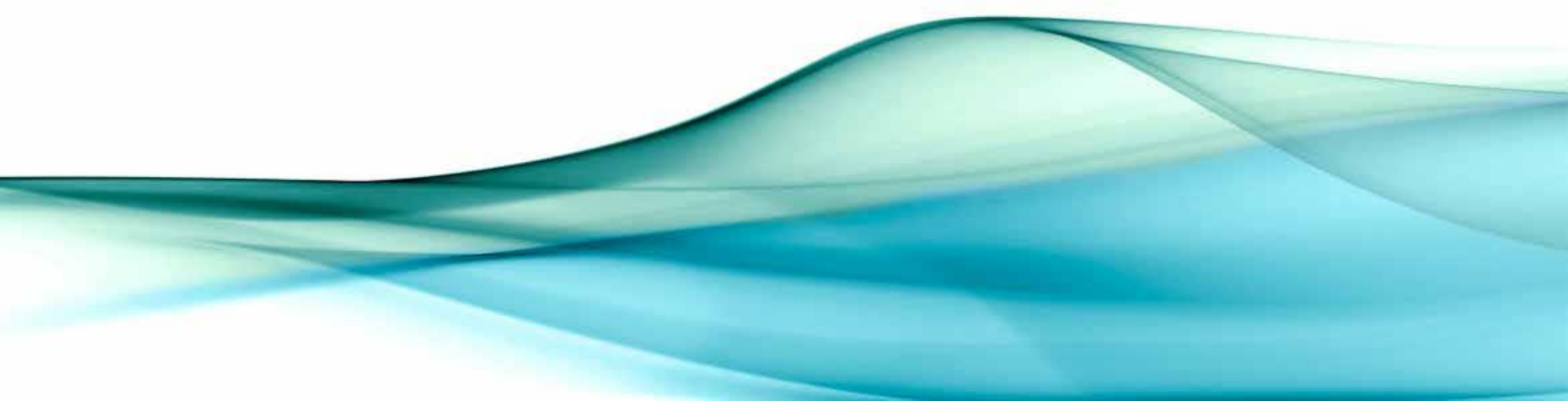




COTSWOLD DISTRICT COUNCIL

Infrastructure Funding Statement

1 April 2019 to 31 March 2020



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I. Introduction

I.1 The Infrastructure Funding Statement (IFS) is an annual report which provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) and the Community Infrastructure Levy (CIL) collected and spent by Cotswold District Council.

I.2 The aim of the IFS is to increase transparency by providing a statement of accounts per calendar year. The report has therefore been kept succinct and factual.

I.3 This report covers the period 1 April 2019 to 31 March 2020, which is referred to as '2019/20' in this report.

I.4 As required by the CIL regulations (paragraph 121A 1a), it also includes a statement of infrastructure projects that Cotswold District Council expects to be wholly or partly funded by CIL called 'The Infrastructure List'.

I.5 This statement only contains information on infrastructure funding collected and spent by Cotswold District Council and should be read in conjunction with Gloucestershire County Council's Infrastructure Funding Statement to get a full picture of infrastructure funding that is collected and spent in Cotswold District.

I.6 For more information on CIL collection and spending, please see our website www.cotswold.gov.uk/CIL.

2. Infrastructure List

2.1 Prior to the introduction of Infrastructure Funding Statements, Cotswold District Council's CIL spending priorities were set out in its regulation 123 list. This was a list of infrastructure projects for which the Council would not request financial S106 contributions as required by regulation 123 of CIL regulations 2010 (as amended). However, this list became defunct after the September 2019 CIL legislation changes.

2.2 All projects on the list were identified in the [Cotswold District Local Plan 2011-2031](#) as critical or essential to the delivery of the local plan. The Infrastructure List is therefore a continuation of the defunct regulation 123 list. Projects that have been funded or have become obsolete since the creation of the regulation 123 list have been removed.

2.3 Projects on the list are shown in alphabetical order by Parish.

2.4 Cotswold District Council is the custodian of the CIL funds, but is not responsible for the delivery of the projects. Partnership working with Gloucestershire County Council (which is the highways, education and lead local flood authority) will be required to deliver the infrastructure needed to support development in Cotswold District.

2.5 Infrastructure providers will be able to request funding to deliver projects once a year. This procedure will be outlined in the CIL spending governance guidance which will be published by Cotswold District Council in 2021. Infrastructure providers will be expected to demonstrate that match funding from other sources has been sought.

2.6 Although the Infrastructure List does not have the same legal restrictions as the regulation 123 list, the Council does not anticipate requesting S106 financial obligations for the infrastructure projects on the list.

2.7 [Cotswold District's Infrastructure Delivery Plan \(IDP\)](#) identifies all critical and essential infrastructure projects to deliver the Cotswold District Local Plan 2011-2031. The Infrastructure List will take into account any future updates to the IDP.

2.8 Similarly, [Gloucestershire County Council's Local Transport Plan](#), which identifies transport scheme priorities across Gloucestershire, is currently being updated. It is expected that this plan will be adopted by the time Cotswold District Council's 2020/21 Infrastructure Funding Statement is published, at which point changes to the Infrastructure List are likely to be required.

Table 1 - Infrastructure List

Parish	Project
Chipping Campden	Expansion of Chipping Campden Secondary School
Kemble	A429 / A433, between Cirencester and Kemble
Kemble	Re-use of the former railway line for cycling
Lechlade	A417 / Whelford Road, between Fairford and Lechlade
Moreton-in-Marsh	Improvements to A429 (Fosse Way)
Moreton-in-Marsh	Junction improvements at A429 (High Street)/A44 (Oxford Street)
Moreton-in-Marsh	Junction improvements at A429 (High Street)/A44 (Bourton Road)
Stow-on-the-Wold	Improvement of Unicorn junction (A436/B4068)
Tetbury	A433 (London Road / Long Street) / Hampton Street / New Church Street
South Cotswolds	SUDS and soft measure interventions to manage flood risk

3. CIL Report

3.1 The total value of CIL set out in all demand notices issued in 2019/20 was **£167,841.82** (see Table 2). Of this amount, **£159,405.21** was from liable floorspace and **£8,436.61** derived from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations. Table 2 also shows the expected neighbourhood contribution for each development. Note that these figures are subject to change due to appeals or variations of the planning permission.

3.2 A total of **£16,635.42** was collected from CIL receipts (see Table 3). Of this amount, **£12,491.26** was from liable floorspace and **£4,144.16** was from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations. There is no neighbourhood contribution on the latter.

3.3 The difference between the amount raised in demand notices and the amount actually collected is due to the CIL instalment policy. CIL payments are paid by instalments spread over time to assist the viability of developments. The instalment policy can be found [on the Council's website](#).

Table 2 – Demand Notices Issued

Reference	Parish	Amount (£)	Neighbourhood Contribution (£)
19/02727/FUL	Andoversford	10,076.80	1,511.52
19/00563/FUL	Bourton-on-the-Water	596.08	89.41
19/04585/FUL	Bourton-on-the-Water	339.62	50.94
19/03209/FUL	Boxwell with Leighterton	7,080.00	1,062.00
19/01955/FUL	Cirencester	8,978.88	1,122.36
19/02195/FUL	Cirencester	28,770.40	4,315.56
19/02223/FUL	Cirencester	12,711.00	1,906.65
19/01242/FUL	Fairford	36,523.20	5,478.48
19/01428/FUL	Fairford	22,940.00	3,441.00
19/01044/FUL	Kempsford	2,500.00	0.00
19/04300/FUL	Notgrove	4,105.03	513.13
19/01838/FUL	Somerford Keynes	11,001.60	1,650.24
19/01096/FUL	South Cerney	1,644.16	0.00
19/02414/FUL	Temple Guiting	18,619.20	279.29

Reference	Parish	Amount (£)	Neighbourhood Contribution (£)
19/02121/FUL	Tetbury	1,955.85	0.00
		167,841.82	

Table 3 – CIL receipts

Reference	Parish	Amount (£)	Neighbourhood Contribution (£)
19/02727/FUL	Andoversford	1,007.68	151.15
19/00563/FUL	Bourton-on-the-Water	596.08	89.41
19/03209/FUL	Boxwell With Leighterton	708.00	106.20
19/02223/FUL	Cirencester	1,271.10	190.67
19/01428/FUL	Fairford	2,294.00	344.10
19/01242/FUL	Fairford	3,652.32	547.85
19/01044/FUL	Kempsford	2,500.00	0.00
19/01838/FUL	Somerford Keynes	1,100.16	165.02
19/01096/FUL	South Cerney	1,644.16	0.00
19/02414/FUL	Temple Guiting	1,861.92	279.29
		16,635.42	

Table 4 – Breakdown of CIL receipts in 2019/20

Components of CIL receipts	Amount (£)
Administration (5%)	831.77
Neighbourhood contribution (15% or 25%)	1,873.69
Strategic Infrastructure Fund	13,929.96
	16,635.42

3.5 The total amount of CIL expenditure for 2019/20 spent on administrative expenses pursuant to regulation 61 was **£831.77 (5%)**. There was no other expenditure and no CIL receipts were allocated but not spent.

3.6 The first CIL receipts passed to town/parish councils under regulation 59A were transferred in April 2020 and will be reported on in the 2020/21 Infrastructure Funding Statement. No unspent CIL receipts were requested to be returned from town/parish councils under regulation 59E.

3.7 The Council retained **£15,803.65** CIL receipts at the end of the reported year. As this is the first year since CIL was implemented in the district, no figures for previous years are available.

3.8 The Council granted a total of **£1,046,871.59** of relief from paying CIL as per part 6 of the CIL regulations 2010 as amended. This consisted of **£602,437.26** of self-build housing relief, **£358,081.70** of residential extension relief and **£86,352.63** of residential annex relief. No claims for charitable or social housing relief were made.

3.9 The requirements for receiving the reliefs above are set in national legislation. The Council does not have any discretionary powers to amend these.

Table 5 – Reliefs granted

Type of Relief	Amount (£)
Self-Build Housing Relief	602,437.26
Residential Extension Relief	358,081.70
Residential Annex Relief	86,352.63
Social Housing Relief	0.00
Charitable Relief	0.00
	1,046,871.59

3.10 Please see Appendix I for all information relating to regulation 121A paragraph 1 (matters to be included in the CIL report) of the CIL regulations 2010 as amended.

4. Section 106 Report

4.1 The total amount of money to be provided under planning obligations which were entered into in 2019/20 was **£3,925,445.50**. This includes the S106 agreement for the strategic site in Chesterton, so this figure is likely to be higher than usual.

Table 6 – Financial contributions required from planning obligations signed in 2019/20

Reference	Location	Type	Amount (£)
I4/02365/OUT	Broad Marston Road, Mickleton	Community Facilities	250,000.00
I6/00054/OUT	Chesterton Strategic Site, Cirencester	Community Development Initiatives	100,000.00
		Public Art and Cultural Initiative	100,000.00
		Policing	14,350.00
		CMT Establishment Sum	200,000.00
		Town Centre Car Parking	500,009.50
		Town Centre Public Realm	100,000.00
		S106 Monitoring	199,980.00
		GP Surgery Commuted Sum	348,800.00
		Sixth Form Education	400,000.00
		Off Site Sport	900,000.00
I8/01615/FUL	Ullenwood Court, Coberley	Off Site Affordable Housing	744,975.00
I9/01692/FUL	Old Quarries, Rectory Lane, Avening	Off Site Affordable Housing	67,331.00
			3,925,445.50

4.2 The Council also entered into S106 agreements during the reporting year which will deliver the following non-monetary contributions.

Table 7 – Affordable Housing required from planning obligations signed in 2019/20

Reference	Location	No. of Dwellings
I6/00054/OUT	Chesterton Strategic Site, Cirencester	705
I7/04587/FUL	Sandylane Court, Upper Rissington	10
I9/00086/OUT	Evenlode Road, Moreton-in-Marsh	27
		742

Table 8 – Other non-monetary contributions required from planning obligations signed in 2019/20

Reference	Location	Type
I6/00054/OUT	Chesterton Strategic Site, Cirencester	See appendix C
I7/04587/FUL	Sandylane Court, Upper Rissington	1 self-build plot
I8/00996/OUT	Ebrington, Chipping Campden	Village Car Park and Footpath
I8/01615/FUL	Ullenwood Court, Coberley	1 self-build plot
I9/00086/OUT	Evenlode Road, Moreton-in-Marsh	3 self-build plots
I9/01395/FUL	Tetbury Memorial Recreation Ground, Tetbury	Sport/Recreational Ground

4.3 The Council collected **£268,889.49** from planning obligations entered into this or previous years.

Table 9 – Financial contributions received in 2019/20

Reference	Location	Type	Amount (£)
SC6009	Lower Mill Estate, Somerford Keynes	Section 106 paragraph 20 Nature Conservation Works	28,856.58
I2/00219/OUT	Berrells Road, Tetbury	Transport	21,317.00
I2/01792/OUT	Quercus Road, Tetbury	Dolphin Hall	179,733.00
I5/01020/OUT	Draycott Road, Blockley	Community Projects	38,982.91
			268,889.49

4.4 The Council spent **£132,389.84** collected from planning obligations on infrastructure in 2019/2020.

Table 10 – Total amount of planning obligations spent in 2019/20

Reference	Spent on	Recipient	Amount (£)
SC6009	Ecological Management Plan	Somerford Keynes Parish Council	660.00
SC6009	Neigh Bridge Marsh Creation	Cotswold Water Park Trust	1,600.00
SC6009	Assistant Biodiversity Officer	Publica – Cotswold District Council	3,905.93
SC6009	Water Vole Recovery Project	Cotswold Water Park Trust	7,500.00
02/02286/OUT	Footpath Improvements	Gloucestershire County Council Highways	9,406.00
I3/00291/OUT	Community Contribution	Bourton-on-the-Water Parish Council	35,775.00

13/05306/FUL	Goods Shed	Tetbury Town Council	6,165.00
13/05306/FUL	Dolphin Hall	Tetbury Town Council	9,750.00
13/05306/FUL	Public Sector Care	Relief in Need	15,000.00
13/05306/FUL	Public Sector Care	People for You	3,645.00
15/01020/OUT	Community Projects	Blockley Parish Council	38,982.91
			132,389.84

4.5 The Council currently holds a total of **£1,144,885.27** which has been allocated to infrastructure projects. **£1,014,266.00** of this amount has been collected for the delivery of affordable housing across the district. This includes £200,000 which has been assigned to a site at Berrington Road in Chipping Campden. Another £600,000 is expected to be assigned to a site at Sunground in Avening.

Table 11 – Allocated S106 funds

Reference	Allocated to	Amount (£)
04/01877/FUL	Affordable Housing	36,900.00
12/02133/FUL	Affordable Housing	175,500.00
13/02642/OUT	Affordable Housing	19,565.00
13/05181/OUT	Affordable Housing	104,944.00
13/05306/FUL	Public Sector Care	12,910.44
14/01377/OUT	Affordable Housing	84,957.00
14/02224/FUL	Affordable Housing	200,000.00
14/03208/FUL	Affordable Housing	200,000.00
14/05222/FUL	Affordable Housing	192,400.00
SC6010	CWP Cycleways	3,074.75
SC6006	CWP Cycleways	42,864.32
SC6009	CWP Biodiversity Strategy	84,680.20
		1,144,885.27

4.6 The Council currently holds **£560,793.00** collected before 2019/20 which has not been allocated.

Table 12 – Non-allocated S106 funds

Reference	Location	Contribution for	Amount (£)
02/00076/FUL	Partridge Yard, Birdlip	Off Site Highway Works	2,500.00
02/02286/OUT	Fairford Water Ski Club	Footpath/Cycleway	608.67
13/02391/OUT	Highfield Farm, Tetbury	Dolphin Hall	138,868.99
13/02391/OUT	Highfield Farm, Tetbury	Sports and Leisure Centre	48,000.00
13/02942/OUT	Kingshill Development, Cirencester	Community Facilities	65,305.00
13/03539/OUT	Former Meon Hill Nurseries, Mickleton	Health Facilities	28,076.34
14/01483/OUT	Fire Service College, Moreton-in-Marsh	Community Facilities	250,000.00
14/02365/OUT	Broad Marston Road, Mickleton	Cycle Stand	2,000.00
14/02365/OUT	Broad Marston Road, Mickleton	Sustainable Transport	3,000.00
Multiple	Moreton Park Play Area	Multi Use Games Area	22,434.00
			560,793.00

4.7 Please see Appendix 2 for all information related to regulation 121A paragraph 3 (matters to be included in the S106 report) of the CIL regulations 2010 as amended.

Appendix A – Matters to be included in the CIL Report under regulation 121A paragraph 1

- (a) The total value of CIL set out in all demand notices issued in the reported year: **£167,841.82**
- (b) The total amount of CIL receipts for the reported year: **£16,635.42**
- (c) The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated: **£0**
- (d) The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year: **£0**
- (e) The total amount of CIL expenditure for the reported year: **£831.77**
- (f) The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year: **£0**
- (g) In relation to CIL expenditure for the reported year, summary details of—
 - (i) The items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item: **Not applicable**
 - (ii) The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide(wholly or in part): **£0**
 - (iii) The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation: **£831.77 (5%)**
- (h) In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item: **Not applicable**
- (i) The amount of CIL passed to—
 - (i) Any parish council under regulation 59A or 59B: **£0**
 - (ii) Any person under regulation 59(4): **£0**
- (j) Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—
 - (i) The total CIL receipts that regulations 59E and 59F applied to: **£0**
 - (ii) The items of infrastructure to which the CIL receipts to which regulations 59E and

59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item: **Not applicable**

(k) Summary details of any notices served in accordance with regulation 59E, including—

(i) The total value of CIL receipts requested from each parish council: **£0**

(ii) Any funds not yet recovered from each parish council at the end of the reported year: **£0**

(l) The total amount of—

(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied: **£15,803.65**

(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied: **£0**

(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year: **£0**

(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year: **£0**

Appendix B – Matters to be included in the S106 Report under regulation 121A paragraph 3

(a) The total amount of money to be provided under any planning obligations which were entered into during the reported year: **£3,925,445.50**

(b) The total amount of money under any planning obligations which was received during the reported year: **£268,889.49**

(c) The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority: **£560,793.00**

(d) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—

(i) In relation to affordable housing, the total number of units which will be provided: **742**

(ii) In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided: **Please refer to Infrastructure Funding Statement of Gloucestershire County Council for details regarding educational provisions (www.gloucestershire.gov.uk).**

(iii) Other non-monetary contributions:

- **Village Car Park and Footpath in Ebrington**
- **Sport/Recreational Ground in Tetbury**
- **Non-monetary contributions for Chesterton Strategic Site (please see appendix C for more details)**
- **Provision of 1 Self Build Plot in Upper Rissington**
- **Provision of 1 Self Build Plot in Coberley**
- **Provision of 3 Self Build Plots in Moreton-In-Marsh**

(e) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure: **£1,144,885.27**

(f) The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend): **£132,389.84**

(g) In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item:

Allocated to	Amount (£)
Off Site Affordable Housing	1,014,266.00
CWP Cycle ways	45,939.07

CWP Biodiversity Strategy	84,680.20
Public Sector Care	12,855.00

(h) In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

- (i) The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item:

Reference	Type	Amount (£)	Recipient
SC6009	Ecological Management Plan	660.00	Somerford Keynes Parish Council
SC6009	Neigh Bridge Marsh Creation	1,600.00	Cotswold Water Park Trust
SC6009	Assistant Biodiversity Officer	3,905.93	Publica (CDC)
SC6009	Water Vole Recovery Project	7,500.00	Cotswold Water Park Trust
02/02286/OUT	Footpath Improvements	9,406.00	GCC Highways
13/00291/OUT	Community Contribution	35,775.00	Bourton-on-the-Water Parish Council
13/05306/FUL	Public Sector Care	3,645.00	People for You
13/05306/FUL	Goods Shed	6,165.00	Tetbury Town Council
13/05306/FUL	Dolphin Hall	9,750.00	Tetbury Town Council
13/05306/FUL	Public Sector Care	15,000.00	Relief in Need
15/01020/OUT	Community Projects	38,982.91	Blockley Parish Council

- (ii) The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part): **£0**

- (iii) The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations: **£0**

- (i) The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held: **£0**

Appendix C – Chesterton Strategic Site, SI06 Agreement Summary

Chesterton Farm

Cotswold District Council
Section 106 Agreement Summary
Reference: 16/00054/OUT



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1. Housing Need

- 30% Affordable Housing
 - 55% Affordable Rented
 - 10% Social Rented
 - 35% Shared Ownership
- 5% Custom and self-build housing
- 60 Elderly Housing Dwellings

2. Green Infrastructure

- 39.9 ha of Green Infrastructure including;
 - 6.7 ha Formal Park
 - 23.1 ha Natural and Semi-natural open space
 - 9.4 ha Amenity green space
 - 0.7 ha Allotments
 - 16 Play Areas
- 1.0 ha of Onsite Sports Pitches including
 - 3 Tennis Courts
 - 2 Mini Football Pitches
- £900,000 Offsite Sports Contribution

3. Employment Land

- Three areas of Employment Land for Use Classes B1 (Business), B2 (General Industry) and B8 (Storage or Distribution).
- Commitments for the employment land to be fully serviced and marketed.

4. Neighbourhood centre

- Multi-Functional Community Centre including;
 - Community meeting space
 - Satellite library space
 - Community Management Trust Office
 - Policing point
 - Temporary space available prior to delivery
- Indoor Sports Centre (subject to marketing)
- Recycling Bank
- Central Square

£100,000 Public Art and Cultural Initiatives Contribution

£100,000 Community Development Initiatives Contribution

£14,350 Policing Contribution

5. Town Centre Requirements

£212.77 per dwelling towards Town Centre Car Parking Contribution

£100,000 Town Centre Public Realm Improvements

6. Community Management Trust

£200,000 contribution to Establish a Community Management Trust

Long Term Endowment asset to contribute towards the Community Management Trust

7. Sixth Form Education

£400,000 towards Sixth Form Education at Cirencester College

8. Primary Care Provision

Safeguarded site within the Neighbourhood Centre for the provision of a minimum of a 3 GP surgery

Commitment to market the site for 36 months

For information only.

Further details and the full legal agreement can be found on the Cotswold District Council website.

Appendix D – Glossary

Allocated SI06 funds – Defined on gov.uk as ‘the received money has been allocated to a team within the local planning authority, who will spend the money’

Charitable relief – Exemption to pay CIL on buildings for charitable use (paragraph 43 of the CIL regulations)

CIL Instalment Policy – The CIL regulations allow for CIL charges to be paid by instalments, provided the charging authority has published an instalment policy. [Cotswold District Council’s instalment policy](#) can be found on its website.

CWP – Cotswold Water Park

Demand Notice – A notice issued by the Council in line with the CIL regulations upon commencement of a CIL liable development. The Demand Notice states the amount to be paid and when it needs to be paid.

Liability Notice – A notice issued by the Council in line with the CIL regulations upon granting permission of a CIL liable development. The Liability Notice states the amount of CIL liability and how this liability was calculated.

Liable Floorspace – The floorspace of a development which will incur a CIL charge.

Neighbourhood Contribution – Element of collected CIL monies which is transferred to the local Parish or Town Council in which the development took place. The standard contribution consists of 15% of collected CIL monies, which rises to 25% if the Parish or Town Council has a neighbourhood plan in place. The monies need to be returned to the District Council if they have not been spent on infrastructure within 5 years of receipt.

Residential extension/annex relief – Exemption to pay CIL on self-build residential extensions or annexes (paragraph 42A of the CIL regulations)

Self-build housing relief – Exemption to pay CIL on self-build residential dwellings (paragraph 54A of the CIL regulations)

Social housing relief – Exemption to pay CIL on affordable housing (paragraph 49 of the CIL regulations)

Surcharges – The CIL regulations require for a series of surcharges to be applied when the CIL procedures have not been followed correctly. [An overview of the surcharges](#) can be found on Cotswold District Council’s website

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