

# INF013

## Infrastructure Funding Statement

### 2024/2025



Beaulieu Park Station  
Photo: Murphy

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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 2024/2025. 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 2024/25

Chelmsford City Council collected a total of £2.04m of CIL from developer contributions. Of this, £1.6m was for strategic infrastructure. The largest spend of strategic CIL in the year was on Chelmer Waterside infrastructure. The CIL spent will provide better access to up to 1,100 new homes that will be built on the city's largest brownfield site, which has been earmarked for the development of a new urban neighbourhood. Strategic CIL was also used in the year towards improvements required in health, public realm and leisure facilities. At the end of the year, a total of £8.67m 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 £203,628 of CIL being transferred to the parish councils to support development in their areas.

Within the nine unparished wards £78,160 of the neighbourhood CIL collected was spent by CCC on various projects to improve local facilities, including a new basketball court and play area.

S106 monetary contributions collected in the year totalled £10.6m, and £11.9m was spent. This included £9.042m collected for and £8.043m spent on Beaulieu Park Station. Included in the total spend is also £1.27m that contributed to the redevelopment of Chelmer Waterside. Further monetary S106 contributions totalling £2.56m were secured in the year.

### 1. Community Infrastructure Levy (CIL) 2024/25

- 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 six 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), Little Baddow (adopted 18/08/23), Danbury (20/12/24) and Broomfield (03/03/25).
- 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. Where a parish or town council reaches the maximum level of Community Infrastructure Levy (CIL) funding permitted under the regulatory limit, any additional CIL receipts are retained by the City Council. As the CIL Regulations do not specify the treatment of this surplus, the City Council has established a process for its allocation, which is published on the Council's website. Surplus funds will be applied to infrastructure schemes delivered by the City Council located within the vicinity of the development from which the CIL liabilities arose, as set out in our published guidance.
- 1.6. In the unparished areas of Chelmsford, 15% of CIL receipts must still be spent in the locality of the contributing development (Neighbourhood CIL), but the City Council decides how it is allocated. The City Council reserves 15% of this neighbourhood CIL for the Community Funding Scheme to which voluntary and community organisations can apply, to fund infrastructure within the unparished area. The remaining 85% is retained by the City Council to spend on infrastructure priorities that it identifies and can deliver as part of its capital programme.
- 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. At the end of 2024/25 the balance remaining in the Greener Grant was £43,551.
- 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 £3,812,197.39.
- 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	20,781,975	1,609,060	13,619,390	8,771,645
Neighbourhood CIL - unparished areas	925,621	97,756	78,160	945,217
Neighbourhood CIL - parish council areas	132,782	210,135	203,628	139,289
Neighbourhood CIL Cap	145,944	0	26,065	119,879
Administration (6% of total)	0	123,969	123,969	0
<b>Total</b>	<b>21,986,322</b>	<b>2,040,920</b>	<b>14,051,212</b>	<b>9,976,030</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 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	188,000			
Sutherland Lodge GP Surgery	379,903			
Dovedale Sports Centre	27,265	1,049,090		
Cycling Infrastructure				
Chelmer Waterside Infrastructure	13,024,222	5,101,000		1,313,778
Chelmer Waterside Bridge Commuted Sum			1,220,000	240,000
Chelmsford Garden Community Bridge		1,500,000		
Applied to repay money borrowed	0	0	0	0
<b>Total</b>	<b>13,619,390</b>	<b>7,650,090</b>	<b>1,220,000</b>	<b>1,553,778</b>
Unallocated on 31 March 2025 = £0				



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

Parish/Town Council	Received	Retained from previous years	Transferred to Local Council	Retained at end of year (pending transfer)
Boreham	1,220	610	1,830	0
Broomfield	5,350	900	2,700	3,550
Chelmer Village	0	0	0	0
Chelmsford Garden Community	1,575	0	0	1,575
Chignal	0	0	0	0
Danbury	0	0	0	0
East Hanningfield	88,416	43,258	43,258	88,416
Galleywood	1,465	0	1,465	0
Good Easter	0	0	0	0
Great & Little Leighs	15,331	24	15,355	0
Great Baddow	6,171	732	3,371	3,533
Great Waltham	736	559	1,295	0
Highwood	0	0	0	0
Little Baddow	8,706	1,130	3,590	6,247
Little Waltham	3,400	10,318	10,318	3,400
Margaretting	0	0	0	0
Mashbury	0	0	0	0
Pleshey	0	0	0	0
Rettendon	7,470	2,317	7,297	2,490
Runwell	30,947	14,267	30,947	14,267
Roxwell	0	0	0	0
Sandon	5,906	1,919	5,906	1,919
South Hanningfield	0	0	0	0
South Woodham Ferrers	11,327	5,664	11,327	5,664
Springfield	0	0	0	0
Stock	11,252	9,170	16,070	4,352
West Hanningfield	0	0	0	0
Woodham Ferrers & Bicknacre	5,460	38,158	43,618	0
Writtle	5,403	3,756	5,281	3,878
<b>Total</b>	<b>210,135</b>	<b>132,782</b>	<b>203,628</b>	<b>139,289</b>

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

<b>Infrastructure</b>	<b>Spent in 24/25</b>
Moulsham Lodge Community Trust - John Shennan Basketball Court	10,655
Hot Box - Heat Exchange Pump	5,737
Central Park Toilets	15,504
City Centre Lighting Columns	1,890
Rutland Road Play Area	22,000
<b>Greener Chelmsford Grant:</b>	
Essex Wildlife Trust - Purchase of Fir Tree Wood	9,999
Wilderness Foundation - Solar Panels	6,375
RSPCA - Solar Panels	6,000
<b>Total</b>	<b>78,160</b>



1.14. Table 5 – Neighbourhood CIL allocated but not spent at the end of 2024/25 (£):

<b>Infrastructure</b>	<b>Allocated to project</b>
Mencap LED Lighting	2,183
St. Luke's Church Community Hall Roof Repairs	10,000
St Johns Church Community Garden	10,000
Market Road Toilet Locking System	20,000
Admirals Park Toilet Refurbishment	53,556
Play Areas	78,000
<b>Greener Chelmsford Grant:</b>	
Chelmsford Hockey Club Lighting	10,000
St. Andrews Church Community Garden	8,000
<b>Total</b>	<b>191,739</b>

1.15. Table 6 – Neighbourhood CIL Cap Spend (£)

<b>Infrastructure</b>	<b>Spent in 24/25</b>
St Andrews Church Community Hall – Window and Loft Improvements	26,065
<b>Total</b>	<b>26,065</b>

1.16. The CIL Neighbourhood Cap process and allocations were reviewed in 25/26, leaving a balance of £119,879 unallocated.

1.17. The (CIL) Infrastructure List

1.17.1. 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) 2024/25

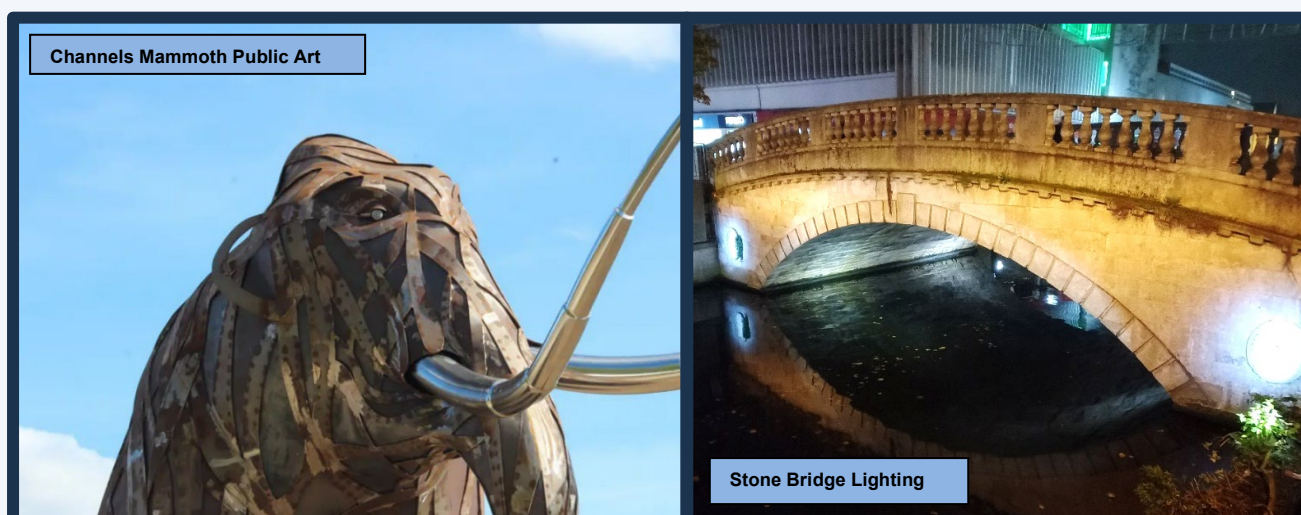
- 2.1. Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement with a developer to mitigate the impact of a specific development, to make it acceptable in planning terms.
- 2.2. Prior to the adoption of CIL, if a development was considered 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 2024/25 charge per new dwelling was £169.45. 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 to be provided under any planning obligations which were entered into during the reported year (excluding monitoring, RAMS and legal fees) is £2,569,150. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- 2.8. The total amount of money received from planning obligations during 2024/25 (excluding RAMS) was £10,601,284.
- 2.9. The total amount of money received from planning obligations in any year that was retained at the end of 2024/25 was £8,907,181.
- 2.10. S106 non-monetary contributions to be provided under planning obligations which were entered into during the reported year comprise 46 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 171 AH completions, but the number delivered was 195. Essex County Council will report in its own IFS on any school places that were agreed and provided in the year.

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

Infrastructure	Spent in 2024/25
Runwell Sports and Social Club	495,742
Stone Bridge Lighting	21,532
John Shennan Play Equipment	1,757
Lionmede Tennis Courts	2,820
Rutland Road Play Area	20,535
Chelmer Waterside Bridge	1,269,602
Baddow Hall BMX	705
Chelmer Park Pitch and Pavilion	1,093
Flood Alleviation	257,825
Affordable Housing	1,262,483
Channels Public Art	26,749
Great Leighs Seating Area	6,211
Beaulieu Park Station	8,043,000
<b>Total</b>	<b>11,410,055</b>

Table 8 - Summary details of the types of infrastructure to which receipts from planning obligations, whenever collected including 2024/25, were allocated but not spent (£)

Infrastructure	Held but not allocated	Allocated to project
Trees	57,369	0
Education	138,781	0
Affordable Housing	2,967,578	0
Public Art	64,625	35,000
Sports and Recreation	970,672	1,822,725
Open Space	408,259.00	1,157,027.58
Local Transport	145,306	144,574
Public Realm	0	13,309
Healthcare	97,820	452,775
Strategic Transport	11,329	130,779
Flood Alleviation	0	289,252
<b>Total</b>	<b>4,861,740</b>	<b>4,045,441</b>



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