

South Gloucestershire Council

Infrastructure Funding Statement 2019/20



December 2020

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 2019/20 is the first 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 2019/20 broken down into category of infrastructure type.

Table 1: Section 106 capital income 2019/20

Category	Total amount received (£'000)
Affordable Housing	£1,026
Education:	
Primary	£3,744
Secondary	£447
Post-16	£0
Other	£0
Health	£0
Highways	£420
Transport and travel	£127
Open space and leisure	£1,419
Community facilities	£603
Digital infrastructure	£0
Green infrastructure	£0
Flood and water management	£0
Economic development	£21
TOTAL	£7,807

Source: [South Gloucestershire Council 2019/20 Capital Outturn Monitor](#)

S106 Expenditure

Detailed below in Table 2 is the total amount of S106 **capital expenditure** in 2019/20 broken down into category of infrastructure type

Table 2: Section 106 expenditure 2019/20

Category	Total spent (£'000)
Affordable Housing	£200
Education:	
Primary	£3,842
Secondary	£34
Post-16	£0
Other	£0
Health	£0
Highways	£329
Transport and travel	£262
Open space and leisure	£420
Community facilities	£0
Digital infrastructure	£0
Green infrastructure	£0
Flood and water management	£0
Economic development	£0
TOTAL	£5,087

Source: [South Gloucestershire Council 2019/20 Capital Outturn Monitor](#)

S106 Allocations

Table 3 details the S106 contributions allocated to projects as part of the [2020/21 to 2023/24 Capital Programme](#).

Table 3: Section 106 allocated to projects

Category	2020/21 (£'000)	2021/22 (£'000)	2022/23 (£'000)	2023/24 (£'000)
Affordable Housing	0	0	0	0
Education:		0	0	0
Primary	2,396	3,848	4,905	0
Secondary	1,000	0	0	0
Post-16	0	0	0	0
Other	7,700	0	0	0
Health	0	0	0	0
Highways	750	0	0	0
Transport and travel	0	0	0	0
Open space and leisure	731	0	0	0
Community facilities	268	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
TOTAL	12,845	3,848	4,905	0

Projected S106 income

Detailed below in Table 4 is the projected S106 income for years 2021/22 to 2024/25 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 2018/19 South Gloucestershire Housing Trajectory as published in the December 2019 Authorities Monitoring Report (AMR). This table will be updated and republished once analysis of the 2019/20 Housing Trajectory has been undertaken.

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

Category	Projected Income 2021/22 (£'000)	Projected Income 2022/23 (£'000)	Projected Income 2023/24 (£'000)	Projected Income 2024/25 (£'000)
Affordable Housing	0	0	0	0
Education:				
Primary	5,053	3,777	5,285	0
Secondary	2,740	0	0	0
Post-16	0	0	0	0
Other	0	0	0	0
Health	226	366	378	416
Highways	688	1,867	2,444	0
Transport and travel	1,080	1,051	1,021	670
Open space and leisure	3,784	1,449	419	159
Community facilities	2,125	291	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
General Infrastructure	4,316	6,864	7,895	9,521
TOTAL	20,012	15,665	17,442	10,766

S106 agreements signed in 2019/20

Table 5 below details the financial S106 agreements signed during 2019/20.

Table 5: S106 financial agreements signed in 2019/20

Planning Reference	Name of agreement	Date Signed	Total Financial Value
PT18/3990/F	Land adjacent to Oakfield House, Rangeworthy	13/05/2019	£102,319
PK18/3888/F	31A Broad Lane, Yate	21/05/2019	£10,000
PT15/4165/F	Land off Charlton Road, Filton	28/05/2019	£276,239
PK18/2610/F	Land Adjacent Goose Green Way, Broad Lane, Yate	19/07/2019	£30,950
PK18/0799/O	North Avon Magistrates Court, Kennedy Way, Yate	22/07/2019	£261,431
PT18/2930/F	Former Council Offices, Castle Street, Thornbury	14/08/2019	£149,473
PK17/0704/F	Land At 298 Soundwell Road, Soundwell	14/08/2019	£10,000
P19/1803/F	57-67 Cleeve Hill, Downend	09/09/2019	£2,500
P19/7513/F	Land East of Normandy Drive And South Of Kennedy, Yate	23/09/2019	£88,095
P19/1166/F	Normandy Drive, Yate	23/09/2019	£409,569
PK17/1112/F	Land South of Lyde Green, Emersons Green	29/10/2019	£276,227
PT16/4928/O	Land North of Railway Line East of Harry Stoke	30/10/2019	£4,298,776
P19/3976/F	Red Lion Public House, 76 Broad Street, Staple Hill	06/12/2019	£3,000
PK18/4588/F	Armstrong Way Business Park, Yate	23/12/2019	£20,000
PK18/4150/F	Grove Farm, Coxgrove Hill, Pucklechurch	27/01/2020	£10,000
PT16/4782/O	Land at The South Of The Railway East Of Harry Stoke Bradley Stoke	02/03/2020	£11,793,825
			£17,742,404

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

Infrastructure Provided by S106 obligations 2019/20

Affordable Housing

- S106 units approved subject to S106 – new outline or full application = 58
- S106 agreements secured (agreements signed) – new outline or full application = 457
- S106 units approved -reserved matters application (cumulative) = 729
- 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.
- All S106 units delivered = 429
- Contribution of £200k towards the Oaktree Avenue development in Pucklechurch to provide 20 affordable dwellings.

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, Yate and Chipping Sodbury
- Bus Service 86: Serving Kingswood, Mangotsfield, Emersons Green, Coalpit Heath and Yate
- 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
- Bus Service 10: Serving Thornbury, Alveston, Rudgey, Bradley Stoke, Stoke Gifford, UWE, Cheswick, Lockleaze Horfield, Southmead Hospital and Bristol
- Bus Service Y1: Serving Chipping Sodbury, Yate, Coalpit Heath and Bristol City Centre
- Bus Service Y2: Serving Yate, Coalpit Heath, Downend, Fishponds, Eastville and Bristol
- Bus Service T1: Serving Thornbury, Almondsbury, Bradley Stoke, Bristol Royal Infirmary and Bristol City Centre.

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 2019/20

Table 6: Open Spaces projects funded by S106 in 2019/20

Site	Works
Yate Bowls Club	Replacement of irrigation system
Siston Hill	Play enhancement
Almondsbury Recreation Centre	Changing room and kitchen refurbishment
Hanham & Kingswood Bowls Club	Pavilion improvements to make a new female changing room, female toilets and male changing room
Sunnyside Playing Field	Pavilion extension to build 2 new changing rooms and to replace existing toilets and showers with DDA compliant facilities
Woodlands Tennis Club	Installation of electronic access gate to make tennis more accessible to the wider community through casual online booking.
Patchway Community College	Construction of a 3G All Weather Pitch.
Woodchester Play Area	Improvements to toddler play area and upgrade of goals/hoops on the MUGA area
Sodbury Tennis Club	Floodlight improvements: replacement of existing lights with LED bulbs
Lilliput Park	Outdoor gym/exercise equipment aimed at young people 12+
Kingsgate Park	Outdoor gym/exercise equipment aimed at young people 14+
Howard Lewis Park	Improvements of existing play area
Chipping Sodbury RFC	Improvements to changing rooms to upgrade heating and shower facilities
Forest of Avon	Improved off road public access between Emersons Green and the Community Forest Path, Bristol/Beth railway path and Warmley Forest Park
Abbotswood shopping precinct	Improvement and expansion of the informal play area including balance equipment and a climbing web
Stoke Gifford sports enhancement	Pitch improvements, changing room enhancement, cricket net and tennis court upgrades.
Coronation Park	Play area improvements

Source: Data records held by Community Spaces Team

The following areas of public open space have been transferred to the council under S106 agreements in 2019/20:

Courtney View Play Area, Kingswood (below)



Play area and public open space at Barnhill Quarry, Chipping Sodbury

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
TOTAL	£10,436

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

Table 8 details the **breakdown of CIL income** for 2019/20

Table 8: CIL Income 2019/20

Category	Total amount received (£'000)
Capital	3,546
Administration	222
Parish/Town Council (Neighbourhood Portion)	638
Unparished Area	27
TOTAL	4,433

Source: [Capital Outturn Monitor 2019/20](#)

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.

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%.

At the time of publishing this report there are currently no adopted Neighbourhood Plans within South Gloucestershire. The following councils are currently at an advanced stage of preparing their plans and are expected to be complete in 2021:

- Charfield Parish Council
- Oldbury Parish Council
- Thornbury Town Council

CIL Expenditure

Detailed below in Table 9 is the **total amount of CIL expenditure** in 2019/20.

Table 9: CIL expenditure 2019/20

Category	Total spent (£'000)
Highways Infrastructure	1,046
Repayment of Revolving Infrastructure Fund	290
Administration	170
Transfer to Parish/ Town Council	638
TOTAL	2,144

Source: [Capital Outturn Monitor 2019/20](#)

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

Category	2020/ 21 (£'00 0)	2021 /22 (£'00 0)	2022/ 23 (£'00 0)	2023/ 24 (£'00 0)
Climate Emergency: Green Communities & Open Spaces	500	500	500	500
Climate Emergency: Green Schools	500	500	500	500
Climate Emergency: Green Transport	500	500	500	500
Highways Infrastructure	1,300	1,300	1,300	1,300
TOTAL	2,800	2,800	2,800	2,800

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

Category	Projected Income 2021/22 (£'000)	Projected Income 2022/23 (£'000)	Projected Income 2023/24 (£'000)	Projected Income 2024/25 (£'000)
Capital	3,200	3,200	3,200	3,200
Administration	200	200	200	200
Neighbourhood portion	600	600	600	600
TOTAL	4,000	4,000	4,000	4,000

Source: Corporate Finance Team CIL projections

Infrastructure provided by CIL

Table 12: Highways Infrastructure schemes funded by CIL 2019/20

Locality	Ward	Parish	Street Name	Extents	Scheme Treatment	CIL Contribution
Downend	Frenchay & Downend	Downend & Bromley Heath	High Street	Chestnut Road to Cleeve Hill	HRA - Resurfacing	£96,538
Yate	Frampton Cotterell	Westerleigh	North Road	Badminton Road to Railway Bridge	HRA - Resurfacing	£157,121
Thornbury	Thornbury	Thornbury	Alveston Hill	On bend by South Lodge	HRA - Resurfacing	£11,750
Yate	Yate Central	Yate	Church Road	Greenways Road to Lawns Road	HRA - Resurfacing	£211,500
Kingswood	Kingswood	Unparished	Regent Street	Blackhorse Road to Downend Road	HRA - Resurfacing	£62,886
Bitton	Bitton & Oldland Common	Bitton	Aubrey Meads	All of Cul-de-sac	DBM - resurfacing	£74,965
Emerson Green	Emersons Green	Emersons Green	Richmond Road	St James's Street to Windsor Place	DBM - resurfacing	£94,940
Oldland Common	Bitton & Oldland Common	Bitton	Victoria Road/Southway Road	32 Victoria Road to Bath Road	DBM - resurfacing	£129,250
Winterbourne	Winterbourne	Winterbourne	Holmwood Close	All of Cul-de-sac	DBM - resurfacing	£46,201
Patchway	Patchway Coniston	Patchway	Epney Close/Elmore Road	Coniston Road to School	DBM - resurfacing	£71,299
Hanham	Hanham	Hanham Abbots	Kings Drive	Memorial Road to End	DBM - resurfacing	£89,723

TOTAL £1,046,173

HRA = Hot Rolled Asphalt DBM = Dense Bitmac Macadam

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 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 2020 £638k was transferred to parish and town councils. Appendix 4 details the amounts which went to each parish/town council. Source: [Capital Outturn Monitor 2019/20](#)

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	Amount (£)
Hanham Ward Unparished Area	0
Kingswood Ward Unparished Area	6
New Cheltenham Ward Unparished Area	4
Staple Hill & Mangotsfield Ward Unparished Area	11
Woodstock Ward Unparished Area	6
TOTAL	27

Source: [Capital Outturn Monitor 2019/20](#)

Parish/Town Council expenditure

This information is extracted from the CIL statements submitted annually by each of the Town/Parish Councils. This information relates to the previous year, as funds collected in 2018/19 are passed over in the April following the end of the financial year. Note – At the time of publishing this report details of expenditure from 2018/19 receipts is still being collated. When available Table 14 will be updated.

Table 14 below details the Parish/Town council expenditure of Neighbourhood CIL for 2018/19 receipts.

Table 14: Parish/Town Council expenditure

Category	Amount (£'000)
Affordable Housing	
Education:	
Primary	
Secondary	
Post-16	
Other	
Health	
Highways	
Transport and travel	
Open space and leisure	
Community facilities	
Digital infrastructure	
Green infrastructure	
Flood and water management	
Economic development	
TOTAL	

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

Summary

This is the first 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.