

South Gloucestershire Council Infrastructure Funding Statement 2023/24



December 2024

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1. Introduction

The Infrastructure Funding Statement (IFS) is an annual report detailing the financial and non-financial contributions secured by the Council through planning obligations within South Gloucestershire for the given financial year. Schedule 2 of the Community Infrastructure Levy (Amendment)(England) (No.2) Regulations 2019 Regulation 121A – Annual infrastructure statement details what should be included in the Infrastructure Funding Statement.

The 2023/24 is the fifth annual IFS produced by South Gloucestershire Council.

Planning obligations is a collective term used for CIL and S106. Income is used to help fund the provision of supporting infrastructure in association with development. They are also known as developer contributions.

The council has produced a 'frequently asked questions' factsheet about S106 and CIL which can be accessed from our [website](#).

2. Section 106 Planning Obligations

Section 106 agreements are legal agreements containing planning obligations which can be attached to a planning permission to mitigate the impact of a development.

Obligations can only be sought where they are directly related to the development, are fairly and reasonably related in scale and kind to the development and are necessary to make the development acceptable in planning terms (National Planning Policy Framework paragraph 204).

The council's requirements for S106 planning obligations are set out in the [CIL & S106 Planning Obligations Guide](#).

S106 contributions are paid to contribute to specific items of infrastructure listed in the agreement and can either be provided on-site, for example through the provision of affordable housing, a new school or public open space, or off-site in the form of financial payments. The timing of financial contributions within a S106 agreement are usually based upon triggers attached to the build-out of the development site.

There are occasions where the Council will forward-fund an infrastructure project and recoup their costs from a number of different S106 agreements over time. For example, the North Fringe to Hengrove Project has been funded by numerous S106 contributions, many of which have yet to commence on site and so it may be some years before the Council receives all of the income to cover its expenditure.

S106 Income

Detailed below in Table 1 is the total amount of S106 **capital contributions received** in 2023/24 broken down into category of infrastructure type. In addition to capital receipts, much of the infrastructure related to new development is delivered directly developers, such as on-site Affordable Housing, highways and drainage infrastructure, public open spaces etc. The table below in the main relates to contributions towards the provision or enhancement of off-site infrastructure and therefore does not show all the community benefits arising from new development. Further details are provided in later sections of this report.

Table 1: Section 106 capital income 2023/24

Category	Total amount received (£'000)
Affordable Housing	0
Community facilities	301
Digital infrastructure	0
Education: Primary	468
Education: Secondary	627
Education: Post-16	0
Education: Other	47
Flood and water management	930
Green infrastructure (Biodiversity Net Gain)	0
Health	375
Highways	502
Land	0
Open space and leisure	3,422
Transport and travel	573
Other	0
CPNN	2,069
TOTAL	9,314

[Source: South Gloucestershire Council 2023/24 Capital Outturn Monitor](#)

S106 Expenditure

Detailed below in Table 2 is the total amount of S106 **capital expenditure** in 223/24 broken down into category of infrastructure type

Table 2: Section 106 expenditure 2023/24

Category	Total amount spent (£'000)
Affordable Housing (utilising offsite payments)	100
Community facilities	196
Digital infrastructure	0
Education: Primary	166
Education: Secondary	1,425
Education: Post-16	0
Education: Other	0
Flood and water management	930
Green infrastructure	0
Health	0
Highways	330
Land	0
Open space and leisure	1,466
Transport and travel	552
Other	0
CPNN	0
TOTAL	5,165

[Source: South Gloucestershire Council 2023/24 Capital Outturn Monitor](#)

S106 Allocations

Table 3 details the S106 **contributions allocated** to projects as part of the [2024/25 to 2027/28 Capital Programme](#).

Table 3: Section 106 allocated to projects

Category	2024/25 (£'000)	2025/26 (£'000)	2026/27 (£'000)	2027/28 (£'000)
Affordable Housing (utilising offsite payments)	0	411	0	0
Community facilities	1,017	1,701	0	0
Digital infrastructure	0	0	0	0
Education: Primary	250	4,000	0	0
Education: Secondary	1,568	132	1,000	0
Education: Post-16	0	0	0	0
Education: Other	0	0	0	0
Flood and water management	0	0	0	0
Green infrastructure	0	0	0	0
Health	0	0	0	0
Highways	1,513	320	0	0
Land	0	0	0	0
Open space and leisure	0	0	0	0
Transport and travel	0	0	0	0
TOTAL	4,348	6,564	1,000	0

Projected S106 income

Detailed below in Table 4 is the projected S106 income for years 2024/25 to 2027/28 broken down into infrastructure type. The projections are based upon the comparison of financial triggers detailed within each S106 agreement with the housing completion projections provided by the South Gloucestershire [Annual Monitoring Report](#).

This work has been delayed due to planning appeals taking place and the Annual Monitoring Report not being completed by the publication date. This will be updated once the relevant work has been completed.

Table 4: Projected S106 income 2024/25 to 2025/26

Category	Projected Income 2024/25 (£'000)	Projected Income 2025/26 (£'000)	Projected Income 2026/27 (£'000)	Projected Income 2027/28 (£'000)
Category				
Affordable Housing (utilising offsite payments)	133	0	0	0
Community facilities	57	0	65	2
Digital infrastructure	0	0	0	0
Education: Primary	3,229	1,523	2,528	3,689
Education: Secondary	2,192	2,740	0	0
Education: Post-16	0	0	0	0
Education: Other	0	0	0	0
Flood and water management	0	0	0	0
Green infrastructure	0	0	0	0
Health	226	226	0	0
Highways	1,337	300	123	171
Land	0	0	0	0
Open space and leisure	890	1,240	614	1,367
Transport and travel	324	454	4	89
General Infrastructure (CPNN)	6,145	5,412	6,326	15,906
TOTAL	14,533	11,895	9,660	21,224

S106 agreements signed in 2023/24

Table 5 below details the financial S106 agreements signed during 2023/24

Planning Reference	Name of agreement	Date Signed	Total Financial Value (£,000)
P22/06408/F	Unit 1190 Aztec West, Almondsbury	23/04/2023	£44
P20/22431/O	Land West of Marsham Way, Longwell Green	05/04/2023	£1,520
P22/05004/F	Hambrook Golf Range	09/08/2023	£3
P23/01230/F	Filton Retail Store	31/08/2023	£5
P22/05000/F	Plots B1-B5 Horizon38, Patchway	23/04/2023	£5
PT13/0002/O	Frenchay Hospital Deed of Variation	13/11/2023	£284
P22/05591/F	Unit 10 Patchway Trading Estate	12/07/2023	£5
P22/00461/F	Bristol Road, Falfield	07/12/2023	£357
P23/00143/F	The Quadrangle, Westerleigh	15/12/2023	£5
P20/16564/F	Little Orchard, Cribbs Causeway	21/02/2024	£60
P23/00872/F	Laurel Hill, Cribbs Causeway	19/02/2024	£5
			£2,293

Source: [South Gloucestershire Council Planning Portal](#)

Data relates to the total value of the financial contributions only, and in the main relates to contributions towards the provision or enhancement of off-site infrastructure. Much of the infrastructure related to new development is delivered directly by developers, such as on-site Affordable Housing, highways and drainage infrastructure, public open spaces, etc.

Infrastructure Provided by S106 obligations 2023/24

Affordable Housing 2023/24

- AH units approved subject to S106 – new outline or full application = 1846
- AH units secured (S106 agreements signed) – new outline or full applications = 15
- AH units approved - reserved matters applications = 289
- 408 total AH units were granted final (detailed) planning permission during 2023-24.

Please note that in the above figures double counting may occur if schemes move through the planning process within the same financial year or if additional applications are made for the same site.

- Total AH units delivered through s.106 agreements in 2023-24 = 464
- Developer contributions received for AH in 2023-24 = £0.00
- Expenditure of developer contributions funding made in 2023-24 = £100k

Source: Housing Enabling Team data

Transport and Travel

S106 contributions have been used to support bus routes providing an enhanced service to the following communities:

- Bus service 86: Kingswood – Emersons Green – Lyde Green – Coalpit Heath - Yate
- Bus service 459: Lyde Green to Winterbourne Academy
- Bus service Y6: serving Chipping Sodbury – Yate – Nibley – Coalpit Heath – Frampton Cotterell – Winterbourne – Stoke Gifford – Little Stoke – Patchway – Cribbs Causeway – Filton – Southmead Hospital

Source: Transport Services

S106 contributions continue to be used to support the Stoke Gifford Transport Link delivery which connects Bradley Stoke to the A4174 Ring Road and will allow for development to take place in the East of Harry Stoke.

Public Open Spaces

Table 6 details the open spaces projects funded by S106 in 2023/24

Table 6: Open Spaces projects funded by S106 in 2023/24

Funding awarded to	Funding awarded for
South Gloucestershire Council	Page Park Changing places toilet
South Gloucestershire Council	Match funding towards the Kingswood Park NLHF application
Rockhampton Cricket	Cricket practice nets extension
Thornbury Cricket	Outfield Mower to maintain cricket pitch at Thornbury CC
Thornbury Rugby Club	Car park extension at Thornbury Rugby Club
Thornbury Rugby Club	Floodlight improvements at Thornbury Rugby Club
Thornbury tennis club	Floodlight improvements at Thornbury Tennis Clun, Mundy Playing Fields
Thornbury Town Council	New football goals to allow increase in pitch numbers
Thornbury Town Council	Tennis at Mundy PFs - Electronic gate access for online booking system
Thornbury Cricket	Pavilion extension to provide female changing facilities
Thornbury Town FC	Pavilion extension to increase club room
Tytherington Parish Council	Play improvements at Hardwick PF and Jubilee Field
Downend and Frenchay Tennis Club	New clubhouse

Frenchay Cricket Club	New Pavilion
South Gloucestershire Council	Blakeney Mills Play area improvements
Wickwar Parish Council	Pavilion extension - King George V PF
Wickwar Playing Fields Association	BMX Pump Track at Wickwar playing fields
Tytherington Parish Council	Construction of a MUGA at Hardwicke PF
Alveston Parish Council	Nature garden Alveston down
Alveston Parish Council	Alveston allotments break out area
Alveston Parish Council	BMX track/footpaths/wildflower planting Lime Kiln Field
Bradley Stoke Town Council	Construction of a Basketball court at Jubilee Green
Bradley Stoke Town Council	Installation of outdoor Gym equipment at Jubilee green
Yate Town Council	Improvements for disabled athletes at YOSC
Yate Town Council	Millside play zone enhancements
South Gloucestershire Council	Open space and access enhancements at Blakeney Mills, Yate
South Gloucestershire Council	Play equipment improvements at Emersons Green Park

Source: Data records held by Community Spaces Team

Community Infrastructure Levy

CIL is a tariff-based charge on the development of new floor space. In contrast to S106 obligations, CIL may be used to fund infrastructure not directly related to the development from which the levy was raised, so can contribute towards requirements across the district in order to support existing and new communities. CIL monies can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure.

CIL Rates must be set out via a published [charging schedule](#). This schedule was adopted in March 2015 and came into effect in August 2015. Further information can be found [here](#).

The council has produced a 'frequently asked questions' factsheet about s106s and CIL which can be accessed from our [website](#).

CIL Income

Table 7 below details the total amount of CIL received each year since it was adopted in South Gloucestershire.

Table 7: CIL receipts since adoption in August 2015

Year	Total Received (£'000)
2015/16	£49
2016/17	£560
2017/18	£2,051
2018/19	£3,343
2019/20	£4,433
2020/21	£5,355
2021/22	£5,955
2022/23	£5,291
2023/24	£5,620
TOTAL	£32,657

Source: [CIL Regulation 62 Monitoring Reports](#) published annually on the SGC website.

Table 8 details the breakdown of CIL income for 2023/24

Table 8: CIL Income 2023/24

Category	Total amount received (£'000)
Capital	£4,402
Administration	£277
Parish/Town Council (Neighbourhood Portion)	£919
Surcharge	£22
TOTAL	£5,620

Source: [South Gloucestershire Council 2023/24 Capital Outturn Monitor](#)

Following the CIL Legislation, 80% of receipts are allocated towards infrastructure projects, up to 5% is used for the administration of CIL and the remaining 15% is passed directly to the Parish or Town Council where the development took place. If the development took place in the unparished area of South Gloucestershire the funds are allocated to a reserve from which the locally elected Ward Members will decide what projects are funded in their areas. Unused Administration receipts will be transferred to the Capital pot for allocation to capital infrastructure projects.

If a Parish or Town Council have an adopted Neighbourhood Plan they will receive 25% of the CIL income collected in their area instead of 15%, reducing the Capital amount from 80% to 70%.

The following councils have completed their Neighbourhood Plans:

- Charfield Parish Council: Made 22nd September 2021
- Oldbury Parish Council: Made 18th May 2022
- Thornbury Town Council: Made 18th May 2022

The following councils are currently preparing their Neighbourhood Plans:

- Almondsbury Parish Council
- Filton Town Council
- Pilning & Severn Beach Parish Council
- Pucklechurch Parish Council
- Siston Parish Council
- Tormarton Parish Council

Table 9: CIL expenditure 2023/24

Category	Total spent (£'000)
School Capital projects	£1,504
Climate Emergency	£403
Highways projects	£1,086
Revolving Infrastructure Fund	£340
Administration	£234
Transfer to Parish/Town Council	£978
TOTAL	£4,545

CIL Expenditure

Detailed in Table 9 is the total amount of CIL expenditure in 2023/24

Source: [South Gloucestershire Council 2023/24 Capital Outturn Monitor](#)

CIL allocations

Table 10 below details the CIL contributions allocated to future projects but not yet spent.

Table 10: CIL allocated to projects

Category	2024/25 (£'000)	2025/26 (£'000)	2026/27 (£'000)	2027/28 (£'000)
Education: Primary	0	5,689	2,105	0
Education: Secondary	180	1,049	3,763	0
Climate Emergency Projects	500	2,829	2,250	2,181
Community Facilities	301	90	0	0
Green Infrastructure	0	100	100	0
Revolving Infrastructure Fund repayment	340	190	230	230
TOTAL	1,321	9,947	8,448	2,411

[Source: 2024/25 to 2027/28 Capital Programme.](#)

Projected CIL income

Detailed below is the projected CIL income for years 2024/25 to 2027/28

Table 11: Projected CIL income 2024/25 to 2027/28

Category	Projected Income 2024/25 (£'000)	Projected Income 2025/26 (£'000)	Projected Income 2026/27 (£'000)	Projected Income 2027/28 (£'000)
Capital	£4,400	£4,400	£4,400	£4,400
Administration	£275	£275	£275	£275
Neighbourhood portion	£825	£825	£825	£825
TOTAL	£5,500	£5,500	£5,500	£5,500

Source: Corporate Finance Team CIL projections

Neighbourhood CIL

15% (or 25% where there is an adopted NDP) of the total CIL receipts are passed to the Parish/Town Council where the development has taken place for them to spend directly on infrastructure. This occurs on April 30th following the end of the financial year.

They can spend these funds on:

- the provision, improvement, replacement, operation or maintenance of infrastructure; or,
- anything else that is concerned with addressing the demands that development places on it.

Funds transferred to Parish Councils

The Neighbourhood CIL collected in the year is transferred to parish and town councils on or around the 30th April following the close of the financial year.

In April 2024 £978k was transferred to parish and town councils.

Parish CIL payments made on 28.04.2024

Almondsbury Parish Council	£20,266.18
Alveston Parish Council	£4,823.39
Bitton Parish Council	£2,950.87
Bradley Stoke Town Council	£8,311.45
Charfield Parish Council	£2,677.62
Cromhall Parish Council	£1,046.69
Dodington Parish Council	£11,531.57
Downend and Bromley Heath Parish Council	£1,511.58
Emersons Green Town Council	£41,896.79
Falfield Parish Council	£7,709.19
Filton Town Council	£10,799.01
Frampton Cotterell Parish Council	£4,076.07
Hanham Parish Council	£2,956.81
Hanham Abbots Parish Council	£91.93
Hawkesbury Parish Council	£56.92
Horton Parish Council	£185.15
Iron Acton Parish Council	£55,658.32
Kingswood Town Council	£81,163.79
Marshfield Parish Council	£37.12
Oldbury on Severn Parish Council	£442.06
Oldland Parish Council	£4,690.92
Patchway Town Council	£23,742.74
Pilning & Severn Beach	£897.48
Pucklechurch Parish Council	£1,337.65
Rangeworthy Parish Council	£20,795.85

Siston Parish Council	£8,635.23
Sodbury Town Council	£87,852.92
Staple Hill & Mangotsfield Parish Council	£38,679.08
Stoke Gifford Parish Council	£74,313.03
Stoke Lodge & the Common Parish Council	£2,808.63
Stoke Park & Cheswick Parish Council	£14,786.53
Thornbury Town Council	£326,357.32
Tytherington Parish Council	£4,775.76
Westerleigh Parish Council	£64,872.73
Wick and Abson Parish Council	£84.46
Winterbourne Parish Council	£31,157.60
Yate Town Council	£13,971.09
Total	£977,951.53

Source: [South Gloucestershire Council 2023/24 Capital Outturn Monitor](#)

Parish/Town Council expenditure

This information is extracted from the CIL annual statements submitted annually by each of the Town/Parish Councils. This information is a year behind, as funds collected in 2022/23 are passed over in the April following the end of the financial year. Details of expenditure from 2023/24 receipts will be received in December 2025.

Table 14 below details the Parish/Town council expenditure of Neighbourhood CIL for 2022/23 receipts.

Table 14: Parish/Town Council expenditure

Category	Amount
Affordable Housing	£0
Community facilities	£168,071
Digital infrastructure	£0
Education: Primary	£0
Education: Secondary	£0
Education: Post-16	£0
Education: Other	£0
Flood and water management	£0
Green infrastructure	£15,626
Health	£10,160
Highways	£0
Land	£0
Open space and leisure	£59,875
Transport and travel	£60,994.15
Other	£200
Total	£314,926

Source: [Parish & Town Council Annual CIL Statements](#)

Summary

This is the fifth time that South Gloucestershire Council has published its Infrastructure Funding Statement following the changes to the Community Infrastructure Levy which came into force in September 2019. The format and content of the report will be kept under active review to ensure the data presented is as accurate, relevant and useful as possible. This will include any feedback received on this document with requests for additional information or ways of presenting information.