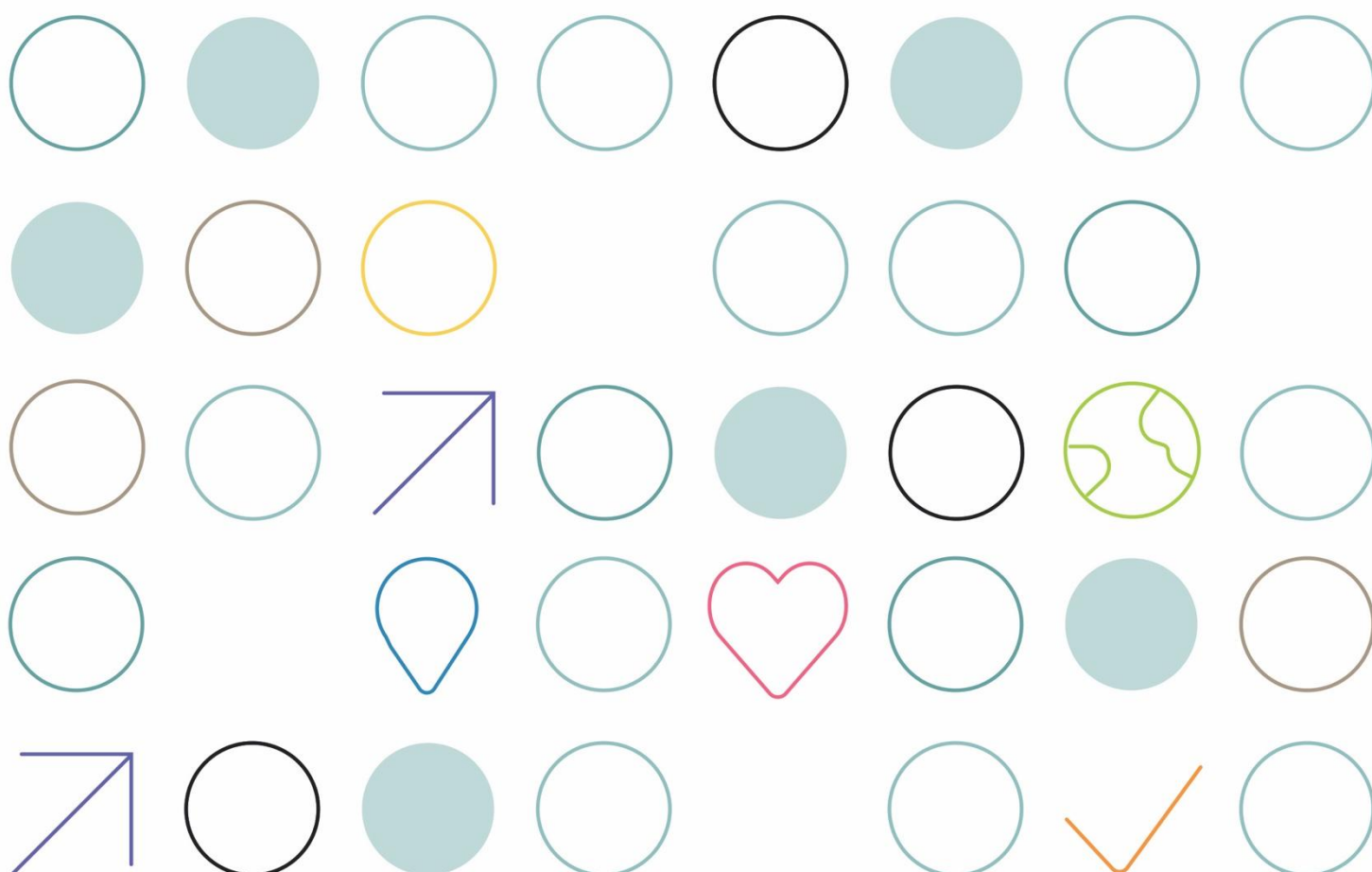


Cheshire West & Chester Council

Annual Infrastructure Funding Statement (Community Infrastructure Levy (CIL) and Section 106)

Financial Year 2024-2025

December 2025



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The Infrastructure Funding Statement - 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 2024 to 31 March 2025 and reports all the funds due and received in that time. Payments received after 31 March 2025 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").

The Council uses S106 obligations and CIL to support development and mitigate its impacts and maximise the benefits and opportunities from growth to deliver the priorities of the Borough Plan (the Council's Corporate Plan) and the Cheshire West and Chester Local Plan.

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 to 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>

The Community Infrastructure Levy (CIL)

Overview:

The Council collects CIL from developments and, in line with the legislation, is split into various portions, detailed below:

Portion	% of Receipts	Process
Cheshire West and Chester Strategic CIL (SCIL)	70%+	CIL funds are allocated for spend in line with the priorities of the Council's Capital Programme
Neighbourhood CIL (NCIL)	25% to areas with a made neighbourhood plan 15% to all other areas	These funds are transferred to the town and parish councils twice a year
CIL administrative expenses portion	Up to 5%	Spend applied to administrative expenses for collection and enforcement in line with legal restrictions on the use of this funding

The following tables outline how the Council has performed in terms of Cheshire West and Chester CIL receipts and expenditure for the reporting year – 2024-25 in line with Regulation 121. Cheshire West and Chester CIL is made up of Strategic CIL (SCIL), Neighbourhood CIL (NCIL), and CIL Admin.

The Infrastructure List

In accordance with the CIL Regulation 121A this section of the IFS provides information on how the Council intends to use its CIL future receipts. It includes information on the process the Council will use to allocate CIL monies, as well as the specific infrastructure projects and general types of infrastructure that will (or may) be wholly or partly funded by CIL.

Cheshire West and Chester Council's infrastructure priorities and decisions relating to CIL spend are made annually through the Council's Budget Report process rather than a separate CIL governance process. The Budget Report is a rolling four-year programme that identifies how the Council's budget will be spent to meet its corporate objectives. This includes the infrastructure projects that will be delivered through the capital programme. The current Budget Report is for the period 2024 to 2028. It was approved by Council on 15th February 2024 and can be viewed on the Council's website:

[Budget Council February 2024](#)

Appendix J of the Budget Report identifies the Council's overall capital programme of schemes, which are either committed or new schemes to be implemented in future years. These include schemes of infrastructure provision or improvement to Network Management (Highways), Network Developments (Transport), Climate Emergency and Regeneration of our towns. These are the types of schemes on which CIL monies could be spent in the future.

Future Infrastructure Funding Statement provides details of the specific schemes on which CIL monies have been spent or allocated. The Council intends to fund, either wholly or partly, by the levy or planning obligations a wide range of possible types of infrastructure within the following broad categories:

- Affordable housing
- Education
- Health
- Highways
- Transport and travel
- Open space and leisure
- Social and community facilities
- Cultural facilities
- Digital infrastructure
- Green infrastructure
- Flood and water management
- Economic development
- Energy
- Waste management
- Public realm

CIL summary for the financial year 2024-25:

For the 2024-25 financial year, the total value of CIL demand notices issued (sent to developers of sites that had commenced in this period) by Cheshire West and Chester was £2.863m. This balance may not be paid in the same financial year as the issue date as the payments may fall in different financial years.

The following table provides an overview of the CIL position for the 2024-25 financial year:

	Strategic CIL	Neighbourhood CIL	CIL Admin	Total
Unallocated CIL from prior years	£1,399,000	£0	£0	£1,399,000
CIL collected in 2024-25	£1,860,830	£336,216	£115,314	£2,312,360
Total CIL funding available for 2024-25	£3,259,830	£336,216	£115,314	£3,711,360
CIL Expenditure for 2024-25	£1,349,000	£107,902	£115,314	£1,572,216
CIL funding Carried Forward	£1,910,830	£228,314	£0	£2,182,493

The amount of CIL spent on repaying money borrowed, including any interest was nil for the 2024-25 financial year.

Strategic CIL commitments for 2025-26 onwards:

Strategic CIL is used to support agreed infrastructure schemes in the Council's four year capital programme. The following table outlines the proposed use of CIL funding carried forward, as identified in the table above, across future financial years

	Strategic CIL
Strategic CIL funding Carried Forward	£1,910,830
2025-26 Capital Programme	£500,000
2026-27 Capital Programme	£500,000
2027-28 Capital Programme	£910,830
2028-29 Capital Programme	£0
Uncommitted Strategic CIL	£0

CIL Allocation and Expenditure for the financial year 2024-25:

When payment of CIL is received 5% of the overall total is deducted for the administration of the levy and 15% or 25% is transferred to the relevant parish area (25% for parishes with a made Neighbourhood Plan and 15% for all other parishes). The remainder is used by the Council to fund *'the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area'*.

The following is the definition of 'infrastructure', according to the Town and Country Planning Act 2008.

Typically there are three broad categories of infrastructure:

- Social infrastructure: e.g. art and culture, sports halls, education, health, social care, emergency services, community centres, village halls
- Physical infrastructure: e.g. pavements, cycleways, flood defences, highways, transport links
- Green infrastructure: e.g. play areas, public open space, woodlands

CIL Spend in 2024-25

Infrastructure project	Amount of Council CIL spent
Winsford Town Centre (Future High Street Fund)	£183,000
Network Management (Highways)	£1,156,000
Chester Rows	£10,000

CIL Allocations committed in future years

Infrastructure project	Amount of Council CIL spent
Network Management (Highways)	£1,910,830

Neighbourhood CIL section

The parish councils must spend their neighbourhood fund on infrastructure in their local area, in consultation with their local community. The NCIL can be spent on a broader range of projects than the rest of the levy. Local councils must use NCIL to support the development of the local council's area, by funding:

- (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or
- (b) anything else that is concerned with addressing the demands that development places on an area.

It is for parishes to determine and justify how the CIL spend aligns with the relevant legislation.

In unparished areas, the CIL charging authority can spend equivalent amounts in the locality, following engagement with local communities.

In 2024-25 the parishes retained a combined total of £955,998 from previous financial years and we collected £336,215. In total the parishes had £1,184,312 to spend this financial year. £107,901 was spent by the parishes in this period. A full summary of the funds received, spent and allocated are available at Annex 1.

£43,348 was collected for unparished areas.

Further information on the NCIL is available here: [Neighbourhood portion of CIL | Cheshire West and Chester Council](#)

Section 106 Agreements

Overview:

The council secures funds from developers through planning agreements, known as Section 106 agreements. These contributions are requested when new developments create extra demand on local services such as schools, roads, parks, and housing. Payments are made at different stages during the life of a development and must be used within set time limits.

To ensure these contributions are fair and appropriate, they must meet three national tests: they must be necessary to make the development acceptable, directly related to the development, and fairly and reasonably related in scale and kind. In addition, all funding must align with priorities in the council's adopted Local Plan, supporting the long-term vision for sustainable communities.

Section 106 agreements allow the council to negotiate obligations that mitigate the impact of development. This can include funding or providing new roads, schools, health facilities, green spaces, or affordable housing. In some cases, payments may also be made to parish councils or local health bodies, such as the Integrated Care Board, to support GP services. These contributions help ensure that as communities grow, the infrastructure they rely on remains sustainable and fit for the future.

Section 106 summary

During 2024-25 a total of 25 Section 106 agreements were signed, three were amendments to existing planning permission via Section 73.

	S106 amount
The total amount of money to be provided under any planning obligations which were entered into during 2024-25	£9,546,458
The total amount of money under any planning obligations which was received during 2024-25	£7,861,061
The total amount of money under any planning obligations which was collected in years previous to 2024-25 and carried forward into 2024-25 which has not been allocated by the authority prior to 2024-25	£24,066,780

With regard to affordable housing, one affordable housing unit was secured on the following major developments. However, please note that affordable units have been secured via planning condition previously and will be secured via Section 106 agreement moving forward.

Site Name	Breakdown of Affordable Units Secured in 2024-25	Total Units Secured in 2024-25	Ward
Yoxall Joinery, Winnington, Northwich	1	1	Winnington and Castle

S106 Allocation and expenditure

The total amount of money (received under any planning obligations) which was allocated but not spent during 2024-25 for funding infrastructure is show in Annex 2	Total: £9,009,022.87
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	Spent by Cheshire West and Chester Council: £5,004,009 Spent by the ICB: £0
Total amount allocated to infrastructure projects in 2024-25 and the amount spent from these allocations. The items of infrastructure which were allocated money during 2024-25 (received under planning obligations) and the amount spent on each item is shown in Annex 3	Allocated: £14,013,032 Spent: £5,004,009
The amount of money (received under planning obligations) 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)	Not applicable
The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations	£53,247.49

Summary S106 position at the end of 2024-25:

The Council has collected Section 106 funds from a range of developments. These funds are for a variety of different infrastructure projects across the borough. The timescales for using these funds is specific to each Section 106 agreement. We currently hold the following balance:

Total Unallocated S106 Funds	Total Allocated S106 Funds	Total Unspent
£22,453,046	£9,009,023	£31,462,069

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.

Brought forward	Receipts	Drawdown	Remaining balance and carry forward
£380,693	£0	£240,216	£140,477

Annex 1 – CIL receipts passed to town and parish councils

Parish/Town Council	CIL retained from previous years	Amount paid in 2024/25	Amount spent in 24/25	What project was funded	Monies allocated but not spent	Monies retained for next financial year	Made Neighbourhood Plan at 31 March 2025?
ACTON BRIDGE	£771.20	£0.00	£0.00	N/A	£771.20	£771.20	No
BROXTON	£1,923.81	£2,943.34	£0.00	N/A	£0.00	£4,867.15	Yes
BYLEY	£6,392.00	£5,550.00	Unknown	Information not provided, assumption all money is retained	Unknown	£11,942	No
CODDINGTON	£154.69	£392.36	£547.05	Defibrillator (Nov 2024)	£0.00	£0.00	No
DELAMERE AND OAKMERE	£2,296.22	£7,386.58	£1,348.49	Gas for beacon for Dday event - £81.90 Tree work in Little Wood - £1,000 Grit for grit boxes - £141.60 Grit for grit boxes - £124.99	£0.00	£8,334.31	No
DODLESTON	£264,411.00	£78,425.00	£45,349.00	Information not provided	£297,487.00	£297,487.00	No
FARNDON	£0.00	£17,498.96	£0.00	N/A	£0.00	£17,498.96	Yes
GREAT BOUGHTON	£0.00	£1,909.37	£1,909.37	Replacing the exterior flood lights at Vicars Cross Community Centre	£0.00	£0.00	No
HANDLEY	£0.00	£1,287.54	£0.00	N/A	£1,287.54	£1,287.54	No
HARGRAVE AND HUXLEY	£16,165.75	£0.00	£3,443.46	Information not provided	£4,002.00	£12,722.29	Yes
HARTFORD	£222,080.00	£134,486.00	£6,512.27	Upgrade play area gates - £3,980 New goal posts - Green Field - £1,150 Car Park Extension - £1,382.27	£134,486.00	£350,053.73	Yes
HELSEBY	£5,363.08	£0.00	£4,676.69	Average speed camera	£0.00	£686.39	Yes
HUNTINGTON	£7,500.00	£9,238.44	£7,500.00	Monkey bars £1,018 + installation costs Swings £4,100 + installation costs	£1,738.44	£9,238.44	No
KELSALL	£21,507.31	£0.00	£5,303.61	New Play Equipment £1,339.94 New Large Village planters £968.86 Speed Indicator Device £2,994.8	£16,203.70	£16,203.70	Yes
KINGSLEY	£8,819.00	£0.00	Unknown	Information not provided, assumption all money is retained	Unknown	£8,819	No

Parish/Town Council	CIL retained from previous years	Amount paid in 2024/25	Amount spent in 24/25	What project was funded	Monies allocated but not spent	Monies retained for next financial year	Made Neighbourhood Plan at 31 March 2025?
LITTLE BUDWORTH	£3,128.06	£0.00	£1,310.00	Information not provided	£600.00	£1,818.06	No
LITTLE LEIGH	£1,294.56	£300.00	£0.00	N/A	£0.00	£1,594.56	No
LOWER PEOVER	£329.58	£0.00	£0.00	N/A	£329.59	£329.58	No
MALPAS	£208,953.17	£27,638.31	£5,412.00	Enhancements to the Cross	£150,000.00	£231,179.48	Yes
MANLEY	£20.43	£0.00	£0.00	N/A	£0.00	£20.43	No
MICKLE TRAFFORD	£0.00	£2,121.37	£2,121.37	Churchyard maintenance £1,000.00 Traffic Speed Gun and case £191.35 2 x Benches £1,288.40	£0.00	£0.00	No
MOLLINGTON	£3,605.10	£0.00	£0.00	Information not provided	£3,605.10	£3,605.10	No
NESTON	£1,640.71	£4,531.62	£1,640.00	Infrastructure Scheme / project CIL expenditure £1,640.00 Contribution towards Telephone Boxes refurbishment	£5,000.00	£4,532.33	Yes
NORLEY	£1,675.96	£4,315.20	£0.00	N/A	£5,991.16	£5,991.16	Yes
NO MANSHEATH AND DISTRICT	£859.68	£17,003.34	£0.00	N/A	£0.00	£17,863.02	Yes
RUSHTON	£3,875.00	£0.00	£0.00	N/A	£3,875.00	£3,875.00	No
SAUGHALL AND SHOTWICK PARK	£9,300.51	£0.00	£0.00	N/A	£0.00	£9,300.51	No
SPROSTON	£1,932.00	£0.00	£385.00	Information not provided	£650.00	£1,547.00	No
TARVIN	£15,270.48	£8,497.43	£1,125.00	Speed warning sign	£8,000.00	£22,642.91	Yes
TARPORLEY	£8,084.00	£1,629.16	£0.00	N/A	£8,073.85	£9,713.16	Yes
TATTENHALL	£103,166.00	£532.19	£2,935.00	PROW Kissing gates	£99,698.69	£100,763.19	Yes
UPTON	£17,946.45	£0.00	£0.00	N/A	£15,000.00	£17,946.45	Yes
UTKINTON AND COTEBROOK	£7,851.34	£6,543.76	£11,068.87	5 x Village Gateway Signs + installation £9,068.87 Tree work (felling and planting) £1,000 Renovation of two brick built bus shelters (new roofs) £1,000	£3,326.23	£3,326.23	Yes

Parish/Town Council	CIL retained from previous years	Amount paid in 2024/25	Amount spent in 24/25	What project was funded	Monies allocated but not spent	Monies retained for next financial year	Made Neighbourhood Plan at 31 March 2025?
WHITEGATE AND MARTON	£3,985.55	£3,985.99	£0.00	N/A	£7,971.98	£7,971.54	Yes
WILLINGTON	£3,695.59	£0.00	£3,314.63	Installation of K6 phone box to house community AED £2,370.46 Community Notice board plus keys and magnets £280.09 Cabinet & paint for community produce & goods exchange on the village green £664.08	£350.00	£380.96	No
WINSFORD TOWN	£2,000.00	£0.00	£2,000.00	Wharton Allotments Development	£0.00	£0.00	Yes
Total	£955,998	£336,215	£107,901		£768,447	£1,184,312	

Annex 2 – Section 106 funds allocated but not spent in 2024-25

Scheme Name	Play and Public Open Spaces	Affordable Housing	Highways	Education	Playing Pitches	Biodiversity Net Gain	Transport	Regeneration	Health
Affordable Housing, Hooton		204,760							
Affordable Housing, Hooton Hotel		15,241							
Affordable Housing, Tattenhall		98,034							
Beeston View Allotments	152,487								
Bio Diversity Net Gain - Woodland						23,775			
Blacon accessible routes			6,718						
Blacon Gateway, Sealand Road, Treborth Road			9,817						
Cambridge Road Play Area	21								
Castle Park Play Area	4,820								
Crescent Road / Lime Street allotments	20,969								
Daisy Bank Lane, Anderton			25,664						
Dukes Drive resurfacing	17,928								
Eden Grange - Warrington Road, Cuddington - Speed Limit Reduction Scheme			26,066						
Ellesmere Port Pitch improvements	15,839								
Enhanced Maintenance equipment					304				
Great Sutton Medical Centre									200,000
Grosvenor Park	3,000								
Helsby Hillside Primary School				19,640					
Helsby sense of place	47,244								
Hop Pole Paddock Play area	908								

Scheme Name	Play and Public Open Spaces	Affordable Housing	Highways	Education	Playing Pitches	Biodiversity Net Gain	Transport	Regeneration	Health
Hornsmill Primary School					150,000				
Kingsmoat primary school, new school				4,100,332					
Kissing Gate, Cromwell Road			10						
Knights Grange Football Pitch					351,649				
Ledsham, new school				32,005					
Lesiure Area, Ince	9,611								
Little Sutton Regneration							1,200	168,125	
Lower Peover Primary School				147,579					
Marlborough Road, Play Area	4,127								
Marshalls Arm			53,278						
Moss Farm	239,554				935,863				
Moulton Primary School				7,764					
Netherpool masterplan	216,168				41,378				
Northgate Ponds	16,204								
Public footpath Rivacre			1,821						
Queensgate Allotments	100								
Sandy Lane Aqua park	3,350								
St Chads Primary School				192,295					
St Oswalds Underpass	17,324								
Stanney Grange Football Pitch					88,999				
Sycamore Fields Play Area	691								
Tarporley High School & 6th Form College				240,038					
Traffic calming scheme			3,326						

Scheme Name	Play and Public Open Spaces	Affordable Housing	Highways	Education	Playing Pitches	Biodiversity Net Gain	Transport	Regeneration	Health
Transport & pedestrian improvements, Castle Street, Northwich			10,500						
Travel plan coordinator, Travel demand management & data survey review and A55 Parapets							451,945		
Verdin Pitch					293,538				
Water Tower Gardens	11,005								
Westminster Park Tool Store	3,000								
Willaston Allotments	27,428								
Winnington Park Primary School & Nursery				287,097					
Winnington to Northwich Cycle & Pedestrian Route							5,168		
Winsford Lifestyle Centre Skate Park	3,316								
	815,094	318,035	137,200	5,026,750	1,861,731	23,775	458,313	168,125	200,000

Annex 3: Section 106 funds spent on infrastructure projects 2024-25

Scheme Name	Play and Public Open Spaces	Affordable Housing	Highways	Education	Playing Pitches	Biodiversity Net Gain	Regeneration
Active Travel, traffic lights			10,000				
Belmont Road Play Area	85,030						
Biodiversity						95,794	
BMX Track resurfacing Westminster Park	29,159						
Brook Lane allotments	11,375						
Cambridge Road play area	8,010						
Cambridge Road Primary School				3,100			
Chapel Street, Linnards Lane play area	14,170						
Childer Thornton primary school				308,280			
Chirstleton Allotments	4,732						
Christleton High School				93,718			
Crescent Road / Lime Street, allotments	6,052						
Curzon House, supported housing		499,912					
Enhanced Maintenance equipment	4,966				58,092		
Feasibility Ledsham				70,756			
Guilden Sutton play area	9,414						
Highways - TRO			5,000				
Hop Pole Paddock play area	6,110						
Jacksons Pond	12,445						
King George Playing Fields	37,857						
Kingsmead primary school				527,510			
Kings Moat primary school, new school				445,993			
Kissing Gate, Cromwell Road			9,990				

Scheme Name	Play and Public Open Spaces	Affordable Housing	Highways	Education	Playing Pitches	Biodiversity Net Gain	Regeneration
Knights Grange football pitch					15,594		
Leftwich High School				640,892			
Little Heath play area	14,302						
Little Sutton Regeneration							67,382
Littlers Croft Play Area	35,129						
Lower Peover primary school				3,225			
Marlborough Road play area	1,480						
Marshalls Arm			11,680				
Moss Farm					948,676		
Moulton Primary School				5,232			
Netherpool masterplan	13,806						
Over Rec Ground play area	5,953						
Over St Johns primary school				34,802			
Poplars Whitby allotments	4,404						
Queensdrive Allotments	1,236						
Queensway and Vicarsway Allotments	48,651						
Rivacre Valley, Biodiversity						2,145	
Saltworks Farm football pitch					13,636		
St Annes Chester play area	4,212						
St Chads primary school				750			
St Oswalds primary school				103,920			
Stanney Grange football pitch					118,916		
Stanney Woods	8,813						
Sycamore Fields Play Area	33,054						
Tarporley Allotments	928						

Scheme Name	Play and Public Open Spaces	Affordable Housing	Highways	Education	Playing Pitches	Biodiversity Net Gain	Regeneration
Tarporley High School & 6th Form College				120,163			
Traffic calming scheme			64,882				
Upton Heath Primary School				130,610			
Verdin Pitch					16,462		
Water Tower Gardens	22,665						
Wealstone Lane	10,788						
Westminster Park Improvements	2,807						
Whitby Park Secure Fencing	21,150						
Windle Bridge	35,535						
Winnington Park Primary School & Nursery				3,795			
Wirral Way improvement scheme	78,869						
	573,102	499,912	101,552	2,492,746	1,171,376	97,939	67,382