



# Annual Infrastructure Funding Statement

For

Community Infrastructure Levy and  
Section 106

2019/2020

## 1. Introduction

### 1.1 About this statement

1.2 The Infrastructure Funding Statement (IFS) is an annual report which must be published by the end of December each year in line with changes to the [Community Infrastructure Levy Regulations 2010 - see Community Infrastructure Levy \(Amendment\) \(England\) \(No.2\)](#). It sets out the reported year 2019/2020 receipts and expenditure relating to developer contributions from both the community infrastructure levy (CIL) and section 106 (S106) agreements. Sheffield City Council is the charging authority and collecting authority and this is the Council's first infrastructure funding statement.

1.3 In accordance with Community Infrastructure Regulation 121A (1) (a) (b) & (c) this statement sets out the Council's position on:

- the infrastructure projects or types of infrastructure which the charging authority intends to be, or may be, wholly or partly funded by CIL in the future (excluding the neighbourhood CIL);
- the CIL allocation, collection and expenditure, specified in Schedule 2 Section 1 of the CIL Regulations 2010; and
- the Section 106/planning obligations allocation, collection and expenditure, specified in Schedule 2, Section 3 and 4 of the CIL Regulations 2010

## 2. Infrastructure Matters

- 2.1 This Statement identifies that strategic infrastructure projects across the city have benefited from the allocation of all funds received in relation to strategic CIL, including funds received across the reporting year of 2019/20. This has resulted in Sheffield being able to receive match funding for certain projects, ensuring maximum benefit. The delivery of significant infrastructure projects does of course take time, and this is reflected in the reported spend figures. However, projects have and will continue to progress, playing a key role in the economic recovery and supporting growth and investment opportunities. The successful allocation of funds towards key infrastructure projects has been maintained across the first two quarters of 2020/21.
- 2.2 Looking forward there is a need to produce an updated statement of the strategic infrastructure projects or types of infrastructure which Sheffield intends will be, or may be, wholly or partly funded by CIL, this is known as the 'Infrastructure List'. CIL Planning Practice Guidance states that "local authorities must spend the levy on infrastructure needed to support the development of their area"<sup>[1]</sup>. This future spending priorities should be in line with up-to-date or emerging plan policies.<sup>[2]</sup>
- 2.3 Sheffield City Council has recently embarked on the process of producing a new local plan as our existing adopted plan<sup>[3]</sup> is relatively old, and we consider it unlikely to reflect the spatial development aims of any new plan. The Sheffield Plan Issues and Options document<sup>[4]</sup> (September 2020) is very high-level, strategic and generic, and has proposed three very broad approaches to meeting residential development needs in Sheffield. It does not determine specific levels of development in particular locations, nor are there any strategic development sites identified. For this reason, looking forward it would be difficult to identify future priority infrastructure projects to enable new development when it is not yet known where this development will be focused. A detailed Infrastructure List based on this version of the draft Plan would be premature for this reason as it could lead to unrealistic expectations of specific infrastructure delivery. Essentially, the timing of the current requirement to produce an Infrastructure List is difficult.

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[1] Paragraph: 144 Reference ID: 25-144-20190901

[2] Paragraph: 177 Reference ID: 25-177-20190901

[3] The current adopted Sheffield Local Plan comprises the Sheffield Core Strategy (2009) and a number of 'saved' policies from the Sheffield Unitary Development Plan (1998).

[4] Produced under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2.4 The next stage of the local plan preparation will be to consult on a full Publication Draft Plan<sup>[5]</sup> in the Summer of 2021. This draft will identify locations and sites for development, which will enable us to identify suitable strategic infrastructure projects required to deliver this level and type of growth. The draft Plan will be supported by an Infrastructure Delivery Plan (IDP), that will have analysed existing infrastructure provision, future requirements and funding sources, based on the proposed policies and site allocations in the draft Plan. It would then be beneficial at that stage to produce a detailed Infrastructure List of future CIL spending priorities, that will be included in the 2021 Infrastructure Funding Statement. Sheffield City Council has sought advice from the Planning Advisory Service (PAS) and the Ministry for Housing, Communities and Local Government (MHCLG) on this approach, and they have been supportive.

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<sup>[5]</sup> Under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

### **3. Community Infrastructure Levy Matters**

#### **3.1 Types of CIL Receipts and Expenditure**

3.2 The Council began charging the Community Infrastructure Levy (CIL) on 15 July 2015. CIL is a tariff-based charge on the development of new floorspace (per square metre plus indexation). The money can be used to fund a wide range of infrastructure (e.g. education, transport, open space and public realm) that is needed to meet the future growth needs of the City.

3.3 The national CIL legislation requires 15% of the CIL collected to be retained to support local communities. This is referred to in national CIL Guidance as the 'neighbourhood CIL'. Where there are local councils such as town and parish councils, this 15% will be paid over directly to the local councils to spend on their infrastructure priorities. As the majority of the City is unparished, the Council has chosen to allocate all the remaining neighbourhood CIL to individual wards (this is calculated using Indices of Multiple Deprivation). Our Local Area Partnerships determine how this is spent following consultation with their local communities. Up to 5% of CIL receipts can be used by the collecting authority to cover administrative expenses. The remaining amount is the main CIL 'pot' that is available for spending on the Council's priority strategic infrastructure projects.

3.4 Paragraphs 3.5 to 3.16 below outline the collection, expenditure and allocation of Sheffield CIL in 2019/20.

#### **3.5 CIL Receipts 2019/20**

3.6 The amount of CIL payable depends on where the development is located within the City and the type of development (ranging from £0, £30, £40, £50, £60, and £80 per square metre). The Sheffield CIL Charging Schedule and map of the charging zones are available to view from the Council's website at <https://www.sheffield.gov.uk/cil>. Unlike S106, the rate of CIL payable is both mandatory and non-negotiable (the only exception being where relief or exemptions are applied for).

3.7 When a development is granted, a liability notice is sent out stating what amount of CIL is payable for the chargeable development. Once the chargeable development is commenced, a demand notice is sent out requesting the payment in accordance with the instalment policy<sup>1</sup>. The total value of demand notices issued in 2019/20 is £2,604,628. This is made up of the total amount of all liability notice's £2,583,085, total surcharges amount £18,850 and total late payment interest accrued £2,602.

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<sup>1</sup> [CIL Instalment Policy](#)

3.8 The total amount of CIL received in the reporting year 2019/20 was £4,481,827. Table 1 below shows all CIL received, up to and including the reporting year, and what remained unallocated at the end of the reporting year, split into the 3 CIL categories. The Strategic CIL is zero as it had all been allocated to projects, Neighbourhood CIL had been passed to the parish councils and the unparished amount allocated to wards in accordance with the Indices of Multiple Deprivation (IMD) approach (see Appendix 1), and CIL Administration 5% has allocated money in accordance with the regulations (see 3.15).

**Table 1 – CIL Total Receipts received that remain Unallocated in the reporting year**

Type	Total CIL Received (up to and including the reporting year)	Total CIL Allocated	Total CIL Unallocated
<b>Strategic CIL</b>	£11,777,048	£11,777,048	£0
<b>Neighbourhood CIL</b>	£2,195,200	£2,195,200	£0

### 3.9 CIL Expenditure 2019/20

Details of the expenditure are broken down into the 3 CIL categories below:

#### 3.10 Strategic CIL

3.11 Table 2 below shows the CIL related allocation and expenditure for 2019/20, with previous years expenditure totalling £2,069,117.

Elements of this allocation has attracted significant match funding for projects, ensuring maximum benefit. The delivery of significant infrastructure projects does take time, and this is reflected in the spend figures for the reporting year. However, projects have and will continue to progress, playing a key role in the economic recovery and supporting growth and investment opportunities.

**Table 2 – Strategic CIL Allocation and Expenditure 2019/20**

<b>Project</b>	<b>Amount Allocated</b>	<b>Amount Spent</b>
Bus Rapid Transport	£208,538	£42,205
Priority highways improvements to reduce congestion & increase safety.	£2,120,246	0
Match funding to help lever in approx. additional £17m DfT Funding	£3,400,000	0
Lower Don Valley Flood Defence	£229,849	£28,723
Upper Don Valley Flood Defence Scheme	£3,749,298	0

**3.12 Neighbourhood CIL**

- 3.13 As mentioned above, where there is a town or parish council the 15% neighbourhood CIL is passed directly to them to spend on their infrastructure priorities, shown in Table 3 below. Details of how the local councils have spent the CIL passed to them can be found on their websites<sup>2</sup>.

**Table 3 – Total Neighbourhood CIL passed to local councils in 2019/20\***

<b>Local Council</b>	<b>Amount</b>
Stocksbridge Town Council	£5,205
Ecclesfield Parish Council	£6,685
Bradfield Parish Council	£37,657

- 3.14 Table 4 below sets the expenditure of the neighbourhood CIL in unparished wards (as determined by the Local Area Partnerships). For allocation and amounts unspent please refer to Appendix 1.

<sup>2</sup> [http://www.stocksbridge-council.co.uk/temp/CIL Annual Report 2019-20 3.pdf](http://www.stocksbridge-council.co.uk/temp/CIL%20Annual%20Report%202019-20%203.pdf); <https://ecclesfield-pc.gov.uk/wp-content/uploads/2020/10/Community-Infrastructure-Levy-Report-2019-20.pdf>; <https://www.bradfieldparishcouncil.org.uk/>

**Table 4 – Neighbourhood CIL (unparished) Expenditure 2019/20**

<b>Project</b>	<b>Ward</b>	<b>Amount</b>
Duchess Road Improvements & Central Bike Stands	City	£8,475
Ulley Road TARA	Richmond	£1,500
Firth Park Methodist	Firth Park	£10,000
Parson Cross Forum	Southey	£7,500
Cemetery Road Baptist Church building improvements, Umix Play Improvements, Abbeydale Road Graffiti & Woodstock Road Common Group Improvements	Nether Edge & Sharrow	£34,234

### **3.15 CIL Administration**

- 3.16 In accordance with CIL Regulations, up to 5% of CIL funds can be retained annually to cover administration costs. The amount of CIL spent on administration across 2019/20 was £193,732. This was 4.3% of the total CIL collected in 2019/20. CIL Administration also includes ongoing functions like establishing and running billing and payment systems, enforcing the levy, the legal costs associated with payments in kind and monitoring and reporting on levy activity.



## **4. Section 106 (S106) Matters**

### **4.1 S106/Planning Obligations**

4.2 S106 Agreements (also known as Planning Obligations) are legal agreements which can be attached to a planning permission to mitigate the impact of development.

4.3 S106 legal agreements can only be sought where they meet the three tests that are required in order to grant planning permission. The tests are:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

4.4 These tests are set out in the CIL Regulation 122<sup>3</sup> and The National Planning Policy Framework (paragraph 56)<sup>4</sup>.

4.5 S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments. Further details can be found in Sheffield's Community Infrastructure Levy and Planning Obligations Supplementary Planning Document.<sup>5</sup>

4.6 4.7, 4.11 and 4.22 below details the collection, expenditure and non-monetary S106 contributions in accordance with the regulations.

### **4.7 S106 agreements contributions received**

4.8 15 S106 agreements were signed in 2019/20 with potential future receipts of £2,714,346, becoming due once the developments have commenced.

4.9 S106 agreements and other relevant documentation from each planning application can be viewed online at <https://planningapps.sheffield.gov.uk/online-applications/>.

4.10 The total amount of Section 106 receipts in the reporting year 2019/20 was £3,504,340, which is an increase of 64% compared to the previous year.

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<sup>3</sup> [CIL Regulation 122](#)

<sup>4</sup> [National-Planning-Policy-Framework](#)

<sup>5</sup> [Community Infrastructure Levy and Planning Obligations SPG](#)

#### 4.11 Section 106 Expenditure and Allocation

4.12 Spending and allocation of S106 funds in 2019/20 has been split amongst the following categories: -

#### 4.13 Affordable Housing

4.14 Affordable housing contributions are made by S106 agreements and requires the provision of units on-site or contributions towards off-site provision. Table 6 below shows the off-site contributions allocated and spent. These projects will deliver new social housing across the city and will be progressing across 2020/21.

**Table 6 – Affordable Housing Allocation and Expenditure 2019/20**

<b>Project</b>	<b>Allocated</b>	<b>Spent</b>
Phase 2 New Build Council Housing Weaklands	£47,443	£0
New Build Council Housing Kutton Rise	£197,110	£0
Stock Increase Project	£2,035,745	£0

#### 4.15 Education

4.16 School infrastructure provision, within the local area is required where it is necessary to make major residential developments sustainable. S106 contributions are therefore required to increase capacity of local schools, either through an extension or commissioning a new school. S106 contributions usually form part of funding required as shown in Table 7 below.

**Table 7 – Education Expenditure 2019/20**

<b>Project</b>	<b>Spent</b>	<b>Funding</b>	<b>Description</b>
Mercia Secondary School	£52,500	S106 and Basic Need Capital Grant	Provision of a new 6 form-entry secondary school with 300 post-16 places with the ability to expand to an 8 form-entry. Additionally, the new school will provide sporting facilities in the southwest Sheffield area for school and community use.
Dobcroft Junior School Expansion	£31,746	S106 and Basic Need Capital Grant	Creation of an additional 30 places at Dobcroft Junior School, including an accessible WC, hygiene and revised dining arrangements. The pupils will move through the school year as a 'bulge' year until they leave the school at the end of Y6 in June 2022.

#### **4.17 Open Space**

4.18 Section 106 agreements are used to deliver open space on site (or within the locality of the development). The types of open space that can be secured through Section 106 agreements include:

- outdoor sports facilities;
- provision for children and teenagers;
- parks;
- natural and semi-natural urban open spaces;
- river and canal banks, cycleways, and rights of way;
- allotments, community gardens, and city (urban) farms;
- churchyards, cemeteries and gardens of rest (associated with crematoria);
- accessible countryside in urban fringe and rural areas
- civic spaces, including civic and market squares, and other hard surfaced areas designed for pedestrians

4.19 The Council has spent £1,619,504 on open space projects in 2019/20 (see appendix 2 below).

#### **4.20 Section 106 Administration**

4.21 The amount of planning obligation money spent in respect of monitoring of Section 106 agreements is £59,837.

## **4.22 Non-monetary S106 agreements**

4.23 The Council has agreed 3 non-monetary S106 agreements relating to open space and affordable housing provision for planning permissions 18/00901/FUL, 18/03869/FUL and 18/02327/FUL, which resulted in 8 affordable housing units being provided on-site.

## **4.24 Current S106 Balance**

4.25 As a result of the receipts and expenditure set out in paragraphs 4.10 to 4.21 of this statement the amount retained at the end of 2019/20 was £17,575,274. Although spend was low, this is expected to change as 74% of the retained amount has been committed to projects in 2020/21. The remaining 26% remained available to be allocated towards future projects, in accordance with the requirements defined within the Section 106 agreements.

## **4.26 Section 278 (S278) Agreements**

4.27 Section 278 agreements under the Highways Act 1980 are legally binding agreements between the Local Highway Authority (Sheffield City Council) and the developer to ensure delivery of necessary highway works as a result of new development.

4.28 The required works may include:

- strategic highways;
- pedestrian & cycle routes; and
- transport projects.

4.29 The Council has entered into 29 S278 agreements during 2019/20 with the estimated value of works totalling £2.052,875. For the full list of projects see Appendix 3.

## **5. Further information**

5.1 If you have any further queries or comments about this statement, please contact us via email [cil@sheffield.gov.uk](mailto:cil@sheffield.gov.uk) or phone 0114 2037642.

## Appendix 1 – Unparished Neighbourhood CIL allocated by IMD 2019/20

Neighbourhood CIL was allocated to Wards following the approval of the IMD (Indices of Multiple Deprivation) approach in 2019. It is then committed where Ward Members identify local proposals to meet local needs that fit within their budgets and are then agreed by the Cabinet Member for Neighbourhoods & Community Safety and the Director of Community Services. In many cases further work is required to identify and develop viable local projects and this has resulted in a lack of spend across the reporting year given that the IMD approach was only approved in 2019. Now processes are in place spend is anticipated to improve in future years.

Ward	Allocated Amount	Amount Unspent (as at 31 March 2020) (for spend see 3.14 above)
Broomhill & Sharrow Vale Ward	£37,718.33	£37,718.33
City Ward	£85,770.52	£77,295.52
Hillsborough Ward	£60,004.87	£60,004.87
Walkley Ward	£77,112.27	£77,112.27
Darnall Ward	£134,251.53	£134,251.53
Manor Castle Ward	£136,451.66	£136,451.66
Park & Arbourthorne Ward	£105,300.02	£105,300.02
Richmond Ward	£69,597.07	£68,097.07
Burngreave Ward p	£171,782.33	£171,782.33
Firth Park Ward	£150,223.94	£140,223.94
Shiregreen & Brightside Ward	£109,489.75	£109,489.75
Southey Ward	£126,507.37	£119,007.37
Beauchief & Greenhill Ward	£84,158.67	£84,158.67
Gleadless Valley Ward	£100,548.40	£100,548.40
Graves Park Ward	£26,234.54	£26,234.54
Nether Edge & Sharrow Ward	£66,583.06	£32,349.06
Beighton Ward	£43,425.59	£43,425.59
Birley Ward	£45,302.93	£45,302.93
Mosborough Ward	£42,613.21	£42,613.21
Woodhouse Ward	£65,612.80	£65,612.80
Crookes & Crosspool Ward	£16,757.55	£16,757.55
Dore & Totley Ward	£14,537.82	£14,537.82
Ecclesall Ward	£11,748.07	£11,748.07
Fulwood Ward	£15,781.68	£15,781.68
East Ecclesfield Ward	£18,677.99	£18,677.99
Stannington Ward	£23,114.74	£23,114.74
Neighbourhood Plans	£204,570.87	£204,570.87

## Appendix 2 – S106 Open Space Expenditure 2019/20

Project	Spent	Expenditure Description
Play Improvements	£87,117	Installation of new play equipment at several sites across the city
Hillsborough Play	£19,390	Renew and install play equipment
SCCT S106 Project	£4030	Final payment for environmental improvement works and access improvements at Grange Rd / Ochre Dyke, Birley Spa, Silkstone Ravine and Bowman Drive
Lowfields Kick Wall	£4,004	Installation of an interactive football kick wall in Lowfield Park
Ecclesall Woods	£2,217	Path improvements throughout the site
Burngreave PH Improvements	£1,727	Wensley Street Playground; installation of new play equipment
Sheffield Lakeland	£19,337	Deliver sustainable forest and woodland management for Zone 1; Stocksbridge and Upper Don
Western Park Bandstand	£7073	Refurbishment of the bandstand, exterior and interior
Ponderosa AP Improvements	£55478	Woodland management, and new footpaths
Fox Hill Park Improvements	£6,154	Installation of new play equipment and a footpath
Knowledge Gateway	£590,115	The strategic rationale for the Knowledge Gateway is to unlock and connect key development sites in order to generate additional economic growth [Cultural Industries Quarter, Hallam's Central Campus, the Digital Campus and the emerging innovation zone of Castlegate].
Rethinking Parson Cross	£1,583	Improvements to the skate park, and new footpaths
Cookson Park Improvements	£3,852	Replacement of play equipment and installation of sport equipment
Grey to Green 2	£499,774	This project is fundamentally about green open spaces and works include the Pedestrianisation of Castlegate [in Sheffield City Centre] including narrowing redundant carriage ways on Exchange Street/Place. It will also create a gateway to the city centre by extending green & open space corridors with pedestrian and cycle priority

<b>Project</b>	<b>Spent</b>	<b>Expenditure Description</b>
Bannerdale Site Improvements	£55,958	Footpaths, new steps, access improvements
Sheaf Valley Riverside Route	£1,230	Improvements to the Cycle/Walk routes
Ouseburn Road	£3,266	Fencing around the goal ends
Bingham Courts	£2,801	Final payment for refurbishment of the tennis courts
Colley Park Improvements	£205,160	Improvements to play facilities, and resurfacing of the car park
Totley Bents	£300	Final payment for pitch drainage and access improvements
General Cemetery Phase 2	£4,939	Design and other fees only at this stage leading to major improvements to the General Cemetery site e.g. entrances, footpaths, repair walls and structures
Matthew Lane Cricket Pavillion	£43,999	Design and other fees only at this stage leading to the creation of a cricket pavilion, store, and car park

### Appendix 3 – Section 278 agreements 2019/20

S278 Agreement	Planning Application Reference	Type of Works	Value of Works (k)
127 Ecclesall Road	16/04807/FUL	Segregated Cycle Lane & Associated Works	£212,000
229 Derbyshire Lane, Meersbrook	18/00655/FUL	New industrial vehicle access	£10,000
Abbey View, Woodseats	17/00199/FUL	Footway surfacing and vehicle crossings	£11,500
Bailey Street, City Centre	18/01530/FUL	Footway surfacing and vehicle crossings	£54,500
Berners Road, Manor	17/05106/FUL	Footway surfacing and vehicle crossings	£41,000
Byron Wood, Pitsmoor	18/03845/FUL	School Entrance Improvements	£14,000
Canterbury Crescent, Fulwood - Phase 1	13/00155/FUL	New footway and vehicle crossings	£16,000
Canterbury Crescent, Fulwood - Phase 2	13/00155/FUL	New footway and vehicle crossings	£21,000
Finchwell Road, Handsworth	18/04689/FUL	New footway, vehicle crossings, lay-by and new access	£35,000
Fitzalan Road, Handsworth	05/00315/REM	Footway surfacing and vehicle crossings	£7,000
Foxhill Road, Foxhill	18/02830/FUL	New footway and junctions, but stop upgrades, puffin crossing	£211,000
Hartshead, City Centre	18/01191/FUL	New footway surfacing	£16,875
High Street, Beighton	16/01641/FUL	Footway surfacing and vehicle crossings	£7,500
Langsett Road South, Oughtibridge	18/01475/FUL	Zebra Crossing, vehicle crossings, carriageway & footway surfacing	£102,000
Manor Boot, Manor - Phase 1	17/01443/FUL	Traffic calming, carriageway and footway surfacing, waiting restrictions	£105,500
Manor Boot, Manor - Phase 2	17/01443/FUL	Traffic calming, carriageway and	£160,000



<b>S278 Agreement</b>	<b>Planning Application Reference</b>	<b>Type of Works</b>	<b>Value of Works (k)</b>
		footway surfacing, waiting restrictions	
Mission Hub, City Centre	18/00656/FUL	Footway surfacing and new access	£5,000
New Era Square, City Centre - Phase 2	16/04859/FUL	Footway and carriageway surfacing, cycle facilities, pedestrian crossing points, waiting restrictions	£247,500
Oughtibridge Mill, Oughtbridge	16/01169/OUT	Bus stop upgrade, new access, new pedestrian crossing point inc refuge island	£150,000
Penistone Road Volvo, Upperthorpe	18/01156/REM	Footway surfacing, new access	£12,500
Queen Street, Mosborough	16/03550/FUL	Footway surfacing and new vehicle crossings	£13,500
Remington, Parson Cross	tbc	Footway surfacing and new vehicle crossings	£5,000
South Road, Walkley	18/01596/FUL	Footway surfacing and new vehicle crossings	£5,000
Steelworks, Kelham	16/02702, 3 & 4/FUL	Footway surfacing and new vehicle crossings	£130,000
Stokes Tiles, City Centre	17/04517/FUL	Footway surfacing, cycle routes, new waiting restrictions	£236,500
Uppergate, Stannington	17/00783/FUL	New footway and access	£48,000
Walkley School, Walkley	19/02841/FUL	New footway and access	£25,000
Weakland, Birley - Phase 1	15/04583/FUL	Footway surfacing and new vehicle crossings	£115,000
Weakland, Birley - Phase 2	15/04583/FUL	Footway surfacing and new vehicle crossings	£35,000