



Infrastructure Funding Statement, 2019-2020

Gloucestershire County Council

December 2020

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1.0 Introduction

On 1 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).

As the county council is not a CIL charging authority this statement will report solely on S106 contributions and spend until such time as the county council is in receipt of any CIL contributions allocated by our Local Planning Authority (LPA) partners.

LPAs may charge CIL and are required to report on receipts and spend. The requirement to publish this information in their own annual IFS, including a full disclosure of S106 obligations on the planning application file and register, is intended to improve transparency and publicise that development is accompanied and mitigated by infrastructure. The requirements in the 2019 Regulations replaces the requirement to produce a Regulation 123 list, which served a partially similar function to the IFS.

2.0 Section 106 and CIL in Gloucestershire

CIL is a non-mandatory charge which can be levied by local authorities on new development in their area. It can be an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area, particularly where strategic infrastructure is required to support growth.

CIL only applies in areas where a local authority has consulted on, and approved, 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.

Currently, five of the six Local Planning Authorities in Gloucestershire have adopted CIL.

Table 1: CIL charging status in Gloucestershire by LPA

District Local Authority	CIL charging status
Cheltenham Borough	Implemented 2019 – Cheltenham CIL
Cotswold District	Implemented 2019 – Cotswold CIL
Forest of Dean District	CIL not implemented – FoD CIL
Gloucester City	Implemented 2019 – Gloucester CIL
Stroud District	Implemented 2017 – Stroud CIL
Tewkesbury Borough	Implemented 2018 – Tewkesbury CIL

2.1 Relationship between LPAs and Gloucestershire County Council for S106 and CIL

The county council is responsible for delivering specific infrastructure and services – including highways, schools and libraries – and ensuring new developments do not adversely impact upon the capacity of existing services or the ability to deliver them. The provision of support for social and economic infrastructure is crucial in making a development acceptable in planning terms. The county council's requirements for s106 contributions are set out in the Local Developer Guide.

Where the LPA has adopted a CIL charging schedule, the way in which infrastructure providers seek developer contributions changes. Some projects which may have previously been funded by planning obligations in S106 agreements might now be funded via the CIL mechanism.

Except where charging authorities expect specific projects or types of project to be wholly or partly funded by a CIL, the county council will continue to use S106 to seek planning obligations on behalf of its service areas.

In line with the current legislative context, the county council will ensure its obligations are handled in a fair, open and reasonable way and that they enable development to go ahead which would otherwise be refused. This Statement forms part of this process.

2.2 Contributions collected by Gloucestershire County Council

The county council is responsible for the provision of a range of services to our existing residents and to those that move into new developments. S106 contributions are sought from development that would have an additional impact on service provision.

3.0 S106 Contributions

Schedule 2 of the CIL regulations (as amended)¹ sets out the matters to be included in Infrastructure Funding Statements. These are addressed in the following sections.

3.1 New agreements in 2019/20

Gloucestershire County Council entered into 20 s106 agreements in the year from 1 April 2019 to 31 March 2020. The total amount of money to be provided under any planning obligations totals £9.4m.

These contributions have not yet been paid to the county council. Payments will be calculated and requested at the agreed trigger points over the coming years.

The new agreements are listed in table 2 below.

¹ <https://www.legislation.gov.uk/ukdsi/2019/9780111187449/schedule/2>

Table 2: New S106 agreements in 2019/20

Planning Application	Location	Total Agreed (£)
19/02029/CONDIT	GCHQ Benhall, Hubble Road, Cheltenham	456,000
19/01503/FUL/H	Fosse Garden Centre, Stow	25,000
16/05169/FUL/H	Fosseway Garden Centre, Stow Road (A429), Moreton-In-Marsh	25,000
P1190/18/OUT	Land off Bradfords Lane, Newent	213,374
18/00249/OUT/CIL	Land At Stoke Road Bishops Cleeve GL52 7D	2,936,255
17/04765/OUT/CIL	Moore Land, Collin Lane, Willersey, Broadway, WR12 7PE	329,356
P0825/18/OUT	Land to the East of Rodley Manor Way, Lydney, Gloucestershire	180,659
17/04587/FUL/ED/LB	Land Parcel Between Sandy Lane Court And Southgate Court, Upper Rissington	182,030
10/01216/OUT/DOV	Land at Clevelands, Dean Farm, Bishops Cleeve	0
16/01172/FUL/DOV	Land south west of Wainlode Lane, Norton, Gloucestershire	0
17/02224/FUL/ED	Land to the north of The Knoll, Whelford Road, Kempsford, Gloucestershire	200,000
17/02224/FUL/H	Land to the north of The Knoll, Whelford Road, Kempsford, Gloucestershire	320,000
P1330/18/OUT/LB	Land North of Southend Lane, Newent, Gloucestershire	45,000
S.19/0368/VAR	Rooksmoor Mills, Bath Road, Woodchester	0
18/01127/FUL	Land South Of Winnycroft Farm Corncroft Lane Gloucester GL4 6BX	0
17/00520/OUT/H	Land at Fiddington, Ashchurch, Glos	904,425
17/00520/OUT/ED/LB	Land at Fiddington, Ashchurch - Robert Hitchins Ltd	3,250,000
17/00520/OUT/H/Mit	Land at Fiddington, Ashchurch, Glos	125,000
18/01615/FUL/ED/LB	Land at Ullenwood Court, Ullenwood, Gloucestershire	106,000
P1232/18/OUT/ED/LB	Yew Tree Cottages, Gloucester Road, Corse	97,000

3.2 Total received

A total of £8.61m was received during the reporting period.

Receipts by development in 2019/20 are set out below in table 3.

Table 3: Contributions received in 2019/20 from any planning obligation by development

Development	Reference	Amount
Land at Bakers Quay	14/00709/FUL/02/2019-06	£363,694.75
Land at Draycott Road, Blockley, Moreton in Marsh	15/01020/OUT/01/2019-11	£128,749.00
Land at Former Aggregate Industries Site, 'The Mallards'	10/03916/OUT/03/2019-13	£101,676.68
Former RAF Quedgeley	06/01242/OUT/05/2019-14	£11,400.89
Land off Broad Marston Road, Mickleton	14/02365/OUT/05/2019-15	£11,932.26
Land off Banady Lane, Stoke Orchard	14/00074/OUT/02/2019-16	£3,000.00
Land at Box Road, Cam	S.11/1682/FUL/03/2019-17	£107,925.02
Land at Bakers Quay	14/00709/FUL/03/2019-18	£3,273.11
Land at Fire Service College, London Road	14/01483/OUT/03/2019-19	£788,318.11
Land at Tewkesbury Road Twigworth	15/01149/OUT/01/2019-20	£89,359.94
Land at London Road, Fairford	13/03793/OUT/03/2019-21	£288,955.76
Land at Cleevelands	10/01216/OUT/05/2019-22	£2,158,367.24
Land on North Side of Ross Road	P0969/14/OUT/02/2019-23	£17,874.89
Former RAF Quedgeley	06/01242/DOV/03/2019-24	£8,099.72
Land at GCHQ Oakley	CB.11954/43/OUT/07/2019-25	£111,072.97
Land to the south of the B4077 Toddington	15/00394/OUT/01/2019-26	£60,343.98
Land south west of Wainlode Lane, Norton	16/01172/FUL/01/2019-27	£16,688.23
Land at former Police HQ, Lansdown, Cheltenham	17/00337/FUL/02/2019-28	£101,620.89
Land at Farm Lane, Leckhampton	14/00838/FUL/05/2019-29	£513,938.16
Land to the south of the B4077 Toddington	15/00394/OUT/02/2019-30	£53,270.22
Land at Colethrop Farm, Hunts Grove	S.15/1498/VAR/03/2019-31	£203,149.49
Land at GCHQ Oakley	CB.11954/43/OUT/08/2019-32	£109,750.68
Land at Columbine Road, Tewkesbury	17/00347/FUL/03/2019-33	£361,939.94
Land at Longford	11/00385/05/2019-34	£119,505.61
Land at Tewkesbury Road Twigworth	15/01149/OUT/02/2019-35	£37,881.18
Land at Gloucester Road, Tutshill	P1530/14/OUT/03/2019-36	£20,897.91
Land South of Grange Road	16/00165/OUT/01/2019-37	£123,905.54
Land East of Lydney (Area B)	P0361/15/OUT/01/2019-38	£942,766.65
Land Off Nup End Ashleworth	15/00965/OUT/01/2019-39	£67,710.59
Former RAF Quedgeley,	06/01242/OUT/06/2019-40	£55,954.29
Land at former Bishops College	16/00631/OUT/01/2019-41	£329,361.50
Land on North Side of Ross Road	P0969/14/OUT/03/2020-01	£17,961.30
Land adj to Newark Farm	15/01494/FUL/02/2020-02	£144,889.55
Land at Colethrop Farm (Hunts Grove	S.15/1498/VAR/04/2020-03	£138,426.40
Land at Gloucester Road, Tutshill	P1530/14/OUT/04/2020-04	£19,627.06

Land South of Grange Road	16/00165/OUT/02/2020-05	£52,257.07
Land South of Grange Road	16/00165/OUT/03/2020-06	£565,173.66
Land at former Bishops College, Estcourt Road	16/00631/OUT/02/2020-07	£55,503.76
Land East of Lydney (Area B)	P0361/15/OUT/02/2020-08	£285,538.61
Land at Waterwells Business Park, Baird Road	06/01159/FUL/03/2020-10	£1,000.00
Land at Gloucester Road, Tutshill	P1530/14/OUT/05/2020-13	£21,005.85
Total		£8,613,768.46

3.3 Total s106 money received that was spent by the county council

The county council spent £5,206,273 in 2019/20.

Table 4: s106 money allocated and spent by service area over time (£)

Service	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Education	2,045,254	1,215,349	4,530,349	10,467,650	8,051,561	3,013,530
Libraries	5,000	144,470	160,662	215,946	210,156	58,848
Highways	1,387,134	1,885,250	1,540,823	-92,613	3,571,231	1,327,737
Transportation / bus services	669,633	763,928	954,463	915,077	732,454	806,158
Total	4,107,021	4,008,997	7,186,297	11,506,060	12,565,402	5,206,273

The following table details the projects funded by s106 contributions in 2019/20.

Contributions for transportation / bus services although listed in table 4 are not infrastructure and are therefore not included in table 5.

Table 5: s106 spend in 2019/20 by item of infrastructure (£)

Contributions 2019-20	Capital Scheme Code	2019-20 Financing	Capital Scheme Title
SCHOOLS			
Land West of Bredon Road, Tewkesbury	Y-0814-05554	29,242.00	Mitton Manor Primary outdoor learning
Land off Banady Lane, Stoke Orchard, Chelt	Y-0328-05268	62,638.14	Cleeve School 1FE expansion
Land adjacent to 74 Evesham Road, Bishops Cleeve	Y-0328-05800	183,555.11	Cleeve School dining facilities
Land at Fire Service College, Moreton-in-Marsh	Y-0332-05556	8,860.01	Chipping Campden School 6th Form/Hive
	Y-0332-05804	185,702.25	Chipping Campden School Performing Arts
Land at Kingshill, London Rd, Cirencester	Y-0334-05803	37,600.68	Cirencester Kingshill dining room
Land at Box Road, Cam, Coaley	Y-0346-05709	37,676.39	Rednock School sports hall
			Farmors School, s106 adaptations
Land at London Road, Fairford	Y-0349-05413	51,228.32	Severn Vale School 1FE expansion
Former RAF Quedgeley, Naas Lane (Kingsway), Glos	Y-0369-05264	618,295.72	Winchcombe School expansion
Land East of Willow Bank Rd, Alderton, Tewkesbury	Y-0386-05705	48,097.25	Winchcombe School expansion
Land at rear of Church Row, Gretton, Gloucestershire	Y-0386-05705	71,330.33	Winchcombe School expansion
176 Chelt Rd East Edu Contrib-New Millenium	Y-0389-05538	17,438.00	Barnwood Park School 1FE expansion
Land at Pamington Lane, Ashchurch, Tewkesbury	Y-0534-05545	32,593.99	Ashchurch Primary replace temps
Station Rd/Roman Rd, Bourton-on-the-Water	Y-0563-05414	30,947.32	Bourton-on-the-Water Primary, expansion
Former Lister Petter Site, Dursley, Glos	Y-0630-05682	116,156.55	Dursley Primary remodelling
			Eastington Primary outdoor teaching area
Land off Swallowcroft, Eastington	Y-0635-05805	16,341.00	Fairford Primary 2 classrooms
Land at London Road, Fairford	Y-0645-05469	150,885.98	Grangefield Primary, ICT/FFE
	Y-0656-05245	11,261.41	Grangefield Primary, expansion
Land at Homelands Farm (Homelands 2), Bishops Cleeve	Y-0656-05250	9,315.16	Kings Stanley Primary adaptations
Land off Woodside Lane, Kings Stanley	Y-0686-05558	970.10	St. David's Primary expansion
Todenham Rd & Dulverton Place, M-in-M	Y-0722-05675	197,296.41	Tredington Primary additional classroom
Land at Banady Lane, Stoke Orchard, Chelt	Y-0795-05546	17,355.26	Tredington Primary additional classroom
Land off Banady Lane, Stoke Orchard, Chelt	Y-0795-05546	84,632.10	St. Mary's Primary, remodelling
Quercus Park, Quercus Rd, Tetbury	Y-0810-05478	3,118.39	

Land at Columbine Road, Walton Cardiff, Tewks	Y-0812-05552	224,314.37	The John Moore Primary expansion
Land at Columbine Road, Walton Cardiff, Tewks	Y-0812-05552	766,677.48	The John Moore Primary expansion
SCHOOLS TOTAL		3,013,529.72	
LIBRARIES			
Valley Road, Cinderford	Y-0040-08252	2,988.80	Cinderford Library
Library Manor Farm, Chargrove Ln 10/1894/FUL	Y-0040-08262	1,495.45	Up Hatherley Library
Cold Pool Lane or Manor Farm Contribution	Y-0040-08262	-804.60	Up Hatherley Library
Sellars Farm, Hardwicke	Y-0040-08264	-2,397.00	Gloucester Library
Cala Homes 3rd instalment Fire College Moreton	Y-0040-08265	1,905.91	Moreton-in-Marsh Library
Cala Homes 3rd instalment Fire College Moreton	Y-0040-08265	2,475.67	Moreton-in-Marsh Library
Linden Homes, Onslow Road Newent	Y-0040-08266	-213.00	Newent Library
Library Cont - S106 Top Road, Kemsford 28.04.14	Y-0040-08273	1,632.72	Fairford Library (2)
Land Known as Egg Meadows, Greet Road, Winchcombe	Y-0040-08274	1,472.33	Winchcombe Library
Spitfire Properties Berrington Mill Nurseries	Y-0040-08275	1,161.30	Chipping Campden Library
Owen Farm, Staunton Road, Coleford	Y-0040-08280	7,882.12	Coleford Library
13/00938/FUL/1-6CP	Y-0040-08281	-128.54	Cheltenham Library
13/03363/OUT Bovis Quercus Park Library cont	Y-0040-08291	2,383.25	Tetbury Library
1st instalment Library	Y-0040-08293	327.00	Charlton Kings Library
Strarvehall Farm Library	Y-0040-08294	420.41	Prestbury Library
S.13/01834/FUL Lioncourt Homes Stonehouse Library	Y-0040-08295	38,504.12	Stonehouse Library Refurbishment - STC
David Wilson Homes	Y-0040-08288	-365.54	Cirencester Library
DWH - 13/024942/OUT/03/2018-11 Kingshill	Y-0040-08288	283.01	Cirencester Library
S.11/1682/FUL/2017-34 Land at Box Road, Cam, Coaley	Y-0040-08283	-175.27	Dursley Library
LIBRARIES TOTAL		58,848.14	
HIGHWAYS			
Wheatpieces II site, Tewkesbury	Y-0078-06801	9,890.00	Upgrade Bus Stops & RTPI Tewkesbury
Land at Bakers Quay, Llanthony Wharf Monk meadow	Y-0080-00974	730,662.61	GHURC link 1 - Quays to Southgate Street
Starvehill Farm, Prestbury, Cheltenham, Gloucestershire	Y-0080-01040	68,984.98	Cheltenham to Bishops Cleeve Cycle Track
Land at Up Hatherley - ASDA at Cheltenham	Y-0080-04073	111,065.55	Arle Court roundabout MOVA
Fire Service College	Y-0081-02261	3,175.52	Moreton in Marsh Transport Strategy

C1718f04 14/01483/OUT MIM Transport Strategy	Y-0081-02261	4,282.81	Moreton in Marsh Transport Strategy
Land at Kingsmeadow Services, Cricklade Road	Y-0081-02274	6,164.80	Kingsmeadow Roundabout
Land off Roman Road, Bourton on the Water	Y-0081-02760	6,858.00	Bourton-o-t-Water Xing & Pede Facilities
Bus Contribution Kingshill North	Y-0081-02801	1,640.00	Bus Stops & Shelter - Kingshill North
HDM/P.00/0749/OUT	Y-0081-03095	-31,525.34	Newhaven Road Kingsway – Traffic Calming
Former RAF Quedgeley, Naas Lane, (Kingsway)	Y-0081-03625	401,027.11	Gloucester to Quedgeley Canal Cycletrack
C1718I06 11/00385 Longford Walking/Cycling Cont Int&Ind	Y-0081-03757	1,505.09	Longford to Gloucester Ped & Cycle Imps
Kingsway sustainable transport	Y-0081-03834	52.98	Kingsway Bus Gates and TROs
Devon Ave Chelt	Y-0081-04113	177.50	Alstone Ln & Bedford Ave Cheltenham SSZ
Pittville Campus, Albert Road, Cheltenham, Gloucestershire	Y-0081-04126	3,887.73	Albert Drive TRO
Land at Homelands Farm, Gotherington Lane Phase 2	Y-0081-06030	45,533.84	A435 Bishops Cl' to Racecourse Capacity
Land to rear of Invista, Green Street, Brockworth	Y-0081-06717	7,222.46	Ermin St Brockworth Pedestrian Island
Land off Onslow Road, Newent. Glos	Y-0081-71011	4,095.91	Gloucester Road Junction Pedestrian Imps
C1718s14 South Side Tetbury Road 16/00027/DMPO	Y-0081-72011	8,231.18	RTPI - Cirencester
C1819d09 S15/2804/OUT Public Transport Facilities	Y-0081-75041	3,541.76	RTPI at Cam & Dursley Station
C1819d07 S15/2804 Cam Station Passenger Facilities	Y-0081-75042	2,999.50	Cycle Parking at Cam & Dursley
GCHQ Oakley, Priors Road, Cheltenham	Y-0094-04054	19,913.66	Hales Road/Priors Road Congestion
GCHQ Oakley, Priors Road, Cheltenham	Y-0094-04822	32,582.50	Parking Control Measures at Arle Ct P&R
GCHQ Oakley, Priors Road, Cheltenham	Y-0095-04053	2,110.19	Whaddon Rd Traffic Calming
Interest for Contributions	Y-0096-05401	-118,000.00	B4008 Stonehouse Town Centre
Novertton Lane	Y-0098-27240	1,657.00	Novertton Road EA Drainage Scheme
HIGHWAYS TOTAL		1,327,737.34	

3.4 Developer Contributions received but unspent 2019/20

Funds retained at the end of 2019/20 are as follows. These funds may be formally allocated or identified for projects which are in development.

Table 6: The total amount of S106 receipts retained at the end of the year by service area

Service	£
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Adults	74,202
Education	11,540,446
Libraries	1,439,840
Highways	6,236,124
Transportation / bus services	6,613,633
Business Support	10,000
Total	25,914,245

4.0 Future Funding Priorities

The types of infrastructure that the county council intends to fund, either wholly or in part, by the use of planning obligations is set out in the Local Developer Guide².

Development and growth requires 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.

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
- Transport
- Broadband

² <https://www.goucestershire.gov.uk/planning-and-environment/planning-policy/goucestershire-local-development-guide/>