

# South Gloucestershire Council Infrastructure Funding Statement 2022/23



December 2023

# 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 2022/23 is the fourth 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 2022/23 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 2022/23**

<b>Category</b>	<b>Total amount received (£'000)</b>
Affordable Housing	£0
Community facilities	£0
Digital infrastructure	£0
Education: Primary	£3,199
Education: Secondary	£0
Education: Post-16	£0
Education: Other	£605
Flood and water management	£857
Green infrastructure (Biodiversity Net Gain)	£175
Health	£1,012
Highways	£2,420
Land	£0
Open space and leisure	£2,102
Transport and travel	£673
Other	£3
CPNN	£683
<b>TOTAL</b>	<b>£11,729</b>

[Source: South Gloucestershire Council 2022/23 Capital Outturn Monitor](#)

## S106 Expenditure

Detailed below in Table 2 is the total amount of S106 **capital expenditure** in 2022/23 broken down into category of infrastructure type

**Table 2: Section 106 expenditure 2022/23**

<b>Category</b>	<b>Total amount spent (£'000)</b>
Affordable Housing (utilising offsite payments)	£100
Community facilities	£59
Digital infrastructure	£0
Education: Primary	£4,145
Education: Secondary	£358
Education: Post-16	£0
Education: Other	£42
Flood and water management	£0
Green infrastructure	£0
Health	£0
Highways	£1,264
Land	£0
Open space and leisure	£883
Transport and travel	£418
Other	£137
CPNN	£0
<b>TOTAL</b>	<b>£7,406</b>

[Source: South Gloucestershire Council 2022/23 Capital Outturn Monitor](#)

## S106 Allocations

Table 3 details the S106 **contributions allocated** to projects as part of the [2023/24 to 2025/26 Capital Programme](#).

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

<b>Category</b>	<b>2023/24 (£'000)</b>	<b>2024/25 (£'000)</b>	<b>2025/26 (£'000)</b>	<b>2026/27 (£'000)</b>
Affordable Housing (utilising offsite payments)	369	1,441	0	0
Community facilities	1,842	2,397	357	0
Digital infrastructure	0	0	0	0
Education: Primary	282	9,950	250	0
Education: Secondary	1,353	2,973	1,568	4,132
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	3,470	912	200	200
Land	0	0	0	0
Open space and leisure	985	0	0	0
Transport and travel	0	0	0	0
<b>TOTAL</b>	<b>8,301</b>	<b>17,673</b>	<b>2,375</b>	<b>4,332</b>

**Projected S106 income**

Detailed below in Table 4 is the projected S106 income for years 2023/24 to 2026/27 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 2023/24 to 2026/27**

Category	Projected Income 2023/24 (£'000)	Projected Income 2024/25 (£'000)	Projected Income 2025/26 (£'000)	Projected Income 2026/27 (£'000)
<b>Category</b>				
Affordable Housing (utilising offsite payments)	0	133	0	0
Community facilities	317	122	59	0
Digital infrastructure	0	0	0	0
Education: Primary	1,244	3,229	723	3,328
Education: Secondary	0	2,192	0	2,740
Education: Post-16	0	0	0	0
Education: Other	0	45	0	259
Flood and water management	0	0	0	0
Green infrastructure	0	0	0	0
Health	328	226	226	0
Highways	3,067	986	381	123
Land	0	0	0	0
Open space and leisure	1,194	1,193	1,424	614
Transport and travel	322	324	454	4
General Infrastructure (CPNN)	3,737	1,660	3,302	4,268
<b>TOTAL</b>	<b>10,209</b>	<b>10,110</b>	<b>6,569</b>	<b>11,336</b>



## S106 agreements signed in 2022/23

Table 5 below details the financial S106 agreements signed during 2022/23

Planning Reference	Name of agreement	Date Signed	Total Financial Value (£,000)
P20/12395/F	West of Trinity Lane	19/04/2022	£867
P21/02958/F	Hornbeam Close, Savages Wood	29/06/2022	£110
	Lyde Green DoV	26/05/2022	£6,379
P21/07158/RVC	Oaklands Drive	21/09/2022	£10
P21/00546/F	Hampton Close, Cadbury Heath	31/08/2022	£143
P20/06928/O	Pool Farm, Rangeworthy	18/05/2022	£65
P21/06839/F	150 Park Avenue, Aztec West	22/07/2022	£3
P21/06495/F	Woodlands, Cribbs Causeway	03/08/2022	£6
P21/03344/F	Badminton Road, Old Sodbury	25/11/2022	£517
P21/05366/F	Chief Trading Post, Oldland Common	09/11/2022	£171
P21/01998/O	Plot 9000 Land off Western Approach Distribution Park Severn Beach	26/10/2022	£76
P21/06880/F	Avlon Works	08/03/2023	£1,219
PT18/6450/O	West of Park Farm	03/11/2022	£6,928
P22/00340/F	Plot 2 Merlin Way/Highwood Lane	22/11/2022	£5
			<b>£16,499</b>

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 developers, such as on-site Affordable Housing, highways and drainage infrastructure, public open spaces etc.

## **Infrastructure Provided by S106 obligations 2022/23**

### **Affordable Housing 2022-23**

- AH units approved subject to S106 – new outline or full application = 55
- AH units secured (S106 agreements signed) – new outline or full applications = 367
- AH units approved - reserved matters applications = 444
- 522 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 2022-23 = 529
- Developer contributions received for AH in 2022-23 = £0.00
- Expenditure of developer contributions funding made in 2022-23 = £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 202: serving Winterbourne - Frampton Cotterell - Coalpit Heath - Nibley, Yate - Chipping Sodbury
- Bus service Y6: serving Chipping Sodbury – Yate – Nibley – Coalpit Heath – Frampton Cotterell – Winterbourne – Stoke Gifford – Little Stoke – Patchway – Cribbs Causeway – Filton – Southmead Hospital
- Bus service 19: serving Cribbs Causeway – Bristol Parkway – UWE Frenchay Campus – Downend – Kingswood- Warmley – Cadbury Heath – Oldland common – Bitton - Bath
- Bus service 10: serving Thornbury – Bristol Parkway – UWE Frenchay – Southmead Hospital – Severn Beach

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 2022/23

**Table 6: Open Spaces projects funded by S106 in 2022/23**

<b>Funding awarded to</b>	<b>Funding awarded for</b>
Hawkesbury Upton Tennis Club	Tennis court resurfacing at Hawkesbury Upton Tennis Club
Aretians RFC	Floodlight upgrades at Aretians Rugby Club, Stoke Gifford
Bohemians Cricket Club	Construction of Non turf cricket practice nets at The Mile Straight Sports Ground, Stoke Gifford
Bradley Stoke Town Council	Installation of basketball Hoops at Jubilee Green, Bradley Stoke
North Bristol RFC	Funding towards purchase of a Tractor and Grounds Maintenance equipment for use at North Bristol Rugby Club, Almondsbury
Patchway community school	Netball court improvements at Patchway Community School
Almondsbury Creative	Non turf cricket practice nets installation
Hawkesbury Upton Cricket Club	Construction of Non turf-cricket practice nets at Hawkesbury Upton Cricket Club
Hawkesbury Upton Parish Council	Allotments improvents at Birgage Road allotments, Hawkesbury Upton
Manor School	Playing Field Fencing improvements at Manor School Frampton Cotterell
Coalpit Heath Cricket Club	Drainage improvements / sports storage / sewerage treatment plant / car park improvements at Coalpit Heath Cricket Club
Frampton Cotterell PC	Tennis/MUGA/Skate Park/footpath improvements at The Park Playing Fields
Alveston PC	Play area improvements at Cross Hands play area, Alveston
AFC Mangotsfield	Changing room extension and improvements at Blackhorse Road Playing Fields, Mangotsfield
Pomphrey Hill Community Sports Association	Sports pitch drainage improvements (French drain installation) at Pomphrey Hill Playing Fields, Mangotsfield

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
<b>TOTAL</b>	<b>£27,037</b>

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

**Table 8** details the breakdown of CIL income for 2022/23

**Table 8: CIL Income 2022/23**

<b>Category</b>	<b>Total amount received (£'000)</b>
Capital	£4,188
Administration	£263
Parish/Town Council (Neighbourhood Portion)	£794
Surcharge	£36
<b>TOTAL</b>	<b>£5,291</b>

Source: [South Gloucestershire Council 2022/23 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 or are currently at an advanced stage of preparing their Neighbourhood Plans:

- Charfield Parish Council: Made 22<sup>nd</sup> September 2021
- Oldbury Parish Council: Made 18<sup>th</sup> 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 18<sup>th</sup> 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 2022/23

**Table 9: CIL expenditure 2022/23**

<b>Category</b>	<b>Total spent (£'000)</b>
School Capital projects	5,777
Climate Emergency	640
Revolving Infrastructure Fund	480
Administration	227
Transfer to Parish/Town Council	794
<b>TOTAL</b>	<b>7,928</b>

Source: [South Gloucestershire Council 2022/23 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	2023/24 (£'000)	2024/25 (£'000)	2025/26 (£'000)	2026/27 (£'000)
Affordable Housing	71	0	0	0
Education: Primary	692	0	0	0
Education: Secondary	734	190	0	0
Open Space & Leisure	100	0	100	100
Community Facilities	155	0	0	0
Green Infrastructure	450	2,200	2,829	1,500
Revolving Infrastructure Fund repayment	440	190	119	0
<b>TOTAL</b>	<b>2,642</b>	<b>2,580</b>	<b>3,048</b>	<b>1,600</b>

Source: [2023/24 to 2026/27 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 2023/24 to 2026/27

**Table 11: Projected CIL income 2023/24 to 2026/27**

<b>Category</b>	<b>Projected Income 2023/24 (£'000)</b>	<b>Projected Income 2024/25 (£'000)</b>	<b>Projected Income 2025/26 (£'000)</b>	<b>Projected Income 2026/27 (£'000)</b>
Capital	3,600	3,600	4,400	4,400
Administration	225	225	275	275
Neighbourhood portion	675	675	825	825
<b>TOTAL</b>	<b>4,500</b>	<b>4,500</b>	<b>5,500</b>	<b>5,500</b>

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 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 2023 £794k was transferred to parish and town councils.



**Parish CIL payments made on 28.04.2023**

Almondsbury Parish Council	£17,526.90
Alveston Parish Council	£4,099.22
Bitton Parish Council	£15,279.85
Bradley Stoke Town Council	£17,420.21
Charfield Parish Council	£9,845.43
Cromhall Parish Council	£349.94
Dodington Parish Council	£2,772.88
Downend and Bromley Heath Parish Council	£1,310.93
Doynton Parish Council	£1,906.14
Emersons Green Town Council	£99,088.49
Filton Town Council	£3,932.21
Frampton Cotterell Parish Council	£595.87
Hanham Parish Council	£1,781.62
Hanham Abbots Parish Council	£236.25
Hawkesbury Parish Council	£27,645.31
Horton Parish Council	£246.86
Iron Acton Parish Council	£32,639.66
Kingswood Town Council	£46,110.09
Oldbury on Severn Parish Council	£388.24
Oldland Parish Council	£4,596.98
Patchway Town Council	£18,696.87
Pilning & Severn Beach	£2,514.25
Pucklechurch Parish Council	£2,060.76
Rangeworthy Parish Council	£1,624.77
Rockhampton Parish Council	£1,099.70
Siston Parish Council	£5,252.54
Sodbury Town Council	£30,913.39

Staple Hill & Mangotsfield Parish Council	£16,389.27
Stoke Gifford Parish Council	£30,776.18
Stoke Lodge & the Common Parish Council	£7,036.88
Stoke Park & Cheswick Parish Council	£52,777.24
Thornbury Town Council	£194,694.50
Tormarton Parish Council	£36.16
Tytherington Parish Council	£52,736.04
Westerleigh Parish Council	£46,844.09
Wick and Abson Parish Council	£8,316.60
Wickwar Parish Council	£545.70
Winterbourne Parish Council	£20,402.30
Yate Town Council	£13,519.02
<b>Total</b>	<b>£794,009.34</b>

Source: [South Gloucestershire Council 2022/23 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 2021/22 are passed over in the April following the end of the financial year. Details of expenditure from 2022/23 receipts will be received in December 2024.

Table 14 below details the Parish/Town council expenditure of Neighbourhood CIL for 2021/22 receipts.

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

<b>Category</b>	<b>Amount (£'000)</b>
Affordable Housing	0
Community facilities	48
Digital infrastructure	5
Education: Primary	30
Education: Secondary	0
Education: Post-16	0
Education: Other	0
Flood and water management	0
Green infrastructure	0
Health	11
Highways	3
Land	0
Open space and leisure	132
Transport and travel	2
Other	4
<b>Total</b>	<b>235</b>

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

## **Summary**

This is the fourth 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.