



Infrastructure Funding Statement 2022-2023

Gloucestershire County Council

December 2023

Contents

Executive Summary	1
1.0 Introduction	3
2.0 What are planning obligations?	3
2.1 Relationship between LPAs and GCC for S106 and CIL	4
3.0 IFS requirements.....	5
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	6
4.1 The CIL Report	6
Table A - CIL Funding allocated to GCC in 2022/23	7
4.2 The S106 report:	7
Table B –Planning obligations entered into during 2022/23	7
Table C – Number and value of planning obligations entered into from 2015/16	8
Table D – Planning obligations received during 2022/23	9
Table E – Planning obligations received and allocated during 2022/23	11
Table F – Highway planning obligations allocated in 2022/23.....	12
Table G – Libraries planning obligations allocated in 2022/23	12
Table H – Education planning obligations allocated in 2022/23	13
Table I – Total amount of planning obligations spent by reporting year	13
Table J – Total amount of planning obligations retained at the end of the reporting year.....	15
5.0 Examples of projects delivered during 2022/23 using planning obligations.....	16
6.0 Future Funding Priorities	17

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: [Gloucestershire's Local Development Guide 2021 | Gloucestershire County Council](#)

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. The IFS is not required to report on receipts from other planning obligations, although it may choose to do so. The County Council is looking at ways to improve its reporting on all planning obligations that it receives.

S106 contributions are often paid in instalments over several 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 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 Gloucestershire County Council's Sec 106 activity relating to 2022/23. Each of Gloucestershire's six district authorities will publish their own separate annual IFSs.

During 2022/23:

- GCC was **allocated £75,000 of CIL funding** from Stroud District Council. (See Table A for details).
- GCC **signed 18 S106 agreements between 1/4/22-31/3/23, to the value of £5,408,562**. 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. (See Tables B& C for details).
- GCC **received a total of £9,964,676 from any planning obligations in 2022/23**. (See Table D for details).
- The amount of money **received and allocated in 2022-23, was £323,689**. (See Table E for details).
- The total amount **received from any year and allocated was £3,672,634**. (See Tables F,G,H for details).

- GCC **spent £5,846,481** received through planning obligations. A contribution becomes 'spent' when the equivalent capital expenditure occurs. 'Spent' contributions may come from several years of obligations, not just those received in 2022/23. 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 Obligation** during any year, which was retained at the end of the reported year **was £62,035,443**. Table J sets out the opening balance, capital and revenue expenditure and closing balance for 2022/23 for key pieces of infrastructure and services provided through planning obligations. The County Council is currently looking at ways to provide a more detailed report on all the Planning Obligations it receives.

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 is required to provide a summary of financial planning obligation activity relating to CIL and Section 106 (S106) legal agreements only, 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 adopted at Cabinet in March 2021. The LDG can be viewed at the following link:

[Gloucestershire's Local Development Guide 2021 | Gloucestershire County Council](#)

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 must 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 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 was no requirement to report on S106 in this way until 2019. 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 CIL and Sec 106 information during the period 1st April 2022 to 31st March 2023.
24. The information provided relates to all the new activity in the year as well as all unspent money from previous years. Money received through planning obligations for infrastructure is often built up over several years; it can be 'allocated' in one financial year and 'spent' in another.

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 2022/23 GCC was allocated a total £75,000 CIL funding from Stroud District Council. This is summarised in Table A. No further CIL allocations were awarded to GCC in 2022/23.

Table A - CIL Funding allocated to GCC in 2022/23

Purpose	CIL Charging area	Infrastructure	Amount
PROW	Stroud District Council	<p>The CIL funding is to be used to part fund the widening of the railway path between Ryeford and Dudbridge.</p> <p>SDC Members agreed to provide a £75,000 CIL allocation on the condition that GCC provided a £70,000 match funding commitment. The CIL contribution is being match funded by GCC and the Stroud walking and cycling fund to cover a 1.2km length of path. The total cost will be around £230,000 but will improve the path through its length to offer a safe and accessible off road route for everyone, including pedestrians and cyclists.</p> <p>This is an important strategic route identified in the Sustainable Transport Strategy as part of a wider connecting network. Being a priority low carbon active-travel route, it supports numerous Local Plan policies.</p>	£75,000
Total			£75,000

4.2 The S106 report:

29. The detail set out in each part 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 from any planning obligation entered into during 2022/23 was **£5,408,562**. This is summarised in Table B.

Table B – Planning obligations entered into during 2022/23

	Agreement Number	Signed Date	Location	Total Agreed
1	S.21/1276/FUL	31/03/2023	Land At, Dudbridge Hill, Stroud, Gloucestershire	£11,280
2	21/00496/FUL	09/03/2023	Land West Of Delavale Road, Winchcombe	£864,760
3	S.21/0484/FUL	28/02/2023	Land North Of Cirencester Road, Minchinhampton, Gloucestershire GL6 9EN	£10,000
4	21/02700/FUL	09/01/2023	Adey Ltd Gloucester Road Cheltenham Gloucestershire GL51 8NR	£21,100
5	21/01036/FUL	09/11/22	Innsworth House Farm, Innsworth Lane, Innsworth	£115,994
6	20/00608/FUL	08/11/2020	Land North of Perrybrook Shurdington	£23,893

7	P0577/20/OUT	27/09/2022	Engelhard Complex, Proposed New Building Valley Road	£10,104
8	22/00474/FUL	22/09/2022	Douglas Equipment Village Road Cheltenham	£311,943
9	20/00315/OUT	08/09/2022	Land At Hill Farm Hempsted Lane Gloucester	£908,290
10	20/00936/FUL	16/08/2022	Land To the Rear Of Minsterworth Village Hall	£107,400
11	21/00976/OUT	09/08/2022	Land Off Brook Lane, Twigworth,	£985,424
12	21/00007/FUL	26/07/2022	Henley Bank Kennels, Mill Lane, Brockworth	£52,362
13	20/00245/FUL	30/06/2022	Former Nortonham Allotments, Land West Of The A435, Bishop's Cleeve - Platform Housing Ltd	£731,999
14	S.18/2697/OUT	16/06/2022	Land South Of Railway Line, Box Road, Cam	£147,620
15	20/04147/FUL	15/06/2022	Coln House School Horcott Road Fairford Gloucestershire GL7 4DB	£216,340
16	S.20/0100/FUL	30/05/2022	PS33 Land West of Station Road, Berkeley, Gloucestershire	£769,232
17	14/01470/OUT	26/04/2022	Land At Winnycroft Farm, Corncroft Lane, Gloucester, GL4 6BX	£110,821
18	21/00615/JPA	19/04/2022	Land and buildings at Britannia Warehouse, Gloucester Docks	£10,000
	Total			£5,408,562

31. 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
2022/23	18	£5,408,562

32. The total amount received under Sec 106 planning obligations during 2022/23 was **£9,964,676** This is summarised in Table D.

Table D – Total Amount Received under any Planning obligations during 2022/23

Application	Site	Date Received	Amount
16/00336/OUT	59 Gretton Rd	13/04/2022	£34,461
14/0619/FUL	Land at Cannonbury Street, Berkeley	29/04/2022	£268,345
15/01149/OUT	Land at Tewkesbury Rd Twigworth	03/05/2022	£712,267
15/0476/OUT	Lister Petter, Dursley - Zone C	31/05/2022	£90,603
15/0476/OUT	Lister Petter, Dursley - Zone F	17/05/2022	£19,074
1733/18/FUL	Land Adjoining Unlawater Lane Newnham	29/04/2022	£109,850
12/01256/OUT	Land at Perrybrook Phases 2&5	07/07/2022	£12,609
15/00749/OUT	Land at Innsworth Lane	07/07/2022	£5,364
18/00173/FUL	Land adjacent to the Swan, Coombe Hill	22/04/2022	£41,992
18/00173/FUL	Land adjacent to the Swan, Coombe Hill	06/05/2022	£37,241
15/1498/VAR	Land at Colethrope, Hunts Grove	14/06/2022	£835,408
16/00054/OUT	Land South of Chesterton	22/06/2022	£19,164
19/04223/FUL	Land to the South of Quercus Road	28/04/2022	£55,331
15/01149/OUT	Land at Tewkesbury Road, Twigworth	05/07/2022	£757,870
19/00772/FUL	Land at Willow Bank Road, Alderton	05/07/2022	£6,040
1881/15/FUL	Land at Par Four Lane, Lydney	26/06/2022	£607,202
9/00068/FUL	Land Off Rea Lane, Gloucester	28/06/2022	£96,760
16/00054/OUT	Land South of Chesterton	02/08/2022	£75,000
19/00086/OUT	Land to East of Evenlode Road	28/07/2022	£172,054
19/00758/OUT	Land At Homelands Farm, Gotherington Lane, Bishops Cleeve	12/08/2022	£286,729
15/00749/OUT	Land at Innsworth Lane, Longford	31/10/2022	£471,649
16/00165/OUT	Land South of Grange Road, Gloucester	31/08/2022	£721,897
1338/20/FUL	Land on the North West side of Watery Lane	15/03/2022	£1,500
16/01256/OUT	Land at The Leasows, Chipping Campden	02/11/2022	£209,414
17/00852/OUT	Yew Tree Farm	27/09/2022	£313,592
17/00852/OUT	Yew Tree Farm	27/09/2022	£17,429
045/20/FUL	Land at Hartpury College and Hartpury University	07/10/2022	£5,000
1284/13/OUT	Land at Driffild Road, Lydney	07/10/2022	£49,000
14/0810/OUT	Land West Of Stonehouse Nastend Lane, Nastend, Stonehouse, Gloucestershire	14/10/2022	£190,328
13/01032/OUT	Land to the East of Hempsted Lane	09/11/2022	£167,671
20/00140/OUT	Land Off A38, Coombe Hill, Gloucester	18/11/2022	£62,452
21/00007/FUL	Henley Bank Kennels	08/11/2022	£51,862
19/00068/FUL	Land off Rea Lane, Gloucester,	30/11/2022	£358,332

14/01233/FUL	Land adjoining Millham House	30/01/2023	£187,769
1733/18/FUL	Land Adjoining Unlawater Lane Newnham Gloucestershire GL14 1BN	05/12/2022	£97,249
17/00929/OUT	Former Premier Products Site, Bouncers Lane, Prestbury	09/12/2022	£337,734
16/00054/OUT	Land South of Chesterton (The Steadings)	16/12/2022	£599,750
17/00520/OUT	Land at Fiddington	17/03/2023	£7,500
1482/14/OUT	Lower Lane Berry Hill Coleford	13/01/2023	£137,370
18/00249/OUT	Land at Stoke Road	26/01/2023	£1,096,138
19/04749/OUT	Land West of Davies Road	14/03/2023	£35,921
20/02697/FUL	Land adjacent to Mitchell Way	30/03/2023	£60,913
20/0100/FUL	Land West of Station Road	14/02/2023	£1,500
21/00398/FUL	Land south of Wheatpieces	14/03/2023	£19,307
18/01615	Land at Ullenwood Court	28/02/2023	£117,989
20/0100/FUL	Land West of Station Road	21/03/2023	£8,369
20/0100/FUL	Land West of Station Road	17/03/2023	£70,316
20/0100/FUL	Land West of Station Road	31/03/2023	£207,766
1990/18/OUT	Land off Bradfords Lane	28/02/2023	£114,097
19/00771/OUT	Land South of Down Hatherley Lane	14/03/2023	£1,500
Total			£9,964,676

33. The total amount **received and allocated under any planning obligation during 2022/23 was £323,689**. This is summarised in Table E.

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

Table E – Amount received and allocated under any planning obligation during 2022/23

Service	Date	Projects	Allocation
Highways	22.06.2022	Cycle Stands - Cirencester Town Centre	£ 2,664
Highways	15.07.2022	Albert St Junction -Lydney Highwa'y Strategy	£ 118,869
Libraries	22.04.2022	Tewkesbury Library project	£ 5,284
Libraries	29.04.2022	Newnham-U-Severn Community Library S106	£ 17,118
Education	02.11.2022	Chipping Campden School Performing Arts	£ 100,061
Education	27.09.2022	Norton Primary additional space	£ 79,693
Total			£323,689

35. The following tables provide a summary of S106 allocations for Highways, Libraries and Education during 2022/23. Unlike the information contained within Table E which related to planning obligations received in 2022/23, the allocations outlined in Tables F, G and H could relate to planning obligations received in previous years. **The total sum is £3,672,634.**

Table F – Highway planning obligations allocated in 2022/23

Date	Project	Allocation
22/06/22	Honeybourne Cycle ext A40 Lansdown	£17,380
22/06/22	Albert St Junction -Lydney Highway Strategy	£199,889
21/09/22	Elmbridge Court - B4063 Signalisation	£167,653
21/09/22	Pilley Bridge Pedestrian Crossing	£39,947
21/09/22	Pilley Bridge Pedestrian Crossing	£10,394
23/11/22	Albert St Junction -Lydney Highway Strategy	£118,869
23/11/22	RTPI nr Railway Station Moreton in Marsh	-£40
23/11/22	Starvehall Farm Dev Contribution Budget	-£4,035
23/11/22	Bus Shelter - Gretton Road Winchcombe	-£11,258
29/03/23	Cycle Stands - Cirencester Town Centre	£2,664
29/03/23	Hatherley Rd, Hatherley Ln, Reddings Rd	£213,987
29/03/23	Hatherley Rd, Hatherley Ln, Reddings Rd	£10,000
Total		£765,450

Table G – Libraries planning obligations allocated in 2022/23

Date of Cabinet	Project	Allocation
22/06/22	Gloucester Library	£18,574
21/09/22	Tewkesbury Library project	£1,182
21/09/22	Tewkesbury Library project	£8,624
21/09/22	Tewkesbury Library project	£5,284
21/09/22	Lydney Library Refurbishment	£19,271
21/09/22	Lydney Library Refurbishment	£84,760
21/09/22	Lydney Library Refurbishment	£35,913
21/09/22	Berkeley Community Library	£41,587
29/03/23	Cirencester Library	£11,685
29/03/23	Matson Library Phase 2	£31,015
29/03/23	Newent Library Refurbishment	£17,388
29/03/23	Stroud Library Furniture and Equipment	£5,948
29/03/23	Stroud Library Furniture and Equipment	£74,906
29/03/23	Gloucester Library Furniture and Fittings	£8,198
29/03/23	Gloucester Library Furniture and Fittings	£18,983
29/03/23	Longlevens Library	£103,773
29/03/23	Newnham -U-Severn Library	£17,118
Total		£504,209

Table H – Education planning obligations allocated in 2022/23

Date of Cabinet Approval 2022-23	Project	Allocation
22/06/22	Dene Magna School remodelling	£172,086
22/06/22	Cotswold School 6 th Form Accommodation	£74, 269
22/06/22	Oak Hill Primary adaptations	£97,864
22/06/22	Ashchurch Primary replace temporary accommodation	£88,015
23/11/22	Bournside School expansion	£31,015
23/11/22	Bournside School expansion	£80,354
23/11/22	Leckhampton High School – new school	£1,080,048
23/11/22	Dursley Primary re-modelling	£18,472
23/11/22	Watermoor Primary replacement	£281,851
23/11/22	Calton primary 1FE expansion	£47,460
25/01/23	Chipping Campden School of performing Arts	£100,061
25/01/23	Horsley C of E toilets	£48,886
25/01/23	Norton Primary additional space	£33,578
25/01/23	Norton Primary Additional Space	£37,124
25/01/23	Norton Primary Additional Space	£79,693
25/01/23	Tutshill Primary toilet refurbishment	£132,199
Total		£2,402,975

36. Table I provides a summary of the total amount of money spent (received under any planning obligations) by reporting year.
37. During 2022/23 **£5,846,481** of planning obligations was spent. This will include funding received from previous financial years as well as 2022/23. The contribution becomes 'spent' when the equivalent capital expenditure occurs.
38. 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	£6,029	£4,107,021
2015-16	£1,215,349	£144,470	£1,885,250	£763,928	£35,015	£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	£198,200	£11,506,060
2018-19	£8,051,561	£210,156	£3,571,231	£732,454	£9593	£12,565,402
2019-20	£3,013,530	£58,848	£1,327,737	£806,158	£80,429	£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
2022/23	£3,517,720	£114,786	£1,358,825	£855,150	-	£5,846,481

39. Table J summarises the total amount of planning obligations received through Sec 106 and Sec 278 (Highways Commuted Sums and Deposits) during any year which was retained at the end of the reported year.
40. The end of year balance of money received under any planning obligations during any year which was retained at the end of 2022/23 is £62,035,443.
41. 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 several 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.
42. 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					
2022-23	Opening Balance	Received in Year	Refunded in Year	Transferred	Transferred to/from revenue	Used in Year Revenue Service	Used in Year Capital Projects	Year End Balance
Adults	£ 390,694	£ 0	£ 0		£ 0	£ 0	£ 390,694	£ 0
Education	£ 36,503,852	£ 8,087,233	£ 0		£ 0	£ 0	£ 3,517,719	£ 41,073,366
Libraries	£ 1,819,637	£ 150,241	£ 0		£ 0	£ 3,400	£ 114,786	£ 1,851,692
Highways Contributions	£ 5,866,847	£ 614,310	£ 0	£ 3,000	£ 0	£ 5,416	£ 1,358,825	£ 5,119,916
Highways Commuted Sums	£ 2,207,793	£ 14,400	£ 0	-£ 6,510	£ 0	£ 0	£ 0	£ 2,215,683
Highways Deposits (refundable)	£ 4,708,980	£ 1,326,583	£ 830,757	£ 3,510	- £ 7,142	£ 0	£ 0	£ 5,215,458
Transportation / Bus Services Contributions	£ 6,863,063	£ 551,415	£ 0		£ 0	£ 855,150	£ 0	£ 6,559,328
Total	£ 58,360,866	£ 10,744,182	£ 830,757	£ 0	-£ 7,142	£ 863,966	£5,382,024	£62,035,443

5.0 Examples of projects delivered during 2022/23 using planning obligations

43. Case Studies Education

44. Dene Magna School

The allocation was to provide a new teaching block which will allow all classrooms to return within the main area of the school. This will also allow one subject area, Religious Studies, to be located in proximity, therefore improving communication between staff and the ability of the team to provide support for each other and allow the school to repurpose a room to expand the provision of Catering at KS4.



45. Chipping Campden School

The allocation was used as a contribution towards a new state of the art Performing Arts Centre at the school.



46. The High School Leckhampton

The allocation was used as a contribution towards the £35 million secondary school which has state-of-the-art facilities, including six science labs, 10 ICT suites, a music suite, drama studio and a 400-seat auditorium. Its sports facilities include a full-size floodlit Astro-turf pitch, grass playing fields, sports hall, fitness suite and six outdoor tennis tables.



47. Case Studies Libraries

48. No libraries projects were completed during the 2022/23 period. Refurbishment projects have been approved for Longlevens and Tetbury during 2023/24 period.

6.0 Future Funding Priorities

49. 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.

50. 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.

51. The types of infrastructure and services the County Council will seek developer contributions (S106 and CIL) for include:

- Pre-school childcare

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

- 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.