



Cheshire West and Chester

CESHIRE WEST AND CHESTER COUNCIL

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

FOR THE FINANCIAL YEAR 2020/21

December 2021

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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 2020 – 31 March 2021 and reports all the funds due and actually received in that time. Payments received after 31 March 2021 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 2020/2021:

a)		Total value of CIL invoiced this year	£1,748,649.51
b)		Total CIL receipts for the report year	£1,516,236.74
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;	£725,329.00
e)		Total amount of CIL expenditure for the reported year	£113,432.39
f)		Total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£1,651,000.00
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;	£0
	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
	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;	£113,432.39 (6%)* *This includes money that has been rolled forward from previous years, as per the regulations
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:	£1,651,000.00 (details in Annex 1)
(i)		the amount of CIL passed to:	
	i)	any parish council under regulation 59A or 59B; and	£208,015.23 (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;	£151,075.05
	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;	N/A
(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;	£1,121,843
	ii)	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£1,112,742
	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);	£151,075.05
	iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£33,145.79

Section 106 summary

(a) the total amount of money secured via S106 entered into during the reported year;	£3,731,850.64
(b) the total amount of money via S106 which was received during the reported year;	£1,838,295.00
(c) the total amount of money via S106 which was received before the reported year which has not been allocated by the authority;	£13,068,535
(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;	19.3 places - primary 38.1 places - secondary
(e) the total amount of money (received under any S106s) which was allocated but not spent during the reported year for funding infrastructure;	£2,528,827.66 (see appendix 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)	£1,785,642 (see appendix 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;	£2,528,827.66 (see appendix 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	£1,785,642 (see appendix 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	£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.	Receipts (2020/21) £34,998.17 Drawn down £115,018.18 Remaining balance and carry forward £118,470.49

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	£0.00	£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	£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	£712,748.78
2020/2021	£1,516,236.74	£93,040.01	£301,353.65	£1,121,843.00	£0.00	£1,251,000.00	Highways and transport infrastructure across the Borough in 2021/22	£583,585.00
TOTAL	£3,032,154.48	£168,733.44	£628,836.18	£2,234,584.78	£0.00	£1,651,000.00	N/A	£1,683,745.70

Annex 2 - CIL Receipts Passed to Local Councils

Parish/Town Council	CIL amount paid in 2020/2021	CIL retained from previous years	Amount spent in 2020/2021	What project was funded	Monies allocated but not spent	Monies retained for next financial year
ACTON BRIDGE	£208.46	£0.00	£0.00	N/A	£0.00	£208.46
ALLOSTOCK	£0.00	£850.50	£538.80	Defibrillator cabinet	£0.00	£311.70
ANTROBUS	£1,126.62	£2,253.24	£2,253.24	Playground: Junior swing installation - £2,220. Flat swing repairs - £33.24	£0.00	£1,126.62
ANDERTON WITH MARBURY	£1,792.09	£0.00	£0.00	N/A	£0.00	£1,792.09
BARTON	£895.14	£0.00	£0.00	N/A	£0.00	£895.14
BYLEY	£225.00	£500.00	£0.00	N/A	£0.00	£725.00
CLOTTON HOOFIELD	£0.00	£919.72	£919.72	Noticeboards in Clotton & Hoofield	£0.00	£0.00
CUDDINGTON	£0.00	£63.00	£0.00	N/A	£0.00	£63.00
DELAMERE AND OAKMERE	£0.00	£2,367.96	£2,367.96	Speed sign	£0.00	£0.00
DODLESTON	£64,059.05	£0.00	£0.00	N/A	£0.00	£64,059.05
DUNHAM ON THE HILL AND HAPSFORD	£231.00	£0.00	£0.00	N/A	£0.00	£231.00
EATON AND ECCLESTON	£1,950.00	£0.00	£0.00	N/A	£0.00	£1,950.00
FRODSHAM	£2,358.32	£0.00	£0.00	N/A	£0.00	£2,358.32
GREAT BUDWORTH	£0.00	£566.11	£566.11	Repairs to Lower Pumphouse	£0.00	£0.00
HARTFORD	£14,630.98	£54,508.50	£5,975.00	Installing a new path between Chester Road and The Green to improve access for local people.	£0.00	£63,164.48
HUNTINGTON				N/A	£0.00	£0.00
NESTON	£2,887.99	£6,025.59	£0.00	N/A	£0.00	£8,913.58

KELSALL	£10,041.41	£9,156.50	£7,900.00	New streetlights on the footpath running through Kelsall Green	£0.00	£11,297.91
LACH DENNIS	£2,158.15	£0.00	£0.00	N/A	£0.00	£2,158.15
LITTLE BUDWORTH	£682.19	£1,364.38	£1,364.38	Replacement and upgrade of children's play equipment on the village green.	£0.00	£682.19
MALPAS	£57,953.35	£22,557.50	£0.00	N/A	£0.00	£80,510.85
MICKLE TRAFFORD & DISTRICT	£7,529.17	£0.00	£1,992.38	The money was used towards maintenance of the Village Hall which is the responsibility of the Parish Council and any balance went towards the Tree and Hall lights for the Christmas celebration	£0.00	£5,536.79
MOULTON	£0.00	£12,180.00	£7,938.00	Path from School Lane to Honeyvale Gardens	£0.00	£4,242.00
NORLEY	£0.00	£568.75	£568.75	Norley Hilltop play area	£0.00	£0.00
ROWTON	£0.00	£1,160.25	£0.00	N/A	£0.00	£1,160.25
SAUGHALL AND SHOTWICK PARK	£5,001.13	£0.00	£0.00	N/A	£0.00	£5,001.13
TARPORLEY	£2,550.11	£50,312.00	£40,508.00	Tarporley Community Centre Roof £5000 Brook Road Playing Fields Car Park £31,251.00 Poppy Lane Car Park landscaping £4257.00	£0.00	£12,354.11
TARVIN	£28,468.83	£1,695.75	£1,695.75	Streetlighting – LED Lanterns	£0.00	£28,468.83
TATTENHALL	£0.00	£15,435.79	£0.00	N/A	£0.00	£15,435.79
WAVERTON	£2,530.50	£0.00	£0.00	N/A	£0.00	£2,530.50
WEAVERHAM	£0.00	£978.60	£978.60	Replacement of Multi-Use Games Unit	£0.00	£0.00
WHITLEY	£735.74	£0.00	£735.74	Town Pit Pond, improvements and enhancements for the village.	£0.00	£0.00
WINSFORD TOWN COUNCIL	£0.00	£5,005.00	£0.00	N/A	£0.00	£5,005.00
TOTAL	£208,015.23	£188,469.14	£76,302.43			£319,973.48

Appendix 3 - Section 106 funds allocated but not spent in 2020/2021

Scheme	Education	Highways	Playing pitches	Open space/play	Transport	Regeneration
Education: Bishop Heber High School	67,980					
Education: Sutton Green	294,041					
Environmental Services: Farndon MUGA				9,543		
Environmental Services: Vickersway Allotments				1,722		
Environmental Services: Ashton Neumanns Flash				1,140		
Environmental Services: Brook Road, Tarporley				30		
Environmental Services: Lapwing Birds				4,441		
Environmental Services: Painting teen shelter and basketball frame Helsby				1,193		
Environmental Services: St Oswalds Underpass				17,324		
Environmental Services: Weaver Parkway				220,858		
Football Pitch Investment: Knights Grange Phase II			49,780			
Football Pitch Investment: Moss Farm			360,199			
Football Pitch Investment: Saltworks Farm			19,056			
Football Pitch Investment: Seacombe Drive			4,505			
Football Pitch Investment: Stanney Grange			281,871			
Growth Area Programme: Helsby sense of place						47,244

Scheme	Education	Highways	Playing pitches	Open space/play	Transport	Regeneration
Growth Area Programme: Little Sutton Regeneration						21,935
Highways: King street, Rudheath		64,317				
Highways Bus Interchange: George Street					11,765	
Highways: Lostock Gralam Traffic calming		2,498				
Highways: A56 Speed Limit		10,000				
Highways: Blacon Gateway, Sealand Road, Treborth Road		40,132				
Highways: Liverpool Road footway/cycleway		84,187				
Highways: Mill Lane Frodsham Parking Restrictions		3,000				
Highways: Public footpath Rivacre		4,444				
Highways: Resurfacing Water Tower Road, Neston		14,000				
Highways: Tilston speed management		15,000				
Highways: Traffic Calming		8,937				
Highways: Traffic calming scheme		70,001				
Highways: Traffic Calming/Station Improvements Lostock and traffic management measures		85,786				
Highways: Travel plan coordinator, Huntington PS Ped Crossing and A41 Pedestrian Crossing at Rowton		397,616				
Highways: University Church Free School		1,405				
Highways: Warrington Road, Cuddington - Speed Limit Reduction Scheme		26,065				

Scheme	Education	Highways	Playing pitches	Open space/play	Transport	Regeneration
Highways: Winnington to Northwich Cycle & Pedestrian Route		131,233				
Play Strategy: Kelsall Play Area - Scarfell Pike				5,028		
Play Strategy: Butchers Field PA				84,709		
Play Strategy: Dicksons Field play area				932		
Play Strategy: Marbury Park play area				19,549		
Play Strategy: Sytchcroft Play Area				4,602		
Play Strategy: Water Tower Gardens				30,175		
Transport: Hinderton Road bus stop					5,584	
Transport: Townsfield Road bus shelter					5,000	
	362,022	958,621	715,411	401,246	22,349	69,179

Appendix 4 - Section 106 funds spent on infrastructure projects 2020/2021

Scheme	Education	Highways	Playing pitches	Open space/play	Regeneration	Transport
A51 Pinch point		400,000				
Brook Road, Tarporley				328,851		
Burnside Way & Verdin Park				42,998		
Canal Towpath		170,000				
Ellesmere Port - bus shelters						33,240
GPS Pitch tracker			27,000			
Guilden Sutton Green Spaces				24,063		
Helsby Path Project				738		
Helsby Quarry				49,525		
Helsby sense of place					2,000	
Huntington PS Ped Crossing		2,550				
Ledsham Bus contract						408,623
Little Sutton Regeneration					925	
Off-site highways maintenance in respect of the Troopers Field development				2,215		
Transfer to neighbouring authority for play scheme within their Borough				39,748		
Rivacre footpaths		3,006				
Rivacre Valley improvement works				18,105		
Seacombe Drive			108,637			
Speed activated sign at Milton Green		2,761				
Speed Limit Reduction Scheme		11,935				
St Oswalds Underpass				1,000		
Sutton Green PS	43,505					
Weaverham MUGA				54,625		
Winnington to Northwich Cycle & Pedestrian Route		8,656				
Woodfall Play				937		
	43,505	598,908	135,637	562,804	2,925	441,863