



Cheshire West and Chester

CHESHIRE WEST AND CHESTER COUNCIL

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

FOR THE FINANCIAL YEAR 2019/20

December 2020

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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 2019 – 31 March 2020 and reports all the funds due and actually received in that time. Payments received after 31 March 2020 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 2019/2020:

a)		Total value of CIL invoiced this year	£1,667,299.32
b)		Total CIL receipts for the report year	£976,126.14
c)		Total amount of CIL receipts from previous years but not yet allocated for spend	Nil
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;	£387,411.92
e)		Total amount of CIL expenditure for the reported year	£57,262.50
f)		Total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£12,587.08
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;	Nil
	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);	Nil
	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;	£57,262.50 (5.8%)
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:	£400,00.00 (See table 1)
(i)		the amount of CIL passed to:	
	i)	any parish council under regulation 59A (funds paid to local councils) 59B (land payments made to the Council); and	£113,006.24 (See table 2)
	ii)	any person under regulation 59(4);	Nil

(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 (money reclaimed from a parish Council) and 59F (money received for a non-parished area) applied to;	£27,998.25
	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;	Nil
(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;	Nil
	ii)	any funds not yet recovered from each parish council at the end of the reported year;	Nil
(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;	£751,329.84
	ii)	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£387,411.92
	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);	£27,998.25
	iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£5,147.52

The following tables provide details of the:

- Table 1 – Breakdown of CIL receipts whenever collected that were allocated but not spent including summary details of the infrastructure on which CIL has been allocated
- Table 2 – CIL receipts passed to Local Councils

TABLE 1: Breakdown of CIL receipts whenever collected that were allocated but not spent including summary details of the infrastructure on which CIL has been allocated

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	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00		£0.00
2018/2019	£539,791.60	£26,989.58	£125,390.10	£387,411.92	£0.00	£0.00		£387,411.92
2019/2020	£976,126.14	£48,703.85	£202,092.43	£725,329.86	£0.00	£400,000.00	Winsford town centre regeneration (£400,000.00)	£712,748.78

Table 2: CIL receipts passed to Local Councils

Parish/Town Council	CIL amount received	Year received	Amount spent	What project was funded	Monies allocated but not spent	Monies retained for next financial year
ALLOSTOCK	£850.50	2019/2020	£0.00		£0.00	£850.50
ANTROBUS	£1,126.62	2019/2020	£0.00		£0.00	£1,126.62
ASHTON HAYES AND HORTON-CUM-PEEL	£1,662.50	2019/2020	£1,662.50	Maintenance of Ashton Hayes Sports Field	£0.00	£0.00
BYLEY	£1,622.80	2019/2020	£1,122.80	Boards and ground works	£0.00	£500.00
CLOTTON HOOFIELD FARNDON	£1,527.76	2019/2020	£0.00		£0.00	£763.88
	£3,027.50	2019/2020	£3,027.50	Roof Maintenance Farndon Community Club	£0.00	£0.00
GREAT BUDWORTH	£729.75	2019/2020	£163.64	No parking signs to alleviate congestion in the village and promote traffic safety	£0.00	£566.11
HARTFORD	£33,530.00	2019/2020	£9,909.00	Improvements to Bradburn's Lane Play Area	£0.00	£23,621.00
KINGSLEY	£901.56	2019/2020	£0.00		£0.00	£540.93
LITTLE BUDWORTH	£1,364.38	2019/2020	£0.00		£0.00	£1,364.38
MALPAS	£22,557.50	2019/2020	£0.00		£0.00	£11,278.75
MICKLE TRAFFORD & DISTRICT	£1,992.38	2019/2020	£1,992.38	Towards Christmas lighting at the Village Hall and new seating in two bus stops in the parish	£0.00	£0.00
MOULTON	£12,180.00	2019/2020	£0.00		£0.00	£12,180.00
NESTON	£6,028.59	2019/2020	£0.00		£0.00	£6,028.59
NORLEY	£568.75	2019/2020	£0.00		£0.00	£568.75
ROWTON	£1,160.25	2019/2020	£0.00		£1,160.25	£1,160.25
TARPORLEY	£183.75	2019/2020	£0.00		£0.00	£183.75
TARVIN	£1,695.75	2019/2020	£0.00		£0.00	£1,695.75
TATTENHALL	£15,435.80	2019/2020	£0.00		£1,543.50	£13,367.65
WAVERTON	£1,687.00	2019/2020	£2,530.50	Provision of play area equipment (towards BMX track)	£0.00	£0.00
WEAVERHAM	£978.60	2019/2020	£0.00		£0.00	£978.60
WINCHAM	£2,194.50	2019/2020	£2,194.50	A "Base Youth Shelter" installed at the Linnards Lane Playing Field, Wincham	£0.00	£0.00
TOTAL	£113,006.24					

Summary of Section 106 spend and allocations

(a) the total amount of money secured via S106 entered into during the reported year;	£9,932,628.29
(b) the total amount of money via S106 which was received during the reported year;	£4,004,764.86
(c) the total amount of money via S106 which was received before the reported year which has not been allocated by the authority;	£10,429,470.83
(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;	Primary places: 161.4 Secondary places: 28.1 Sixth Form: 4
(e) the total amount of money (received under any S106s) which was allocated but not spent during the reported year for funding infrastructure;	£2,006,124.39
(f) the total amount of money (received under any S106s) which was spent by the authority (including transferring it to another person to spend)	£1,668,257.04 (£1,574,607.04 spent, £93,650 returned).
(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;	£2,006,124.39 (see table 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	£1,668,257.04 (see table 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);	£0
(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	£5,535.95
(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.	Rachel Evans – S106 maintenance (awaiting response)

Table 3: Section 106 funds allocated but not spent in 2019/2020.

Scheme	Education	Highways	Playing pitches	Open space/play	Public Art	Regeneration
A5117 / A56 Speed limit and interactive sign provision		£10,000.00				
A556 Chester Road		£12,000.00				
Alexandra Park				£0.48		
Ashton Neumanns Flash - Yr 3				£1,140.00		
Bishop Heber High School	£67,979.86					
Blacon Gateway, Sealand Road, Treborth Road		£40,132.49				
Bradburns Lane, Hartford				£0.00		
Brook Road outdoor sports & recreation project				£328,851.24		
Castle Park, Footpath and drainage				£0.00		
Coronation Fields gate replacement				£0.00		
Dicksons Field				£932.26		
Eden Grange - Speed limit reduction scheme		£38,000.00				
Edgars Field				£19.56		
Elton Gateway Improvements				£95.54		
Festival Park, EP				£289.87		
George Street				£14,697.99		
Guilden Sutton Open Space				£24,063.28		
Helsby PC Pathway				£0.44		
Helsby Quarry				£49,525.00		
Helsby Sense of place and local identity					£49,243.60	
Hoole Sunken Gardens				£18,324.02		
Huntington PS Pedestrian crossing		£162,506.88				
King Street, Rudheath, Highway improvement measures		£7,005.23				
Knights Grange			£49,779.43			
Kingsmead play area improvements				£0.12		

Kingsmead speed reduction		£2,840.00				
Lapwing birds				£4,440.50		
Little Sutton Regeneration						£22,860.67
Liverpool Road footway / cycleway		£84,187.24				
Lostock - traffic calming / station improvements		£69,934.00				
Lostock Gralam		£52,109.88				
Lostock Gralam - Traffic Calming		£11,434.86				
Manor House/Bebbington Road				£1,216.00		
Marbury Park				£19,549.14		
Mill Lane, Frodsham Parking restrictions		£3,000.00				
Moss Farm			£13,389.19			
Newtown Bakery		£8,124.91				
Old Hall Farm				£6.67		
Painting teen shelter and basketball frame				£1,193.00		
Provision of school flashing lights in Upton		£24,137.10				
Public footpath creation, Rivacre sports ground				£2,000.00		
Public footpath no 8 main road, Moulton		£1,002.00				
Public footpath number 52 Rivacre				£5,450.00		
Resurfacing water tower road, neston		£14,000.00				
Rivacre Valley improvement scheme				£12,078.51		
Rivacre Valley improvement works				£6,025.77		
Saltwork Farm Skate Park				£47.32		
Scheme for two lane approach onto Whitchurch Road		£78.66				
Seacombe Drive			£113,142.09			
Stanley Park Drive				£8.19		
Sutton Green PS Mobile unit	£337,546.67					
Sytchcroft				£4,601.60		
The Cop Sealand Road				£64.00		
The Heywards Dukes Manor				£628.00		

Tilston Speed Restriction		£15,000.00				
Traffic calming scheme Beehive Lane Moulton		£70,000.68				
Traffic management measurements		£15,851.50				
Traffic survey The Drummer and Dene Drive Winsford		£5,000.00				
University church free school - flashing school light		£1,404.98				
Upton Dene		£12,011.22				
Vickersway Allotments				£1,722.00		
Weaverham MUGA				£54,625.00		
Winnington to Northwich Cycle & Pedestrian Route		£139,889.02				
Woodfall open space				£936.73		
Grand Total	£405,526.53	£799,650.65	£176,310.71	£552,532.23	£49,243.60	£22,860.67

Table 4: Section 106 funds spent on infrastructure projects 2019/2020.

Scheme	Affordable Housing	Education	Highways	Playing pitches	Open space/play	Regeneration
A51-A54 improvements			£84,000.00			
Alexandra Park, Hoole					£25,286.00	
Ashton Neumanns Flash - Yr 3					£960.00	
Bradburns Lane, Hartford					£2,054.00	
Castle Park, Footpath and drainage					£4,000.00	
Coronation Fields gate replacement					£1,379.43	
Duddon Parish field					£8,368.00	
Edgars Field, Handbridge					£2,265.00	
Ellesmere Port Town centre						£2,202.83
Elton Gateway Improvements					£904.46	
George Street					£126,096.25	
George Street Pocket Park					£2,933.00	
Grosvenor Park, Chester					£5,161.00	
Guilden Sutton Primary School		£32,972.39				
Helsby field footpath					£1,241.00	
Hoole Sunken Gardens					£16,927.84	
HRA New build Romney Close	£219,830.46					
Huntington PS Pedestrian crossing			£18,056.12			
Kelsall Green new footpath around play area					£25,653.50	
Knights Grange				£139,945.57		
Kingsmead play area improvements					£4,661.00	
Limewood Fields					£39,250.00	
Limewood Fields - skate park					£8,368.00	
Little Sutton Regeneration						£703.69
Liverpool Road footway / cycleway			£5,130.24			
Lostock Gralam - Traffic Calming			£8,063.14			
Lostock Gralam community Centre Play Area					£3,752.00	

Manor House/Bebbington Road					£100.00	
Marbury Park					£10,450.86	
Moss Farm				£16,868.94		
Neston High School 3G Pitch				£131,115.79		
Old Hall Farm					£1,170.00	
Old Hall Play Area Trim Trail					£5,204.16	
Scheme for two lane approach onto Whitchurch Road, Huntington			£153,000.00			
Seacombe Drive, Ellesmere Port				£15,145.85		
Stanley Park Drive					£692.00	
Sytchcroft Park, Neston					£4,300.06	
The Cop Sealand Road					£2,300.00	
Tilston Pump Track					£15,000.00	
Townfield Lane Play Area					£5,710.99	
Wesminster Park Fence					£9,284.07	
Winnington to Northwich Cycle & Pedestrian Route			£241,546.34			
Woodfall open space					£3.06	
Affordable Housing scheme	£172,550.00					
Northgate ponds improvements					£537.23	
Returned to developer	£93,500.00					
Grand Total	£485,880.46	£32,972.39	£509,795.84	£303,076.15	£333,475.68	£2,906.52