

# South Gloucestershire Council Infrastructure Funding Statement 2020/21



December 2021

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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 2020/21 is the second 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 2020/21 broken down into category of infrastructure type.

**Table 1: Section 106 capital income 2020/21**

<b>Category</b>	<b>Total amount received (£'000)</b>
Affordable Housing	0
Education:	
Primary	60
Secondary	724
Post-16	0
Other	0
Health	5
Highways	492
Transport and travel	358
Open space and leisure	742
Community facilities	155
Digital infrastructure	0
Green infrastructure	0
Flood and water management	722
Economic development	0
<b>TOTAL</b>	<b>3,258</b>

Source: [South Gloucestershire Council 2020/21 Capital Outturn Monitor](#)

## S106 Expenditure

Detailed below in Table 2 is the total amount of S106 **capital expenditure** in 2020/21 broken down into category of infrastructure type

**Table 2: Section 106 expenditure 2020/21**

<b>Category</b>	<b>Total spent (£'000)</b>
Affordable Housing	0
Education:	
Primary	870
Secondary	0
Post-16	0
Other	0
Health	0
Highways	61
Transport and travel	585
Open space and leisure	1,495
Community facilities	144
Digital infrastructure	0
Green infrastructure	0
Flood and water management	283
Economic development	0
<b>TOTAL</b>	<b>3,438</b>

Source: [South Gloucestershire Council 2020/21 Capital Outturn Monitor](#)

## S106 Allocations

Table 3 details the S106 **contributions allocated** to projects as part of the [2021/22 to 2024/25 Capital Programme](#).

**Table 3: Section 106 allocated to projects**

<b>Category</b>	<b>2021/22 (£'000)</b>	<b>2022/23 (£'000)</b>	<b>2023/24 (£'000)</b>	<b>2024/25 (£'000)</b>
Affordable Housing	601	500	970	0
Education:				
Primary	7,343	14,150	0	0
Secondary	950	0	0	0
Post-16	0	0	0	0
Other	0	0	0	0
Health	0	0	0	0
Highways	0	0	0	878
Transport and travel	1,866	417	1,756	0
Open space and leisure	0	0	0	0
Community facilities	0	0	0	0
Digital infrastructure	0	0	0	0
Green infrastructure	0	0	0	0
Flood and water management	0	0	0	0
Economic development	0	0	0	0
<b>TOTAL</b>	<b>10,760</b>	<b>15,067</b>	<b>2,726</b>	<b>878</b>

## 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](#).

At the time of publishing this report the data is based on the 2020/21 South Gloucestershire Housing Trajectory as published in the December 2021 Authorities Monitoring Report (AMR).

**Table 4: Projected S106 income 2021/22 to 2024/25**

Category	Projected Income 2022/23 (£'000)	Projected Income 2023/24 (£'000)	Projected Income 2024/25 (£'000)	Projected Income 2025/26 (£'000)
Affordable Housing	86	0	0	0
Education:				
Primary	1,848	5,829	6,900	3,245
Secondary	4,093	2,888	0	0
Post-16	0	0	0	0
Other	0	0	0	0
Health	325	226	328	226
Highways	3,198	1,658	2,895	123
Transport and travel	1,330	657	322	385
Open space and leisure	1,194	2,866	2,255	770
Community facilities	460	335	57	0
Digital infrastructure	0	0	0	0
Green infrastructure	0	0	0	0
Flood and water management	0	0	0	0
Economic development	0	0	0	0
General Infrastructure	725	1,530	3,802	2,416
<b>TOTAL</b>	<b>13,259</b>	<b>15,989</b>	<b>16,559</b>	<b>7,165</b>



## S106 agreements signed in 2020/21

Table 5 below details the financial S106 agreements signed during 2020/21

Planning Reference	Name of agreement	Date Signed	Total Financial Value
PT17/5873/O	Old Gloucester Road, Hambrook	01/10/2020	£2,482,598
P20/15208/RVC	The Meadow Site, Lower Stone Road, Frampton Cotterell	03/02/2021	£27,163
P20/06621/F	Land at Tabernacle Road, Bristol	07/01/2021	£7,000
PK18/3977/F	Whitehouse Farm, Howsmoor Lane, Emersons Green	13/01/2021	£236,386
P20/00319/F	Quarry Road, Alveston	15/12/2020	£57,427
P19/1275/F	Lyde Green Farm, Emersons Green	16/12/2020	£1,858,617
PT14/0565/O	Haw Wood, Cribbs Causeway	25/01/2021	£17,671,897
			<b>£22,341,088</b>

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

## **Infrastructure Provided by S106 obligations 2020/21**

### **Affordable Housing**

- AH units approved subject to S106 – new outline or full application = 68
- AH units secured (S.106 agreements signed) – new outline or full applications = 439
- AH units approved - reserved matters applications = 375

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 = 323

No developer contributions received for AH in 2020-21. Schemes approved for use of developer contributions funding but no payments made 2020-21.

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 10: Serving Thornbury, Alveston, Rudgeway, Bradley Stoke, Stoke Gifford, UWE, Cheswick, Lockleaze Horfield, Southmead Hospital and Bristol
- 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 86: Serving Kingswood, Mangotsfield, Emersons Green, Coalpit Heath and Yate
- Bus Service 202: Serving Winterbourne, Frampton Cotterell, Coalpit Heath, Yate and Chipping Sodbury
- Bus Service T2: Serving Thornbury, Almondsbury, Cribbs Causeway and Bristol City Centre
- 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 2020/21

**Table 6: Open Spaces projects funded by S106 in 2020/21**

<b>Funding awarded to</b>	<b>Funding awarded for</b>
AEK Boco FC	Outdoor Sports improvements including floodlights, seating, paths, fencing and landscaping improvements/tree planting at Greenbank Road playing field, Hanham
Banjo Island Community and Sports Association	Outdoor sports improvements including drainage improvements, changing upgrades and sports equipment at Coronation Park, Cadbury Heath
Bristol Saracens RFC	Sports Facilities improvements including floodlights, covered spectator area and new car park footpath at Bakewell Memorial Ground, Cribbs Causeway
Clifton RFC	Sports Facilities improvements including floodlights and extension of changing and toilet facilities at Clifton Rugby Club, Cribbs Causeway
Dodington Town Council	Construction of a running path incorporating outdoor exercise equipment at Queen Elizabeth II playing fields, Dodington.
Pucklechurch Parish Council	Increasing the number of allotment plots available at Pucklechurch Allotments
Redmaids High School	Upgrades to multi-sport courts for netball/tennis including fencing and resurfacing at the Lawns, Cribbs Causeway
South Gloucestershire Council	Biodiversity improvements on the wetland areas at Goose Green Fields nature reserve
South Gloucestershire Council	Biodiversity Enhancements at Catbrain Hill informal open space, Cribbs Causeway
South Gloucestershire Council	Tree planting around Cribbs Causeway
South Gloucestershire Council	Play upgrades including safer surfacing and new play equipment at Beaufort Road play area, Mangotsfield
South Gloucestershire Council	Enhancement of the wetland areas at Lincombe Barn public open space, Emersons Green to improve biodiversity and the public amenity value of the site.
Thornbury Rugby Club	Construction of a new changing facility comprising of changing rooms, officials changing room and a physio/medical room

Tytherington Parish Council	Enhancement of Informal Recreational / Natural and Semi Natural Open Space around Tytherington at Itchington Triangle, Itchington Common, Hardwicke Field, Badenhill Common, the Common Alm and Tytherington Hill
Wotton Community Sports Foundation	The construction of 2 youth football pitches at Wotton Community Parc, Wotton Under Edge

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
<b>TOTAL</b>	<b>£15,791</b>

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

**Table 8** details the breakdown of CIL income for 2020/21

**Table 8: CIL Income 2020/21**

<b>Category</b>	<b>Total amount received (£'000)</b>
Capital	4,284
Administration	268
Parish/Town Council (Neighbourhood Portion)	784
Unparished Area	19
<b>TOTAL</b>	<b>5,355</b>

Source: [South Gloucestershire Council 2020/21 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 and are expected to be complete in 2021/22 to 2022/23:

- Charfield Parish Council: Adopted 22<sup>nd</sup> September 2021
- Oldbury Parish Council
- Pilning & Severn Beach Parish Council
- Thornbury Town Council

### **CIL Expenditure**

Detailed below in Table 9 is the total amount of CIL expenditure in 2020/21

**Table 9: CIL expenditure 2020/21**

<b>Category</b>	<b>Total spent (£'000)</b>
Highways Infrastructure	2,555
Climate Emergency: Green Infrastructure	493
Revolving Infrastructure Fund	290
Administration	179
Transfer to Parish/ Town Council	784
<b>TOTAL</b>	<b>4,301</b>

Source: [South Gloucestershire Council 2020/21 Capital](#)

[Outturn Monitor](#)

See Table 12 for details of Highways Infrastructure works funded by CIL.

## CIL allocations

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

**Table 10: CIL allocated to projects**

<b>Category</b>	<b>2021/22 (£'000)</b>	<b>2022/23 (£'000)</b>	<b>2023/24 (£'000)</b>	<b>2024/25 (£'000)</b>
Climate Emergency: Green Communities & Open Spaces	500	500	500	0
Climate Emergency: Green Schools	500	500	500	0
Climate Emergency: Green Transport	500	500	500	0
Highways Infrastructure	0	0	1,300	1,300
School Construction	1,300	1,300	0	0
<b>TOTAL</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>1,300</b>

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.

Source: [2020/21 to 2023/24 Capital Programme](#).



## Projected CIL income

Detailed below is the projected CIL income for years 2021/22 to 2024/25

**Table 11: Projected CIL income 2021/22 to 2024/25**

<b>Category</b>	<b>Projected Income 2021/22 (£'000)</b>	<b>Projected Income 2022/23 (£'000)</b>	<b>Projected Income 2023/24 (£'000)</b>	<b>Projected Income 2024/25 (£'000)</b>
Capital	3,600	3,600	3,600	3,600
Administration	225	225	225	225
Neighbourhood portion	675	675	675	675
<b>TOTAL</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>

Source: Corporate Finance Team CIL projections

## Infrastructure provided by CIL

**Table 12: Highways Infrastructure schemes funded by CIL 2020/21**

Locality	Ward	Parish	Street Name	Extents	Scheme Treatment	CIL Contribution
Downend	Frenchay & Downend	Downend & Bromley Heath	High Street	Chestnut Road to Cleeve Hill	HRA	£96,538
Stoke Gifford	Stoke Gifford	Stoke Gifford	Brook Way/Orpheus Avenue	Steanbridge Rbt to Hawkings Crescent	HRA	£403,000
Yate	Frampton Cotterell	Westerleigh	North Road	Badminton Road to Railway Bridge	HRA	£157,121
Winterbourne	Frampton Cotterell	Westerleigh	Badminton Road	Park Lane to Ruffet Road	HRA	£154,630
Thornbury	Thornbury	Thornbury	Alveston Hill	On bend by South Lodge	HRA	£11,750
Yate	Yate Central	Yate	Church Road	Greenways Road to Lawns Road	HRA	£211,500
Siston	Boyd Valley	Pucklechurch	Shortwood Road	Shortwood Hill to Siston Lane	HRA	£83,143
Kingswood	Kingswood	Un Parished	Regent Street	Blackhorse Road to Downend Road	HRA	£62,886
Bitton	Bitton & Oldland Common	Bitton	Aubrey Meads	All of Cul de sac	DBM	£74,965
Cadbury Heath	Parkwall & Warmley	Oldland	St Davids Avenue	Cadbury Heath to Heath Rise	DBM	£169,905
Emerson Green	Staple Hill & Mangotsfield	UnParished	Elmleigh Road	Richmond Road to Cossham Street	DBM	£89,300
Emerson Green	Emersons Green	Emersons Green	Richmond Road	St James's Street to Windsor Place	DBM	£94,940
Oldland Common	Bitton & Oldland Common	Bitton	Victoria Road/Southway Road	32 Victoria Road to Bath Road	DBM	£129,250
Winterbourne	Winterbourne	Winterbourne	Holmwood Close	All of Cul de sac	DBM	£46,201
Yate	Dodington	Yate	Abbotswood	All of Cul de sac	DBM	£117,030
Filton	Filton	Filton	Mackie Avenue	Mackie Road to end	DBM	£83,660
Patchway	Patchway Coniston	Patchway	Epney Close/Elmore Road	Coniston Road to School	DBM	£71,299
Hanham	Hanham	Hanham Abbots	Kings Drive	Memorial Road to End	DBM	£89,723

Filton	Filton	Filton	Elm Park	Gloucester Road to Community Centre	DBM	£157,027
Thornbury	Thornbury	Thornbury	Medway Court	Shannon Court to Cul de Sac	DBM	£56,447
Thornbury	Thornbury	Thornbury	Shannon Court	Grovesend Road to Cul de Sac	DBM	£22,560
Filton	Filton	Filton	Eighth Avenue	Ninth Avenue to Browning Court	DBM	£39,245
Filton	Filton	Filton	Ninth Avenue	Filton Avenue to Eight Avenue	DBM	£58,945
Alveston	Severn Vale	Alveston	Old Gloucester Road	Alveston Hill to Spencers Court	DBM	£74,166
					<b>TOTAL</b>	<b>£2,555,231</b>

HRA = Hot Rolled Asphalt resurfacing DBM = Dense Bitmac Macadam resurfacing

Schemes approved in [ECS Capital Programme 2020/21 to 2023/24](#)

### **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 30<sup>th</sup> 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 30<sup>th</sup> April following the close of the financial year.

In April 2021 £784k was transferred to parish and town councils.

The table below details the amounts that went to each parish/town council from funds collected in 2020/21.

**Parish CIL payments made on 30.04.2021**

<b>Parish</b>	<b>Amount</b>
<b>Almondsbury</b>	£146,017.52
<b>Alveston</b>	£5,885.75
<b>Aust</b>	£676.58
<b>Bitton</b>	£3,757.29
<b>Bradley Stoke</b>	£210.00
<b>Charfield</b>	£48,755.42
<b>Cromhall</b>	£1,200.12
<b>Downend &amp; BH</b>	£9,934.06
<b>Emersons Green</b>	£24,799.26
<b>Falfield</b>	£68,316.39
<b>Filton</b>	£13,309.16
<b>Frampton Cotterell</b>	£10,478.01
<b>Hanham</b>	£17,535.57
<b>Hawkesbury</b>	£2,869.71
<b>Horton</b>	£239.94
<b>Iron Acton</b>	£15,203.46
<b>Oldbury on Severn</b>	£985.67
<b>Oldland</b>	£3,674.21
<b>Olveston</b>	£1,738.44
<b>Patchway</b>	£49,479.62
<b>Rangeworthy</b>	£11,806.05
<b>Siston</b>	£2,296.57
<b>Sodbury</b>	£14,725.05
<b>Stoke Gifford</b>	£21,300.05
<b>Thornbury</b>	£125,408.24
<b>Tormarton</b>	£1,664.39
<b>Tytherington</b>	£15,120.56
<b>Westerleigh</b>	£53,293.81
<b>Wick &amp; Abson</b>	£171.45

<b>Wickwar</b>	£52,218.63
<b>Winterbourne</b>	£52,696.40
<b>Yate</b>	£8,273.67
<b>TOTAL</b>	<b>£784,041.05</b>

Source: [South Gloucestershire Council 2020/21 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**

<b>Unparished area</b>	<b>£'000</b>
Hanham Ward Unparished Area	0
Kingswood Ward Unparished Area	1
New Cheltenham Ward Unparished Area	4
Staple Hill & Mangotsfield Ward Unparished Area	14
Woodstock Ward Unparished Area	0
<b>TOTAL</b>	<b>19</b>

Source: [South Gloucestershire Council 2020/21 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 2019/20 are passed over in the April following the end of the financial year. Details of expenditure from 2020/21 receipts will be received in December 2022.

Table 14 below details the Parish/Town council expenditure of Neighbourhood CIL for 2019/20 receipts.

**Table 14: Parish/Town Council expenditure**

<b>Category</b>	<b>Amount (£'000)</b>
Affordable Housing	0
Education:	
Primary	7
Secondary	0
Post-16	0
Other	0
Health	0
Highways	0
Transport and travel	6
Open space and leisure	175
Community facilities	107
Digital infrastructure	0
Green infrastructure	0
Flood and water management	0
Economic development	0
<b>TOTAL</b>	<b>295</b>

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

## Summary

This is the second 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.