



**Cannock Chase District Council**  
**2019/20 Infrastructure Funding**  
**Statement**

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# 1. Introduction

As of 1<sup>st</sup> September 2019, amendments to the Community Infrastructure Levy (CIL) Regulations 2010, have come into effect. In order 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 m<sup>2</sup>). 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
<b>Green Infrastructure</b>	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.
<b>Social &amp; Leisure</b>	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.
<b>Services &amp; Facilities</b>	Community buildings; libraries; support services and care; village halls; expanding emergency services capacity; car parking; insulation and other improvements to public buildings.
<b>Transport</b>	Public rights of way improvements; walking and cycling infrastructure; bus and rail network improvements; traffic calming; improved signage; highway works.
<b>Education</b>	State-funded primary and secondary school.
<b>Health &amp; Wellbeing</b>	GP surgeries; Hospitals; Mental health provision; adult social care.
<b>Utility Services</b>	Utilities supply added value flood schemes; waste management and disposal.
<b>Digital</b>	Fixed broadband provision; mobile telecommunications;

## 2. Community Infrastructure Levy Report 2019/20

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 1<sup>st</sup> April 2019 - 31<sup>st</sup> March 2020. *Note- amounts are rounded to the nearest £1.*

**Table 2**

<u>REGULATION</u>		<u>AMOUNT</u>	<u>EXPLANATORY NOTE</u>
	<u>RECEIPTS</u>		
<b>121A(1)(a)</b>	The total value of CIL set out in all demand notices issued in the reported year	<b>£1,038,582</b>	
<b>121A(1)(b)</b>	The total amount of CIL receipts for the reported year	<b>£1,080,861</b>	CIL receipts for 2019/20 total £1,080,861. Of this, £8,513 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 &amp; EXPENDITURE</u>		
<b>121A(1)(c)</b>	The total amount of CIL receipts, collected before the reported year but which have not been allocated	<b>£914,022</b>	
<b>121A(1)(d)</b>	The total amount of CIL receipts collected by the authority before the reported year but which have been allocated in the reported year	<b>£472,500</b>	
<b>121A(1)(e)</b>	The total amount of CIL expenditure for the reported year	<b>£90,895</b>	
<b>121A(1)(f)</b>	The total of CIL receipts, whenever collected, which were allocated but not spent during the reported year	<b>£472,500</b>	
<b>121A(1)(g)</b>	In relation to CIL expenditure for the reported year, summary details of:		
<b>i)</b>	○ The items of infrastructure on which CIL has been spent and amount of CIL spent on each item	<b>Special Area of Conservation (SAC) £36,852</b>	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.
<b>ii)</b>	○ 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	<b>£0</b>	
<b>iii)</b>	○ The amount of CIL spent on administrative expenses pursuant to	<b>£54,043</b>	5% of CIL receipts

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<a href="#">regulation 61</a> , and that amount expressed as a percentage of CIL collected in that in accordance with that regulation			
<b>121A(1)(h)</b>	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	Rugeley Leisure Centre ATP Extension - £310,000  Rugeley Town Train Station Access - £162,500	See 3. Community Infrastructure Projects for further details of these projects.
<b>PARISH &amp; NON-PARISH PAYMENTS</b>			
<b>121A(1)(i)</b>	The amount of CIL passed to-		
i)	o Any parish council under regulations <a href="#">59A</a> or <a href="#">59B</a>	<b>£57,731</b>	Rugeley Town Council - £4,377 Hednesford Town Council - £46,859 Bridgtown Parish Council - £1,693 Brindley Heath Parish Council - £4,080 Brereton & Ravenhill Parish Council - £722
ii)	o Any person under regulation <a href="#">59(4)</a>	<b>£0</b>	
<b>121A(1)(j)</b>	Summary details of the receipt and expenditure of CIL to which regulation <a href="#">59E</a> or <a href="#">59F</a> applied during the reported year:		
i)	o The total CIL receipts that regulations <a href="#">59E</a> and <a href="#">59F</a> applied to	<b>£73,850</b>	Cannock East Ward - £70,881 Cannock South Ward - £2,792 Rawnsley Ward - £177
ii)	o The items of infrastructure to which the CIL receipts to which regulations <a href="#">59E</a> and <a href="#">59F</a> applied have been allocated or spent, and the amount of expenditure allocated or spent on each item	<b>£0</b>	
<b>121A(k)</b>	Summary details of any notices served in accordance with regulation <a href="#">59E</a> including -		
i)	o The total value of CIL receipts requested from each parish council	<b>£0</b>	
ii)	o Any funds not yet recovered from each parish council at the end of the reported year	<b>£0</b>	
<b>121A(1)(l)</b>	The total amount of -		

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i)	○ CIL receipts for the reported year retained at the end of the reported year other than those of which regulation <a href="#">59E</a> and <a href="#">59F</a> applied	<b>£858,384</b>
ii)	○ CIL receipts from previous years retained at the end of the reported year other than those to which regulation <a href="#">59E</a> or <a href="#">59F</a> applied	<b>£1,386,522</b>
iii)	○ CIL receipts for the reported year to which regulation <a href="#">59E</a> or <a href="#">59F</a> applied retained at the end of the reported year	<b>£73,850</b>
iv)	○ CIL receipts from previous years to which regulations <a href="#">59E</a> or <a href="#">59F</a> applied retained at the end of the reported year	<b>£159,911</b>

### **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

#### **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.

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### **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 of 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 authorities 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:

- o Cannock East Ward
- o Cannock South Ward
- o Cannock North Ward
- o Cannock West Ward
- o Rawnsley Ward

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

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### **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. Community Infrastructure Levy Projects

The projects within this chapter have been allocated CIL funds during 2019/20.

### **Rugeley Town Train Station Pedestrian/Cycle Access Route**

The project proposes to introduce a new pedestrian/cycle shared-use access route onto platform 2 at Rugeley Town Station from Horsefair. This would link to an existing footpath access from Sandy Lane and provide a continuous connection between Sandy Lane and Horsefair enabling access to platform 2 at the station from both directions. The station currently has a stepped footbridge between the two platforms presenting a barrier for some mobility impaired users, especially those in wheelchairs.

The new route will formalise an existing unmade route and open up access to the station, encouraging sustainable travel. The surface will be sealed, drained and the route will be appropriately lit with associated CCTV and fencing for improved security.

#### **Benefits**

The completion of the electrification work on the Chase Lane has enabled new journey opportunities for all stations along the Chase Line including Rugeley Trent Valley. Footfall at Rugeley Town has increased nearly 12% in the last decade. Recent improvements to the Chase Line also include increase to line speed, longer trains with more seating, more space for bikes and offering direct routes to Birmingham International, Coventry, London, Stafford etc. In addition, electrification and line speed increases have allowed for journey time reductions into Birmingham.

This project was identified as a priority within the Rugeley Town Centre Area Action Plan as part of connectivity enhancements required to improve connectivity to the rail station from Rugeley Town Centre and its supported by the Cannock Chase district Integrated Transport Strategy.

The scheme will provide improved access to the town centre retail and employment sites from the station and vice versa as well as forming an important linkage to other parts of the sustainable travel network supporting access to local jobs and employment locations such as Towers Business Park. It will reduce social exclusion and severance by enabling easier access to the station especially for mobility impaired users and those with pushchairs and luggage that may be unable to readily use the existing stepped footbridge and access between platforms.

The new route will provide a continuous pedestrian link between Sandy Lane and Horsefair. To change platforms at the station some mobility impaired users, especially those using wheelchairs, are required to travel approximately 1130metres, however with the new route in place this is reduced by over 50% to approximately 530metres, offering significant user benefits. This new route would also provide direct access to the platform for all users. CCTV, lighting and fencing will provide security for users and enable the route to be used throughout the year.

### **Rugeley ATP Extension**

The proposals comprise the development of a fenced full-sized floodlit 3G Artificial Grass Pitch (AGP) plus goal recesses and a spectator area (or two 9v9 or four 5v5 pitches), a refresh of changing facilities at Rugeley Leisure Centre including creation of official changing space, together with internal and external equipment storage and additional parking provision.

The project will establish the Councils 3<sup>rd</sup> full size AGP facility in the district as identified in the Councils Playing Pitch Strategy (PPS) (2009) and new PPS adopted by Cabinet on 13<sup>th</sup> June 2019. This development is supported by the 2018 Football Facility Plan.

#### **Benefits**

### 3. Community Infrastructure Levy Projects

The most significant tangible outcome resulting from investment is that it will meet evidenced need for an additional AGP in Cannock Chase District, will increase participation in the 14-25 year old age group and be delivered via a funding partnership between the Football Association, Cannock Chase Council and Inspiring Healthy Lifestyles.

Other key outcomes are delivery:-

- of a site that offers high quality community facilities (indoor and outdoor) that are designed in accordance with Sport England and Football Association technical guidelines
- of a facility with the capability to provide a range of outdoor activities in order to engage and attract all age groups in the community
- of a facility that can provide development opportunities for young people
- of a facility that has the ability to increase participation levels and promote healthy and active lifestyles across all age groups
- of meeting the sporting and recreational need following the loss of facilities at Rugeley Power Station

In addition to increasing participation the project has the potential to use sport as a tool to regenerate and revitalise the wider community, helping to address issues relating to health, anti-social behaviour, education and environmental improvement.

The Council's current arrangement with its culture and leisure services partner, Wigan Leisure and Culture Trust (WLCT) (aka Inspiring Healthy Lifestyles) includes the management of this site and facility and as such they offer a number of sports development opportunities such as community sports coaches, sports volunteer programmes, coach education and development, sports leadership courses, club accreditation, a 50% concessionary discount card schemes for carers, those on low incomes or aged 60 and over etc. and information and promotion, all of which will underpin and support this project.

## 4. Section 106 Agreements Report 2019/20

Table 3 sets out how much S106 has been collected, where it has been allocated and how it was spent during the 2019/20 financial year. *Note- amounts are rounded to the nearest £1.*

<b>Table 3</b>		
	<b>AMOUNT</b>	<b>EXPLANATORY NOTE</b>
The total amount of money to be provided under any planning obligations which were entered into during the reported year	<b>£216,478</b>	
The total amount of money under any planning obligations which was received during the reported year	<b>£468,733</b>	
The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority	<b>£1,743,687</b>	
<b>Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—</b>		
○ In relation to affordable housing, the total number of units which will be provided	<b>205</b>	<b>205 affordable housing units have been secured via S106 agreements during 2019/20.</b>
○ 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		<b>This information will be revealed in Staffordshire County Council's IFS.</b>
The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure	<b>£1,222,054</b>	
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	<b>£174,722</b>	
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	<b>Amount Allocated</b>	<b>Infrastructure Project</b>
	<b>£218,960</b>	<b>Rugeley Pedestrian Cycle Linkage</b>
	<b>£2,670</b>	<b>Reallocation Arthur Street Play Area</b>
	<b>£121,290</b>	<b>MUGA Laburnum Avenue</b>
	<b>£114,890</b>	<b>Heath Hayes Park/Pitch Refurbishment</b>
	<b>£18,476</b>	<b>Hednesford Park Improvements</b>
	<b>£48,330</b>	<b>Fortescue Lane Play Area</b>
	<b>£186,927</b>	<b>Penny Cress Green Play Area</b>
	<b>£112,000</b>	<b>Rugeley ATP</b>
	<b>£115,024</b>	<b>Town Centre Enhancements</b>
	<b>£22,806</b>	<b>Nature Park Scheme</b>
	<b>£74,362</b>	<b>Cannock Chase Special Area of Conservation</b>

## 4. Section 106 Agreements Report 2019/20

	<b>£186,320</b>	<b>Parks &amp; Open Spaces Project Manager</b>
<b>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—</b>		
○ The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item	<b>Expenditure</b>	<b>Infrastructure Project</b>
	<b>£550</b>	<b>Penny Cress Green Play Area</b>
	<b>£10,000</b>	<b>Hatherton Canal Works</b>
	<b>£8,000</b>	<b>Tree Works at Elmore Park</b>
	<b>£1,680</b>	<b>Bollards at Ravenhill Park</b>
	<b>£5,500</b>	<b>Cannock Town Centre Prospectus</b>
	<b>£32,335</b>	<b>Town Centre Enhancements</b>
	<b>£60,322</b>	<b>Cannock Chase Special Area of Conservation</b>
	<b>£56,335</b>	<b>Maintenance</b>
○ The amount of money (received under planning obligations) 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)	<b>£0.00</b>	
○ 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	<b>£5,309</b>	
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	<b>£3,804,456</b>	<b>S106 Allocated to Maintenance - £532,204</b>  <b>Commuted Sums retained end of 2019/20 £532,204</b>

## 5. CIL Infrastructure List

Table 4 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 1<sup>st</sup> 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 2020, 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 4**

<b>Site</b>	<b>Ward/Parish</b>	<b>Description of works</b>	<b>Evidence base -reference numbers from Local Plan (Part 1) list of evidence documents (full document titles at the end of this table).</b>	<b>Costs</b>
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
		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
Hednesford Park	Hednesford	Pitch Improvements	129,129a, 129b	£200,000
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

## 5. 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 Park	Cannock West/South	Replace 2 space nets, 2 multi units and resurface wet pour.	129, 129a, 129b	£120,000
		Refurbish heating system for showers, re-tile showers and refit changing rooms	129, 129a, 129b	£40,000
Avon Road (former MEB sub station)	Cannock South	Install new Local Equipped Area for Play (LEAP) area	129, 129a, 129b	£100,000
Laburnum Avenue Recreation Ground	Cannock South	Pitch Improvements	129, 129a , 129b	£98,000
Green Lane	Western Springs	Pitch Improvements	129, 129a, 129b	£150,000
Former Cannock Stadium	Cannock North	Elements of Phase 2 of Site Redevelopment -Pitch and Drainage improvements, Fencing, Artificial Grass Pitch (AGP), Access, Social Picnic Areas	129, 129a 129b	£750,000
Old Fallow Road	Cannock North	Pitch Improvements	129, 129a, 129b	£98,000
Rugeley Leisure Centre Artificial Turf Pitch Extension (ATP)	Hagley	Extend ATP into full size pitch and lighting upgrade	129, 129a, 129b	£400,000
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

## 5. 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
Land south of A5190 Norton Canes	Whole District	Develop new Burial Space for south of District	Internally generated evidence of need for additional burial space.	£1,000,000
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	Expansion of existing primary school provision by up to 210 additional places in the Heath Hayes and Wimblebury Parish.	Planning of School Places and Education Planning Obligations Policy-88, 89	
Rugeley and Brereton	Rugeley/Brereton	Land acquisition and associated costs to provide additional primary school places in Rugeley (in addition to the proposed primary education infrastructure to be located within the Rugeley Power Station site)	88,89	
•Hednesford (Town) •Rugeley (Town)	•Hednesford •Rugeley	Replacement of temporary accommodation with permanent accommodation	88, 89	
<b>TOTAL COST OF EDUCATION ITEMS</b>				<b>£1,367,281</b>

## 5. 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 East	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 near by 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
Rugeley Town Centre (Hagley Park)	Rugeley	Measures related to Rugeley Town Centre Flood Alleviation Scheme <sup>1</sup>	117	£200,000
Hednesford, Rugeley, Brereton and Norton Canes	Hednesford, Rugeley, Brereton and Norton Canes	Initial programme to replace bus shelters (15), bins (15) , benches (15) and provide cycle racks (3)	Internally generated evidence of need for upgrades.	£121,000
<b>TOTAL PROJECT COST</b>				<b>£7,430,281</b>

### Details of evidence referenced

Reference 88: Planning of School Places (SCC annual)

<sup>1</sup> Main flood alleviation scheme delivered 2017. Measures relate to potential sustainable drainage systems associated with the scheme.

## 5. CIL Infrastructure List

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)