



Annual Infrastructure Funding Statement

For

Community Infrastructure Levy and
Section 106

2023/2024

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1. Introduction

1.1 About this statement

1.2 The Infrastructure Funding Statement (IFS) is an annual report which must be published 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 2023/24 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 fifth 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 sets out how strategic infrastructure projects across the city have benefited from the allocation of funds received in relation to strategic CIL, including funds received across the reporting year of 2023/24. 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 supporting growth and investment opportunities.
- 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"¹. These future spending priorities should be in line with up-to-date or emerging plan policies².
- 2.3 Sheffield City Council is working on a new local plan (The Sheffield Plan³) which will shape the future of the city by setting out how and where development will take place up to 2039⁴. The Sheffield Plan was submitted to the Government in October 2023 and is currently going through the Public Examination stage. It is hoped the Plan will be adopted during 2025. The Plan will provide the future framework for decision making on planning issues.
- 2.4 This new draft Sheffield Plan identifies locations and sites for development, which will enable us to determine suitable strategic infrastructure projects required to deliver specific levels and types of growth. The Plan is supported by an Infrastructure Delivery Plan (IDP). The first part of the IDP is the Infrastructure Needs Assessment⁵ which identifies the implications for future growth, setting out the baseline context of infrastructure provision across the city as a whole, and in individual sub-areas. Part 2 of the IDP includes an Infrastructure Schedule⁶ which sets out the current expectation of specific infrastructure schemes to support growth. The Schedule was revised in January 2024 as part of a minor update to Part 2 of the IDP to reflect the results of the Transport Assessment that was produced to support the Sheffield Plan.
- 2.5 Part 2 of the IDP draws on the Council's infrastructure priorities based on Sheffield Plan's policies and allocations and thus sets out a detailed list of potential infrastructure schemes in Sheffield. Schemes are categorised as either 'fundamental', 'integral' or 'beneficial' according to how important they

¹ [Paragraph: 144 Reference ID: 25-144-20190901](#)

² [Paragraph: 177 Reference ID: 25-177-20190901](#)

³ The Council is calling the city's local plan the 'Sheffield Plan'.

⁴ [Draft Local Plan | Have Your Say Sheffield](#)

⁵ [IDP Part 1](#)

⁶ [IDP Part 2 \(Minor Update\), January 2024.](#)

are to enabling implementation of the Plan. The list of schemes will help to inform the Infrastructure List that sets out what the Council intends for CIL to be wholly or partly spent on.

- 2.6 Table 1 below shows that we have already allocated a large amount of CIL to existing strategic infrastructure projects, and we need to ensure that we have enough available CIL to help support the infrastructure needs identified in the IDP. Therefore, whilst we await the outcomes of the draft Sheffield Plan examination, it is prudent that we do not include a specific infrastructure list in this IFS. It is however helpful to refer to the Infrastructure Delivery Plan to help guide decisions on allocating strategic CIL in the meantime to ensure this is being utilised to support suitable strategic infrastructure projects required to deliver the specific levels and types of growth that are proposed in the draft Sheffield Plan.
- 2.7 Planning obligations will still be required in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended). The new draft Sheffield Plan⁷ also introduces an updated approach to securing other (non-CIL) developer contributions to help deliver infrastructure. In the medium term this approach is planned to replace/update the current CIL and Planning Obligations Supplementary Planning Document.⁸

⁷ [Sheffield Plan examination | Sheffield City Council](#)

⁸ [Approved planning guidance and advice notes | Sheffield City Council](#)

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 becomes 25% in areas where there is an adopted Neighbourhood Plan). 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. Where there is an area that has a Neighbourhood Plan in place then 25% will be passed over for spending on the priorities identified in the Neighbourhood Plan and the Ward Priorities. As most of the city is unparished, with the exception of 10% set aside to support the development of Neighbourhood Plans⁹, the Council has chosen to allocate all the remaining neighbourhood CIL not in a Neighbourhood Plan Area to individual wards (this is calculated using Indices of Multiple Deprivation). Our Local Area Committees co-ordinate how this is spent following consultation with their local communities, Ward members and agreement by the Chair of Communities, Parks and Leisure Policy Committee and the Director of 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 3.17 below outline the collection, expenditure, and allocation of Sheffield CIL in 2023/24.

3.5 CIL Receipts 2023/24

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 and granted).

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 policy¹⁰. The total

⁹ [Draft Protocol for Cabinet Reports \(sheffield.gov.uk\)](#)

¹⁰ [CIL Instalment Policy](#)

value of demand notices issued in 2023/24 is £3,589,905.65. This is made up of the total amount of all liability notices (£3,469,370.75), total surcharges amount (£63,348.58) and total late payment interest accrued (£57,186.32).

- 3.8 The total amount of CIL received in the reporting year 2023/24 was £2,920,193.60. 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 2 CIL categories. The Strategic CIL shows an unallocated amount that is waiting to be allocated to projects. Neighbourhood CIL shows what has been passed to the parish councils, neighbourhood plan areas and the unparished amount allocated to wards in accordance with the Indices of Multiple Deprivation (IMD) approach (see Appendix 1). The CIL Administration percentage is included in the Strategic CIL amount for receipts but is shown separately for expenditure (see 3.16).

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
Strategic CIL	£25,547,365.30	£17,937,200.16	£7,610,165.14
Neighbourhood CIL	£4,472,469.16	£4,472,469.16	£0

3.9 CIL Expenditure 2023/24

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

3.10 Strategic CIL

- 3.11 Largely owing to the context set out in Section 2 above in respect to the Local Plan examination, Table 2 below shows that Strategic CIL funds have not been allocated to projects in 2023/24. It is important to note that allocation and expenditure has taken place in previous years, this information can be found in the previous IFS reports. Also, the allocation and spend amounts in Table 2 do not correlate as allocation is not always spent in the same year. A total of £3,236,539.88 was spent in 2023/24. For information, but not shown in Table 2, the expenditure including previous years totalled £7,876,422.49.

- 3.12 The delivery of significant infrastructure projects is evident in the spend figures provided, and such projects will continue to play a key role in supporting growth and investment opportunities.

Table 2 – Strategic CIL Allocation and Expenditure 2023/24

Project	Amount Allocated	Amount Spent
Bus Rapid Transit	£0.00	£15,985.00
Lower Don Valley Flood Defence	£0.00	£277.41
Renewable Energy	£0.00	£7,259.00
Upper Don Valley Flood Scheme	£0.00	£2,093,066.40
Shalesmoor Strategic Road Network Scheme	£0.00	£459,332.97
Priority Highway Improvements	£0.00	£660,619.10
TOTAL	£0.00	£3,236,539.88

3.13 Neighbourhood CIL

3.14 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 websites¹¹.

Table 3 – Total Neighbourhood CIL passed to local councils in 2023/24

Local Council	Amount
Stocksbridge Town Council	£26,014.21
Ecclesfield Parish Council	£10,350.48
Bradfield Parish Council	£21,403.03

3.15 Table 4 below sets the expenditure of the neighbourhood CIL in unparished wards, not in a neighbourhood plan area (as determined by the Local Area Committees). For allocation and amounts unspent please refer to Appendix 1. There is no expenditure for neighbourhood plan areas in 2023/24. For allocation and amounts unspent in the neighbourhood plan areas see Appendix 2.

Table 4 – Neighbourhood CIL (unparished) Expenditure 2023/24

Project	Ward	Amount
Well Being Allotment Shelter	Darnall	£3,548.00
Tinsley Forum	Darnall	£14,000.00
Mather Community Park Improvements	Darnall	£50,000.00
Totley Scouts	Dore & Totley	£473.43

¹¹ [Planning \(stocksbridge-council.co.uk\)](https://www.stocksbridge-council.co.uk); [Bradfield Parish Council](https://www.bradfield-parish-council.gov.uk); [Ecclesfield Parish Council – Serving Your Community \(ecclesfield-pc.gov.uk\)](https://www.ecclesfield-pc.gov.uk)

Ecclesfield Park Improvements	East Ecclesfield	£10,000.00
Bingham Park Memorial Bench	Ecclesall	£1,450.00
Goal Mouths	Firth Park	£2,478.00
Environmental Stewardship	Firth Park	£7,500.00
Speed Limited changes on Redmires Road	Fulwood	£2,460.67
Spotswood Multi Games Use Area	Gleadless Valley	£2,627.00
Friends of Bishop House Community Noticeboard	Gleadless Valley	£868.38
GV8 Storage Container	Gleadless Valley	£2,396.40
GV9 Replacement Boiler	Gleadless Valley	£275.00
GV10 Improving two shops on Gaunt	Gleadless Valley	£6,824.00
Heeley Development Trust	Gleadless Valley	£2,823.93
Uni Recycle	Gleadless Valley	£380.00
Gleadless Valley Foodbank – Vehicle Upgrade	Gleadless Valley	£4,900.00
Swings in Herdings and Meersbrook Parks	Gleadless Valley	£1,661.96
Woodlands Management Plan	Gleadless Valley	£2,500.00
Purchasing & installing new noticeboard at Mount View Methodist Church	Graves Park	£1,668.78
Improvement to fire door at Mount View Methodist Church	Graves Park	£750.00
Summer House Drive closure of cut through path on Hemsworth Road	Graves Park	£4,148.96
Hillsborough Library Entrance	Hillsborough	£5,000.00
Hillsborough Park CP Toilet	Hillsborough	£10,000.00
Anti-motorcycle Street Furniture	Manor Castle	£5,595.93
Green Estate	Manor Castle	£17,754.00
Avanti Steel Fabrications – Halfway Playing Fields	Mosborough	£23,870.00
NES14 Additional Sides of Multi Use Games Area Wall	Nether Edge and Sharrow	£1,396.16
NES15 – Community Garden Tools	Nether Edge and Sharrow	£500.00
Sharrow Community Forum	Nether Edge and Sharrow	£7,350.00
Richmond Park Flood Management	Richmond	£15,570.00

Hollinsend Park Playground	Richmond	£5,659.00
Woodthorpe TARA – Hollinsend Park	Richmond	£500.00
Hartley Brook Xmas Shop	Shiregreen and Brightside	£2,250.00
Nethershire Lane Shops	Shiregreen and Brightside	£2,250.00
Shiregreen and District Community Centre	Shiregreen and Brightside	£4,495.20
Environmental Stewardship	Shiregreen and Brightside	£7,500.00
Shiregreen Community Centre	Shiregreen and Brightside Ward	£9,342.00
Oak Brook Services Ltd – gabion installation on the Cinder path	Southey	£25,459.80
Environmental Stewardship	Southey	£7,500.00
Purchasing and installing 2 public benches	Beauchief and Greenhill	£2,000.00
Installation of CCTV cameras	Beauchief and Greenhill	£8,924.69
BG12 King Ecgbert Squadron ATC	Beauchief and Greenhill	£1,000.00
Beauchief Environmental Group	Beauchief and Greenhill	£2,468.00
Greener Greenhill	Beauchief and Greenhill	£1,150.00
Grace Food Bank - Storage	Beauchief and Greenhill	£1,200.00
Sheffield Wildlife Trust – Improvements to Moss Valley	Beauchief and Greenhill	£1,500.00
Greenhill Parkway Footway	Beauchief and Greenhill	£51,284.00
Friends of Batemoor via Parks and Countryside Service – Purchasing and installation 2 public benches	Beauchief and Greenhill	£2,000.00
Friends of Batemoor Park via Parks and Countryside Service – Installation of CCTV camera	Beauchief and Greenhill	£8,924.69
Beighton Community Partnership	Beighton	£4,441.00
Rolling acres Playground	Beighton	£3,165.00
Frecheville Park Improvements	Birley	£28,769.32
Charnock Hall Primary School	Birley	£579.69
MOCA < Technology Services	Burngreave	£4,200.00
Richmond Environmental Services	Burngreave	£9,725.00

MOCAM – CCTV cameras to Wensley substation to aid South Yorkshire Police	Burngreave	£333.64
Environmental Stewardship	Burngreave	£7,500.00
Ellesmere Public Health Improvements – development of play area, redevelopment and additional floodlighting to existing basketball court	Burngreave	£60,000.00
Ecclesfield Neighbourhood Plan	Neighbourhood Plans Local CIL Allocation	£1,589.02

3.16 CIL Administration

3.17 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 2023/24 was £143,429.56. This was 4.9% of the total CIL collected in 2023/24. CIL Administration 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 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 122¹² and the National Planning Policy Framework (paragraph 58)¹³.

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 Document¹⁴.

4.6 The collection, expenditure and non-monetary S106 contributions in accordance with the regulations, are detailed below in paragraphs 4.7 to 4.29.

4.7 S106 agreements contributions received

4.8 There have been 24 S106 agreements (including deed of variations and supplemental deeds) signed in 2023/24 with potential future receipts of £1,234,373.54, becoming due once the developments have commenced. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

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 2023/24 was £135,147.07, which is a decrease of 93% compared to the previous year. This reflects factors such as the increase in materials and interest rates, slowing the progression of development on site, therefore delaying triggers for payment. Also, most new development will attract CIL rather than a S106 contribution.

¹² [CIL Regulation 122](#)

¹³ [National-Planning-Policy-Framework](#)

¹⁴ [Community Infrastructure Levy and Planning Obligations SPG](#)

4.11 S106 Expenditure and Allocation

4.12 Spending and allocation of S106 funds in 2023/24 has been split amongst the following categories: -

4.13 Affordable Housing

4.14 Affordable housing contributions are made by S106 agreements and require the provision of units on-site or contributions towards off-site provision. Table 6 below shows the off-site contributions allocated and spent in 2023/24. These projects will deliver new social housing across the city. There has been 2 on-site affordable housing units agreed by S106 in 2023/24, along with 3 outline planning permissions requiring 10% of the total gross internal area to be provided as affordable housing.

Table 6 – Affordable Housing Allocation and Expenditure 2023/24

Project	Allocated	Spent
New Build Council Houses -P10 – Daresbury/Berners	£22,650.00	£22,650.00
New Build Council Houses – P26 – Move on Provision	£149,223.34	£149,223.34
New Build Council Houses – P11 – Hemsworth	£3,326.75	£3,326.75

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 used 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 2023/24

Project	Spent	Description
Stocksbridge Hub	£49,529.90	Provision of additional space for SEND Support at Stocksbridge High School
Parson Cross Sports Hub	£28,881.41	Modernisation of pitches and Sports Pavilion at Parson Cross Park
Wharnccliffe Side Primary	£223,066.73	Contribution towards a permanent expansion of the

		school to meet the demand on secondary mainstream places.
Mercia School	£7,706.86	Construction and fit out of new Secondary School

4.17 Open Space

4.18 S106 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 £552,676.39 of S106 monies on open space projects in 2023/24 (see Table 8 below).

Table 8 – Open Space Expenditure 2023/24

Project	Spent	Expenditure Description
Play Improvements	£9,543.15	Installation of new play equipment at several sites across the city
General Cemetery Phase 2	£66,177.05	Programme of repairs, conservation and improvement works to allow public access to the Cemetery
Totley Bents Cricket Pitch	£2,755.00	To improve facilities for cricket at Totley Bents Recreation Ground by creating a new Non-Turf Cricket Pitch (NTP) and delivering renovation works to the grass cricket wicket
Mather Road Improvements	£574.01	Supply and installation of the new playground and associated works
Musical Pocket Park	£56,981.64	Installation of musical equipment for community use
Mather Road Recreation Ground	£130.00	Develop design and cost options to build a new multiple

Project	Spent	Expenditure Description
Sports Improvements		use games area to increase sport participation
Handsworth Recreation Improvements	£6,127.95	Improve play for disabled and non-disabled younger children, improve the games area by re-marking and replacing basketball hoops, improve existing safety surfacing by adding/replacing around existing equipment, improve access and support boundary security
Bents Green Pavilion	£205.00	Contribution to scheme to review options to improve Pavilion facilities
Hillsborough All Wheels	£1,479.10	Creation of high-quality inclusive community cycling facility & associated community cycling club and outreach programme
Parson Cross/Burngreave 3G Pitch	£60,464.99	Develop new 3G football pitches at these sites
Parson Cross Sports Hub	£90,678.85	Modernisation of pitches and Sports Pavilion at Parson Cross Park
Parkwood Springs Active Park	£12,959.03	Wide ranging improvements to facilities, mountain biking offer and access at the site
Philadelphia Gardens	£2,454.34	refurbish the existing basketball court to create a multi-use games area
Ecclesfield & Hollinsend Park	£170,285.78	Improvement of Tennis facilities and access at sites
Concord Park	£2,383.00	Works to improve Public Rights of Way at the site
Upper Hanover/Ponderosa Multiple Use Games Area	£3,348.00	Improvements to Multi use games area to raise quality, make more welcoming, safer, and accessible for a wider range of users
Heathlands Park	£2,690.00	Improved seating, play equipment, play area and surfacing at site
Tinsley Green Multiple Use Games Area Improvements	£10,099.00	Resurfacing, remarking and installation of new fencing at site

Project	Spent	Expenditure Description
Norfolk Park	£20.83	Play Bark
Moss Way Allotments	£21.73	Multi locks
Wadsley Park	£2,790.00	Installation of play kit
Westfield Centre	£2,457.00	Master planning Westfield Castle
Hollinsend Allotments	£2,840.00	Resurfacing of footpath
Norfolk Park	£785.56	Play Bark
Sycamore Park – Playground Tean	£612.82	Kick Pitch resurfacing
318 Poynton Wood Works	£4,536.72	Diversion of Public Right of Way – legal fee
Herdings Park	£235.18	Welding to slide
Loxley Park	£1,021.63	Basket Swing
Owlthorpe	£4,771.00	Ecology Consultant for work on associated project management
Maintenance	£4,366.62	Maintenance of City-Wide Open Space provision

4.20 Highways

4.21 Any type of new development will have an impact on transport infrastructure. Funding will normally be provided through CIL and mainstream funding programmes. However, there will be instances where development may cause a significant site-specific impact and require a S106 agreement. The S106 Highway expenditure for 2023/24 can be seen below (Table 9).

Table 9 – Highways Expenditure 2023/24

Project	Spent	Expenditure Description
St Vincents Parking Scheme	£57,785.57	Contribution to feasibility process of implementation of pay and display parking scheme
Little Don Link – Oughtibridge	£67,034.01	Contribution to feasibility works of creation of new walking/cycling route
Mushroom Lane Crossing	£25,000.00	Feasibility study – Toucan Crossing

4.22 Public Art

- 4.23 A S106 Planning Obligation will be sought for Public Art in lieu of any on-site work. Where Public Art is conditioned as part of a development this condition may be fulfilled by a financial contribution where there is no appropriate opportunity for public art within the development or the developer wishes/agrees to contribute to an off-site public art project that will enhance the development. Table 10 shows the expenditure in 2023/24

Table 10 – Public Art Expenditure 2023/24

Project	Spent	Expenditure Description
M1 Gateway	£70,000.00	Contribution for the delivery of Public Art at Tinsley Canal

4.24 Air Quality

- 4.25 A S106 Planning Obligation will be required to provide measures that mitigate against the direct impacts the development will have on air quality.

Table 11 – Air Quality Expenditure 2023/24

Project	Spent	Expenditure Description
Aslington Rd/Blackburn Meadows	£7,929.00	Actions to reduce car use

4.26 S106 Administration

- 4.27 The amount of planning obligation money collected and spent in respect of monitoring and reporting of Section 106 agreements in 2023/24 is £5,456.90.

4.28 Non-monetary S106 agreements

- 4.29 The Council has agreed 8 non-monetary S106 agreements relating to public/pedestrian access, public realm, temporary and permanent surface water outfall connection scheme, on-site affordable housing, land drainage scheme, on-site sustainable drainage features, public open space, ecology, and viability review, for planning permissions 21/03835/FUL, 16/02518/OUT, 16/02518/COND9, 16/02518/COND11, 22/02302/OUT, 22/02156/FUL, 22/02303/OUT and 19/03779/FUL.

4.30 Current S106 Balance

4.31 As a result of the receipts and expenditure set out in paragraphs 4.10 to 4.29 above, the amount retained at the end of 2023/24 was £18,305,730.24. Spend was still relatively low this year, due to project delays. £13.6m is committed to schemes over the next 5 years, with the remaining £4.7m available to be allocated towards future projects, in accordance with the requirements defined within the Section 106 agreements.

4.32 Section 278 (S278) Agreements

4.33 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 because of new development.

4.34 The required works may include:

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

4.35 The Council has entered into 12 S278 agreements during 2023/24 with the estimated value of works totalling £2,322,000. The value of works is similar to last year, but with a smaller number of schemes. 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 or phone 0114 2037642.

Appendix 1 – Unparished Neighbourhood CIL allocated by Indices of Multiple Deprivation (IMD) 2023/24

Neighbourhood CIL not in a Neighbourhood Plan Area (see Appendix 2 for Neighbourhood Plan Areas), was allocated to Wards following the approval of the Indices of Multiple Deprivation (IMD) approach in 2019. Our Local Area Committees co-ordinate how this is spent following consultation with their local communities, Ward members and agreement by the Chair of Communities, Parks and Leisure Policy Committee and the Director of Communities. In many cases further work is required to identify and develop viable local projects, which can delay spend. However, now that processes are in place, we have seen a slight increase in spend in this reporting year.

Ward	Allocated Amount (up to and including the reporting year)	Amount Unspent (as of 31 March 2024) (For spend in 2023/24 see 3.15 above)
Broomhill & Sharrow Vale Ward	£67,393.71	£58,431.71
City Ward	£220,523.94	£193,962.94
Hillsborough Ward	£110,188.96	£65,243.95
Walkley Ward	£136,489.99	£89,173.99
Darnall Ward	£242,086.90	£94,038.90
Manor Castle Ward	£261,351.78	£196,083.35
Park & Arbourthorne Ward	£216,211.32	£206,211.32
Richmond Ward	£148,833.44	£101,731.43
Burngreave Ward p	£299,237.58	£69,738.10
Firth Park Ward	£288,517.30	£201,541.79
Shiregreen & Brightside Ward	£217,219.12	£87,250.92
Southey Ward	£265,399.91	£89,108.21
Beauchief & Greenhill Ward	£174,908.27	£89,993.48
Gleadless Valley Ward	£202,437.49	£131,542.64
Graves Park Ward	£63,298.57	£53,095.65
Nether Edge & Sharrow Ward	£129,034.81	£31,177.65
Beighton Ward	£93,005.68	£75,878.92
Birley Ward	£115,694.78	£78,808.63
Mosborough Ward	£102,372.37	£55,954.37
Woodhouse Ward	£147,774.36	£126,354.35
Crookes & Crosspool Ward	£37,534.42	£32,534.42
Dore & Totley Ward	£31,869.87	£31,396.44
Ecclesall Ward	£23,794.24	£22,020.35
Fulwood Ward	£25,115.02	£11,045.42
East Ecclesfield Ward	£29,486.82	£10,986.82

Stannington Ward	£37,132.24	£15,108.24
Neighbourhood Plans	£412,593.76	£411,004.74

Appendix 2 - Unparished Neighbourhood CIL allocated to Neighbourhood Plan Areas

The approach to allocate Neighbourhood CIL to Neighbourhood Plan Areas was approved in March 2022. This means, from the date of adoption, 25% of Neighbourhood CIL collected in a Neighbourhood Plan Area, will be ringfenced for use in that area in accordance with the priorities identified in the Neighbourhood Plan and agreed Ward Priorities. With spending authorised as per the process explained in Appendix 1 above.

Neighbourhood Plan Area	Allocated Amount (up to and including the reporting year)	Amount Unspent (as of 31 March 2024)
BBEST Neighbourhood Plan Area	£5,372.51	£5,372.51
Dore Neighbourhood Plan Area	£21,058.40	£21,058.40

Appendix 3 - Section 278 agreements 2023/24

S278 Agreement	Planning Application Reference	Type of Works	Value of Works (k)
Bessemer Access 2	17/03999/FUL	Traffic Signals and new junction	£515,000.00
Bessemer Access 3	17/03999/FUL	Traffic Signals and new junction	£712,000.00
Betafence	21/05251/FUL	Traffic Signals and new junction	£725,000.00
Bocking Hill	21/04262/FUL	New footways and junction	£59,000.00
Carr Road	n/a - inspector appeal	New footways and junction	£178,000.00
Cawthorne Grove	20/02764/FUL	Footway works	£6,000.00
Church Street, Ecclesfield	19/04536/FUL	New footways and junction	£50,000.00
Herries Road (NPG)	n/a	Footway works	£35,000.00
Portobello	n/a	Footway works	£1,000.00
Ross Street	15/03928/FUL	Footway works and junction	£20,000.00
Stalker Lees	18/04458/FUL	Footways works	£20,000.00
University Arms	n/a	Footway works	£1,000.00
	TOTAL		£2,322,000.00