



Cheshire West and Chester

CESHIRE WEST AND CHESTER COUNCIL

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

FOR THE FINANCIAL YEAR 2023/2024

December 2024

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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 2023 – 31 March 2024 and reports all the funds due and actually received in that time. Payments received after 31 March 2024 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 2023/24:

a)		Total value of CIL invoiced this year	£3,637,729
b)		Total CIL receipts for the reported year	£3,446,709
c)		Total amount of CIL receipts from previous years but not yet allocated for spend	£0
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;	£3,327,568
e)		Total amount of CIL expenditure for the reported year	£4,721,667
f)		Total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£1,399,293
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;	Winsford Town Centre - £117,000 Environmental Services - £219,000 Network Development - £100,000 Network Management - £3,138,000 Depot Investment (Fleet Maintenance) - £42,000 Soot Hill - £29,000 Replacement CCTV - £191,000 Play Strategy - £163,000 Libraries ICT - £214,000 Chester Rows Fire - £362,000 TOTAL - £4,575,000
	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 regulation;	£146,667

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:	£0 (details in Annex 1)
i)		the amount of CIL passed to:	
	i)	any parish council under regulation 59A or 59B; and	£420,861
	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;	£163,091 (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
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;	£2,646,726
	ii)	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£0

	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);	£163,091
	iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£379,641

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 Statements will provide 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

Section 106 summary

(a) the total amount of money secured via S106 entered into during the reported year;	£3,022,910.08
(b) the total amount of money via S106 which was received during the reported year;	£8,354,486
(c) the total amount of money via S106 which was received before the reported year which has not been allocated by the authority;	£22,525,195
(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;	£3,947,738 (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)	£2,386,881 (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;	£3,947,738 (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	£2,386,881 (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	£30,275.50
(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.	2023-24 S106 Brought forward £189,024.21 Receipts £218,309.09 Drawdown £245,111.07 Remaining balance and carry forward £162,303.24 Including the following S106 with 23-24 closing balances (remaining balance and carry forward): Quinn Glass £51,076.30 Chester Laundry Ltd £632.50 Bellway Homes £1,754.60 Brunner House, Winnington £3,494.93 George Street Pocket Park £2,500.00 Boughton Planters £1,999.56 Land at Rofton Works, Hooton Road £95,573.33 Pear Tree Farm, Saughall £9,613.33 Market Towns & Rural Area Programme £4,432.00

Annex 1 – CIL received and allocated for spend by Financial Year

	Funding			
Year	Administration Portion (5%)	Neighbourhood portion	Strategic Portion (remainder)	Total CIL Collected
2017-18	0	0	0	0
2018-19	26,990	125,390	387,412	539,792
2019-20	48,704	202,092	576,894	827,690
2020-21	77,663	301,354	1,553,268	1,932,285
2021-22	117,457	497,516	2,349,144	2,964,117
2022-23	145,440	670,534	2,975,849	3,791,823
2023-24	136,872	663,112	2,646,726	3,446,710
TOTAL	553,126	2,459,998	10,489,293	13,502,417

Strategic Expenditure			
Strategic Spend	Strategic allocated but unspent	Total Strategic Portion	Cumulative Strategic Spend
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
1,251,000	0	1,251,000	1,251,000
3,264,000	0	3,264,000	4,515,000
4,575,000	1,399,293	5,974,293	9,090,000
9,090,000	1,399,293	10,489,293	

Annex 2 – CIL receipts passed to town and parish councils

Parish/Town Council	Amount paid in 23-24	CIL retained from previous years	Amount spent in 23-24	What project was funded	Monies allocated but not spent	Monies retained for next financial year
ACTON BRIDGE	£0	£771	£0	N/A	£0	£771
BROXTON	£1,924	£0	£0	N/A	£0	£1,924
BYLEY	£0	£6,392	£0	N/A	£0	£6,392
CODDINGTON	£392	£741	£0	NO RESPONSE FROM PARISH	£0	£1,133
CUDDINGTON	£0	£121	£121	Grit Bin at Hadrian Way	£0	£0
DELAMERE AND OAKMERE	£116	£3,977	£2,879	Tree survey Little Wood/Frith Grit for Grit bins Defib pads and spare pads for defibrillator signage for Little Wood gas for beacon for D-Day event Tree work in Little Wood	£0	£1,214
DODLESTON	£118,173	£160,836	£51,134	Shed Construction £6,080	£213,277	£227,875
GREAT BOUGHTON	£4,808	£3,362	£4,808	LED Lighting for Caldly Valley Community Centre Village Hall Dev Cost £1,320 Field assets £13,136 Field Works £2,443 Christmas Light £15,281 Pond Development £12,874	£0	£3,362

Parish/Town Council	Amount paid in 23-24	CIL retained from previous years	Amount spent in 23-24	What project was funded	Monies allocated but not spent	Monies retained for next financial year
HARTFORD	£147,013	£151,774	£76,709	Table TennisTable - £5,500 Defib & cabinet - £1,475 2 x Defib cabinets - £1,500 Car Park extension - £53,908.35 Pavilion Landscaping - £13,000 Cycle Shelter - £1,325.25	£0	£222,080
HARGRAVE AND HUXLEY	£16,166	£0	£0	N/A	£0	£16,166
HELSEBY	£0	£5,363	£0	N/A	£0	£5,363
HUNTINGTON	£7,500	£0	£0	N/A	£0	£7,500
LITTLE LEIGH	£2,773	£0	£0	£0	£0	£2,773
KELSALL	£0	£39,403	£17,896	New play equipment	£0	£21,507
KINGSLEY	£0	£8,819	£0	NO RESPONSE FROM PARISH	£0	£8,819
LITTLE BUDWORTH	£0	£3,704	£575	SID	£0	£3,129
LOWER PEOVER	£0	£4,150	£1,741	Environmental works to pond to improve access to public open space	£0	£2,409
MALPAS	£53,269	£155,684	£0	N/A	£0	£208,953
MANLEY	£990	£0	£970	Painting Village Hall	£0	£21
MICKLE TRAFFORD AND DISTRICT	£209	£0	£0	£0	£0	£209
MOLLINGTON	£0	£3,605	£0	N/A	£0	£3,605

Parish/Town Council	Amount paid in 23-24	CIL retained from previous years	Amount spent in 23-24	What project was funded	Monies allocated but not spent	Monies retained for next financial year
NESTON	£0	£6,641	£5,000	(1) £5,000 to support the Ringway Play Area improvement project in partnership with CWAC. (2) Chicane installation work at Ness, another joint project with Cheshire West & Chester Council.	£0	£1,640.71
NORLEY	£3,352	£9,434.04	£11,110	<ul style="list-style-type: none"> • Norley Village Hall – £2500 towards refurbishment of the Village Hall kitchen – allocated 2023/24 • Donation towards the path/hardstanding at the Waste in West View Road, organised by Norley Wildlife Group - £1300 – allocated 2023/24 • Donation towards the development of the Norley Wildlife Group website - £200 – allocated 2023/24 • New door for the red phone box and installation – £1488.00 allocated 2023/24 • Donation to the maintenance and enhancement of the Norley Playground - £1500 - Allocated 2023/24 • £1622 CIL funding towards the improvements to the Village Hall Entrance – allocated 2023/24. 		£1,675.96
NO MANSHEATH AND DISTRICT	£0	£1,565	£705	Dog bag dispensers	£0	£860
RUSHTON	£0	£3,876	£0	N/A	£0	£3,875

Parish/Town Council	Amount paid in 23-24	CIL retained from previous years	Amount spent in 23-24	What project was funded	Monies allocated but not spent	Monies retained for next financial year
SAUGHALL AND SHOTWICK PARK	£750	£8,551	£0	N/A	£0	£9,301
SPROSTON	£432	£1,500	£0	N/A	£0	£1,932
TARVIN	£0	£33,557	£15,270	Speed Warning Signage War Memorial Play Equipment		£18,287
TARPORLEY	£1,629	£6,455	£0	N/A	£0	£8,084
TATTENHALL	£50,835	£66,998	£14,668	Primary School Playing Field Drainage - £1,543.50 Installation of Kissing & Pedestrian Gates on Public Rights of Way - £13,124	£0	£103,166
UPTON	£0	£35,929	£0	N/A	£0	£35,929
UTKINTON AND COTEBROOK	£6,544	£48	£0	N/A	£0	£6,592
WHITEGATE AND MARTON	£3,986	£0	£0	N/A	£0	£3,986
WILLINGTON	£0	£11,038	£7,343	Traffic mirror (£807.61) Bench for village green (£660.00) Village Information Board (£1876.80), Finger post renovation (£26.36) 30 mph repeater sign (£83.76) K6 phone box for AED (£3888.00).	£0	£3,696
WINSFORD TOWN	£0	£4,208	£0	N/A	£0	£4,208
Total	£420,861	£735,715	£210,928	£0	£213,277	£945,648

Annex 3 – Section 106 funds allocated but not spent in 2023-24

Approved Capital Scheme	Affordable Housing	Biodiversity Net Gain	Education	Highways	Playing Pitches	Play, Public Open Spaces	Public Transport	Regeneration	Total
Blacon accessible route improvements				6,718					6,718
Blacon Gateway, Sealand Road, Treborth Road				9,817					9,817
BMX Track resurfacing Westminster Park Sycamore Fields Play Area					52,257				52,257
Biodiversity Net Gain		119,569							119,569
Brook Lane, Allotments						1,888			1,888
Cambridge Road			3,100			8,031			11,132
Daisy Bank Lane, Anderton				25,664					25,664
Ellesmere Port Pitches						15,839			15,839
Wrexham Road school, feasibility			71,230						71,230
Guilden Sutton play area						9,414			9,414
Helsby sense of place						47,244			47,244
Hop Pole Paddock						7,018			7,018
Kingsley Allotments						13			13
Knights Grange Phase II					307,418				307,418
Kohima Crescent Play Area						9,500			9,500
Leftwich High School			1,181,086						1,181,086
Little Sutton Regeneration & Street Lighting								160,508	160,508
Littlers Croft Play Area						35,129			35,129
Lostock Play Area						7,764			7,764
Marborough Road						5,607			5,607

Approved Capital Scheme	Affordable Housing	Biodiversity Net Gain	Education	Highways	Playing Pitches	Play, Public Open Spaces	Public Transport	Regeneration	Total
Marshalls Arm				64,957					64,957
Moss Farm					341,923				341,923
Moulton Primary School			12,996						12,996
Northgate Ponds						16,204			16,204
Public footpath Rivacre				1,821					1,821
Queensway Allotments						950			950
Rivacre Valley		2,145							2,145
Saltworks Farm					21,596				21,596
Sanctuary Land						9,610			9,610
Seacombe Drive					911				911
Speed Limit Reduction Scheme				26,065					26,065
St Annes Chester						4,212			4,212
St Oswalds Primary School			106,921						106,921
St Oswalds Underpass						17,324			17,324
Stanney Grange					207,916				207,916
Sutton Green Feasibility			102,760						102,760
Affordable Housing, Tattenhall	98,034								98,034
Traffic calming scheme				68,208					68,208
Transport & pedestrian improvements, Castle Street, Northwich				10,500					10,500
Travel plan coordinator, travel demand management & data survey review, A55 Parapets				451,945					451,945
Upton Heath Primary School			130,610						130,610
Water Tower Gardens						29,548			29,548
Water Tower Gardens						7,123			7,123

Approved Capital Scheme	Affordable Housing	Biodiversity Net Gain	Education	Highways	Playing Pitches	Play, Public Open Spaces	Public Transport	Regeneration	Total
Westminster Park Improvements						2,807			2,807
Whitby Park						2,950			2,950
Windle Bridge						35,535			35,535
Winnington to Northwich Cycle & Pedestrian Route							5,168		5,168
Winsford Lifestyle Centre Skate Park						3,316			3,316
Wirral Way improvement scheme						78,869			78,869
	98,034	121,714	1,608,703	665,696	932,020	355,895	5,168	160,508	3,947,738

Annex 4: Section 106 funds spent on infrastructure projects 2023-24

Approved Capital Scheme	Affordable Housing	Biodiversity Net Gain	Education	Health	Highways	Playing Pitches	Play, Public Open Spaces	Public Transport	Regeneration	Total
Affordable Housing: Single Accommodation Homeless Programme (SHAP)	360,000									360,000
Biodiversity Net Gain		546,083								546,083
Bishop Heber High School			179,196							179,196
Blacon Accessible Routes					13,282					13,282
Blacon Gateway, Sealand Road, Treborth Road					30,315					30,315
Education - Wrexham Road			28,770							28,770
Helsby Lighting							2,318			2,318
Helsby Quarry Works							4,119			4,119
Kelsall Allotments							3,002			3,002
Kelsall Green play equipment							13,783			13,783
Kingsley Allotments							1,540			1,540
Kohima Crescent Saughton Camp							500			500
Little Sutton Regeneration & Street Lighting - Little Sutton									2,457	2,457
Little Wood Play Area							7,522			7,522
Maintenance - Trf to revenue							218,390			218,390
Marshalls Arm					146,360					146,360
Moss Farm						11,232				11,232
Moss Farm - Rugby						142,433				142,433
Moulton School			28,999							28,999

Approved Capital Scheme	Affordable Housing	Biodiversity Net Gain	Education	Health	Highways	Playing Pitches	Play, Public Open Spaces	Public Transport	Regeneration	Total
Parkgate Old Baths project							202			202
Health				300,000						300,000
Public footpath Rivacre					2,320					2,320
Pulford Park							2,722			2,722
Delamere Community Centre							27,699			27,699
Rivacre Valley		1,473								1,473
River Weaver							11,493			11,493
Rudheath Leisure Centre						31,000				31,000
Saltworks Farm							350			350
Stanney Grange						51,532				51,532
Sutton Green			31,419							31,419
Education - Ledsham			6,128							6,128
Water Tower Gardens							488			488
Water Tower Gardens							4,642			4,642
Westminster Park Improvements							7,610			7,610
Whitby Park							2,318			2,318
Whitby Park Secure Fencing							19,941			19,941
Windle Bridge							1,725			1,725
Winnington Allotments							16,166			16,166
Winnington to Northwich Cycle & Pedestrian Route								93,111		93,111
Wirral Way improvement scheme							34,243			34,243
	360,000	547,556	274,512	300,000	192,277	236,197	380,772	93,111	2,457	2,386,881