



Infrastructure Funding Statement

2024-2025

Gloucestershire County Council

December 2025

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Executive Summary

The County Council's requirements for developer contributions through planning obligations are set out in Gloucestershire's Local Development Guide 2025 (LDG). The LDG can be viewed at the following link: [local-development-guide-2025-final.pdf](https://www.gloucestershire.gov.uk/~/media/Local%20Development%20Guide%202025%20-%20Final.pdf)

This Infrastructure Funding Statement (IFS) provides a summary of all financial planning obligation activity relating to the Community Infrastructure Levy Regulations (CIL) and Section 106 (S106) legal agreements for the previous financial year where this is relevant to the County Council. The IFS is not required to report on receipts from other planning obligations, although it may choose to do so. The County Council is looking at ways to improve its reporting on all planning obligations that it receives.

S106 contributions are often paid in instalments over several years, so it is often the case that these funds are accumulated and only spent when the full contribution amount has been received. Contributions are often received from different agreements that may be combined to be used towards a large infrastructure project. Often progress in delivering a scheme has been dependent on the timely accumulation of S106 funds.

The use of financial contributions is normally very prescriptive, being set out in the legal agreement, specifically to address and mitigate the impact of a particular development. There are strict conditions set out in legal agreements relating to the repayment of contributions if they cannot or have not been spent as required under the terms of that legal agreement.

This IFS covers Gloucestershire County Council's (GCC's) S106 activity relating to the reporting year 2024/25. Each of Gloucestershire's six district authorities will publish their own separate annual IFSs.

- GCC was **allocated £14,261,320 of CIL funding** from SLP Authorities and Cotswold District Council. ([See Table A for details](#)).
- GCC **signed 31 S106 agreements between 01/04/24 - 31/03/25, to the value of £10,832,115** It should be noted that these contributions will only become due to the County Council on implementation of the relevant planning permissions and the respective trigger dates as detailed in individual agreements. ([See Tables B & C for details](#)).
- GCC **received a total of £8,088,961 from any planning obligations in 2024/25.** ([See Table D for details](#)).
- The amount of money **received and allocated in 2024/25, was £833,224.** ([See Table E for details](#)).
- The total amount **received from any year and allocated was £2,751,927.** ([See Tables F, G, H for details](#)).
- GCC **spent £2,346,706** received through planning obligations. A contribution becomes 'spent' when the equivalent capital expenditure occurs. 'Spent' contributions may derive

from several years of obligations, not just those received in 2024/25. The total unspent contributions are 'allocated' subject to the detail of a scheme and the actual capital spend taking place. ([See Table I](#))

- The **end year balance of money received under any planning Obligation** during any year, which was retained at the end of the reported year **was £63,955,454** [Table J](#) sets out the opening balance, capital and revenue expenditure and closing balance for 2024/25 for key pieces of infrastructure and services provided through planning obligations. It should be noted that the £63,955,454 end year balance is not one large pot of funding, but rather lots of small pots of allocated funding that can only be used for the specific purpose that it was originally agreed. This funding will be spent in line with the agreement once the full contribution amount has been received.

1.0 Introduction

1. On 1st September 2019, the Community Infrastructure Levy Regulations (CIL) 2010 (as amended) came into force, requiring that contribution receiving authorities must produce an annual Infrastructure Funding Statement (IFS).
2. The IFS is required to provide a summary of financial planning obligation activity relating to CIL and Section 106 (S106) legal agreements only, for the previous financial year, where this is relevant to the County Council.
3. Each of Gloucestershire's six district authorities (Tewkesbury Borough Council, Cheltenham Borough Council, Gloucester City Council, Forest of Dean District Council, Stroud District Council and Cotswold District Council) are required to report separately and publish this information in their own annual IFSs. These include a full disclosure of S106 obligations on the planning application file and register and is intended to improve transparency and publicise that development is accompanied and mitigated by appropriate infrastructure.

2.0 What are planning obligations?

4. The six district Local Planning Authorities (LPAs) referred to above determine most of the planning applications in Gloucestershire. However, much of the necessary infrastructure required to support that growth is the responsibility of Gloucestershire County Council (GCC).
5. A fundamental aspect of achieving sustainable development is providing infrastructure in the right place and at the right time. Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal.
6. Planning obligations represent an important funding stream for the provision of county-wide infrastructure to mitigate the impacts of a development proposal. These can be via a planning agreement entered into under Section 106 of the Town and Country Planning Act 1990 (known as S106 Agreements) by a person or persons with an interest in the land and by the LPA and County Council, or via a Unilateral Undertaking entered into by a person or persons with an interest in the land. Planning obligations run with the land and are legally binding and enforceable.
7. In addition to contributions provided under S106 there are also Section 278 and Section 38 Agreements under The Highways Act 1980, which provide for developers to enter into a legal agreement with the County Council as Highway Authority to make alterations and improvements to the public highway as part of a planning permission.
8. Planning obligations may only constitute a reason for granting permission if they meet specific CIL tests. They therefore must be:
 - 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.

9. These are statutory tests as set out in Regulation 122 of the CIL Regulations 2010 (as amended by the 2011 and 2019 Regulations) and as policy tests set out in the National Planning Policy Framework (NPPF). These tests apply regardless of whether there is a levy charging schedule adopted for the area or not.
10. CIL only applies in areas where a local authority has consulted on, and adopted, a charging schedule which sets out its CIL rates and has published the schedule on its website. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy.

3.0 Relationship between LPAs and GCC for S106 and CIL

11. In two-tier local government structures such as in Gloucestershire, the LPAs for most planning applications, are the District and Borough Councils. (The County Council is the LPA responsible for determining some planning applications relating to minerals and waste, as well as County Council developments, such as schools, libraries, and some new roads, etc.).
12. The County Council is a statutory consultee for highways matters and will be consulted by the LPAs on most planning applications for residential and employment developments. The County Council submits formal representations to the LPAs on matters of strategic and/or specialist relevance to the County Council.
13. The County Council is responsible for the provision of a range of services for our existing residents and to those that move into new developments. Developer contributions are regularly sought from developments that would generate additional impact on existing service provision to mitigate the impact generated from the proposed development.
14. Representations made to the LPAs relate to various County Council roles and responsibilities such as highways, transport, education, libraries, flood risk, minerals, waste, archaeology, etc. These representations may include significant requests for developer contributions towards, for example, schools and libraries. It is for the LPAs to consider all relevant material considerations when determining planning applications – either at officer level and/or at their Planning Committees. There is no requirement for the LPAs to agree with and/or adhere to the representations / requests made by the County Council's officers.
15. The County Council's requirements for developer contributions through planning obligations are set out in Gloucestershire's Local Development Guide 2025 (LDG), which was adopted at GCC's Cabinet in June 2025. The LDG can be viewed at the following link:
<local-development-guide-2025-final.pdf>
16. The purpose of the LDG is to provide information to LPAs, developers and all stakeholders on the types of infrastructure which the County Council is responsible for and may seek funding towards; and where S106 contributions and/or CIL payments may

be necessary to mitigate the impacts of a development and make it acceptable in planning terms.

17. The LDG is not prescriptive, as each development proposal will be considered on its merits, and any obligations sought will need to meet the relevant CIL Reg 122 tests. However, it is intended to aid and improve transparency and consistency in decision-making; to provide guidelines to inform the preparation of development plans and other planning documents, as well as assisting in the LPAs' determination of planning applications.
18. In many cases, even where there is a CIL charge in place, developer contributions through S106 planning obligations will also be necessary to mitigate the direct impacts on local infrastructure; as well as where the infrastructure is to be provided on-site and is directly related to the development. In such cases and where appropriate, contributions from several geographically located developments may be pooled to provide the required infrastructure.
19. While CIL can run alongside S106 planning obligations, there must be no situation where a developer is paying the same amount twice. CIL and S106 can be charged and used together in relation to the same development, and for the same piece of infrastructure but there should be a clear distinction outlining which elements of the infrastructure or service are covered by CIL and S106. The developer should not be charged twice for the same item. This is referred to as 'double-dipping'.
20. In line with the current legislative context, the County Council will continue to ensure its obligations are dealt with in a fair, open and transparent way and that they enable development to go ahead which would otherwise be refused. This Statement forms part of this process.

4.0 IFS requirements

21. An IFS is a document that must be published each year by a "contribution receiving authority". A contribution receiving authority is any authority which issues a CIL liability notice or receives money or 'in-kind' works from a S106 agreement. This means almost all LPAs need to produce one, including county councils. Where Parish / Town Councils receive a proportion of CIL, they will also need to produce a report for each financial year in which they receive CIL receipts.
22. Authorities that charge CIL have had to produce an IFS report on receipts and expenditure since the regulations were introduced in 2010, but there was no requirement to report on S106 in this way until 2019. The County Council's previous IFSs can be viewed using the following link:
[Infrastructure Funding Statement \(IFS\) | Gloucestershire County Council](https://www.glos.gov.uk/ifs)
23. The information contained within this IFS covers CIL and S106 information during the period 1st April 2024 to 31st March 2025.

24. The information provided relates to all the new activity in the year as well as all unspent money from previous years. Money received through planning obligations for infrastructure is often built up over several years; it can be 'allocated' in one financial year and 'spent' in another.

25. Infrastructure projects or types of infrastructure which the CIL charging authority intends will be, or may be, wholly or partly funded through planning obligations.

5.1 The CIL Report

26. GCC is not a CIL charging authority.

27. GCC cannot collect the levy charged by the District Charging Authorities; however, GCC can receive CIL from the District Charging Authorities to be used towards strategic infrastructure projects and schemes.

28. Currently 5 of the 6 District/Borough Councils have CIL in place:

Local Planning Authority	CIL charging status
Cheltenham Borough Council (CBC)	Implemented 2019 – Cheltenham CIL
Cotswold District Council (CDC)	Implemented 2019 – Cotswold CIL
Forest of Dean District Council (FoDDC)	CIL not implemented – FoD CIL
Gloucester City Council (GCC)	Implemented 2019 – Gloucester CIL
Stroud District Council (SDC)	Implemented 2017 – Stroud CIL
Tewkesbury Borough Council (TBC)	Implemented 2019 – Gloucester CIL

29. CIL - Strategic and Local Plan (SLP) Authorities

- The Community Infrastructure Levy (CIL) bidding process under the Strategic and Local Plan (SLP) for Cheltenham, Gloucester, and Tewkesbury is governed by a Joint Committee established in 2024 to manage and allocate strategic CIL funds across the three authorities.
- The three councils pool their strategic CIL receipts (typically 75% of total CIL income) into a joint infrastructure fund. This fund is used to support cross-boundary strategic infrastructure projects.
- Bids are evaluated based on strategic importance, alignment with the SLP, and deliverability and the Joint Committee meets regularly to assess bids and allocate funds. Decisions are informed by officer recommendations and strategic priorities, and the process aims to ensure that CIL funds are used effectively to support sustainable growth and infrastructure delivery across the SLP area.
- More information related to The Strategic and Local Plan can be accessed by using the following link:

30. During 2024/25 GCC was allocated a total **£13,763,280** CIL funding from Strategic and Local Plan (SLP) and **£498,040** CIL funding from Cotswold District Council (CDC). This totals **£14,261,320**. Details of the allocations are summarised in Table A. No further CIL allocations were awarded to GCC in 2024/25.

Table A - CIL Funding allocated to GCC in 2024/25

Purpose	CIL Charging area	Infrastructure	Amount
Highways	SLP	M5 Junction 10 Scheme - Upgrading M5 Junction 10 to an all-movements junction to enable the housing and economic development proposed by the Joint Core Strategy and to maintain the safe and efficient operation of the junction and surrounding local and strategic road network.	£10,000,000
Highways	SLP	M5 Junction 9 and A46 (Ashchurch) Transport Scheme - New offline A46 and M5 J9a including proposals for improving walking and cycling on existing A46 corridor. The bid is for funding for business case development, specifically the Outline Line Business Case for submission to the Department for Transport.	£1,000,000
Transport	SLP	Mass Rapid Transport (business case development) - Mass Rapid Transit provides high-quality, high frequency public transport across central Gloucestershire. It sits at the heart of the planned Express Bus network, thus improving access to public transport to Cheltenham and Gloucester as well as the surrounding rural areas.	£1,000,000
Transport	SLP	Cheltenham Spa Railway Enhancements (Honeybourne Line cycle path extension) - New pedestrian and cycle facility ramp connecting Cheltenham Spa Rail Station to Shelburne Road, as previously proposed under the Cheltenham Spa station upgrade, including improvements to adjacent Highways junction with A40 to connect to Cycle Spine.	£770,424
Transport	SLP	Cheltenham Cycle Spine (Extension to Bishop's Cleeve) - The Gloucestershire cycle spine will provide a continuous link between Stroud and Bishop's Cleeve, incorporating both Gloucester and Cheltenham. CIL funding is required to secure the delivery of the section linking Bishop's Cleeve to Cheltenham.	£592,856
Transport	SLP	Gloucester to Haresfield Cycle Spine Design - (design costs) The Gloucestershire cycle spine will provide a continuous link between Stroud and Bishop's Cleeve. CIL funding is required to complete design work on the section linking corridors that have begun delivery in Gloucester and Standish.	£400,000
Transport	CDC	Cirencester to Kemble Cycle Link – Cirencester End - The Cycle link connecting Cirencester to Kemble railway station is recognised in Gloucestershire's adopted Local Transport Plan (LTP). This bid is for the Preliminary design work, which will give the detail required for Gloucestershire CC to seek and secure funding to deliver the corridor – it focusses on the Cirencester end of the link connecting the town centre to the Steading's development.	£100,000
Transport	CDC	Bourton-on-the-Water Interchange Hub - Local Corridor Transport Link Hubs provide an interchange facility that links a local catchment area into the core transport network. This facility would include: a bus boarding area compliant with the Equalities Act 2010	£185,700

Transport	CDC	Footpath in Moreton-in-Marsh - footway and a pedestrian crossing across the A429 Fosse Way in Moreton-in-Marsh. This initiative seeks to provide a safe passage for pedestrians, connecting the Fosse Way Garden Centre with existing facilities and fostering a more pedestrian-friendly environment within the community.	£146,040
Transport	CDC	The Forum Interchange Hub - The scheme proposes replacing the two existing bus stops on the western side of South Way with an 8-bay bus shelter to accommodate the high number of services and demand in this area.	£66,300
Total			£14,261,320

5.2 The S106 report:

31. The detail set out in each part of this S106 report is based on the requirements set out in Schedule 2 of the CIL Regulations 2010 (as amended) and records only those obligations applicable to the County Council.
32. The amount of money to be provided from any planning obligation entered during 2024/25 was **£10,832,115.90** This is summarised in Table B.

Table B – Planning obligations entered into during 2024/25

No.	Agreement Number	Signed Date	Location	Total Agreed
1	22/00968/FUL	19/08/2025	Part Parcel 2869 Tewkesbury Road Toddington, Cheltenham Gloucestershire	£159,315.00
2	P1619/23/OUT	17/07/2025	Land Northeast, Grove Lane, Lydney, Gloucestershire	£4,352,106.00
3	24/00630/FUL	16/05/2025	Unit 3000 Hurricane Road, Gloucester Business Park Brockworth Gloucestershire GL3 4AQ	£10,563.00
4	22/01163/FUL	13/03/2025	Uckington Farm, The Green, Uckington	£78,269.00
5	23/01513/FUL	29/01/2025	Land To North of Oddington Road, Adjacent to King Georges Field Stow-on-the-Wold Gloucestershire	£75,520.00
6	22/00770/FUL	23/01/2025	Great Western Yard, Great Western Road	£131,289.00
7	P0015/24/OUT	22/01/2025	Land at The Swan, Ledbury Road, Staunton	£91,882.00
8	24/00236/FUL	16/12/2024	Car Park North Place Cheltenham Gloucestershire GL50 4DW	£987,915.00
9	23/00755/FUL	16/12/2024	Roseleigh Stoke Road Orchard Cheltenham	£582,580.00
10	P0584/23/OUT	12/12/2024	Land At, Gloucester Street, Newent	£1,082,597.00
11	23/02682/FUL	11/12/2024	Land West of Worwell Farmhouse Cirencester Road Tetbury Gloucestershire GL8 8RY	£31,418.00
12	23/02101/FUL	24/10/2024	Land And Properties at Berkeley Close South Cerney Gloucestershire	£30,641.90
13	22/00667/FUL	24/10/2024	Pirton Fields Cheltenham Road East Churchdown Gloucester GL3 1AF	£1,057,886.00
14	P1160/23/FUL	10/10/2024	Land Rear of Little Orchard	£13,546.00
15	P0517/23/OUT	08/10/2024	Land At Gloucester Road, Corse, Gloucestershire.	£415,178.00

16	P2100/21/FUL	05/09/2024	Land At Ellwood Road Milkwall, Ellwood Road, Coleford, Milkwall	£9,758.00
17	S.22/0423/OUT	05/08/2024	Land Off, School Lane, Whitminster, Gloucestershire	£43,604.00
18	S.22/2473/FUL	30/07/2024	Former Orchestra Works Site Walk Mill Lane Kingswood Wotton-Under-Edge Gloucestershire GL12 8SA	£6,818.00
19	23/00930/OUT	26/06/2024	Part Parcel 4256, Homedowns, Tewkesbury	£6,838.00
20	21/01273/FUL	07/06/2024	Parcel 4351, 6050, 5127 And 6634 Leckhampton Lane Shurdington Cheltenham Gloucestershire	£248,959.00
21	22/03534/FUL	06/06/2024	Land at Orchard Works, Willersey Industrial Estate Badsey Road, Willersey, Broadway	£6,092.00
22	P0293/22/FUL	30/05/2024	Land off Over Old Road, Hartpury, GL19 3BJ	£120,790.00
23	S.21/2579/OUT	14/05/2024	Javelin Park Bath Road Haresfield Stonehouse Gloucestershire GL10 3ET	£10,775.00
24	S.20/0887/FUL	14/05/2024	Land At Cloverlea Barn, Wickwar Road, Kingswood, Gloucestershire	£231,568.00
25	20/00559/OUT	03/05/2024	Land To the South of The Pheasant Inn B4632 Newtown Toddington, Cheltenham Gloucestershire	£75,444.00
26	S.23/1693/VAR	25/04/2024	Land adjoining Station Road, Bristol Road, Stonehouse, Gloucestershire GL10 3RB	£19,470.00
27	23/00696/OUT	17/04/2024	RAOB Social Club, 87-91 Southgate Street, Gloucester	£10,000.00
28	22/00998/FUL	22/02/2024	Land Behind 52 To 74 Willow Bank Road Alderton Tewkesbury	£45,223.00
29	22/00834/OUT	19/02/2024	Land to the South-East of Bluebell Road and East of Rudgeway Lane, Wheat pieces, Tewkesbury	£836,906.00
30	21/01384/OUT	13/02/2024	Land West of Duddage Business Park Brockridge Road Twyning Tewkesbury Gloucestershire	£6,092.00
31	22/02205/FUL	12/02/2024	The Nurseries, Kidnappers Lane, Cheltenham, Gloucestershire	£53,073.00
Total				£10,832,115.90

33. Table C summaries the historic number of S106 Planning Agreements/Unilateral Undertakings signed, and total contributions negotiated. It should be noted that these contributions will only become due to the County Council on implementation of the planning permission and the respective trigger dates as specifically detailed in individual agreements.

Table C – Number and value of planning obligations entered into from 2015/16

Year	Number of Agreements Signed	Total Value Negotiated
2015/16	43	£20,053,455
2016/17	43	£11,000,000
2017/18	40	£23,934,880
2018/19	16	£18,527,500

2019/20	18	£9,576,200
2020/21	11	£2,700,912
2021/22	17	£4,670,132
2022/23	18	£5,408,562
2023/24	23	£8,961,653
2024/25	31	£10,832,115

34. The total amount received under S106 planning obligations during 2024/25 was **£8,088,961.87**. This is summarised in Table D.

Table D – Total Amount Received under any Planning obligations during 2024/25

No.	Application	Site	Service Area	Date Received	Amount
1	12/01256/OUT	Perrybrook' North of Brockworth and south of the A417	Education	25/06/2024	£725,920.20
2	15/01149/OUT	Land at Tewkesbury Road, Twigworth	Education	05/07/2024	£110,980.27
3	15/01149/OUT	Land at Tewkesbury Road, Twigworth	Education	05/07/2024	£712,035.86
4	15/01149/OUT	Land at Tewkesbury Road, Twigworth	Education	12/07/2024	£506,531.94
5	15/01149/OUT	Land at Tewkesbury Road, Twigworth	Education	12/07/2024	£77,141.61
6	14/01063/OUT	Land South of Winnycroft Farm, Gloucester	Education	16/10/2024	£169,046.17
7	14/01063/OUT	Land South of Winnycroft Farm, Gloucester	Education	16/10/2024	£603,736.31
8	14/01063/OUT	Land South of Winnycroft Farm, Gloucester	Education	16/10/2024	£552,306.16
9	P1733/18/FUL	Land Adjoining Unlawater Lane Newnham	Education	28/08/2024	£22,258.77
10	P1733/18/FUL	Land Adjoining Unlawater Lane Newnham	Education	28/08/2024	£81,898.90
11	19/00086/OUT	Land to east of Evenlode Road, Moreton-in-Marsh	Education	02/08/2024	£35,365.00
12	19/00086/OUT	Land to east of Evenlode Road, Moreton-in-Marsh	Education	02/08/2024	£130,122.50
13	19/04749/OUT	Land West of Davies Road Moreton-In-Marsh	Education	09/05/2024	£37,974.19
14	S.20/0100/FUL	Land West of Station Road Berkeley	Education	02/05/2024	£106,212.45
15	20/00847/OUT	Robinswood Inn site, Matson Avenue	Education	27/06/2024	£36,310.99
16	21/01036/FUL	Innsworth House Farm, Innsworth Lane	Education	19/07/2024	£66,573.51
17	21/01036/FUL	Innsworth House Farm, Innsworth Lane	Education	19/07/2024	£37,962.92
18	21/01036/FUL	Innsworth House Farm, Innsworth Lane	Education	19/07/2024	£15,820.73

19	22/00474/FUL	Douglas Equipment Village Road Cheltenham	Education	23/07/2024	£77,043.26
20	22/00474/FUL	Douglas Equipment Village Road Cheltenham	Education	28/02/2025	£156,852.18
21	22/00474/FUL	Douglas Equipment Village Road Cheltenham	Education	23/07/2024	£96,321.44
22	19/02248/FUL	Land at Dunstall Farm	Education	31/10/2024	£284,354.36
23	22/01041/FUL	Old Hempsted Fuel Depot, Hempsted Lane, Gloucester	Education	10/01/2025	£253,627.73
24	20/04147/FUL	Coln House School, Cirencester	Education	20/03/2025	£117,164.59
25	20/04147/FUL	Coln House School, Cirencester	Education	20/03/2025	£84,943.84
26	20/04147/FUL	Coln House School, Cirencester	Education	20/03/2025	£28,731.78
27	19/01227/OUT	Land off Rectory Close, Ashleworth	Education	31/03/2025	£285,444.78
28	S.20/0100/FUL	Land Off Station Road Berkeley	Library	02/05/2024	£23,692.00
29	P1995/18/OUT	KW Bell -Netherend	Library	14/05/2024	£8,904.72
30	15/01149/OUT	Land at Tewkesbury Road, Twigworth	Library	12/07/2024	£50,299.96
31	22/00474/FUL	Douglas Equipment Village Rd	Library	23/07/2024	£15,439.83
32	15/01567/OUT	Land at Broadway Farm	Library	30/07/2024	£8,624.00
33	19/00086/OUT	Land to east of Evenlode Road, Moreton-in-Marsh-2nd Instal	Library	02/08/2024	£6,566.00
34	14/01063/OUT	Land South of Winnycroft Farm	Library	17/10/2024	£39,809.06
35	19/02248/FUL	Dunstall Farm Libraries	Library	31/10/2024	£12,171.47
36	P1186/22/FUL	Land North of the A48	Library	09/12/2024	£14,130.91
37	22/01041/FUL	Old Hempsted Fuel Depot	Library	10/01/2025	£14,158.69
38	21/00451/OUT	Land to the North West Fiddington	Library	27/01/2025	£55,202.59
39	19/01227/OUT	Land off Rectory Close Ashleworth	Library	31/03/2025	£5,256.80
40	19/01227/OUT	Land off Rectory Close Ashleworth	Library	31/03/2025	£5,079.90
41	12/01256/OUT	Perrybrook to the North of Brockworth & to the South of A417	Highways	26/04/2024	£289,439.51
42	20/00315/OUT	North Road West/Grovefield Way, Cheltenham	Highways	08/08/2024	£227,404.87
43	21/01273/FUL & 14/00838/FUL	Farm Lane Leckhampton Cheltenham	Highways	06/06/2024	£35,309.00
44	21/01273/FUL & 14/00838/FUL	Farm Lane Leckhampton Cheltenham	Highways	06/06/2024	£213,650.00
45	21/00451/OUT	Land North Fiddington	Highways	17/09/2024	£222,570.27
46	20/00315/OUT	Land at Hill Farm Hempsted Lane Gloucester	Highways	24/01/2025	£3,152.69
47	21/00451/OUT	Land to the North West of Fiddington	Highways	27/01/2025	£165,637.78
48	16/00738/OUT	Pirton Fields Parcel 3745 Chelt Rd	Highways	28/02/2025	£805,540.87

49	P1995/18/OUT	Netherend Farm, Netherend Woolaston	ITU	14/05/2024	£98,635.28
50	S.15/1498/MAIN	Land at Colethrop Farm	ITU	12/11/2024	£41,239.56
51	19/02248/FUL	Land at Dunstall Farm	ITU	31/10/2024	£54,274.84
52	19/02248/FUL	Land at Dunstall Farm	ITU	31/10/2024	£8,693.91
53	19/02248/FUL	Land at Dunstall Farm	ITU	31/10/2024	£62,099.36
54	19/01227/OUT	Land off Rectory Close, Ashleworth	ITU	31/03/2025	£166,273.58
55	P1160/23/FUL	Land Rear of Little Orchard Traffic Calm	Highways	23/01/2025	£13,000.00
56	2/00949/FUL	Dukes Field, Oak Road, Down Ampney	Highways	12/07/2024	£10,021.98
Total					£8,088,961.87

The total amount **received and allocated under any planning obligation during 2024/25 was £833,224**. This is summarised in Table E.

35. All S106 contributions are 'allocated' in that the legal agreement specifies the purpose to which that contribution must be used.

Table E – Amount received and allocated under any planning obligation during 2024/25

Service	Date	Projects	Allocation
Transport & Highways	08/08/2024	Hatherley Rd, Hatherley Lane, Reddings Rd	£227,404.87
Transport & Highways	26/04/2024	C&G Capacity Improvements S106	£289,439.51
Transport & Highways	06/06/2024	Bus Stop -Meadowsweet Rd & Farm Lane	£35,309.00
Transport & Highways	06/06/2024	Moorend Park Road Junction Improvements	£213,650.00
Libraries	17/10/2024	Matson Library - Phase 2	£39,809.06
Libraries	23/04/2024	Hesters Way Library project 4	£15,439.83
Libraries	31/10/2024	Moreton-in-Marsh Library	£1,000.00
Libraries	31/10/2024	Moreton-in-Marsh Library	£3,000.00
Libraries	31/10/2024	Moreton-in-Marsh Library	£4,000.00
Libraries	31/10/2024	Moreton-in-Marsh Library	£4,171.47
Total			£833,223.74

36. The following tables provide a summary of S106 allocations for Highways, Libraries and Education during 2024/25. Unlike the information contained within Table E, which related to planning obligations received in 2024/25, the allocations outlined in **Tables F, G and H** relate to planning obligations received in previous years. **The total sum is £2,751,927.49**.

Table F – Highway planning obligations allocated in 2024/25

Date	Project	Allocation
18/09/2024	Hatherley Rd Hatherley Ln Reddings Rd	£227,404.87
04/12/2024	Highways Improvements Project	£289,439.51
04/12/2024	Highways ITU Project	£35,309.00

04/12/2024	Highways ITU Project	£21,414.30
04/12/2024	Highways ITU Project	£3,500.00
04/12/2024	Highways Safety Project	£5,000.00
04/12/2024	Traffic Signals Project	£213,650.00
04/12/2024	Highways TRO Project	£38,676.36
04/12/2024	Highways Safety Project	£30,135.18
04/12/2024	PROW Infrastructure Improvements	£50,225.28
04/12/2024	PROW Infrastructure Improvements Fiddington	£222,570.27
Total		£1,137,324.77

Table G – Libraries planning obligations allocated in 2024/25

Date of Cabinet	Project	Allocation
18/09/2024	Winchcombe (2)	£7,073.76
18/09/2024	Winchcombe (2)	£6,040.41
18/09/2024	Coleford Library	£13,775.88
18/09/2024	Bishop's Cleeve Library project 4	£6,540.88
18/09/2024	Bishop's Cleeve Library project 4	£7,078.72
18/09/2024	Bishop's Cleeve Library project 4	£8,018.03
18/09/2024	Lydney Library Refurbishment	£8,904.72
18/09/2024	Cinderford Library - minor refurbishment	£11,981.62
04/12/2024	Matson Library - Phase 2	£39,809.06
04/12/2024	Hesters Way Library project 4	£15,439.83
29/01/2025	Moreton-in-Marsh Library	£1,000.00
29/01/2025	Moreton-in-Marsh Library	£3,000.00
29/01/2025	Moreton-in-Marsh Library	£4,000.00
29/01/2025	Moreton-in-Marsh Library	£4,171.47
Total		£136,834.38

Table H – Education planning obligations allocated in 2024/25

Date of Cabinet Approval	Project	Allocation
18/09/2024	Leonard Stanley Primary	£165,653.60
18/09/2024	Cleeve School	£156,551.56
04/12/2024	Berry Hill Primary Pre-School	£178,456.81
04/12/2024	Siddington Primary	£169,092.07
04/12/2024	Toddington Day Nursery	£28,925.02
04/12/2024	Toddington Day Nursery	£45,794.92
04/12/2024	Northway Pre-School	£151,186.66
04/12/2024	Northway Pre-School	£150,792.34
04/12/2024	Drybrook Primary Pre-School	£58,631.70
Total		£1,477,768.34

37. Table I provides a summary of the total amount of money spent (received under any planning obligations) by reporting year.

38. During 2024/25 **£2,346,706** of planning obligations was spent. This will include funding received from previous financial years as well as 2024/25. The contribution becomes 'spent' when the equivalent capital expenditure occurs.

39. The use of financial contributions is normally very prescriptive, being set out in the legal agreements, specifically to address and mitigate the impact of a particular development. There are strict conditions set out in legal agreements relating to the repayment of contributions if they cannot or have not been spent as required under the terms of that legal agreement.

Table I – Total amount of planning obligations spent by reporting year

Year	Education (capital)	Libraries (Capital)	Highways (Capital)	Transportation / bus services (Revenue)	Highways Commuted Sum (Revenue)	Total
2014-15	£2,045,254	£5,000	£1,387,134	£669,633	£6,029	£4,107,021
2015-16	£1,215,349	£144,470	£1,885,250	£763,928	£35,015	£4,008,997
2016-17	£4,530,349	£160,662	£1,540,823	£954,463	£0	£7,186,297
2017-18	£10,467,650	£215,946	£92,613	£915,077	£198,200	£11,506,060
2018-19	£8,051,561	£210,156	£3,571,231	£732,454	£9593	£12,565,402
2019-20	£3,013,530	£58,848	£1,327,737	£806,158	£80,429	£5,206,273
2020-21	£2,403,811	£84,197	£573,972	£266,090	£26,500	£3,354,570
2021-22	£729,738	£202,211	£1,304,364	£480,237	£0	£2,716,549
2022-23	£3,517,720	£114,786	£1,358,825	£855,150	£0	£5,846,481
2023-24	£809,608	£218,464	£292,705	£792,086	£0	£2,112,864
2024-25	£746,830	£320,752	£550,961	£728,163	£0	£2,346,706

40. Table J summarises the total amount of planning obligations received through S106 during any year which was retained at the end of the reported year.

41. The end of year balance of money received under any planning obligations during any year which was retained at the end of 2024/25 is **£63,955,454**.

42. S106 contributions are often paid in instalments over several years, so it is often the case that these funds are accumulated and only spent when the full contribution amount has been received. Contributions can be received from several different agreements and may be combined to be used towards a large infrastructure project. Progress in delivering a scheme can to some extent be dependent on the timely accumulation of S106 funds.

43. An individual agreement completed in a particular year with total contributions valued in the millions or the receipt of a large contribution amount can impact on the financial data report for several years.

Table J – Total amount of planning obligations retained at the end of the reporting year

2024-25	Opening Balance	In year transactions							Year End Balance
		Received in Year	Refunded in Year	Transferred between Accounts	Transferred to/from revenue	Used in Year	Revenue Service	Capital Projects	
Adults	£0	£0	£0	£0	£0	£0	£0	£0	£0
Education	£45,441,320	£5,412,682	£0	£0	-£3,627	£0	-£746,830	£50,103,545	
Libraries	£1,891,354	£259,336	-£37,178	£0	-£49,592	£0	-£320,752	£1,743,168	
Highways	£4,379,715	£1,985,727	-£8,970	£0	£0	£0	-£550,961	£5,805,511	
Transportation / Bus Services	£6,581,083	£431,217	£0	£0	£19,093	-£728,163	£0	£6,303,230	
Total	£58,293,472	£8,088,962	-£46,148	£0	-£34,126	-£728,163	-£1,618,543	£63,955,454	

6.0 Examples of projects delivered during 2024/25 using planning obligations

Case Studies Education

Examples of projects delivered 2024/25 using planning obligations

Norton C of E Primary School – The allocation was used to provide a group room/SEN space and addition of some toilets for nursery pupils



Berry Hill Primary School – The allocation was used to relocate and improve the facilities for the pre-school into a standalone building on the site to increase pre-school offer for parents including providing an outdoor play area





7.0 Future Funding Priorities

44. The types of infrastructure that the County Council intends to fund, either wholly or in part, using planning obligations is set out in the adopted Local Development Guide¹
45. Development and growth require associated infrastructure. In some cases, agreements are needed between developers, the Council and other providers to make sure this happens. Without reaching agreement, proposals for new developments may be refused. Where contributions are sought through S106 planning obligations, the decision on the type and scale of infrastructure and services deemed necessary for developer contributions will be made on a case-by-case basis.
46. The types of infrastructure and services the County Council will seek developer contributions (S106 and CIL) for include:
 - Pre-school childcare
 - Primary and secondary schools
 - Special schools
 - Libraries
 - Adult Social Care
 - Health and Public Health
 - Fire and Rescue Services
 - Sustainable Drainage Systems (SUDS)
 - Waste and Recycling Facilities
 - Highways / Transport
 - Broadband, etc.

¹[local-development-guide-2025-finJal.pdf](#)