



Cheshire West and Chester

CESHIRE WEST AND CHESTER COUNCIL

**ANNUAL INFRASTRUCTURE FUNDING STATEMENT (COMMUNITY INFRASTRUCTURE LEVY (CIL)
AND SECTION 106)**

FOR THE FINANCIAL YEAR 2022/2023

December 2023

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Introduction

This report provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in Cheshire West and Chester, and the subsequent use of those contributions.

This report covers the financial year 1 April 2022 – 31 March 2023 and reports all the funds due and actually received in that time. Payments received after 31 March 2023 will be reported in next year's Infrastructure Funding Statement.

Cheshire West and Chester seeks developer contributions through the Community Infrastructure Levy (CIL) and Section 106 agreements (also known as "planning obligations").

CIL was introduced in 2010 and has been charged in Cheshire West and Chester since 1 September 2017. CIL is a set charge, based on the gross internal area floorspace of buildings, on residential and retail developments in certain areas of the borough. The money is used help fund the infrastructure needed to address the cumulative impact of development across our area. Our CIL charging schedule, setting out our CIL charging rates, is available on our website here:

<https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control/community-infrastructure-levy/community-infrastructure-levy.aspx>

Local planning authorities must use CIL to fund *'the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area'*. There is also a neighbourhood portion of CIL – 'Local CIL' – which is similarly able to fund infrastructure but can also fund *'anything else that is concerned with addressing the demands that development places on an area'*. Under 'Local CIL', a CIL charging authority must pass 15% of local CIL receipts to the parish council for the area where a CIL liable development takes place, rising to 25% if the parish has a Neighbourhood Plan in place. In unparished areas, the CIL charging authority can spend equivalent amounts in the locality, following engagement with local communities.

Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement – a planning obligation - to mitigate the impact of a specific development, to make it acceptable in planning terms. The planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments. In some instances, section 106 planning obligations may require payments to be made to parish councils or the local Clinical Commissioning Group who work with GP surgeries.

CIL summary for the financial year 2022/23:

a)		Total value of CIL invoiced this year	£2,990,913
b)		Total CIL receipts for the reported year	£3,791,824
c)		Total amount of CIL receipts from previous years but not yet allocated for spend	£0.00
d)		The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;	£2,349,000
e)		Total amount of CIL expenditure for the reported year	£3,413,528
f)		Total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£3,328,000
g)		In relation to CIL expenditure for the reported year, summary details of:	
	i)	The items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	Strategic spend School Basic Needs £20,000 School Condition Allocation £298,000 Network Management £1,771,000 Soot Hill Reinstatement £209,000 Winnington Corridor £415,000 Chester Bus Interchange £25,000 Archives Facility £97,000 Libraries ICT Infrastructure £28,000 Whitby Hall £29,000 Alexandra Park £5,000 Northwich Library £66,000 Leisure Asset Management £301,000 Total: £3,264,000
	ii)	The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0.00
	iii)	The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that	£149,528 (5%)

		regulation;	
h)		In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item:	£3,328,000 (details in annex 1)
(i)		the amount of CIL passed to:	
	i)	any parish council under regulation 59A or 59B; and	£399,858 – (details in annex 2)
	ii)	any person under regulation 59(4);	£0.00
(j)		summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including:	
	i)	the total CIL receipts that regulations 59E and 59F applied to;	£156,999
	ii)	the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	£7,000 – Willaston Tennis Court improvements
(k)		Summary details of any notices served in accordance with regulation 59E, including:	
	i)	the total value of CIL receipts requested from each parish council;	£0.00
	ii)	any funds not yet recovered from each parish council at the end of the reported year;	£0.00
(l)		The total amount of:	
	i)	CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£2,975,849
	ii)	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£352,000

	iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year CIL reclaimed from parishes or unparished areas);	£156,999
	iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£216,182

Section 106 summary

(a) the total amount of money secured via S106 entered into during the reported year;	£1,034,878
(b) the total amount of money via S106 which was received during the reported year;	£7,839,886
(c) the total amount of money via S106 which was received before the reported year which has not been allocated by the authority;	£17,394,239
(d) summary details of any non-monetary contributions to be provided under S106s which were entered into during the reported year, including details of—	
(i) in relation to affordable housing, the total number of units which will be provided	The affordable housing requirements are dealt with via planning condition.
(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	None.
(e) the total amount of money (received under any S106s) which was allocated but not spent during the reported year for funding infrastructure;	£2,314,372 (see annex 3)
(f) the total amount of money (received under any S106s) which was spent by the authority (including transferring it to another person to spend)	£829,469 (see annex 4)
(g) in relation to money (received under S106s) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	£2,314,372 (see annex 3)
(h) in relation to money (received under S106s) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—	
(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item	£829,469 (see annex 4)
(ii) the amount of money (received under S106s) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	None
(iii) the amount of money (received under S106s) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of S106s	£26,743
(i) the total amount of money (received under any S106s) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.	<p>2022-23 S106 Brought forward -£78,721.86 Receipts £138,860 Drawdown £28,557.64 Remaining balance and carry forward -£189,024.22</p> <p>Including the following S106 with 22-23 closing balances (remaining balance and carry forward):</p> <p>Quinn Glass £57,460.83 Brunner House, Winnington £5,242.39 George Street Pocket Park £3,000 Land at Rofton Works, Hooton Road £107,520 Pear Tree Farm, Saughall £10,815 Helsby RYFC sport pitch £4,986</p>

Annex 1 – CIL received and allocated for spend

Year	Total CIL Collected	Administration Portion (5%)	Neighbourhood portion	Strategic Portion (remainder)	Strategic Spend	Strategic allocated but unspent	Summary details of the infrastructure which CIL has been allocated	Strategic available (unallocated and unspent) Cumulative
2017/2018	0	0	0	0	0	0		0
2018/2019	539,792	26,990	125,390	387,412	0	0		0
2019/2020	827,690	48,704	202,092	576,894	0	400,000	Winsford town centre	0
2020/2021	1,932,285	77,663	301,354	1,553,268	0	0		0
2021/2022	2,964,117	117,457	497,516	2,349,144	1,251,000	0	Capital	0
2022/2023	3,791,823	145,440	670,534	2,975,849	3,264,000	2,928,000	Capital	0
	10,055,708	416,254	1,796,886	7,842,567	4,515,000	3,328,000		0

Annex 2 – CIL receipts passed to town and parish councils

Parish/Town Council	Amount paid in 22/23	CIL retained from previous years	Amount spent in 22/23	What project was funded	Monies allocated but not spent	Monies retained for next financial year
ACTON BRIDGE	£219	£552	£0	N/A	£0	£771
ANTROBUS	£0	£1,985	£1,954	Physical infrastructure - playground	£0	£0
BYLEY	£1,544	£4,852	£0	N/A	£0	£6,396
CODDINGTON	£741	£0	£0	Awaiting response		£741
CUDDINGTON	£13,198	£0	£13,076	New benches and bins, new speed indicator devices, repairs to open space areas	£0	£122
DAVENHAM	£2,038	£0	£0	N/A	£0	£2,038
DELAMERE AND OAKMERE	£2,455	£1,523	£0	N/A	£0	£3,977
DODLESTON	£85,393	£103,409	£27,966	Mower £4,500, Dragonfly sculpture £1,305, Play Equipment £18,244, Pavilion Shed £3,917	£0	£160,836
FRODSHAM	£0	£12,556	£12,556	Play area development/new installation Green Gates Community Park	£0	£0
GREAT BOUGHTON	£4,808	£0	£1,447	Refurbishment of fire doors in community centre	£0	£3,362
HARTFORD	£80,692	£98,576	£27,493	Picnic tables, cement bases, BL wetpour, Blended meeting equipment, gazebos	£0	£151,774
HELSEBY	£5,363	£0	£0	N/A	£0	£5,363
KELSALL	£25,020	£23,383	£9,000	Towards new well-being hub	£0	£39,403
KINGSLEY	£1,871	£6,947	£0	N/A	£0	£8,819
LACH DENNIS	£0	£2,158	£2,158	Solar powered speed sign	£0	£0
LITTLE BUDWORTH	£2,179	£4,225	£2,700	Physical infrastructure - SID	£0	£3,704
LOWER PEOVER	£347	£5,874	£2,071	Phone box re-siting for use as a community asset Environmental works to pond to improve access to public open space	£0	£4,150
MALPAS	£66,022	£89,663	£0	N/A	£0	£155,684
MANLEY	£1,259	£0	£1,259	£458.99 for the new PC and laptop £629.83 for the Village Hall Broadband for 2021/22 £162.90 PC donation – Manley Play and Stay Toys Group £7.51 - defibrillator batteries for the Village Hall defibrillator.	£0	£0
MOLLINGTON	£3,605	£0	£0	N/A	£0	£3,605
MOULDSWORTH	£1,343	£0	£0	N/A	£1,343	£0

NESTON	£0	£11,641	£0	N/A	£0	£11,641
NORLEY	£2,445	£6,989	£2,500	Playground Committee - £1500 Norley Bowling Club - £1000	£5,288	£1,646
NOMANSHEATH AND DISTRICT	£0	£1,565	£0	N/A	£0	£1,565
POULTON AND PULFORD	£0	£4,148	£4,148	Village Hall improvements	£0	£0
RUSHTON	£2,531	£1,345	£0	N/A	£0	£3,876
SAUGHALL AND SHOTWICK PARK	£5,695	£20,906	£18,050	Electrical works for Xmas lights	£0	£8,551
SPROSTON	£1,500	£0	£0	N/A	£0	£1,500
TARPORLEY	£1,966	£4,478	£0	N/A	£0	£6,445
TARVIN	£0	£33,557	£0	N/A	£0	£33,557
TATTENHALL	£51,562	£15,436	£0	N/A	£0	£66,998
TILSTON	£563	£0	£563	New footpath to school	£0	£0
UPTON	£17,964	£17,964	£0	N/A	£0	£35,929
UTKINTON AND COTEBROOK	£0	£48	£0	N/A	£0	£48
WHITEGATE AND MARTON	£0	£1,695	£1,695	Purchase of land at The Beeches to preserve community asset. Costs includes land purchase, solicitor fees, land registry, Road risk assessments and tree surveys total spent £14,878.85 – CIL money used towards this project.	£0	£0
WILLINGTON	£11,126	£0	£88	Materials for renovation of 'finger' sign-post at Willington Corner @ £87.96	£0	£11,038
WINCHAM	£2,201	£0	£2,201	Part payment towards a new teen shelter in the Linnards Lane playing field.	£0	£0
WINSFORD TOWN	£4,208	£0	£0	N/A	£0	£4,208
Total	£399,858	£475,475	£130,926		£6,631	£737,776

Annex 3 – Section 106 funds allocated but not spent in 2022/2023

Scheme	Affordable Housing	Education	Highways	Playing Pitches	Open Space / Play	Regeneration	Transport	Bio-diversity	Total
Open space - Sanctuary Land					£9,610				£9,610.00
Play - Water Tower Gardens					£488				£488.00
Transport - Transport & pedestrian improvements, Castle Street, Northwich							£10,500		£10,500.34
Highways - Blacon Gateway, Sealand Road, Treborth Road			£40,132						£40,132.49
Play - Little Wood					£3,022				£3,022.34
Affordable Housing	£65,000								£65,000.00
Open space – public realm assets					£323				£323.00
Play - Little Wood					£831				£831.00
Play - Little Wood					£831				£831.00
Play - Little Wood					£49				£49.26
Highways - Speed limit reduction scheme, Warrington Road, Cuddington			£26,065						£26,064.85
Open space – public realm assets					£323				£323.00
Football Pitch Investment - Moss Farm				£69,540					£69,539.74
Highways - Daisy Bank Lane, Anderton			£25,664						£25,664.48
Football Pitch Investment - Moss Farm				£3,481					£3,481.00
Play - Winsford Lifestyle Centre Skate Park					£2,254				£2,254.00
Play - Winsford Lifestyle Centre Skate Park					£1,062				£1,062.00
Open space - St Oswalds Underpass					£17,324				£17,324.03
Play - Little Wood					£2,143				£2,142.67
Affordable Housing	£33,034								£33,034.28
Football Pitch Investment - Moss Farm				£24,560					£24,560.16
Transport - Blacon Accessible Routes							£20,000		£19,999.93
Football Pitch Investment - Stanney Grange				£259,448					£259,448

Scheme	Affordable Housing	Education	Highways	Playing Pitches	Open Space / Play	Regeneration	Transport	Bio-diversity	Total
Football Pitch Investment - Knights Grange Phase II				£232,000					£232,000
Open spaces - Ellesmere Port pitches					£15,839				£15,839
Open spaces - Informal mini junior pitch - festival park					£220				£220
Open spaces - Northgate Ponds					£16,204				£16,204
Biodiversity - Rivacre Valley								£3,618	£3,618
Transport - Travel plan coordinator, Travel demand management & data survey review and A55 Parpets			£300,000				£86,945		£386,945
Football Pitch Investment - Moss Farm				£85,203					£85,203
Play - Lostock					£7,764				£7,764
Highways - Winnington to Northwich Cycle & Pedestrian Route							£98,279		£98,279
Football Pitch Investment - Moss Farm				£13,389					£13,389
Open spaces - Helsby Quarry					£12				£12
Regeneration - Helsby sense of place						£47,244			£47,244
Highways - Traffic calming scheme			£68,208						£68,208
Regeneration - Little Sutton Regeneration						£19,965			£19,965
Football Pitch Investment - Seacombe Drive				£911					£911
Education - Sutton Green		£40,307							£40,307
Football Pitch Investment - Moss Farm				£14,518					£14,518
Open space - Public footpath Rivacre					£4,141				£4,141
Football Pitch Investment - Knights Grange Phase II				£25,639					£25,639
Football Pitch Investment - Moss Farm				£76,630					£76,630
Open spaces - Marshalls Arm					£50,855				£50,855
Football Pitch Investment - Moss Farm				£15,913					£15,913
Football Pitch Investment - Knights Grange Phase II				£49,780					£49,780
Football Pitch Investment - Moss Farm				£49,201					£49,201

Scheme	Affordable Housing	Education	Highways	Playing Pitches	Open Space / Play	Regeneration	Transport	Bio-diversity	Total
Open space - Irrigation System, Westminster Park					£29,850				£29,850
Football Pitch Investment - Saltworks Farm				£13,636					£13,636
Open space - Brook Road					£1,888				£1,888
Play - Kohima Crescent Saighton Camp, Sandy Lane Aqua Park & Play Area					£10,000				£10,000
Regeneration - Rudheath Leisure Centre						£31,000			£31,000
Open space - St Annes Dog Park					£7,676				£7,676
Open space - Water Tower Gardens					£29,547				£29,547
Education - Upton Heath PS, 2 x class extensions		£130,610							£130,610
Open space - Knights Grange Tennis Courts					£275				£275
Open space - Wirral Way improvement scheme					£113,112				£113,112
Play - Saltworks Farm					£3,220				£3,220
Play - Saltworks Farm					£5,090				£5,090
Total	£98,034	£170,917	£460,070	£933,848	£333,953	£98,208	£215,724	£3,618	£2,314,372

Annex 4: Section 106 funds spent on infrastructure projects 2022/2023

Scheme	Education	Affordable Housing	Highways	Playing Pitches	Open Space / Play	Regeneration	Bio-diversity	Total
Play - Redwood Drive					£2,131			£2,131
Play - Redwood Drive					£6,913			£6,913
Play - Elton pump track					£11,471			£11,471
Play - Redwood Drive					£3,480			£3,480
Play - Redwood Drive					£7,476			£7,476
Open space – public realm assets					£509			£509
Play - Russett Road					£831			£831
Open space - Benches in Tarporley					£510			£510
Open space – public realm assets Tarvin / Kelsall					£509			£509
Open space - Benches in Tarporley					£322			£322
Open space - Benches in Tarporley					£831			£831
Open space - Benches in Tarporley					£831			£831
Play - Russett Road					£831			£831
Play - Russett Road					£831			£831
Open space - Weaver parkway					£1,565			£1,565
Open space - Weaver parkway					£822			£822
Open space - Benches in Tarporley					£822			£822
Open space – public realm assets					£509			£509
Highways - Daisy Bank Lane, Anderton					£1,415			£1,415
Play - Marbury Park			£1,216					£1,216
Play - Marbury Park					£19,549			£19,549
Open space - Wades Clough					£1,700			£1,700
Play - Elton pump track					£5,895			£5,895
Football Pitch Investment - Stanney Grange				£22,424				£22,424
Affordable Housing		£60,000						£60,000
Play - Luton Road					£3,388			£3,388
Open space - Informal mini junior pitch, festival park					£3,780			£3,780

Scheme	Education	Affordable Housing	Highways	Playing Pitches	Open Space / Play	Regeneration	Bio-diversity	Total
Open space - Northgate Ponds					£660			£660
Open space - Weaver Parkway					£5,200			£5,200
Affordable Housing		£91,452						£91,452
Affordable Housing		£50,000						£50,000
Regeneration - Helsby the Art of Here					£5,331			£5,331
Football Pitch Investment - King George Playing Fields				£207,303				£207,303
Biodiversity - Rivacre Valley							£3,882	£3,882
Transport - Travel plan coordinator, Travel demand management & data survey review and A55 Parpets							£87,606	£87,606
Highways - Winnington to Northwich Cycle & Pedestrian Route			£17,014					£17,014
Open space - Helsby Quarry					£207			£207
Regeneration - Little Sutton Regeneration						£999		£999
Football Pitch Investment - Seacombe Drive				£3,594				£3,594
Education - Sutton Green	£46,160							£46,160
Open space - Mill Lane					£290			£290
Open space - Marshalls Arm					£24,179			£24,179
Play - Butchers Field					£5,178			£5,178
Open space - Irrigation System, Westminster Park					£8,500			£8,500
Open space - Helsby Parish Field Lighting					£1,704			£1,704
Open space - Vickersway Allotments					£1,722			£1,722
Football Pitch Investment - Saltworks Farm				£5,420				£5,420
Play - Sandy Lane Aqua Park & Play Area					£22,974			£22,974
Open space - Vicarsway Skate Park					£7,642			£7,642
Open space - St Annes Dog Park					£4,665			£4,665

Scheme	Education	Affordable Housing	Highways	Playing Pitches	Open Space / Play	Regeneration	Bio-diversity	Total
Open space - Kelsall Green Outdoor gym equipment					£11,695			£11,695
Open space - Knights Grange Tennis Courts					£8,725			£8,725
Open space - Wirral Way improvement scheme					£4,970			£4,970
Open space - Upgrading of astro turf, Malpas & District Sports Club					£13,711			£13,711
Open space - Helsby Parish Field Lighting					£9,886			£9,886
Open space - Upgrading of astro turf, Malpas & District Sports Club					£18,240			£18,240
Total	£46,160	£201,452	£18,230	£238,740	£232,399	£999	£91,488	£829,469