

South Gloucestershire Council Infrastructure Funding Statement 2021/22



December 2022

Contents

1. Introduction

2. Section 106 (S106) Planning Obligations

- S106 income
- S106 expenditure
- S106 allocations
- Projected S106 income
- Infrastructure provided by S106 obligations

3. Community Infrastructure Levy (CIL) Contributions

- CIL income
- CIL expenditure
- CIL allocations
- Projected CIL income
- Neighbourhood CIL

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 2021/22 is the third 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.

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 2021/22 broken down into category of infrastructure type.

Table 1: Section 106 capital income 2021/22

Category	Total amount received (£'000)
Affordable Housing	149
Community facilities	2,546
Digital infrastructure	0
Education: Primary	1,985
Education: Secondary	0
Education: Post-16	0
Education: Other	0
Flood and water management	1,493
Green infrastructure	0
Health	716
Highways	2,430
Land	0
Open space and leisure	1627
Transport and travel	1,789
Other	316
CPNN	1,058
TOTAL	14,109

Source: [South Gloucestershire Council 2021/22 Capital Outturn Monitor](#)

S106 Expenditure

Detailed below in Table 2 is the total amount of S106 **capital expenditure** in 2021/22 broken down into category of infrastructure type

Table 2: Section 106 expenditure 2021/22

Category	Total amount spent (£'000)
Affordable Housing	90
Community facilities	0
Digital infrastructure	0
Education: Primary	84
Education: Secondary	0
Education: Post-16	0
Education: Other	0
Flood and water management	2155
Green infrastructure	0
Health	225
Highways	291
Land	0
Open space and leisure	939
Transport and travel	819
Other	0
CPNN	0
TOTAL	4,603

Source: [South Gloucestershire Council 2021/22 Capital Outturn Monitor](#)

S106 Allocations

Table 3 details the S106 **contributions allocated** to projects as part of the [2022/23 to 2025/26 Capital Programme](#).

Table 3: Section 106 allocated to projects

Category	2022/23 (£'000)	2023/24 (£'000)	2024/25 (£'000)	2025/26 (£'000)
Affordable Housing	369	1,541	0	0
Community facilities	774	2,496	357	0
Digital infrastructure	0	0	0	0
Education: Primary	4,437	5,747	9,164	0
Education: Secondary	1,050	861	4,473	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	3,535	2,203	1,209	755
Land	0	0	0	0
Open space and leisure	1,643	283	0	0
Transport and travel	556	0	0	0
TOTAL	12,364	13,131	15,203	755

Projected S106 income

Detailed below in Table 4 is the projected S106 income for years 2022/23 to 2025/26 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 2022/23 to 2025/26

Category	Projected Income 2022/23 (£'000)	Projected Income 2023/24 (£'000)	Projected Income 2024/25 (£'000)	Projected Income 2025/26 (£'000)
Category				
Affordable Housing	0	86	0	0
Community facilities	19	442	0	0
Digital infrastructure	0	0	0	0
Education: Primary	2,660	6,642	8,052	2,500
Education: Secondary	0	2,192	2,740	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	851	328	226	226
Highways	2,460	3,037	293	0
Land	0	0	0	0
Open space and leisure	3,121	1,799	614	1,135
Transport and travel	1,062	350	322	322
General Infrastructure (CPNN)	1,530	3,737	2,416	7,006
TOTAL	11,703	18,613	14,663	11,189

S106 agreements signed in 2021/22

Table 5 below details the financial S106 agreements signed during 2021/22

Planning Reference	Name of agreement	Date Signed	Total Financial Value (£,000)
	Arena, CPNN		£1,189
P19/7772/F	Players Close, Hambrook	27/09/2021	£116
P20/15214/F	Lodge Road, Engine Common	19/01/2022	£161
P19/2575/F	North of Iron Acton Way, Yate	12/01/2022	£339
P19/19778/F	West of Garston Farm, Marshfield	28/04/2021	£77
P20/23558/F	Fleur De Lys, Pucklechurch	04/11/2021	£10
P20/19213/O	Railway Inn, Station Road, Yate	22/11/2021	£173
			£2,065

Data relates to the total value of the financial contributions only, Source: [South Gloucestershire Council Planning Portal](#)

Infrastructure Provided by S106 obligations 2021/22

Affordable Housing

- AH units approved subject to S106 – new outline or full application = 60
- AH units secured (S106 agreements signed) – new outline or full applications = 153
- AH units approved - reserved matters applications = 427

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 = 363
- Developer contributions received for AH in 2021-22 = £149,473.00
- Expenditure of developer contributions funding made in 2021-22 = £90,000

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 18: Serving Kingswood – Staple Hill – Downend – Frenchay – UWE
- Bus Service 19: Serving Cribbs Causeway, Stoke Gifford, Downend, Kingswood, Cadbury Heath, Bitton and Bath
- Bus Service Y6: Serving Chipping Sodbury, Yate, Frampton Cotterell, Winterbourne, Stoke Gifford, Cribbs Causeway and 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 2021/22

Table 6: Open Spaces projects funded by S106 in 2021/22

Funding awarded to	Funding awarded for
Chipping Sodbury Town Trust	Outdoor Sports Facilities – Purchase of grounds maintenance machinery to improve the condition of the grass pitches at The Ridings, Chipping Sodbury.
St Nicholas Football Club	Outdoor sports Facilities – Extension of existing clubhouse improving changing and toilet facilities at The Ridings, Chipping Sodbury.
Sodbury Tennis Club	Outdoor Sports Facilities – Creation of a new games area for mini tennis, outdoor table tennis and basketball at The Ridings, Chipping Sodbury.
South Gloucestershire Council	Natural and Semi Natural and Informal Recreational Open Space – improvements and the creation and implementation of management plan at Gorse Covert Local Nature Reserve, Patchway.
South Gloucestershire Council	Natural and Semi Natural – Tree planting at various locations around Charlton Hayes and Patchway.
Patchway Town Council	Outdoor Sport Facilities – Construction of a tarmac court for older adult sport at Scott Park, Patchway.
Cleeve Hill Tennis Club	Outdoor Sport Facilities – Extension of existing clubhouse and creation of a new tennis court at Cleeve Hill Tennis Club, Downend.
Cleeve Archers	Outdoor Sport Facilities – Installation of an air source heat pump and construction of a covered shooting area at Bromley Heath Road, Hambrook.
Dings Crusaders RFC	Outdoor Sport Facilities – Installation of floodlights on the grass pitch at Shaftsbury Park, Frenchay.
Downend and Bromley Heath Parish Council	Outdoor Sport Facilities – Tennis court renovation and pavilion access improvements at Bromley Heath Playing Field, Bromley Heath.
Downend and Frenchay Tennis Club	Outdoor Sport Facilities – Construction of a new tennis clubhouse at Common Mead Lane, Hambrook.
Frenchay Cricket Club	Outdoor Sport Facilities – Upgrades of the grass cricket wickets at Common Mead Lane, Hambrook.
Frenchay Tennis Club	Outdoor Sport Facilities – Construction of a new changing and toilet facility at Frenchay Park, Frenchay.

Rangeworthy Parish Council	Children and Young People – Construction of a Multi-Use Games wall at Rangeworthy Recreation Ground, Rangeworthy.
Rangeworthy Parish Council	Informal Recreational Open Space – Installation of cellular paving to improve accessibility to Rangeworthy Community Woodland, Rangeworthy.
Rangeworthy Parish Council	Natural and Semi Natural Open Space – Creation of a community orchard within Rangeworthy Community Woodland, Rangeworthy.
Charfield Junior Football Club	Outdoor Sport Facilities – Construction of new changing facilities at the Moreton Ground, Tortworth.
Charfield Village Hall and Playing Fields	Outdoor Sport Facilities – Extension to existing clubhouse to provide DDA compliant entrance and toilet facilities at Charfield Village Hall, Charfield
Pucklechurch Parish Council	Children and Young People – Installation of new play equipment at Eagle Crescent Play Area, Pucklechurch
Chipping Sodbury Town Council	Children and Young People – Creation of a play area for older children aged between 7 and 15 at The Ridings, Chipping Sodbury.

Source: Data records held by Community Spaces Team

3. 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](#).

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
TOTAL	£21,746

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

Table 8 details the breakdown of CIL income for 2021/22

Table 8: CIL Income 2021/22

Category	Total amount received (£'000)
Capital	£4,697
Administration	£295
Parish/Town Council (Neighbourhood Portion)	£839
Unparished Area	£69
Surcharge	£55
TOTAL	£5,955

Source: [South Gloucestershire Council 2021/22 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 are currently at an advanced stage of preparing their Neighbourhood Plans:

- Charfield Parish Council: Made 22nd September 2021
- Oldbury Parish Council: Made 18th May 2022
- Pilning & Severn Beach Parish Council: currently in preparation, consultation on draft NP expected 2023. Plan expected to be completed and made during 2024.
- Thornbury Town Council: Made 18th May 2022
- Filton Town Council: Neighbourhood Area was designated on 21 September, awaiting further details from FTC NPG to understand their ambitions, intended scope and timetable for preparing their Neighbourhood Plan.

CIL Expenditure

Detailed below in Table 9 is the total amount of CIL expenditure in 2021/22

Table 9: CIL expenditure 2021/22

Category	Total spent (£'000)
School Capital projects	£2,773
Highways Infrastructure	£150
Climate Emergency	£541
Revolving Infrastructure Fund	£380
Administration	£209
Transfer to Parish/Town Council	£839
TOTAL	£4,892

Source: [South Gloucestershire Council 2021/22 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	2022/23 (£'000)	2023/24 (£'000)	2024/25 (£'000)	2025/26 (£'000)
Climate Emergency projects	1,250	2,728	0	0
Revolving Infrastructure Fund repayment	480	440	190	119
School capital projects	4,777	1,063	0	0
TOTAL	6,507	4,231	190	119

Source: [2022/23 to 2025/26 Capital Programme](#).

As part of the council's commitment to the environment and in particular to global warming, £1.5m of projected CIL receipts per annum have been allocated to projects that will help reduce CO2 emissions and improve air quality.

Projected CIL income

Detailed below is the projected CIL income for years 2022/23 to 2025/26

Table 11: Projected CIL income 2022/23 to 2025/26

Category	Projected Income 2022/23 (£'000)	Projected Income 2023/24 (£'000)	Projected Income 2024/25 (£'000)	Projected Income 2025/26 (£'000)
Capital	4,400	3,600	3,600	3,600
Administration	275	225	225	225
Neighbourhood portion	825	675	675	675
TOTAL	5,500	4,500	4,500	4,500

Source: Corporate Finance Team CIL projections

Infrastructure provided by CIL

Table 12: Highways Infrastructure schemes funded by CIL 2021/22

Locality	Ward	Parish	Street Name	Extents	Scheme Treatment	CIL Contribution
Patchway	Charlton and Cribbs	Patchway	Callicroft Road	Highwood Road to 81 & 21 to Gloucester Rd	DBM	£103,809
Thornbury	Thornbury	Thornbury	Frome Court	Streamleaze to number 12	DBM	£49,600
					TOTAL	£153,409

DBM = Dense Bitmac Macadam resurfacing

Schemes approved in [ECS Capital Programme 2021/22 to 2024/25](#)

£541k of CIL Climate Emergency green transport projects including EV charge points, planting and biodiversity enhancement projects and energy saving and renewable energy installations in schools.

£2,772k of CIL went towards the provision of the new Primary School at Frenchay.

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 2022 £839k was transferred to parish and town councils.

The table below details the amounts that went to each parish/town council from funds collected in 2021/22.

Parish CIL payments made on 29.04.2022

Almondsbury Parish Council	£64,115.16
Alveston Parish Council	£11,543.63
Aust Parish Council	£676.58
Bitton Parish Council	£19,111.41
Bradley Stoke Town Council	£4,355.05
Charfield Parish Council	£92,499.62
Cromhall Parish Council	£15,689.74
Dodington Parish Council	£239.22
Downend and Bromley Heath Parish Council	£7,169.75
Doynton Parish Council	£200.95

Emersons Green Town Council	£36,269.25
Falfield Parish Council	£95,626.06
Filton Town Council	£5,666.08
Frampton Cotterell Parish Council	£13,116.72
Hanham Parish Council	£3,078.16
Hanham Abbots	£8,378.79
Hawkesbury Parish Council	£18,998.49
Iron Acton Parish Council	£18,483.49
Marshfield Parish Council	£4,998.59
Oldbury on Severn Parish Council	£452.94
Oldland Parish Council	£2,135.08
Olveston Parish Council	£6,953.76
Patchway Town Council	£13,383.70
Pucklechurch Parish Council	£3,510.46
Rangeworthy Parish Council	£14,001.87
Rockhampton Parish Council	£843.45
Siston Parish Council	£3,324.68
Sodbury Town Council	£6,390.45
Stoke Gifford Parish Council	£30,604.67
Thornbury Town Council	£138,412.92
Tormarton Parish Council	£1,682.47
Tytherington Parish Council	£21,632.59
Westerleigh Parish Council	£62,824.67
Wick and Abson Parish Council	£239.94
Wickwar Parish Council	£98,514.19
Winterbourne Parish Council	£7,900.48
Yate Town Council	£6,164.79
Total	£839,189.85

Source: [South Gloucestershire Council 2021/22 Capital Outturn Monitor](#)

Funds allocated to Unparished area

Table 13 below shows the amounts of Neighbourhood CIL allocated to the unparished areas.

Table 13: Neighbourhood portion allocated to Unparished areas

Unparished area	£'000
Hanham Ward Unparished Area	6
Kingswood Ward Unparished Area	22
New Cheltenham Ward Unparished Area	3
Staple Hill & Mangotsfield Ward Unparished Area	32
Woodstock Ward Unparished Area	2
Parkwall & Warmley Unparished Area	4
TOTAL	69

Source: [South Gloucestershire Council 2021/22 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 2020/21 are passed over in the April following the end of the financial year. Details of expenditure from 2021/22 receipts will be received in December 2023.

Table 14 below details the Parish/Town council expenditure of Neighbourhood CIL for 2020/21 receipts.

Table 14: Parish/Town Council expenditure

Category	Amount (£'000)
Affordable Housing	
Community facilities	84
Digital infrastructure	29
Education: Primary	2
Education: Secondary	
Education: Post-16	
Education: Other	2
Flood and water management	
Green infrastructure	
Health	5
Highways	4
Land	
Open space and leisure	44
Transport and travel	11
Other	10
Total	191

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

Summary

This is the third 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.