



Cheshire West and Chester

CESHIRE WEST AND CHESTER COUNCIL

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

FOR THE FINANCIAL YEAR 2021/2022

December 2022

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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 2021 – 31 March 2022 and reports all the funds due and actually received in that time. Payments received after 31 March 2022 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 2021/22:

a)		Total value of CIL invoiced this year	£3,405,952.54
b)		Total CIL receipts for the reported year	£2,992,299.03
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;	£1,553,267.00
e)		Total amount of CIL expenditure for the reported year	£1,421,226.85
f)		Total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£3,615,718
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;	£896,000 – Highways & Transport infrastructure across the Borough £355,000 – Chester City Infrastructure
	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 regulation;	£170,226.85 (5%)
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:	£3,615,718.00 (details in Annex 1)
(i)		the amount of CIL passed to:	
	i)	any parish council under regulation 59A or 59B; and	£306,348.87
	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;	£591,206.34 (details in appendix 2)
	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;	£0.00
(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;	£2,349,144
	ii)	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£1,266,574
	iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year CIL reclaimed form parishes or unparished areas);	£38,961.43
	iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£184,220.80

Section 106 summary

(a) the total amount of money secured via S106 entered into during the reported year;	£4,792,155
(b) the total amount of money via S106 which was received during the reported year;	£8,689,917
(c) the total amount of money via S106 which was received before the reported year which has not been allocated by the authority;	£9,707,918
(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 condition rather than via Section 106 obligations.
(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;	£2,154,544.44 (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)	£2,550,532.97 (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;	£2,154,544.44 (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	£2,550,532.97 (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	£15,626.80
(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.	Remaining balance and carry forward -£78,721.86 In terms of long term maintenance see detail below: Quinn Glass - 9 years left to drawdown (including 22-23) £6,384 p.a. totalling £57,456 George Street Pocket Park – 6 years left to drawdown (including 22-23) £500 p.a. totaling £3,000 Sports Pitch Maintenance – Saughall Cricket Club £12,360 Sports Pitch Maintenance – Netherpool Sports Pitch £126,187.72

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	-	-	-	-	-	-	-	-
2018/2019	£539,791.60	£26,989.58	£125,390.10	£387,411.92	-	-	-	-
2019/2020	£827,609.47	£48,703.85	£202,092.43	£576,894.19	-	£400,000.00	Winsford Town Centre	-
2020/2021	£1,947,661.62	£93,040.01	£301,353.65	£1,553,267.96	-	£1,251,000.00	Highways & Transport infrastructure across the Borough - £896,000 Chester City Infrastructure - £355,000	-
2021/2022	£2,992,299.03	£145,638.89	£497,516.02	£2,349,114.12	£1,251,000.00	£3,615,718.19	Winsford Future High Street Fund £352,000 Highways & Transport infrastructure across the Borough - £3,263,718	-
TOTAL	£6,307,442.72	£314,372.33	£1,126,352.20	£4,866,718.19	£1,251,000.00	£5,266,718.19		-

Annex 2 – CIL receipts passed to town and parish councils

Parish/Town Council	Amount paid in 21/22	CIL retained from previous years	Amount spent in 21/22	What project was funded	Monies allocated but not spent	Monies retained for next financial year
ACTON BRIDGE	£343.34	£208.46	-	N/A	-	£551.80
ALLOSTOCK	-	£311.70	£311.70	Defibrillator	-	-
ANTROBUS	£2,170.03	-	£185.00	Maintenance of village centre.	-	£1,985.03
BYLEY	£4,352.26	£500.00	-	N/A	-	£4,852.26
CUDDINGTON	£13,258.46	-	£13,258.46	Various play improvements and maintenance of war memorial	-	-
DAVENHAM	£5,399.61	-	£5,399.61	Butchers Stile Project and Village Garden Project	-	-
DELAMERE AND OAKMERE	£1,522.50	-	-	N/A	-	£1,522.50
DODLESTON	£70,350.00	£64,059.05	-	N/A	-	£134,409.05
EATON AND ECCLESTON	£1,054.25	£975.00	£2,029.25	Works to community centre - boiler and sound system	-	-
FRODSHAM	£10,198.22	£2,358.00	-	N/A	-	£12,556.22
HARTFORD	£61,978.49	£63,164.48	£26,567.00	Leese Park Play Area Accessible equipment & refurbishment and Pavilion Refurbishment	-	£98,575.97
KELSALL	£28,085.44	£11,297.91	£16,000.00	Well-Being Hub	-	£23,383.35
KINGSLEY	£6,406.72	-	-	N/A	-	£6,406.72
LACH DENNIS	-	£2,158.15	-	N/A	-	£2,158.15
LITTLE BUDWORTH	£2,178.75	-	-	N/A	-	£2,178.75
LOWER PEOVER	£7,623.66	-	£1,750.00	Play area enhancement	-	£5,873.66
MALPAS	£9,151.91	£80,510.85	-	N/A	-	£89,662.76
MANLEY	£1,259.23	-	£1,251.72	Office equipment and donation	-	£7.51

MICKLE TRAFFORD & DISTRICT	£5,536.79	-	£5,536.79	Planters and Christmas lights	-	-
MOULDSWORTH	£1,342.71	-	-	N/A	-	£1,342.71
MOULTON	£12,180.00	-	£12,180.00	Benches and CCTV	-	-
NESTON	£2,724.13	£8,916.58	-	N/A	-	£11,640.71
NORLEY	£6,989.48	-	-	N/A	£568.75	£6,989.48
NOMANSHEATH AND DISTRICT	£1,564.55	-	-	N/A	-	£1,564.55
POULTON AND PULFORD	£6,846.30	-	£2,697.90	Captain Tom Trail	-	£4,148.40
ROWTON	-	£1,160.25	-	N/A	-	£1,160.25
RUSHTON	£1,344.81	-	-	N/A	-	£1,344.81
SAUGHALL	£15,904.44	-	-	N/A	-	£15,904.44
TARPORLEY	£7,757.67	£4,478.42	£11,700.00	Brook Road Play Equipment	-	£536.09
TARVIN	£5,098.01	£28,468.83	-	N/A	-	£33,566.84
TATTENHALL	-	£15,435.79	-	N/A	-	£15,435.79
TILSTON	£672.10	-	-	N/A	-	£672.10
UTKINTON AND COTEBROOK	£1,307.58	-	£1,260.00	Traffic monitoring as part of scheme to manage speeding	-	£47.58
WHITEGATE AND MARTON	£1,694.81	-	-	N/A	-	£1,694.81
WINSFORD TOWN	£10,052.62	£5,005.00	-	N/A	-	£15,057.62
Total	£306,348.87	£289,008.47	£100,127.43		£568.75	£495,229.91

Annex 3 – Section 106 funds allocated but not spent in 2021/2022

Scheme	Affordable Housing	Education	Highways	Playing Pitches	Open Space / Play	Regeneration	Total
Play: Cheyney Road					£13.00		£13.00
Play: Sytchcroft Play Area					£201.60		£201.60
Open Space: Helsby Quarry					£219.76		£219.76
Open Space: Mill Lane					£289.87		£289.87
Play: Water Tower Gardens					£488.00		£488.00
Highways: Backford Public Footpath No 7 - Replacement of stiles with kissing gates			£655.15				£655.15
Open Space: Lapwing Birds					£700.50		£700.50
Open Space: Infrastructure Assets					£4,843.00		£4,843.00
Highways: University Church Free School			£1,404.98				£1,404.98
Open Space: Wades Clough					£1,700.00		£1,700.00
Open Space: Vickersway Allotments					£1,722.00		£1,722.00
Open Space: Brook Road					£1,888.35		£1,888.35
Play: Swan Green					£2,196.00		£2,196.00
Play: Russett Road					£2,492.63		£2,492.63
Open Space: Winsford Lifestyle Centre Skate Park					£3,316.00		£3,316.00
Open Space: Informal mini junior pitch					£4,000.00		£4,000.00
Play: Littles Croft					£4,070.00		£4,070.00
Play: Luton Road					£4,070.00		£4,070.00
Open Space: Public footpath Rivacre					£4,141.13		£4,141.13
Playing Pitches: Seacombe Drive				£4,505.25			£4,505.25
Play: Butchers Field					£5,178.00		£5,178.00
Play: Little Wood					£7,522.27		£7,522.27
Open Space: Weaver parkway					£7,586.63		£7,586.63
Open Space: Vicarsway Skate Park					£7,641.78		£7,641.78

Highways: Castle Street, Northwich - Transport & pedestrian improvements.			£10,500.34				£10,500.34
Highways: Tilston speed management			£15,000.00				£15,000.00
Playing Pitches: EP Pitches				£15,839.00			£15,839.00
Open Space: Northgate Ponds					£16,864.00		£16,864.00
Open Space: St Oswalds Underpass					£17,324.03		£17,324.03
Affordable Housing: Park Homes	£18,681.00						£18,681.00
Playing Pitches: Saltworks Farm				£19,056.00			£19,056.00
Open Space: BMX Track resurfacing Westminster Park					£20,000.00		£20,000.00
Play: Marbury Park					£20,765.14		£20,765.14
Regeneration: Little Sutton						£20,963.89	£20,963.89
Highways: Eden Grange - Warrington Road, Cuddington - Speed Limit Reduction Scheme			£26,064.85				£26,064.85
Highways Daisy Bank Lane, Anderton			£27,079.00				£27,079.00
Play: Water Tower Gardens					£29,546.70		£29,546.70
Open Space: Rudheath Leisure Centre					£31,000.00		£31,000.00
Play: Kohima Crescent Saughton					£32,974.26		£32,974.26
Highways: King Street, Rudheath, Highway Improvement Measures			£64,316.73				£64,316.73
Regeneration: Helsby sense of place						£47,243.60	£47,243.60
Highways: Traffic calming scheme			£68,208.27				£68,208.27
Affordable Housing: Brook Farm	£70,383.10						£70,383.10
Playing Pitches: Moss Farm				£360,199.74			£360,199.74
Highways: Travel plan coordinator			£74,551.27				£74,551.27
Education: Sutton Green		£86,467.00					£86,467.00
Open Space: Marshalls Arm					£88,054.16		£88,054.16
Affordable Housing: Tattenhall	£98,034.28						£98,034.28
Highways: Travel demand management & data survey review			£100,000.00				£100,000.00

Highways: Winnington to Northwich Cycle & Pedestrian Route			£115,292.89				£115,292.89
Playing Pitches: Stanney Grange				£281,871.16			£281,871.16
Playing Pitches: Knights Grange Phase II				£307,418.13			£307,418.13
Total	£187,098.38	£86,467.00	£503,073.48	£988,889.28	£320,808.81	£68,207.49	£2,154,544.44

Annex 4: Section 106 funds spent on infrastructure projects 2021/2022

Project	Education	Health	Highways	Playing Pitches	PPOS	Regeneration	Transport	Total
Play: Kelsall Play Area - Scarfell Pike					£5,027.98			£5,027.98
Highways: Travel plan coordinator			£40,553.00					£40,553.00
Highways: A41 Pedestrian Crossing at Rowton			£120,000.00					£120,000.00
Highways: Huntington PS Ped Crossing			£159,957.12					£159,957.12
Highways: A56 Speed Limit			£10,000.00					£10,000.00
Education: Huntington Primary School	£308,180.50							£308,180.50
Open Spaces: Arts programme Tarporley					£28,833.75			£28,833.75
Transport: Bus shelters Forest Rd							£5,500.00	£5,500.00
Open Spaces: Ashton Neumanns Flash					£1,140.00			£1,140.00
Highways: Backford Public Footpath No 7			£1,755.00					£1,755.00
Education: Bishop Heber High School	£67,979.63							£67,979.63
Open Spaces: Brook Road, Tarporley					£39,796.91			£39,796.91
Transport: Bus stop improvement works							£3,500.00	£3,500.00
Play: Butchers Stile					£84,709.00			£84,709.00
Play: Castle Park					£4,137.00			£4,137.00
Play: Cheyne Road					£4,520.00			£4,520.00
Education: Christleton HS	£11,975.60							£11,975.60
Education: Hartford High Improvement Sum	£6,709.20							£6,709.20

Education: Tarporley High School	£21,325.02							£21,325.02
Education: Leftwich High School	£71,855.00							£71,855.00
Education: Tarporley High School	£20,626.02							£20,626.02
Open Spaces: Farndon MUGA					£9,543.08			£9,543.08
Education: Hartford HS	£204,812.76							£204,812.76
Open Spaces: hedging					£832.00			£832.00
Open Spaces: Helsby Play Area picnic benches					£2,634.00			£2,634.00
Open Spaces: Helsby Quarry					£44,697.24			£44,697.24
Transport: Hinderton Road bus stop							£2,119.00	£2,119.00
Health: Hope Farm medical centre		£8,340.00						£8,340.00
Play: Kohima Crescent Saughton					£1,200.00			£1,200.00
Regeneration: Lache Development						£4,414.00		£4,414.00
Highways: Traffic calming scheme			£2,761.35					£2,761.35
Transport: Town centre bus, Little Sutton to Ellesmere Port							£271,229.70	£271,229.70
Open Spaces: Lapwing Birds					£3,740.00			£3,740.00
Regeneration: Little Sutton						£971.52		£971.52
Play: Little Wood					£2,630.00			£2,630.00
Play: Littles Croft					£430.00			£430.00
Open Spaces: Lostock MUGA					£7,764.33			£7,764.33
Open Spaces: Marshalls Arm					£145,823.92			£145,823.92
Transport: No 5 bus, Huntington							£377,500.00	£377,500.00
Open Spaces: Northgate Ponds					£10,636.00			£10,636.00
Transport: Passenger shelter at Greenbank Railway Station							£10,591.57	£10,591.57
Play: Sytchcroft Play Area					£4,400.00			£4,400.00
Open Spaces: Public footpath Rivacre					£303.15			£303.15

Play: Pulford					£2,697.90			£2,697.90
Playing Pitches: QEII Playing Pitches				£39,187.32	£10,820.78			£50,008.10
Open Spaces: Rivacre Valley landscape and pathway					£15,315.00			£15,315.00
Play: School Lane and Cambridge Road					£13,302.00			£13,302.00
Education: Scooter Parking at Hartford HS and Hartford Manor PS.	£11,650.80							£11,650.80
Education: Sutton Green	£207,574.46							£207,574.46
Play: Swan Green					£13,254.00			£13,254.00
Transport: Townsfield Road bus shelter							£5,000.00	£5,000.00
Highways: Traffic calming scheme			£1,792.41					£1,792.41
Open Spaces: Tree planting					£4,345.58			£4,345.58
Play: Burnside Way					£66,678.28			£66,678.28
Open Spaces: Wades Clough					£5,800.00			£5,800.00
Open Spaces: Water Tower Gardens					£140.00			£140.00
Open Spaces: Weaver parkway					£980.00			£980.00
Highways: Winnington to Northwich Cycle & Pedestrian Route			£15,940.09					£15,940.09
Open Spaces: Winsford Lifestyle Centre Skate Park					£600.00			£600.00
Total	£932,688.99	£8,340.00	£352,758.97	£39,187.32	£536,731.90	£5,385.52	£675,440.27	£2,550,532.97