



Cannock Chase District Council
2023/24 Infrastructure Funding
Statement

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1. Introduction

In 2019, Government made amendments to the Community Infrastructure Levy (CIL) Regulations 2010. To increase transparency, the Government has set out new requirements under these Regulations for Councils to publish an annual 'infrastructure funding statement' (IFS). This must set out CIL and Section 106 (S106) contribution receipts and what they have been spent on.

Infrastructure can be funded in the following ways in Cannock Chase District:

- Government Grants – Local Authority grants or Local Enterprise Partnership grants.
- Section 106 agreement – Legal agreements with developers on specific sites.
- Community Infrastructure Levy – a levy on certain types of developments (charged per net m²). At Cannock Chase Council CIL funds are allocated to infrastructure projects after a competitive bidding process.

These can be combined to deliver the same piece of infrastructure.

Table 1 identifies examples of different types of infrastructure.

Table 1

Infrastructure Categories	Project Examples
Green Infrastructure	Landscape; scale mitigation; access land; informal open space; managed space; village greens; allotments; green roofs; parks; micro-generation energy schemes; flood management and climate change mitigation; Habitats Regulation Assessment Compliance; and tree planting.
Social & Leisure	Cultural heritage; enhancement to historic urban fabric; public realm improvements; added value to hard surfacing; sports facilities and pavilion improvements; green gyms; playing fields; playgrounds; recreation grounds.
Services & Facilities	Community buildings; libraries; support services and care; village halls; expanding emergency services capacity; car parking; insulation and other improvements to public buildings.
Transport	Public rights of way improvements; walking and cycling infrastructure; bus and rail network improvements; traffic calming; improved signage; highway works.
Education	State-funded primary and secondary school.
Health & Wellbeing	GP surgeries; Hospitals; Mental health provision; adult social care.
Utility Services	Utilities supply added value flood schemes, waste management and disposal.
Digital	Fixed broadband provision; mobile telecommunications;

1. Introduction

Definitions

Agreed/secured – Contributions that have been agreed within a signed legal document. These contributions have not been collected/delivered and if the planning permissions are not implemented, they will never be received.

Received – Contributions received, either non-monetary or monetary have been transferred to Cannock Chase District Council.

Allocated – Contributions that have been assigned to specific projects.

Spent/delivered – Monetary or non-monetary contributions that have been used as intended, by spending the allocated funding are completing the contribution as agreed.

2. Community Infrastructure Levy Report 2023/24

The Community Infrastructure Levy (CIL) is a tax that local authorities can charge on types of development in their area to fund infrastructure required to support the housing and commercial growth proposals identified. Cannock Chase District Council adopted its CIL Charging Schedule in June 2015. The charge only applies to new floorspace and is a set rate per net square metre. If the relevant planning permission is not implemented the CIL charge is not payable.

CIL receipts can be used for the provision, improvement, replacement, operation, or maintenance of infrastructure. Unlike Section 106 agreement contributions, CIL receipts are not site specific and can be spent anywhere within the District regardless of what developments the funds have been a result of.

Table 2 sets out the amount of CIL receipts received; spending of CIL receipts; and the amount of CIL retained by the Council for future spend from 1st April 2023 - 31st March 2024. *Note- amounts are rounded to the nearest £1.*

Table 2

REGULATION		AMOUNT	EXPLANATORY NOTE
	<u>RECEIPTS</u>		
121A(1)(a)	The total value of CIL set out in all demand notices issued in the reported year	£254,008	
121A(1)(b)	The total amount of CIL receipts for the reported year	£452,503	CIL receipts for 2023/24 total £452,503. Of this, £2,500 were receipts from surcharges (where CIL procedures have not been followed, the Council can apply surcharges). The Council did not receive any CIL payments in land this year.
	<u>ALLOCATIONS & EXPENDITURE</u>		
121A(1)(c)	The total amount of CIL receipts, collected before the reported year but which have not been allocated	£1,068,128	Retained before 2023/24 (excl. ward amounts) - £2,579,126 Minus amounts allocated to projects - 19/20 £162,500 20/21 £0.00 21/22 £887,777 22/23 £460,720 23/24 £470,000

2. Community Infrastructure Levy Report 2023/24

121A(1)(d)	The total amount of CIL receipts collected by the authority before the reported year, but which have been allocated in the reported year	£470,000	2023/24 Allocations - £470,000	
121A(1)(e)	The total amount of CIL expenditure for the reported year	£83,721	SAC - £61,096 Admin - £22,625	
121A(1)(f)	The total of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£470,000	Stadium development - £270,000 Cannock Park - £200,000	
121A(1)(g)	In relation to CIL expenditure for the reported year, summary details of:			
i)	<ul style="list-style-type: none"> The items of infrastructure on which CIL has been spent and amount of CIL spent on each item 	Special Area of Conservation (SAC) £61,096	To mitigate the impact development has on Cannock Chase Special Area of Conservation. The SAC is managed by Stafford Borough Council, therefore receipts from CCDC and expenditure will be reflected in their IFS.	
ii)	<ul style="list-style-type: none"> 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 	£0		
iii)	<ul style="list-style-type: none"> The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that in accordance with that regulation 	£22,625	5% of CIL receipts	
121A(1)(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	£470,000	Stadium development	£270,000
			Cannock Park	£200,000
	PARISH & NON-PARISH PAYMENTS			
121A(1)(i)	The amount of CIL passed to-			
i)	<ul style="list-style-type: none"> Any parish council under regulations 59A or 59B 	£61,096	Hednesford April 2023 - £22,329.24	

2. Community Infrastructure Levy Report 2023/24

			October 2023 - £35,799.28
			Rugeley Town Council October 2023 - £1,890.83
			Heath Hayes & Wimblebury October 2023 - £1,076.68
ii)	○ Any person under regulation 59(4)	£0	
121A(1)(j)	Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year:		
i)	○ The total CIL receipts that regulations 59E and 59F applied to	£6,885	<u>Cannock Park & Old Fallow Ward</u> £3,781.07
			<u>Chadsmoor Ward</u> £2,550.37
			<u>Cannock Longford & Bridgtown Ward</u> £553.72
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	£210,000	Barnard Way Play Area - £88,000 Cannock East Projects - £122,000
121A(1)(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	
ii)	○ Any funds not yet recovered from each parish council at the end of the reported year	£0	
121A(1)(l)	The total amount of -		

2. Community Infrastructure Levy Report 2023/24

i)	○ CIL receipts for the reported year retained at the end of the reported year other than those of which regulation 59E and 59F applied	£315,322
ii)	○ CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied	£2,601,455
iii)	○ CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year	£6,885
iv)	○ CIL receipts from previous years to which regulations 59E or 59F applied retained at the end of the reported year	£269,146

CIL Regulations Explained

Regulation 59A

This regulation applies to that part of a chargeable development within the area of a local council. If a chargeable development falls within a local council area, the district council must pass on 15% of this receipt to the relevant local council (this is 25% if a neighbourhood plan has been adopted for that area). These receipts are transferred to local councils twice a year, in April and October. The following local councils fall within Cannock Chase District:

- Rugeley Town Parish
- Hednesford Town Parish
- Bridgtown Parish
- Norton Canes Parish
- Cannock Wood Parish
- Brindley Heath Parish
- Brereton & Ravenhill Parish

2. Community Infrastructure Levy Report 2023/24

Regulation 59B

This regulation applies when a charging authority has accepted a payment in kind. Any payments to a local council relating to a land or infrastructure payment must be paid to the local council as a monetary payment.

Regulation 59(4)

For the purposes of this regulation, any reference to applying CIL includes a reference to causing it to be applied, and includes passing CIL to another person to apply to funding the provision, improvement, replacement, operation, or maintenance of infrastructure.

Regulation 59E

This regulation applies for when a charging authority has served a notice on a local council to repay some or all CIL receipts for one of the following reasons:

The local council has: -

- a) Not applied CIL funds to support the development of its area within 5 years of receipt (this is down to the collecting authority's discretion; local councils can bank receipts towards bigger projects)
- b) Has used CIL receipts for purposes that do not fit in with the following definition *'the provision, improvement, replacement, operation or maintenance of infrastructure or anything else that is concerned with addressing the demands that development places on an area.'*

Regulation 59F

This regulation applies where a chargeable development does not fall in a parished area. The charging authority may use 15% of this CIL to support the relevant 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

The following areas in Cannock Chase District are unparished:

2. Community Infrastructure Levy Report 2023/24

- Chadsmoor Ward
- Cannock Longford & Bridgtown Ward
- Cannock Park & Old Fallow Ward
- Hednesford Hills & Rawsley Ward

The 15% neighbourhood portion for these areas will be allocated in consultation with the relevant ward members and delivered dependent on the relevant team's capacity and resources.

Regulation 61

A charging authority may apply CIL to administrative expenses incurred in connection with CIL. This shall not exceed 5% of the CIL receipts received.

3. Section 106 Agreements Report 2023/24

Under Section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and contributions for off-site, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission. These planning obligations can be monetary or non-monetary. As with CIL, if the relevant planning permission is not implemented the contribution is not required,

The contributions received under these agreements can only be spent for the purpose identified in the legal agreement.

Table 3 sets out how much s106 has been collected, where it has been allocated and how it was spent during the 2023/24 financial year.

Table 3		
	AMOUNT	EXPLANATORY NOTE
The total amount of money to be provided under any planning obligations which were entered into during the reported year	£51,858.85	
The total amount of money under any planning obligations which was received during the reported year	£126,477.40	
The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority	£2,251,714.66	
Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—		
○ In relation to affordable housing, the total number of units which will be provided	0	
○ 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		This information will be revealed in Staffordshire County Council's IFS.
The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure	£997,728.09	
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	£432,766.81	

3. Section 106 Agreements Report 2023/24

In relation to money (received under planning obligations) 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

<u>Amount Allocated</u>	<u>Infrastructure Project</u>
£2,670.00	Reallocation Arthur Street Play Area
£121,000.00	MUGA Laburnum Avenue
£114,890.66	Heath Hayes Park/Pitch Refurbishment
£80,738.75	Bridges & Boardwalks
£7,790.00	Penny Cress Green Play Area
£18,475.82	Hednesford Park Improvements
£249,902.74	Cannock Park Phase 1
£25,000.00	Cannock Park Path Works
£16,000	Ravenhill Tennis Courts
£144,770.00	Flaxley Road Play Area
£71,562.43	Town Centre Enhancements
£13,000.00	Nature Park Scheme
£109,927.89	Project Manager
£21,999.80	Cannock Chase Special Area of Conservation

3. Section 106 Agreements Report 2023/24

In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—		
	<u>Expenditure</u>	<u>Infrastructure Project</u>
○ The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item		
	£95,703.12	Wellington Drive
	2,500.00	Ravenhill Park Tennis Courts
	£4,665.86	Penny Cress Lane
	£244,341.75	Laburnum Avenue
	£20,732.78	Cannock Chase Special Area of Conservation
	£64,823.30	Maintenance
○ The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the	£0.00	

3. Section 106 Agreements Report 2023/24

items of infrastructure which that money was used to provide (wholly or in part)		
○ 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	£4,307.53	
The total amount of money (received under any planning obligations) 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	£4,028,768.04	S106 Allocated to Maintenance - £456,762.72 Commuted Sums retained end of 2023/24 - £456,762.72

Section 106/S111 Agreements entered into in 2023/24

Table 4 shows contributions secured via Section 106 agreements/S111 Agreements entered into from 1st April 2023 to 31st March 2024. Although these contributions have been secured, the Council may not necessarily receive these if development does not commence within three years of permission being granted.

Table 4

PLANNING REFERENCE	DATE SIGNED	SITE LOCATION	CONTRIBUTIONS/OBLIGATIONS
CH/22/0358	09/05/23	Cranston, 25A Ebenezer Street, Green Heath, Cannock, WS12 4HD	Special Area of Conservation contribution - £290.58
CH/22/0098	30/06/23	The Fairway Motel, Horse Fair, Rugeley, WS15 2EJ	Affordable housing units - 20% - £37,723 Special Area of Conservation contribution - £4,939.86
CH/23/0207	08/11/23	Woodstock, Cotswold Road, Pye Green, Cannock, WS12 4EU	Special Area of Conservation contribution - £329.83
CH/22/0318	15/11/23	Land off Norton Hall Lane, Norton Canes, WS11 9AA	Affordable Housing - 20% (11 units) Education contribution - £209,400

3. Section 106 Agreements Report 2023/24

			Special Area of Conservation contribution - £3,628.13
CH/23/0059	13/12/23	24 Landor Crescent, Rugeley, WS15 1LP	Special Area of Conservation contribution - £329.83
CH/23/0023	23/01/24	37 Attlee Crescent, Rugeley, Staffordshire, WS15 1BP	Special Area of Conservation contribution - £329.83
CH/21/0023	08/02/24	Castle Inn, 141 Main Road, Brereton, Rugeley, WS15 1DX	Affordable Housing - 15% (4 units) Special Area of Conservation contribution - £1,319.32
CH/23/0111	13/02/24	The Holding, Rugeley Road, Hazelslade, Cannock, WS12 0PH	Special Area of Conservation contribution - £329.83
CH/23/0168	13/03/24	205 Wimblebury Road, Heath Hayes, Cannock, Staffordshire, WS12 2EP	Special Area of Conservation contribution - £989.49
CH/23/0403	11/02/24	274A, Hednesford Road, Heath Hayes, Cannock, WS12 3DS	Special Area of Conservation contribution - £329.83
CH/23/0279	15/02/24	148 Hednesford Road, Cannock, Staffordshire, WS11 5BS	Special Area of Conservation contribution - £659.66
CH/23/0407	29/02/24	68 Sandy Lane, Rugeley, Staffordshire, WS15 2LF	Special Area of Conservation contribution - £329.83
CH/23/0390	11/03/24	446 Littleworth Road, Cannock, Staffordshire, WS12 1JB	Special Area of Conservation contribution - £329.83

4. CIL Infrastructure List

Table 5 identifies the list of projects intended to be funded by CIL receipts. When CCDC's CIL Charging Schedule was adopted the regulations prohibited CIL and S106 contributions being used for the same piece of infrastructure, however as of 1st September 2019 this is no longer the case. The amended regulations now allow Councils to use CIL and S106 receipts for the same piece of infrastructure, as well as removing the limit on how many S106 contributions are used for a single infrastructure project (previously five S106 agreements per project).

In June 2024, stakeholders with projects identified on the CIL infrastructure list were asked to provide an update on their projects, in preparation for the production of the IFS in order to ensure we had up to date information.

Table 5

Site	Ward/Parish	Description of works	Evidence base -reference numbers from Local Plan (Part 1) list of evidence documents (full document titles at the end of this table).	Costs
Conduit Road to Albutts Road mineral line	Norton Canes	Upgrade stoned path to cycleway to connect existing cycleway routes	Cannock Chase Integrated Transport Strategy -99a	£48,000
Norton Canes Community Centre	Norton Canes	Pitch Improvements	PPG17 Open Space Sport & Recreation Facilities Studies-129, 129a, 129b	£98,000
Heath Hayes Park	Heath Hayes East & Wimblebury	Pitch Improvements	129, 129a 129b	£300,000
Hednesford Park	Hednesford	Ancillary Facilities - Changing Rooms	129, 129a, 129b	£700,000
		Car Parking	129, 129a 129b	£200,000
		Refurbish Tennis Courts/Fencing	129, 129a, 129b	£90,000
		Pitch Improvements	129,129a, 129b	£200,000

4. CIL Infrastructure List

Site	Ward/Parish	Description of works	Evidence base -reference numbers from Local Plan (Part 1) list of evidence documents (full document titles at the end of this table).	Costs
Hednesford-Rawnsley mineral line	Hednesford/Rawnsley	Create cycleway on former mineral line to provide off road safe route from Rawnsley to Hednesford and linking into the Chase.	99a	£100,000
Cannock Park	Cannock Park & Old Fallow/Cannock Longford & Bridgtown	This project, to redevelopment Cannock Park includes the following elements of work: (All via public consultation and in partnership with other third party organisations) The works will entail the following items: New junior and Toddler play areas; Learn to ride zone; New teenage play area; Skate plaza Multi sports ball area; Improvements and refit to existing site buildings. Including changing rooms, and community room (Café and Stores); Improvements to pathways (New surfacing /Lighting / CCTV / Tree avenues) Dedicated walking and cycling routes from Cannock through to Shoal Hill Common and further afield; Boundary security improvements (New fencing, Access barriers, and landscaping to protect the site and its adjacent	129, 129a, 129b	£2,524,536

4. CIL Infrastructure List

Site	Ward/Parish	Description of works	Evidence base -reference numbers from Local Plan (Part 1) list of evidence documents (full document titles at the end of this table).	Costs
		premises) To park and leisure centre; Improvements to the football and sports pitches; Car park realignment; Eco / Arts trails		
Avon Road (former MEB substation)	Cannock Longford & Bridgtown	Install new Local Equipped Area for Play (LEAP) area	129, 129a, 129b	£100,000
Laburnum Avenue Recreation Ground	Cannock Longford & Bridgtown	Improvements to fencing and barriers, pathways, woodland management, green gym apparatus, football pitch drainage, landscaping and site furniture	129, 129a ,129b	£239,962
Green Lane	Western Springs	Pitch Improvements	129, 129a, 129b	£150,000
Former Cannock Stadium	Cannock North	Elements of Phase 2 of Site Redevelopment - Fencing, Artificial Grass Pitch (AGP), Access, Social Picnic Areas, Wheeled sports area, and fully accessible bike and play cycling hub	129, 129a 129b	£275,000
Old Fallow Road	Chadsmoor	Pitch Improvements	129, 129a, 129b	£98,000
Elmore Park	Western Springs	Dredge lake and stabilise banks	Rugeley Town Centre Strategic Flood Risk Assessment-117	£500,000
Brereton mineral line	Brereton and Ravenhill/Rugeley Town	Create cycleway on the Brereton and Ravenhill Way from Rugeley Town station car park to the Cannock Chase Area of Outstanding Natural Beauty	99a	£50,000

4. CIL Infrastructure List

Site	Ward/Parish	Description of works	Evidence base -reference numbers from Local Plan (Part 1) list of evidence documents (full document titles at the end of this table).	Costs
Cannock Chase Special Area of Conservation (SAC) Mitigation Measures excluding review of access network, signage, and path repairs	Whole District	Measures to mitigate impacts of increased recreational pressure upon the Cannock Chase SAC arising from new housing developments within the District. Costs for CCDC currently approx. 1/5 of £2m for entire SAC partnership area.	145-149 (inclusive)	£400,000
Heath Hayes and Wimblebury Parish	Heath Hayes and Wimblebury	Increase primary school provision by up to 210 additional places in the Heath Hayes and Wimblebury Parish.	Planning of School Places and Staffordshire Education Infrastructure Contributions Policy - 88, 89	
Rugeley and Brereton	Rugeley/Brereton	Provide additional primary school places in Rugeley including land acquisition and associated costs (in addition to the proposed primary education infrastructure to be located within the Rugeley Power Station site)	88,89	
District-wide	District-wide	Replacement of temporary or refurbishment of accommodation with more suitable and permanent accommodation	88, 89	
TOTAL COST OF EDUCATION ITEMS				£1,367,281

4. CIL Infrastructure List

Site	Ward/Parish	Description of works	Evidence base -reference numbers from Local Plan (Part 1) list of evidence documents (full document titles at the end of this table).	Costs
Cannock Train Station	Cannock Longford & Bridgtown	The station is in need of a transformational upgrade and associated investment to provide a modern and inviting facility for rail passengers and visitors to the area, and to complement the new and exciting nearby McArthurGlen Designer Outlet Village (MGDOV).	99a	TBC
Rugeley and Hednesford town train stations	Rugeley and Hednesford	Upgrades to Cannock, Rugeley and Hednesford train stations to support Chase Line improvements.	99a	TBC
Five Ways Island	Heath Hayes East and Wimblebury	Delivery of Five Ways Junction Improvement (part of Local Pinch Point Package Programme)	99a	£300,000
Hednesford, Rugeley, Brereton and Norton Canes	Hednesford, Rugeley, Brereton and Norton Canes	Improvements to Bus Information and Infrastructure including the above and RTP1 and other wider benefits to sustainable travel.	Internally generated evidence of need for upgrades.	£478,000
TOTAL PROJECT COST				£8,218,779

4. CIL Infrastructure List

Details of evidence referenced

Reference 88: Planning of School Places (SCC annual)

Reference 89: Education Planning Obligations Policy (SCC 2008/9)

Reference 99: A Staffordshire Local Transport Plan 3 (SCC 2011)

Reference 117: Rugeley Town Centre Flood Risk Assessment (Halcrow 2009)

Reference 129: PPG17 Open Space Sport and Recreation Facilities Audit Incorporating 129a and b as below

Reference 129a: Indoor and Outdoor Sport facilities study (CCC 2010)

Reference 129b: Open Spaces Assessment (CCC 2009)

Reference 145: Evidence base relating to the Cannock Chase SAC and the Appropriate Assessment of Local Authority Core Strategies (November 2010)

Reference 146: Cannock Chase SAC Visitors Survey (2012)