



Infrastructure Funding Statement 2021-2022

Gloucestershire County Council

December 2022

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Executive Summary

The County Council's requirements for developer contributions through planning obligations are set out in Gloucestershire's Local Development Guide 2021 (LDG). The LDG can be viewed at the following link: <https://www.gloucestershire.gov.uk/media/14820/ldg-2021-final-adopted-version.pdf>

This Infrastructure Funding Statement (IFS) provides a summary of all financial planning obligation activity relating to the Community Infrastructure Levy Regulations (CIL) and Section 106 (S106) legal agreements for the previous financial year where this is relevant to the County Council.

S106 contributions are often paid in instalments over a number of years, so it is often the case that these funds are accumulated and only spent when the full contribution amount has been received. Contributions are often received from a number of different agreements that may be combined to be used towards a large infrastructure project. Often progress in delivering a scheme has to some extent been dependent on the timely accumulation of S106 funds.

The use of financial contributions is normally very prescriptive, being set out in the legal agreements, specifically to address and mitigate the impact of a particular development. There are strict conditions set out in legal agreements relating to the repayment of contributions if they cannot or have not been spent as required under the terms of that legal agreement.

This IFS covers all activity relating to 2021/22. Each of Gloucestershire's six district authorities will publish their own separate annual IFSs.

During 2021/22:

- GCC was **allocated £277,500 of CIL funding** from Stroud District Council for a 3G AstroTurf Pitch at Archway School and Sports Centre and a drainage improvement scheme in Nailsworth.
- GCC **signed 16 S106 agreements worth £4,670,132**. It should be noted that these contributions will only become due to the County Council on implementation of the relevant planning permissions and the respective trigger dates as detailed in individual agreements.
- GCC **received £19,404,122 in planning obligations**. The amount of money allocated, but not spent was £1,066,837. GCC **spent £2,716,549** received through planning obligations. A contribution becomes 'spent' when the equivalent capital expenditure occurs. The total unspent contributions are 'allocated' subject to the detail of a scheme and the actual capital spend taking place.
- The **end year balance of money received under any planning obligations** during any year which was retained at the end of the reported year **was £56,620,595**.

1.0 Introduction

1. On 1st September 2019, the Community Infrastructure Levy Regulations (CIL) 2010 (as amended) came into force, requiring that contribution receiving authorities must produce an annual Infrastructure Funding Statement (IFS).
2. The IFS provides a summary of all financial planning obligation activity relating to CIL and Section 106 (S106) legal agreements for the previous financial year where this is relevant to the County Council.
3. Each of Gloucestershire's six district authorities (Tewkesbury Borough Council, Cheltenham Borough Council, Gloucester City Council, Forest of Dean District Council, Stroud District Council and Cotswold District Council) are required to report separately and publish this information in their own annual IFSs. These includes a full disclosure of S106 obligations on the planning application file and register and is intended to improve transparency and publicise that development is accompanied and mitigated by appropriate infrastructure.

2.0 What are planning obligations?

4. The six district Local Planning Authorities (LPAs) referred to above determine most of the planning applications in Gloucestershire. However, much of the necessary infrastructure required to support that growth is the responsibility of Gloucestershire County Council (GCC).
5. A fundamental aspect of achieving sustainable development is providing infrastructure in the right place and at the right time. Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal.
6. Planning obligations represent an important funding stream for the provision of county-wide services to mitigate the impacts of a development proposal. These can be via a planning agreement entered into under Section 106 of the Town and Country Planning Act 1990 (known as S.106 Agreements) by a person with an interest in the land and the LPA and County Council; or via a Unilateral Undertaking entered into by a person with an interest in the land. Planning obligations run with the land and are legally binding and enforceable.
7. In addition to contributions provided under S106 there are also Section 278 Agreements under The Highways Act 1980, which provide for developers to enter into a legal agreement with the County Council as Highway Authority to make alterations and improvements to the public highway as part of a planning permission and there is also the CIL.
8. Planning obligations may only constitute a reason for granting permission if they meet specific tests. They therefore must be:
 - Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.

9. These are statutory tests as set out in Regulation 122 of the CIL Regulations 2010 (as amended by the 2011 and 2019 Regulations) and as policy tests set out in the National Planning Policy Framework (NPPF). These tests apply whether or not there is a levy charging schedule for the area.
10. CIL only applies in areas where a local authority has consulted on, and adopted, a charging schedule which sets out its CIL rates and has published the schedule on its website. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy.

2.1 Relationship between LPAs and GCC for S106 and CIL

11. In two-tier local government structures such as in Gloucestershire the LPAs, for most planning applications, are the District and Borough Councils. (The County Council is the LPA responsible for determining some planning applications relating to minerals and waste, as well as County Council developments, such as schools, libraries, and some new roads, etc.).
12. The County Council is a statutory consultee for highways matters and will be consulted by the LPAs on most planning applications for residential and employment developments. The County Council submits formal representations to the LPAs on matters of strategic and/or specialist relevance to the County Council.
13. The County Council is responsible for the provision of a range of services for our existing residents and to those that move into new developments. Developer contributions are regularly sought from developments that would have an additional impact on service provision.
14. Representations to the LPAs relate to various County Council roles and responsibilities such as highways, transport, education, libraries, flood risk, minerals, waste, archaeology, ecology, etc. These representations may include significant requests for developer contributions towards, for example, schools and libraries. It is for the LPAs to consider all relevant material considerations when determining planning applications – either at officer level and/or at their Planning Committees. There is no requirement for the LPAs to agree with and/or adhere to the representations / requests made by the County Council's officers.
15. The County Council's requirements for developer contributions through planning obligations are set out in Gloucestershire's Local Development Guide 2021 (LDG), which was recently adopted at Cabinet in March 2021. The LDG can be viewed at the following link:

<https://www.gloucestershire.gov.uk/media/14820/ldg-2021-final-adopted-version.pdf>
16. The purpose of the LDG is to provide information to LPAs, developers and all stakeholders on the types of infrastructure which the County Council is responsible for and may seek funding towards; and where S106 contributions and/or CIL payments may be necessary to mitigate the impacts of a development and make it acceptable in planning terms.

17. The LDG is not prescriptive, as each development proposal will be considered on its merits, and any obligations sought will need to meet the relevant CIL Reg 122 tests. However, it is intended to aid and improve transparency and consistency in decision-making; to provide guidelines to inform the preparation of development plans and other planning documents, as well as assisting in the LPAs' determination of planning applications.
18. In many cases, even where there is a CIL charge in place, developer contributions through S106 planning obligations will also be necessary to mitigate the direct impacts on local infrastructure; as well as where the infrastructure is to be provided on-site and is directly related to the development. In such cases and where appropriate, contributions from several geographically located developments may be pooled to provide the required infrastructure.
19. While CIL can run alongside S106 planning obligations, there should be no situation where a developer is paying twice – through CIL and S106 - for the same specific element of infrastructure in relation to the same development. This is referred to as 'double-dipping'.
20. In line with the current legislative context, the County Council will ensure its obligations are dealt with in a fair, open, and transparent way and that they enable development to go ahead which would otherwise be refused. This Statement forms part of this process.

3.0 IFS requirements

21. An IFS is a document that must be published each year by a "contribution receiving authority". A contribution receiving authority is any authority which issues a CIL liability notice or receives money or in-kind works from a S106 agreement. This means almost all LPAs will need to produce one, including county councils. Where parishes receive a proportion of CIL, they will also need to produce a report for each financial year in which they receive CIL receipts.
22. Authorities that charge CIL have had to produce a report on receipts and expenditure since the regulations were introduced in 2010, but there has not been a requirement to report on S106 in this way before now. The County Council's previous IFSs can be viewed using the following link:

[Infrastructure Funding Statement \(IFS\) - Gloucestershire County Council](#)
23. The information contained within this IFS covers the period 1st April 2021 to 31st March 2022.
24. The information provided relates to all the new activity in the year as well as all unspent money from previous years.

4.0 Infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded through planning obligations

25. GCC is not a CIL charging authority.

4.1 The CIL Report

26. GCC cannot collect the levy charged by the District Charging Authorities; however, GCC can receive CIL from the District Charging Authorities to be used towards strategic infrastructure projects and schemes.

27. Currently 5 of the 6 District/Borough Councils have CIL in place:

Local Planning Authority	CIL charging status
Cheltenham Borough	Implemented 2019 – Cheltenham CIL
Cotswold District	Implemented 2019 – Cotswold CIL
Forest of Dean District	CIL not implemented – FoD CIL
Gloucester City	Implemented 2019 – Gloucester CIL
Stroud District	Implemented 2017 – Stroud CIL
Tewkesbury Borough	Implemented 2019 – Tewkesbury CIL

28. During 2021/22 GCC was allocated a total £277,500 CIL funding (all from Stroud District Council). This is summarised in Table A. It is unfortunate and greatly concerning that only Stroud District Council has allocated any CIL to GCC. All of the other local authorities that have implemented CIL (Gloucester City Council, Cheltenham Borough Council, Tewkesbury Borough Council and Cotswold District Council) have not paid anything to GCC.

Table A - CIL Funding allocated to GCC in 2021/22

Purpose	CIL Charing area	Infrastructure	Amount
Leisure	Stroud District Council	Archway School and Sports Centre 3G Astroturf Pitch To provide a full sized, functional, 3G Astroturf sports pitch for the community of Stroud, the surrounding areas and the numerous sports teams and organisations in the local area. The greater part of the infrastructure/build cost will be covered by the Football Foundation, but there is a requirement for additional funding to aid the project to ensure that there is sufficient 3rd party support. The facility will be open to the wider public in the late afternoons, evenings, weekends and school holidays and it will be managed by the Archway School Sports Centre team. It is anticipated to take approximately 18 months from initiation to completion. The technical aspects of the entire project are guided and managed by the Football Foundation. The facility will be open by September 2023.	£150,000
Flood alleviation	Stroud District Council	Nailsworth drainage improvement scheme This project aims to fund delivery of upgraded highway infrastructure in Nailsworth Town Centre and allow for The W (road) to be drained into sustainable drainage features. The project is needed to reduce flood risk to many businesses within Nailsworth. Nailsworth is one of six catchments designated as a Rapid Response Catchment by the Environment Agency which means it poses a significant risk to life. This is due to the steep valley sides and therefore the scheme will address surface water from The W and help reduce that risk.	£52,500
Transport / Highways	Stroud District Council	Cainscross cycle scheme feasibility study The feasibility study will determine what infrastructure can be delivered on the A419 Cainscross Road between the Cainscross Roundabout to the west and the Town centre and double mini roundabouts to the east. The route is a busy dual carriageway that forms part of the strategic freight network, accommodates several bus services and passes both the Marling Grammar School and Stroud High School. It is heavily constrained in its width and would require a full review of the existing streetscape to fully incorporate compliant cycle facilities. The feasibility works will ensure the development of suitable options that will be more widely align with the National Cycle Network and would form a part of the Gloucestershire strategic cycle network	£75,500
Total			£277,500

4.2 The S106 report:

29. The detail set out in each section of this S106 report is based on the requirements set out in Schedule 2 of the CIL Regulations 2010 (as amended) and records only those obligations applicable to the County Council.

30. The amount of money to be provided under any planning obligation which was entered into during 2020/21 was **£4,670,132**. This is summarised in Table B.

Table B – Planning obligations entered into during 2021/22

Agreement Number	Signed Date	Location	Total Agreed
19/00758/OUT	15/04/2021	Land At Homelands Farm, Gotherington Lane, Bishop's Cleeve	£813,421
20/00780/FUL	29/04/2021	Premier Products Ltd Bouncers Lane Cheltenham	£16,223
19/02009/FUL	21/05/2021	Land at Vibixia Works, Kingsditch Lane, Cheltenham	£10,000
P1889/15/OUT	24/05/2021	Holms Farm Holms Farm Estate Lydney	£93,588
P1995/18/OUT	25/06/2021	Netherend Farm Netherend Woolaston	£1,590,560
19/00772/FUL	07/07/2021	Netherend Farm Netherend Woolaston	£5,488
P0722/21/FUL	02/08/2021	Land at Longhope Business Park, Monmouth Road, Longhope	£10,000
20/02089/FUL	15/10/2021	Unit 1-5 Charlton Kings Business Park Cirencester Road Charlton Kings	£20,000
21/00398/FUL	26/11/2021	Land south of Wheatpieces, Walton Cardiff, Tewkesbury	£18,000
S.20/1116/OUT	21/12/2021	Land North East of Draycott, Cam, (Millfields)	£194,826
19/01084/OUT	21/12/2021	Land to the North Fleet Lane Twynning, Tewkesbury	£260,112
19/01227/OUT	23/12/2021	Land off Rectory Close, Ashleworth	£388,538
19/00771/OUT	23/12/2021	Land to the South of Down Hatherley Lane, Down Hatherley Lane	£297,063
18/00043/OUT	19/01/2022	Land at Fitzhamon Park, Ashchurch	£18,640
21/00451/OUT	10/02/2022	Land to the North West of Fiddington	£532,083
P1338/20/FUL	25/02/2022	Land on the North West side of Watery Lane, Newent	£345,970
20/00140/OUT		Land Off A38, Coombe Hill, Gloucester	£55,620
Total			£4,670,132

31. GCC was not party to signing the following agreements, but the financial values will be transferred to GCC at the appropriate time outlined within the agreement.

20/02697/FUL	13/04/2021	Land Adjacent to Mitchell Way and Wellington Road Upper Rissington	£100,361
19/02248/FUL	13/12/2021	Land At Dunstall Farm, Moreton-in-Marsh	£1,819,103

19/94749/OUT	31/03/2022	Land West of Davies Road Moreton-in-Marsh	£63,330
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32. Table C summaries the historic number of S106 Planning Agreements/Unilateral Undertakings signed, and total contributions negotiated. It should be noted that these contributions will only become due to the County Council on implementation of the planning permission and the respective trigger dates as specifically detailed in individual agreements.

Table C – Number and value of planning obligations entered into from 2015/16

Year	Number of Agreements Signed	Total Value Negotiated
2015/16	43	£20,053,455
2016/17	43	£11,000,000
2017/18	40	£23,934,880
2018/19	16	£18,527,500
2019/20	18	£9,576,200
2020/21	11	£2,700,912
2021/22	17	£4,670,132

33. The total amount received under any planning obligation during 2021/22 was **£19,404,122**. This is summarised in Table D.

Table D – Planning obligations received during 2021/22

Application	Site	Date Received	Amount
17/00337/FUL	Land at former Police HQ, Lansdown	07/04/2021	£87,864
S.13/1893/FUL	Rooksmoor Mills, Bath Road	07/04/2021	£5,948
19/04223/FUL	Land to The South of Quercus Road Tetbury	06/05/2021	£50,575
06/01242/OUT	Former RAF Quedgeley	07/05/2021	£51,296
S.14/0810/OUT	Land West of Stonehouse	11/05/2021	£301,379
18/01239/FUL	Land adjacent to Hucclecote Road	17/05/2021	£20,307
14/02422/OUT	Chipping Campden School	18/05/2021	£77,199
16/01256/OUT	Land at The Leasows, Chipping Campden	07/06/2021	£6,348
16/02598/OUT	Land off Berkeley Close, South Cerney	11/06/2021	£191,977
S.19/2135/FUL	Gloucester 12, Javelin Park	01/07/2021	£10,000
15/01149/OUT	Land at Tewkesbury Road, Twigworth	05/07/2021	£107,487
P0361/15/OUT	Land East of Lydney (Area B)	22/07/2021	£1,000,036
S.14/0619/FUL	Land at Canonbury Street, Berkeley	02/08/2021	£119,094
12/01256/OUT	Land at Perrybrook - Phase 1	31/08/2021	£435,452
S.15/1498/VAR	Land at Colethrop Farm (Hunts Grove)	07/09/2021	£114,052

14/01063/OUT	Land South of Winnycroft Farm	07/09/2021	£1,187,553
17/04587/FUL	Land Parcel Between Sandy Lane Court and Southgate Court Sandy Lane Court Upper Rissington	13/09/2021	£89,045
P0108/17/FUL	Land at Highfield Road, Lydney	07/10/2021	£478,388
16/02598/OUT	Land off Berkeley Close, South Cerney	13/10/2021	£377,048
16/00738/OUT	Pirton Fields	14/10/2021	£43,588
17/04587/FUL	Land Parcel Between Sandy Lane Court and Southgate Court Sandy Lane Court Upper Rissington	21/10/2021	£12,709
19/02009/FUL	Former Vibixia, Runnings Road	26/10/2021	£10,000
S.15/1498/VAR	Land at Colethrop Farm (Hunts Grove)	04/11/2021	£92,665
16/00165/OUT	Land south of Grange Road	15/11/2021	£779,964
S.15/2804/OUT	Land North East of Draycott	17/11/2021	£476,438
P0981/19/FUL	Southend Nurseries	29/11/2021	£264,236
15/00749/OUT	Land at Innsworth Lane	30/11/2021	£318,567
12/01256/OUT	Land at Perrybrook - Phases 2&5	30/11/2021	£750,020
P0912/16/OUT	Land at Tufthorn Avenue, Coleford	09/12/2021	£83,940
16/00738/OUT	Pirton Fields	21/12/2021	£5,581,240
14/00343/OUT	Land at Ashchurch (east of the Railway) Tewkesbury	22/12/2021	£96,639
15/00749/OUT	Land at Innsworth Lane	23/12/2021	£3,798,019
17/00852/OUT	Yew Tree Farm, Tewkesbury Road, Twigworth	31/01/2022	£334,131
12/01256/OUT	Land at Perrybrook - Phase 3	04/02/2022	£42,315
P0981/19/FUL	Southend Nurseries, Southend Lane, Newent	11/02/2022	£2,500
17/04587/FUL	Land Parcel between Sandy Lane Court and Southgate Court	01/03/2022	£96,403
17/00449/OUT	Local Centre Plot 7 And 8 Cleavelands, Evesham Road, Bishop's Cleeve	02/03/2022	£197,078
P0361/15/OUT	Land East of Lydney (Area B) between Lydney Bypass and Highfield Road	21/03/2022	£1,153,420
P0108/17/FUL	Land at Highfield Road, Lydney	28/03/2022	£49,818
P0969/14/OUT	Land on North Side of Ross Road, Picklenash, Newent	30/03/2022	£19,399
S.14/0810/OUT	Land West of Stonehouse Nastend Lane, Nastend, Stonehouse	31/03/2022	£79,537
S.14/0810/OUT	Land West of Stonehouse	31/03/2022	£79,537
P1729/16/OUT	Land at Mannings Farm, High Street, Drybrook	14/09/2021	£330,913
Total			£19,404,122

34. The total amount received under any planning obligation during 2021/22 **which was allocated, but not spent during the reported year for funding infrastructure** was **£1,066,422**. This is summarised in Table E.

35. All S106 contributions are 'allocated' in that the legal agreement specifies the purpose to which that contribution must be used.

Table E – Planning obligations received and allocated during 2021/22

Service	Date	Project	Allocation
Highways	30.07.2021	Bus Stop - A38 Tewkesbury Road, Twigworth	£107,487
Highways	29.10.2021	Albert St Junction - Lydney Highway Strategy	£37,756
Highways	23.12.2021	Innsworth Area Footway Improvements	£118,052
Highways	23.12.2021	Bus Shelter - Innsworth House Farm Eastbound	£7,833
Libraries	30.07.2021	Chipping Campden Library	£6,348
Libraries	23.12.2021	Cheltenham Library	£6,095
Education	23.04.2021	Chipping Campden School Performing Arts	£44,491
Education	23.04.2021	Chipping Campden School Performing Arts	£61,938
Education	23.04.2021	Cirencester Kingshill adaptations	£63,429
Education	23.04.2021	Bishop's Cleeve Primary additional places	£225,284
Education	26.05.2021	Gotherington Primary expansion	£196,259
Education	27.10.2021	Chipping Campden School Performing Arts	£77,199
Education	27.10.2021	Farmors School adaptations	£89,281
Education	27.10.2021	Farmors School adaptations	£25,386
Total			£1,066,837

36. The following tables provide a summary of S106 allocations for Highways, Libraries and Education during 2021/22. Unlike the information contained within Table E which related to planning obligations received in 2020/21, the allocations outlined in Tables F, G and H could relate to planning obligations received in previous years.

Table F – Highway planning obligations allocated in 2021/22

Date	Project	Allocation
28.06.2021	Northway Lane Cycletrack	£74,488
28.06.2021	Honeybourne Cycle extension A40 Lansdown – (duplicate approval removal)	-£17,380
28.06.2021	Gloucester to Quedgeley Cycletrack	£87,888
28.06.2021	A438 / Shannon Way Junction	£307,981
30.07.2021	Ermin St Brockworth - Traffic Management	£32,314
30.07.2021	B4063 Gloucester to Cheltenham Cycle Route	£10,205
30.07.2021	Lydney Highway Strategy - Cycle Scheme	£75,628
30.07.2021	Albert St Junction - Lydney Highway Strategy	£48,180
30.07.2021	Telstar Way – West Cheltenham Transport Investment Strategy Phase 3	£15,477
30.07.2021	Bus Stop - A38 Tewkesbury Road Twigworth	£107,487
29.10.2021	Albert St Junction - Lydney Highway Strategy	£37,756
23.12.2021	Innsworth Area Footway Improvements	£118,052
23.12.2021	Bus Shelter - Innsworth House Farm Eastbound	£7,833
23.12.2021	Hatherley Road, Hatherley Lane, Reddings Road	£92,645
Total		£998,555

Table G – Libraries planning obligations allocated in 2021/22

Date	Project	Allocation
18.05.2021	Bishop's Cleeve Library	£98,109
18.05.2021	Newent Library	£26,260
18.05.2021	Bourton Library	£30,002
18.05.2021	Cheltenham Library	£22,341
28.06.2021	Gloucester Library	£3,542
30.07.2021	Chipping Campden Library	£50,164
23.12.2021	Cheltenham Library	£6,095
27.01.2022	Tetbury Library	£26,473
27.01.2022	Bishop's Cleeve Library	£150,227
27.01.2022	Bourton Library	£10,568
27.01.2022	Wotton-under-Edge Library	£12,190
27.01.2022	Fairford Library	£24,962
Total		£460,934

Table H – Education planning obligations allocated in 2021/22

Date	Project	Allocation
26.05.2021	Gotherington Primary s106 expansion	£196,259
27.10.2021	Chipping Campden School Performing Arts	£77,199
27.10.2021	Farmors School s106 adaptations	£114,667
28.04.2022	Cotswold School, 6th Form Accommodation	£74,269
28.04.2022	Ashchurch Primary replace temps	£88,015
Total		£550,409

37. Table I provides a summary of the total amount of money spent (received under any planning obligations) by reporting year.
38. During 2021/22 £2,716,549 of planning obligations was spent. This will include funding received in 2021/22 and also from previous financial years. The contribution becomes 'spent' when the equivalent capital expenditure occurs.
39. The use of financial contributions is normally very prescriptive, being set out in the legal agreements, specifically to address and mitigate the impact of a particular development. There are strict conditions set out in legal agreements relating to the repayment of contributions if they cannot or have not been spent as required under the terms of that legal agreement.

Table I – Total amount of planning obligations spent by reporting year

Year	Education (capital)	Libraries (Capital)	Highways (Capital)	Transportation / bus services (Revenue)	Highways Commuted Sum (Revenue)	Total
2014-15	£2,045,254	£5,000	£1,387,134	£669,633		£4,107,021
2015-16	£1,215,349	£144,470	£1,885,250	£763,928		£4,008,997
2016-17	£4,530,349	£160,662	£1,540,823	£954,463		£7,186,297
2017-18	£10,467,650	£215,946	-£92,613	£915,077		£11,506,060
2018-19	£8,051,561	£210,156	£3,571,231	£732,454		£12,565,402
2019-20	£3,013,530	£58,848	£1,327,737	£806,158		£5,206,273
2020-21	£2,403,811	£84,197	£573,972	£266,090	£26,500	£3,354,570
2021-22	£729,738	£202,211	£1,304,364	£480,237		£2,716,549

40. Table J summarises the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year.
41. The end year balance of money received under any planning obligations during any year which was retained at the end of 2021/22 was £56,620,595. This is an increase of £19,429,970 from the previous reporting year.
42. It is important to consider that S106 contributions are often paid in instalments over a number of years, so it is often the case that these funds are accumulated and only spent when the full contribution amount has been received. Contributions are often received from a number of different agreements that may be combined to be used towards a large infrastructure project. Often progress in delivering a scheme has to some extent been dependent on the timely accumulation of S106 funds.
43. An individual agreement completed in a particular year with total contributions valued in the millions or the receipt of a large contribution amount can impact on the financial data report for several years.

Table J – Total amount of planning obligations retained at the end of the reporting year

			In year transactions						
2021-22	Opening Balance	Received in Year	Refunded in Year	Transferred	Transferred to/from revenue	Used in Year Revenue Service	Used in Year Capital Projects	Total	Year End Balance
Adults	£74,202	£0	£0	£0	£0	£0	£0	£0	£74,202
Education	£15,066,291	£20,743,519	£0	£0	£0	£0	£729,738	£729,738	£35,080,073
Libraries	£1,511,264	£510,584	£0	£0	£0	£0	£202,211	£202,211	£1,819,637
Highways Contributions	£6,509,181	£909,564	£0	£242,533	£5,000	£0	£1,304,364	£1,551,898	£5,866,847
Highways Commuted Sums	£2,098,299	£109,494	£0	£0	£0	£0	£0	£0	£2,207,793
Highways Deposits (refundable)	£4,977,693	£520,764	£790,240	£0	-£763	£0	£0	£789,477	£4,708,980
Transportation / Bus Services Contributions	£6,943,694	£502,537	£0	-£159,489	£262,420	£480,237	£0	£583,168	£6,863,063
Business Support	£10,000	£0	£0	£0	£0	£0	£10,000	£10,000	£0
Total	£37,190,624	£23,296,461	£790,240	£83,045	£266,657	£480,237	£2,246,313	£3,866,491	£56,620,595

5.0 Examples of projects delivered during 2021/22 using planning obligations

44. **Refurbishment of Tewkesbury library** - The refurbishment of the library has taken place over two phases of work using developer contributions from 6 separate developments. The budget for this upgrade was £94,680. In 2021-22 the first phase of works created a new Innovation lab space. The second phase of work was undertaken in 2022-23 and included a comprehensive refurbishment of the facility. This included the creation of a more open layout, improved signage to enhance wayfinding especially for those additional needs e.g. visual or neurological, new furniture to meet the needs of customers, the creation of more individual study space areas, the relocation of public PCs to increase amount of available and increased provision of open flexible space for use by groups.



More open layout providing better accessibility for those with mobility needs



New size appropriate furniture for children and additional new book stock.

45. **A435 Capacity improvement including cycle access improvements –**



The scheme cost £1.69M and was funded through developer contributions. The initial phase of work included junction widening and an upgrade of the signals at Southam Lane/Hyde Lane Junction.

This provided additional capacity at the junction and enabled the delivery of the cycleway improvements.

The second phase of the works are to deliver a continuous footway/cycleway between Cheltenham and Bishop's Cleeve along the A435 corridor. This is expected for delivery in the next 12-18 months.

46. **Ashchurch Primary Classroom Block** - As a result of local housing developments, Ashchurch School increased their planned admission number from 19 to 21 pupils in September 2019. In order to accommodate the additional pupils at the school, two Elliott classrooms were replaced with a permanent three classroom extension. The additional third classroom was provided as the current accommodation was not sufficient to meet the needs of the increasing number of pupils on the school roll. At the end of the project, the Elliotts were dismantled and replaced with additional hard play. The total project budget was £1.074M and the total amount of s106 allocated to the project was £357,981.



47. **Winchcombe School Expansion** - As a result of local housing development and an increased demand for secondary school places in the local area, Winchcombe School grow by roughly 1 Form of Entry to support this need. To facilitate the expansion of Winchcombe School, the expansion project included a new sports hall, an extension to science, internal refurbishment to various key areas of the school (DT, SEN, School Hall, main reception area). The existing gymnasium was also refurbished to create a drama studio and additional classroom. The total project budget was £4.746M and the total amount of S106 allocated to the project was £225,968.



New sports hall at Winchcombe School

6.0 Future Funding Priorities

48. The types of infrastructure that the County Council intends to fund, either wholly or in part, using planning obligations is set out in the adopted Local Development Guide¹.
49. Development and growth require associated infrastructure. In some cases, agreements are needed between developers, the Council and other providers to make sure this happens. Without reaching agreement, proposals for new developments may be refused. Where contributions are sought through S106 planning obligations, the decision on the type and scale of infrastructure and services deemed necessary for developer contributions will be made on a case-by-case basis.
50. The types of infrastructure and services the County Council will seek developer contributions (S106 and CIL) for include:
- Pre-school childcare
 - Primary and secondary schools
 - Special schools
 - Libraries
 - Adult Social Care
 - Health and Public Health
 - Fire and Rescue Services
 - Sustainable Drainage Systems (SUDS)
 - Waste and Recycling Facilities
 - Highways / Transport
 - Broadband, etc.

¹ <https://www.gloucestershire.gov.uk/planning-and-environment/planning-policy/gloucestershire-localdevelopment-guide/>