

# Infrastructure Funding Statement

2023/2024



Beaulieu, Chelmsford  
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**Executive Summary**

Chelmsford City Council receives monetary and non-monetary contributions linked to new development. It is required to publish, on an annual basis, what it receives and how it uses or intends to use the funding to support the delivery of infrastructure. This is reported in an Infrastructure Funding Statement (IFS).

This Infrastructure Funding Statement provides information regarding the Community Infrastructure Levy (CIL) and S106 agreements (planning obligations) for the financial year 2023/2024. Any updates made to allocations in 2024/25 will be reported in the next IFS.

Since CIL was implemented in Chelmsford, it has become the only significant means by which the Council is able to collect and pool developer contributions to deliver infrastructure improvements. Alongside CIL, S106 obligations exist as one-off agreements to mitigate the impacts of larger developments and to secure on-site developer requirements, such as the provision of affordable housing.

Essex County Council produce a separate IFS reporting on the amount of developer contributions obtained, allocated and spent relating to Education, Transport and Highways.

This IFS contains references to the following:

'Spent' includes sums that have been spent internally and sums that have been passed to an external organisation to spend. Total money spent includes sums spent on monitoring (an estimate is provided if total sum unknown, in line with regulations)

'Allocated' means sums still retained by the reporting authority but which have, or will be, passed to an internal team to fund a specific infrastructure project or type, or will be passed to an external organisation to spend

'Retained' means sums remaining unspent and therefore includes sums both allocated and unallocated



## Financial Report for 2023/24

Chelmsford City Council collected a total of £2.13m of CIL from developer contributions. Of this, £1.7m was for strategic infrastructure. The largest spend of strategic CIL in the year was on education, helping to increase the capacity of Trinity Road Primary School by 105 places. Strategic CIL was also used in the year towards improvements in health, public realm and leisure facilities. At the end of the year, a total of £20.8m was available to spend on strategic infrastructure in future years, all of which has been allocated to projects.

Local communities in parished areas benefitted from £348,583 of CIL being transferred to the parish councils to support development in their areas.

Within the nine unparished wards £402,203 of the neighbourhood CIL collected was spent by CCC on various projects, the largest project being improvements to the gym at Chelmsford Sport and Athletic Club.

S106 monetary contributions collected in the year totalled £2.67m, and £5.14m was spent, of which £4.4m contributed to the redevelopment of Chelmer Waterside to enable up to 1,100 new homes to be built in that area. Further S106 contributions totalling £95,796 were secured in the year.

### 1. Community Infrastructure Levy (CIL) 2023/24

- 1.1. CIL was introduced nationally in 2010 and has been charged in Chelmsford on qualifying residential and retail development permitted since June 2014, which add one or more new dwelling(s) or more than 100sqm of floor space. CIL is a set charge, based on the gross internal area floorspace of buildings to help fund the infrastructure needed to address the cumulative impact of development across our area. An index of inflation is applied to CIL charges and our charge is updated each year on 01 January. The charge can be viewed on our website.
- 1.2. Local planning authorities must use CIL to fund 'the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area'. This could be for new or improved roads, parks, schools, and other infrastructure as defined in the Planning Act.
- 1.3. The CIL Regulations require 15% of CIL receipts to be passed to the local town or parish council for the area where the development takes place, with a limit of £100 per council tax dwelling in that parish during the financial year. Where a Neighbourhood Plan is in place this increases to 25% with no limit. The increased amount applies to CIL generated from development that was granted planning permission after the date the neighbourhood plan was adopted. The local CIL 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'. At the end of the reported year there were four adopted neighbourhood plans within the administrative boundaries of Chelmsford City Council, in South Woodham Ferrers and Writtle (both adopted 08/12/21), Sandon (adopted 28/11/23) and Little Baddow (adopted 18/08/23).
- 1.4. On 9<sup>th</sup> March 2022, the Community Governance Review Council agreed that two new parishes will be created in Chelmsford: Chelmsford Garden Community and Chelmer Village. The change affects the existing boundaries of Boreham, Broomfield, Great Baddow, Little Waltham and Springfield. The change came into effect on 1st April 2023. The neighbourhood portion of CIL payments received after 1st April 2023 must be transferred to the parish in which they sit at that date, regardless of when the related planning application was approved, or when the payment was due.

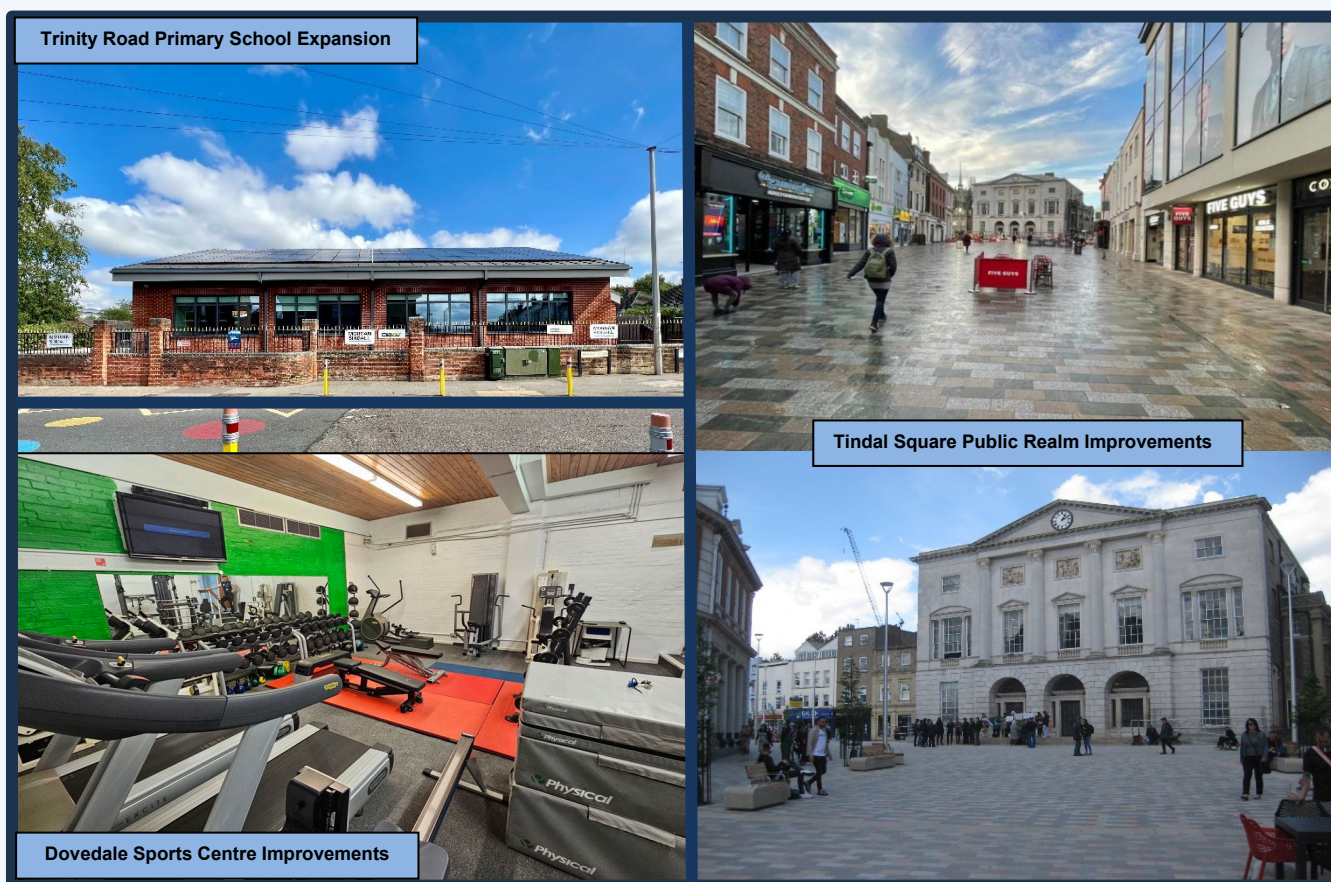
- 1.5. When a parish or town council is due more money than it can receive due to the imposed limit, the CIL Regulations do not state what should happen to the surplus created. The City Council retains the local surplus money and has therefore established a process to allocate it which can be viewed in full on our website. The City Council, in consultation with the local community will spend the surplus on infrastructure projects which are in the vicinity of the development in which the CIL money was originally collected.
- 1.6. In the unparished areas of Chelmsford, 15% of CIL receipts must still be spent in the locality of the contributing development. This is referred to as Neighbourhood CIL. As these areas have no local councils, the spend must be facilitated by the City Council. In November 2023, Cabinet approved a decision to retain 85% of the Neighbourhood CIL to spend on infrastructure priorities that it identifies, with the remainder reserved for its Community Funding Scheme. The Community Funding Scheme accepts applications from voluntary and community organisations to fund infrastructure projects within the unparished area.
- 1.7. In June 2021, it was agreed that a one- off Neighbourhood CIL allocation of £100,000 would be reserved to fund the new Greener Chelmsford Grant Scheme. The scheme aims to encourage community-led ecological and green initiatives and forms part of the Council's Climate and Ecological Emergency Action Plan. The scheme focuses on the themes of protecting and enhancing wildlife, lowering energy consumption, reducing waste and lowering carbon emissions.
- 1.8. In Chelmsford, a CIL charge can be paid in instalments. The full policy can be viewed on our website. The CIL Demand Notice sets out the whole sum payable and the instalments required, including any interest or surcharges payable, therefore CIL Demand Notices issued during a particular year do not equate to the CIL sums likely to be received during that year and can take up to two years to be paid. In addition, developments can be altered through further planning permissions over time, often resulting in revised Demand Notices. Any revised Demand Notices are not double counted in this report; if a Demand Notice is issued and then re-issued in the same reporting year, only the re-issued Notice would be included within the figure for CIL invoiced during the year. The value of Demand Notices issued in the year was £1,277,075.
- 1.9. Amounts reported include any surcharges and interest that have been applied.
- 1.10. Table 1 - CIL Headline Figures (£)

	<b>Retained from previous years</b> (a)	<b>Received in reported year</b> (b)	<b>Spent in reported year</b> (c)	<b>Retained at end of reported year</b> (a+b-c)
Strategic CIL	20,595,464	1,749,176	1,562,665	20,781,975
Unparished areas	1,307,439	20,385	402,203	925,621
Parish council areas	175,920	305,445	348,583	132,782
Local surplus	145,944	0	0	145,944
Administration (2.6% of 23/24 receipts)	0	55,128	55,128	0
<b>TOTAL</b>	<b>22,224,767</b>	<b>2,130,134</b>	<b>2,368,579</b>	<b>21,986,322</b>

1.11. Table 2 - Strategic CIL (£)

Note: Allocations are made on the assumption that enough strategic CIL will be received in those years to cover the expenditure. Allocations are reviewed on an ongoing basis.

Infrastructure	Spent in 23/24	Allocated - due to be spent in 24/25	Allocated - due to be spent in 25/26	Allocated - due to be spent in 26/27	Allocated - due to be spent in 27/28
Tindal Square	393,027	188,000			
Sutherland Lodge GP Surgery	145,097	379,903			
Trinity Road School Improvements	950,000				
Dovedale Sports Centre	71,961	67,039	1,009,316		
Cycling Infrastructure	2,040	35,733			
Chelmer Waterside Infrastructure		18,190,000	1,635,000		
Chelmer Waterside Bridge Commuted Sum				1,460,000	
Cemetery Infrastructure	540			3,200,000	1,500,000
Applied to repay money borrowed	0				
<b>TOTAL</b>	<b>1,562,665</b>	<b>18,860,675</b>	<b>2,644,316</b>	<b>4,660,000</b>	<b>1,500,000</b>
Unallocated on 31 March 2024	0				



1.12. Table 3 - Neighbourhood CIL – Parish and Town Councils (£)

Parish/Town Council	Received in 23/24	Retained from previous years	Transferred to Local Council in 23/24	Retained at end of 23/24 (pending transfer)
Boreham	1,220	0	610	610
Broomfield	2,005	32,635	33,739	900
Chelmsford Garden Community	17,247	0	17,247	0
Chignal	2,353	4,661	7,014	0
Danbury	1,896	4,808	6,704	0
East Hanningfield	86,288	20,077	63,106	43,258
Galleywood	0	4,618	4,618	0
Good Easter	0	3,742	3,742	0
Great Baddow	4,005	3,880	7,152	732
Great Waltham	1,118	0	559	559
Great & Little Leighs	2,438	4,596	7,010	24
Highwood	284	0	284	0
Little Baddow	1,130	0	0	1,130
Little Waltham	41,280	33,379	64,341	10,318
Margaretting	0	0	0	0
Mashbury	0	0	0	0
Pleshey	0	0	0	0
Rettendon	4,980	0	2,663	2,317
Roxwell	0	0	0	
Runwell	28,534	8,871	23,138	14,267
Sandon	3,504	3,172	4,758	1,919
South Hanningfield	0	3,900	3,900	0
South Woodham Ferrers	11,504	2,694	8,534	5,664
Springfield	0	0	0	0
Stock	11,323	1,200	3,353	9,170
West Hanningfield	0	0	0	0
Woodham Ferrers & Bicknacre	64,883	27,119	53,845	38,158
Writtle	19,451	16,570	32,266	3,756
<b>Total</b>	<b>305,445</b>	<b>175,920</b>	<b>348,583</b>	<b>132,782</b>

1.13. Table 4 - Neighbourhood CIL – relating to areas with no parish or town council (£)

Infrastructure	Spent in 23/24	Allocated - due to be spent in 24/25	Allocated - due to be spent in 25/26
CVS Knife Angel Legacy Public Art	10,000		
Toilet Refurbishment Central Park	98,941	69,060	
CSAC Gym Improvements	189,761		
Crematorium Toilet Refurbishment	83,291		
City Centre Lighting Columns	11,210	28,790	
Torquay Road CCTV		2,655	
Chelmsford Society Model Engineers Building Improvements		5,000	
John Shennan Basketball Court		9,000	
St John's Church Landscaping		10,000	
Rutland Road Play Area		22,000	
Wickham Crescent Play Area			38,000
Admirals Park Play Area			40,000
Market Road Toilet Accessibility Locking System		20,000	
Greener Chelmsford Grant (see table 5)	9,000		
<b>Total</b>	<b>402,203</b>	<b>166,505</b>	<b>78,000</b>



1.14. Table 5 - Greener Chelmsford Grant (part of Neighbourhood CIL) (£)

<b>Infrastructure</b>	<b>Spent in 23/24</b>	<b>Allocated - due to be spent in 24/25</b>
Channels CIC - Allotment	5,000	
Chelmsford Hockey Club Lighting		10,000
St Andrew's Church Community Garden		8,000
SWF Wildlife Artificial Nesting Sites		2,000
Essex Wildlife Trust Purchase of Fir Tree Wood		9,999
Hannas Field Charity - East Hanningfield Village Hall Solar Panels	4,000	
<b>Total</b>	<b>9,000</b>	<b>29,999</b>
Spent or allocated prior to 23/24		17,450
Unallocated balance remaining of £100k on 31 March 2024		43,551

1.15. Table 6 - Local Surplus (£)

<b>Infrastructure</b>	<b>Year allocated</b>	<b>Allocated to project</b>	<b>Spent in 23/24</b>	<b>Retained at end of 23/24</b>
Chignal Road Junction Landscaping	18/19	11,068	0	1,400
St Andrews Scout Hut Refurbishment	18/19	80,000	0	79,800
Unallocated on 31 March 2024	-	-	-	64,744
<b>TOTAL</b>		<b>91,068</b>	<b>0</b>	<b>145,944</b>

1.16. The (CIL) Infrastructure List

1.16.1. Regulation 121A(1)(a) requires the infrastructure funding statement to include 'a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) ("the infrastructure list)". It is anticipated that CIL may be required to part fund the following types of infrastructure:

- Health and Social Wellbeing
- Highways, Access and Transport
- Green Infrastructure, Recreation and Leisure
- Flood and Water Management, and Waste Planning
- Social and Community Facilities, Public Realm, and Public Art

The current CIL allocations are listed in Table 2.



## 2. S106 (Planning Obligations) 2023/24

- 2.1. Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement with a developer to mitigate the impact of a specific development, to make it acceptable in planning terms.
- 2.2. Prior to the adoption of CIL, if a development was considered to have a significant impact on the local area, a S106 agreement was made between the developer and the Council to mitigate that impact.
- 2.3. The S106 planning obligations are targeted financial and/or non-financial contributions, for example, the provision or contribution to a new or improved road, school, health facility or local green infrastructure. The intended use of S106 contributions is detailed in the agreement and must be spent in accordance with that.
- 2.4. Most sites will now only make a CIL payment, however S106 contributions continue to be used in a limited way for site specific infrastructure including affordable housing. This is normally the case for large strategic housing sites. Some sites will make both a CIL payment and a S106 contribution.
- 2.5. We are one of twelve partner local authorities who are working together, along with Natural England, to implement the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). The RAMS seeks to avoid and mitigate recreational disturbance on European designated sites along the Essex Coast, from an increasing residential population arising from new housebuilding throughout the County. We have been collecting developer contributions on all new qualifying residential development towards the RAMS since November 2018. The 2023/24 charge per new dwelling was £163.86. Projects that will be funded from this include a Project Delivery Officer and Rangers, providing education and information, installing signage and interpretation boards, new habitat creation and project monitoring.
- 2.6. We collect some education and highways contributions on behalf of Essex County Council, which are then paid to and spent by the County Council as the local education and highway authority. We also collect healthcare contributions on behalf of NHS England as the local healthcare authority and pass these on when the authority is ready to use the money. Section 106 agreements are sometimes signed jointly with Essex County Council, but items which are their responsibility will be reported separately by the County Council as obligations entered into with them and are not included in this statement.
- 2.7. The total amount of money received from planning obligations during 2023/24 (excluding RAMS) was £2,674,809.50.
- 2.8. The total amount of money received from planning obligations in any year that was retained at the end of 2023/24 was £11,426,786.
- 2.9. The total amount of money to be provided under any planning obligations which were entered during the reported year is (excluding monitoring, RAMS and legal fees) is £95,796. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- 2.10. S106 non-monetary contributions to be provided under planning obligations which were entered into during the reported year comprise 1 local open space provision, and 44 affordable dwellings that were approved on threshold sites. Reserved matters applications for additional affordable housing were approved in this monitoring period but are not included in these figures to avoid double counting. We predicted 224 AH completions, but the number delivered was 164. Essex County Council will report in its own IFS on any school places that were agreed and provided in the year.

2.11. Table 7 - Summary details of infrastructure on which money received through planning obligations was spent during the reported year (£)

Purpose	Received in 23/24
CSAC Track Resurfacing	233,305
Runwell Sports Provision	70,665
Channels Public Art	34,164
Chelmer Waterside	4,401,128
Purchase Exception Sites	13,017
Stonebridge Illuminations	3,886
Oaklands Park Tennis Courts	43,527
Flood Alleviation	286,267
Sutherland Lodge GP Surgery Refurbishment	60,765
<b>Total</b>	<b>5,146,724</b>



2.12. Table 8 - Summary details of the types of infrastructure to which receipts from planning obligations, whenever collected including 2023/24, were allocated but not spent (£)

Purpose	Allocated to project
Sport & Recreation	2,518,180
Open Space	1,178,660
Flood Alleviation	289,252
Strategic Transport	130,779
Local Transport / Highways	144,574
Affordable Housing	995,848
Public Art	61,390
Healthcare	505,424
Public Realm	1,304,443
<b>Total</b>	<b>7,128,550</b>

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