement of canopy and installation of artificial grass at Armitage Pre-School	S106 - Hawksyard 03-00627-OUT	3,000.00	-
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 Milestone Way, Burntwood, Staffordshire - 16/00666/OUTM	4,382.30	
Affordable Housing	Derry Farm, Birmingham Road, Shenstone, Lichfield - 15/00920/FUL	157,306.02	-
Social, community and leisure facilities	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 <sup>8</sup>	
Fencing for pitch at Burntwood Leisure Centre	Land at Junction of the Sportsway and Milestone Way, Burntwood – 14/00612/FULM	39,166.37	
Football Pitch and Car Park at Burntwood Park	Land at Junction of The Sportsway and Milestone Way Burntwood Staffordshire - 14/00612/FULM	£25,850.00	

<sup>8</sup> This is the remaining unspent amount from the Friary Grange short term improvements project, set out in Table 3.4.

Project/infrastructure type obligations relate to	Site and planning application reference	Monies allocated (£)	Monies committed (£)
Community facility	Land North of Burton Road and Northeast of the West Coast Mainline, Streethay, Lichfield,	125,355.00	
Fence at Chasetown Memorial Bowling Green	Land South Milestone Way, Burntwood, Staffordshire - 16/00666/OUTM	750.00	-
Skateboard park at Burntwood Leisure Centre	Land South Milestone Way, Burntwood, Staffordshire - 16/00666/OUTM	86,251.78	
Affordable Housing	Land at The Shrubbery, Elford	£641,170.71	
Affordable Housing	Land and buildings at Quonians Lane, Lichfield	61,309.14	
New leisure centre	Land off Hay End Lane, Fradley – 13/00633/OUTM	254,279.64	
New leisure centre	Land Adjacent Hayes Meadow Primary School, Spode Avenue, Handsacre 15/01198/OUTM	£46,063.49	
	Land North of Dark Lane, Alrewas, Burton Upon Trent, Staffordshire, DE13 7AP 13/01175/FULM	£86,545.00	
Waterways	Land At Fradley Park, Halifax Avenue, Fradley, Lichfield, Staffordshire - 10/01498/OUTMEI	£40,248.00	
Cannock Chase SAC	Various applications	£71,011.07	-
Ecological mitigation	Various applications	£573,364.53	-
Committed Sums for ongoing maintenance of Public Open Space	Various applications	£542,120.15	-
	Sub totals	<b>£3,381,810.85</b>	<b>£960,514.83</b>
	Total	<b>£4,342,325.68</b>	



## 4. Planned expenditure

- 4.1 This section sets out how CIL and S106 income will be spent over the next reporting period in Lichfield district (as per the requirements set out in relevant planning practice guidance and the CIL regulations).
- 4.2 The level and timing of CIL funding will depend on the nature and scale of the development, the number of implemented planning permissions, build-out rates, and the phasing of development etc. Due to the uncertainty over forecasting, the amount of CIL funding will be based on the total receipts collected from the previous financial year and any unspent receipts from previous financial years.
- 4.3 S106 financial obligations must be spent in accordance with the terms of the legal agreement (as part of the planning application process). In respect of non-financial planning obligations secured through S106 agreements, the delivery of these items is intrinsically linked to the requirements of a development site.
- 4.4 S106 income varies on a site-by-site basis depending on a range of factors, such as the viability of development and site-specific considerations. This makes it difficult to forecast future S106 income and expenditure.

### Strategic CIL future expenditure

- 4.5 In previous years the strategic CIL allocation has been used to assist in the delivery of several projects per the Regulation 123 List. Due to changes in regulations CIL is no longer restricted to strategic infrastructure projects identified in the Regulation 123 List.
- 4.6 CIL receipts will also be made available through the capital programme to spend, in whole or in part, on the items of infrastructure which are referenced in paragraph 2.18 of this report.
- 4.7 As part of the Strategic Infrastructure Group priorities have been identified from 2.18 with healthcare provision, transport infrastructure, environment and biodiversity and low carbon initiatives being highlighted as the four main priorities for any investment in the coming financial year.
- 4.8 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.
- 4.9 There will be regular opportunities for infrastructure providers, local community groups and stakeholders to put forward proposed projects and make bids for funds and projects will be decided through the approved assessment process. Where possible, projects will be expected to show an element of match funding.

## Neighbourhood CIL future expenditure

4.10 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.

4.11 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

4.12 There is approximately £3,381,810.85 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 3.5. 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
- Skateboard park 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](mailto:section106@lichfielddc.gov.uk) / [cil@lichfielddc.gov.uk](mailto:cil@lichfielddc.gov.uk)) or by phone (01543 308192).