

South Gloucestershire Council

Infrastructure Funding Statement

2024/25



December 2025

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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 2024/25 is the sixth 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 2024/25 broken down into category of infrastructure type. In addition to capital receipts, 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. 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 2024/25

Category	Total amount received (£'000)
Affordable Housing	0
Community facilities	2
Digital infrastructure	0
Education: Primary	1,910
Education: Secondary	2,903
Education: Post-16	0
Education: Other	49
Flood and water management	994
Green infrastructure (Biodiversity Net Gain)	0
Health	325
Highways	1,274
Land	0
Open space and leisure	3,797
Transport and travel	852
Other	35
CPNN	8,686
TOTAL	20,828

[Source: South Gloucestershire Council 2024/25 Revenue & Capital Outturn Budget Monitor](#)

S106 expenditure

Detailed below in Table 2 is the total amount of S106 **capital expenditure** in 2024/25 broken down into category of infrastructure type

Table 2: Section 106 expenditure 2024/25

Category	Total amount spent (£'000)
Affordable Housing (utilising offsite payments)	0
Community facilities	281
Digital infrastructure	0
Education: Primary	1,084
Education: Secondary	3,883
Education: Post-16	0
Education: Other	121
Flood and water management	0
Green infrastructure	0
Health	0
Highways	818
Land	0
Open space and leisure	1,864
Transport and travel	510
Other	0
CPNN	0
TOTAL	8,561

[Source: South Gloucestershire Council 2024/25 Revenue & Capital Outturn Budget Monitor](#)

S106 allocations

Table 3 details the S106 **contributions allocated** to projects as part of the [2025/26 to 2028/29 Capital Programme](#).

Table 3: Section 106 allocated to projects

Category	2025/26 (£'000)	2026/27 (£'000)	2027/28 (£'000)	2028/29 (£'000)
Affordable Housing (utilising offsite payments)	0	0	0	0
Community facilities	0	1,700	0	0
Digital infrastructure	0	0	0	0
Education: Primary	2,683	900	2,800	16,750
Education: Secondary	6,650	132	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	0	0	0	0
Highways	2,941	0	100	0
Land	0	0	0	0
Open space and leisure	0	0	0	0
Transport and travel	0	4,050	0	0
TOTAL	12,274	6,782	2,900	16,750

Projected S106 income

Detailed below in Table 4 is the projected S106 income for years 2025/26 to 2028/29 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](#).

Table 4: Projected S106 income 2025/26 to 2028/29

Category	Projected Income 2025/26 (£'000)	Projected Income 2026/27 (£'000)	Projected Income 2027/28 (£'000)	Projected Income 2028/29 (£'000)
Category				
Affordable Housing (utilising offsite payments)	0	0	515	0
Community facilities	10	181	12	6
Digital infrastructure	0	0	0	0
Education: Primary	1,348	3,335	2,894	4,566
Education: Secondary	3,721	219	0	0
Education: Post-16	0	0	0	0
Education: Other	331	303	0	91
Flood and water management	0	0	0	0
Green infrastructure	46	0	7	0
Health	226	0	0	93
Highways	0	473	0	3720
Land	0	0	0	0
Open space and leisure	1,025	300	1,385	669
Transport and travel	429	32	89	155
General Infrastructure (CPNN)	6,817	4,595	4,366	4,483
TOTAL	13,952	9,440	9,268	4,483

S106 agreements signed in 2024/25

Table 5 below details the financial S106 agreements signed during 2024/25

Planning Reference	Name of agreement	Date Signed	Total Financial Value (£,000)
P22/04459/F	Former Toyota Dealership	11/04/2024	5
PK01/3133/F	Transport Yard, Badminton Road, Old Sodbury	15/05/2024	0
P22/05909/F	North of 136 High Street, Marshfield	23/05/2024	0
P23/01832/O	The Shield Retail Park, Filton	11/06/2024	110
P23/01258/O	Filton Central Garage	12/06/2024	152
P23/01865/F	Typers Leaze Barn, Iron Acton	19/06/2024	0
P22/07171/F	Bridgeyate Engineering Works	03/07/2024	5
P23/00069/F	Mobile Home Swifts Wood	10/07/2024	0
PT15/0510/F	Lockleaze Recreation Ground	14/08/2024	4
PT08/2760/O	Windmill Green, Frampton Cotterell	21/08/2024	0
P20/17979/O	Waverley Cottage, Hambrook	09/10/2024	1,030
P23/01462/F	Parcel E1, Former Filton Airfield	09/10/2024	0
P21/07602/O	Ansteys Road, Hanham	06/11/2024	64
P23/01546/F	Land off Bradley Stoke Way	16/12/2024	333
P24/01262/F	Gravel Hill Road, Yate	08/01/2025	15
PT16/4928/O	Mulgrove Farm, East of Harry Stoke	29/01/2025	0
P23/02091/O	Post Farm, Peacock Street, Thornbury	05/02/2025	322
P23/02741/F	Severn Road, Hallen	12/02/2025	32
P24/02059/F	Unit 7 More Plus Central Park	05/03/2025	9
PK12/1913/O	Ladden Garden Village	06/03/2025	960
TOTAL			3,041

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. Some contributions are variable and the value is not included if not known at point of publishing.

Infrastructure Provided by S106 obligations 2024/25

Affordable Housing 2024/25

- AH units approved subject to S106 – new outline or full application = 66
- AH units secured (S106 agreements signed) – new outline or full applications = 65
- AH units approved - reserved matters applications = 80
- 174 total AH units were granted final (detailed) planning permission during 2024-25.

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.

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 2024/25

Table 6: Open Spaces projects funded by S106 in 2024/25

Funding awarded to	Funding awarded for
Yate Town Council	Yate Common sports pitches drainage improvements
Patchway Town Council	Pretoria Road Allotments education space
Rangeworthy Parish Council	Rangeworthy Recreation Ground pavilion improvements
Almondsbury Parish Council	Outdoor gym equipment at The Scop, Almondsbury
South Gloucestershire Council	Mulgrove Farm and Parkway North Open Spaces wildlife enhancements
South Gloucestershire Council	Yate Common and River Frome natural habitat enhancements
Birds Community Allotments	Allotment improvements
South Gloucestershire Council	Goose Green Nature Reserve, Yate – wildlife enhancements
Pucklechurch Parish Council	Recreation Ground sports improvements – drainage and cricket square
Charfield Junior Football Club	Construction of new club house
Little Stoke Garden Society	Bush Road Allotments – toilets for female and disabled users
Stoke Gifford Trust	North Road Playing Fields drainage improvements

Chipping Sodbury Cricket Club	Equipment storage building
Chipping Sodbury Town Football Club	Floodlight upgrades
Yate Town Council	Howard Lewis Park Multi Use Games Area (MUGA)
Yate Town Council	Yate Outdoor Sports Complex – changing facilities for disabled users
Cleeve Archers	Outdoor shooting shelter extension, wind turbine and archery equipment
Cleeve Hill Tennis Club	Pavilion and Court improvements – storage and disabled access
Downend and Frenchay Tennis Club	New Clubhouse
DRG Frenchay AFC	Changing room improvements, new goalposts and storage facilities
Frenchay Cricket Club	New Pavilion
Bitton AFC	New tractor for maintenance and floodlight improvements
Yate Town Council	Play improvements at Longs Drive Play area Yate
South Gloucestershire Council	Play improvements at Barrs Court Play Area
South Gloucestershire Council	Footpath and access improvements at Patchway Common East
South Gloucestershire Council	Access improvements and restoration of community orchard at Cock Road Ridge
South Gloucestershire Council	Implementation of Cock Road Ridge Management Plan
South Gloucestershire Council	Access improvements and creation of a community Orchard at Simmonds View public open space and land at Stoke Gifford bypass

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](#).

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
2024/25	£4,357
TOTAL	£37,014

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

Table 8 details the breakdown of CIL income for 2024/25

Table 8: CIL Income 2024/25

Category	Total amount received (£'000)
Capital	3,420
Administration	216
Parish/Town Council (Neighbourhood Portion)	692
Surcharge	29
TOTAL	4,357

[Source: South Gloucestershire Council 2024/25 Revenue & Capital Outturn Budget 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. 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

CIL expenditure

Detailed below in Table 9 is the total amount of CIL expenditure in 2024/25

Table 9: CIL expenditure 2024/25

Category	Total spent (£'000)
School Capital projects	6,446
Climate Emergency	358
Highways projects	516
Revolving Infrastructure Fund	266
Administration	237
Transfer to Parish/Town Council	699
TOTAL	8,522

[Source: South Gloucestershire Council 2024/25 Revenue & Capital Outturn Budget 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	2025/26 (£'000)	2026/27 (£'000)	2027/28 (£'000)	2028/29 (£'000)
Education: Primary	2,529	2,105	0	0
Education: Secondary	0	3,763	0	0
Climate Emergency Projects	500	500	500	500
Community Facilities	126	0	0	0
Flood and water management	0	400	0	0
Highways	0	0	2,181	0
Green Infrastructure	0	0	0	0
Open space and leisure	210	0	0	0
Revolving Infrastructure Fund repayment	230	0	0	0
TOTAL	3,595		2,181	

[Source: 2025/26 to 2028/29 Capital Programme.](#)

Projected CIL income

Detailed below is the projected CIL income for years 2025/26 to 2028/29

Table 11: Projected CIL income 2025/26 to 2028/29

Category	Projected Income 2025/26 (£'000)	Projected Income 226/27 (£'000)	Projected Income 227/28 (£'000)	Projected Income 228/29 (£'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 2025 £699k was transferred to parish and town councils.

**Parish CIL payments made on
28.04.2024**

Almondsbury Parish Council	£34,626.24
Alveston Parish Council	£3,194.12
Bitton Parish Council	£1,947.59
Bradley Stoke Town Council	£13,031.52
Charfield Parish Council	£20,562.01
Cromhall Parish Council	£352.36
Dodington Parish Council	£16,743.44
Downend and Bromley Heath Parish Council	£1,345.84
Falfield Parish Council	£18,076.23
Filton Town Council	£12,206.62
Frampton Cotterell Parish Council	£51,061.12
Hanham Parish Council	£4,875.61
Hanham Abbots Parish Council	£6,875.52
Hawkesbury Parish Council	£2,669.22
Iron Acton Parish Council	£68,677.08
Kingswood Town Council	£17,773.64
Marshfield Parish Council	£5,424.73
Oldland Parish Council	£3,833.54
Olveston Parish Council	£3,162.97
Patchway Town Council	£7,656.16

Pilning & Severn Beach	£291.96
Pucklechurch Parish Council	£1,856.61
Rangeworthy Parish Council	£23,428.90
Siston Parish Council	£5,514.81
Sodbury Town Council	£67,951.62
Staple Hill & Mangotsfield Parish Council	£10,410.73
Stoke Gifford Parish Council	£96,444.81
Stoke Lodge & the Common Parish Council	£594.54
Stoke Park & Cheswick Parish Council	£33,899.92
Thornbury Town Council	£95,388.72
Tormarton Parish Council	£42.85
Tytherington Parish Council	£4,426.46
Westerleigh Parish Council	£23,961.12
Wick and Abson Parish Council	£9,368.21
Winterbourne Parish Council	£30,196.07
Yate Town Council	£1,540.86
Total	£699,413.75

[Source: South Gloucestershire Council](#)
[2024/25 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 2023/24 are passed over in the April following the end of the financial year. Details of expenditure from 2024/25 receipts will be received in December 2026.

Table 14 below details the Parish/Town council expenditure of Neighbourhood CIL for 2023/24 receipts.

Table 14: Parish/Town Council expenditure

Category	Amount (£)
Affordable Housing	0
Community facilities	278,527
Digital infrastructure	0
Education: Primary	6,387
Education: Secondary	0
Education: Post-16	0
Education: Other	2,500
Flood and water management	0
Green infrastructure	34,953
Health	8,191
Highways	348
Land	0
Open space and leisure	206,115
Transport and travel	8,365
Other	0
Total	545,386

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

Summary

This is the sixth 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.