



Tewkesbury Borough Council Annual Infrastructure Funding Statement
2022/23

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1. COMMUNITY INFRASTRUCTURE LEVY REPORT

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

Reporting Year: From 01 April 2022 to 31 March 2023

OPENING POSITION

Administration

The amount of unspent CIL, collected **before the reported year**, assigned for administration costs was **£0.00**

Neighbourhood

Parish Council Neighbourhood Funding

The amount of unspent CIL, collected **before the reported year**, assigned for Regulation 59A Neighbourhood CIL:

- Held by Charging Authority for payment on 28 April 2022 was **£223,725.37**.
- Held by the Parish Councils was **£376,906.82**. This was held by:
 - Alderton PC £3,412.45
 - Bishops Cleeve PC £191,011.71
 - Brockworth PC £101,535.96
 - Churchdown PC £2,392.00
 - Down Hatherley PC £17,011.96
 - Gotherington PC £27,797.00
 - Leigh, the £19,767.25
 - Stanway PC £3,742.75

- Toddington PC £5,671.38
- Twynning PC £1,964.36
- Winchcombe PC £2,600.00

Infrastructure

The amount of unspent CIL, collected **before the reported year**, which was not allocated to Neighbourhood CIL or CIL Administration was **£3,432,781.73**.

IN YEAR ACTIVITY

Notices Issued

(a) The total value of CIL **Demand Notices** issued in the reported year was **£2,980,909.20**.

It should be noted that not all of this funding would have been expected to be received during the reported year as a result of the Council's adopted [Instalments Policy](#).

The total value of CIL **Liability Notices** issued in the reported year was **£2,964,570.14**.

It should be noted that not all of this potential funding would have been expected to be the subject of a demand notice during the reported year as a liability notice is not a demand for payment and evidence to justify deductions and claims for relief may still be submitted up until the commencement of development, after which a demand notice is issued.

Income In The Reported Year

(b) Total CIL income **in the reported year** was **£4,506,690.52**

The Council did not receive any land or infrastructure payments (i.e. the provision of land or infrastructure in lieu of paying CIL) during the reported year.

Surcharges and Late Payment Interest

The total value of **Surcharges** imposed due to breaches of the CIL Regulations was **£13,194.22** and the total value of the **late payment interest** accrued was **£3,144.84** during the reported year.

Income Before The Reported Year

(c) total CIL income **before** the reported year was **£4,319,668.01**.

The Council did not receive any land or infrastructure payments (i.e. the provision of land or infrastructure in lieu of paying CIL) before the reported year.

Administration

CIL income collected in and transferred to Tewkesbury Borough Council, as a contribution towards shared administration expenses, **in the reported year** was **£71,095.58**. This was made up of:

- Contribution of **£69,548.21** from Cheltenham Borough Council; and
- Contribution of **£1,547.37** from Gloucester City Council.

Neighbourhood

(I) Parish Council Neighbourhood Funding

CIL both collected and passed to Parish Councils **in the reported year** was: **£243,184.74**. This was for:

- Bishops Cleeve PC Neighbourhood Funding of **£81,862.16** from 18/01146/FUL paid on the 28 October 2022
- Bishops Cleeve PC Neighbourhood Funding of **£145,345.19** from 21/00214/APP paid on the 28 October 2022
- The Leigh PC Neighbourhood Funding of **£3,333.84** from 22/00194/APP paid on the 28 October 2022
- The Leigh PC Neighbourhood Funding of **£6,252.89** from 18/00173/FUL paid on the 28 October 2022
- Ashleworth PC Neighbourhood Funding of **£77.61** from 20/00602/FUL paid on the 28 October 2022
- Stanway PC Neighbourhood Funding of **£3,742.75** from 19/00752/FUL paid on the 28 October 2022
- Woodmancote PC Neighbourhood Funding of **£2,570.30** from 21/00938/FUL paid on the 28 October 2022

(d) CIL collected **before the reported year** but allocated in the reported year was **£223,725.37**. This was for:

- Down Hatherley PC Neighbourhood Funding of **£9,597.07** from 20/01179/FUL paid on the 28 April 2022
- Bishops Cleeve PC Neighbourhood Funding of **£11,718.08** from 19/00758/OUT paid on the 28 April 2022
- Bishops Cleeve PC Neighbourhood Funding of **£48,448.40** from 21/00214/APP paid on the 28 April 2022
- Bishops Cleeve PC Neighbourhood Funding of **£52,731.38** from 19/00758/OUT paid on the 28 April 2022
- Alderton PC Neighbourhood Funding of **£4,000.00** from 20/01282/FUL paid on the 28 April 2022

- Brockworth PC Neighbourhood Funding of **£8,439.60** from 19/00055/FUL paid on the 28 April 2022
- Brockworth PC Neighbourhood Funding of **£76,151.97** from 18/01239/FUL paid on the 28 April 2022
- The Leigh PC Neighbourhood Funding of **£12,638.87** from 18/00173/FUL paid on the 28 April 2022

It should be noted that:

- No payments were made to Parish Councils as a result of the Charging Authority receiving any 'payment in kind' during the reported year; and
- (j), (k) & (l) No CIL was either requested or returned to the Charging Authority in the reported year because it had not been spent within 5 years (Regulation 59E).
- (j), (k) & (l) As a fully parished borough no Regulation 59F Neighbourhood Funding was received or spent before or during the reported year.

Infrastructure

The amount of CIL, collected **in the reported year**, which was not allocated to Neighbourhood CIL or CIL Administration was **£3,620,504.81**.

Expenditure In The Reported Year

(e) Total CIL expenditure **in the reported year**, was **£166,854.82**. This was made up of:

- **£55,109.07** of Neighbourhood CIL reported by Parish Councils; and
- **£111,745.75** of Admin CIL.

Administration

CIL income **in the reported year** allocated for administration expenses was **£296,430.11**. This was made up of the following percentages of partners CIL income in the reported year:

- (g) (iii) Tewkesbury Borough Council - **£225,334.53** - 5% of the total CIL receipts collected (**£4,506,690.52**) in the reported year;
- Cheltenham Borough Council - **£69,548.21** - 5% of the total CIL receipts collected (**£1,390,933.44**) in the reported year; and
- Gloucester City Council - **£1,547.37** - <1% of the total CIL receipts collected (**£162,638.05**) in the reported year. When added to the **£6,584.54** spent on administration by Gloucester City Council directly this equals 5% (**£8,131.90**) of the total CIL receipts collected.

CIL income collected **before** to the reported year spent on administration was **£0.00**. This was 0% of the total CIL collected within the reported year.

Neighbourhood

Parish Council Neighbourhood Funding

(g) (i) Expenditure from CIL passed to Parish Councils in the reported year was reported as £2,276.36.

Parish Councils reported the following spending from CIL funds in the reported year:

Infrastructure	Amount	Date	Spend Description
Twynning PC Reg 59A	£1,964.36	10/10/2022	Footpath surfacing
Toddington PC Reg 59A	£312.00	05/05/2022	Parish Website Development - Planning Tracker Installed
From In Year Sub Total	£2,276.36		
Wheatpieces PC Reg 59A	£220.84	26/01/2023	Installation of solar panels on Community Centre
Wheatpieces PC Reg 59A	£50.00	24/01/2023	Solar Panel Installation Survey
Wheatpieces PC Reg 59A	£16,006.95	30/11/2022	Installation air conditioning and heating units at Community Centre – Part Payment
Wheatpieces PC Reg 59A	£250.00	05/10/2022	Building Regs for Solar Panels
Wheatpieces PC Reg 59A	£675.00	30/09/2022	Technical drawings for Solar Panel Planning Application
Wheatpieces PC Reg 59A	£5,541.80	07/09/2022	Installation air conditioning and heating units at Community Centre – Part Payment
Wheatpieces PC Reg 59A	£23,347.19	07/09/2022	Installation air conditioning and heating units at Community Centre – Part Payment
Wheatpieces PC Reg 59A	£6,571.93	07/09/2022	Installation air conditioning and heating units at Community Centre – Part Payment
Wheatpieces PC Reg 59A	£52.00	03/08/2022	Cleaning in main hall of Wheatpieces Community Centre required following work carried out by contractors
Wheatpieces PC Reg 59A	£117.00	22/07/2022	Planning Application Fee re Solar Panel installation
From Before Reported Year Sub Total	£52,832.71		
Total	£55,109.07		

Infrastructure

It should be noted that:

- No CIL, returned under Regulation 59E by Parish Councils, was spent by the Charging Authority, in the reported year;
- No CIL Income received either before, or in, the reported year has been spent on Infrastructure, including education and affordable housing; and
- (g) (ii) No CIL Income received either before, or in, the reported year has been spent on repaying money borrowed, including any interest.

Allocations

(f) CIL collected in the reported year that was allocated but not spent during the reported year was:

Type	Allocated	Spent	Remaining
Parish Neighbourhood CIL	£658,104.50	£2,276.36	£655,828.14

CLOSING POSITION

Administration

The amount of unspent CIL, collected **in** the reported year, assigned for administration costs is **£184,684.36**.

The amount of unspent CIL, collected **from 01 January 2018 to the end of the reported year**, assigned for administration costs is **£184,684.36** repayable to the JCS/SLP fund.

Neighbourhood

Parish Council Neighbourhood Funding

The amount of unspent CIL, collected **in the reported year**, assigned for Regulation 59A Neighbourhood CIL:

- Held by the Charging Authority for payment on 28 April 2023 was **£414,919.76**.
- The amount of unspent CIL, collected **from 01 January 2018 to the end of the reported year**, assigned for Regulation 59A Neighbourhood CIL and held by the Parish Councils was **£847,162.83**. This was held by:
 - Alderton PC **£7,412.45**
 - Ashleworth PC **£77.61**
 - Bishops Cleeve PC **£531,116.92**
 - Brockworth PC **£195,492.54**

- Churchdown PC **£2,392.00**
- Down Hatherley PC **£26,609.03**
- Gotherington PC **£27,797.00**
- Leigh, the PC **£41,992.85**
- Stanway PC **£3,742.75**
- Toddington PC **£5,359.38**
- Winchcombe PC **£2,600.00**
- Woodmancote PC **£2,570.30**

It should be noted that:

- No CIL was outstanding for recovery from Parish Councils under Regulation 59E at the end of the reported year.

Infrastructure

The amount of unspent CIL, collected **in the reported year**, which was not allocated to Neighbourhood CIL or CIL Administration was **£3,620,504.81**.

(h) The amount of unspent CIL, collected **from 01 January 2018 to the end of the reported year**, which was not allocated to Neighbourhood CIL or CIL Administration was **£7,053,286.54**.

2. SECTION 106 REPORT

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

OPENING POSITION

Money Held At The Start Of The Reported Year

(i) The total amount of money retained at the start of the reported year was **£9,166,102.72**.

IN YEAR ACTIVITY

Obligations Entered Into Or Accepted During The Reported Year

(a) The total amount of money agreed, in planning agreements which were **entered-into during the reported year**, to be paid in the future by developers was **£151,776.25**. This figure does not include indexation (inflation/deflation) that will be added, if necessary, when a payment is due or sums for future maintenance that are commuted requiring calculation and payment in the future.

Planning Reference	Site Address	Signature Date	Amount	Notes
21/00976/OUT	Land off Brook Lane, Twigworth.	09/08/2022	£11,680.00	This payment is for the funding of Refuse and Recycling.
21/00976/OUT	Land off Brook Lane, Twigworth.	09/08/2022	£3,000.00	This payment is for Monitoring.
21/00976/OUT	Land off Brook Lane, Twigworth.	09/08/2022	£tbc	This payment is for Commuted Sum for Maintenance of Public Open Space.
21/01036/FUL	Innsworth House Farm, Innsworth.	18/11/2022	£1,241.00	This payment is for the funding of Refuse and Recycling.

21/01036/FUL	Innsworth House Farm, Innsworth.	18/11/2022	£1,500.00	This payment is for Monitoring.
19/01201/FUL	Fortitude, Birdlip Hill, Witcombe.	22/12/2022	£300.00	This payment is for Monitoring.
19/01201/FUL	Fortitude, Birdlip Hill, Witcombe.	22/12/2022	£925.00	This payment is for Legal Costs.
19/00772/FUL	Land Parcel 0088, Willow Bank Road, Alderton.	07/02/2023	£25,898.25	This payment is for Affordable Housing to be provided off-site.
19/00772/FUL	Land Parcel 0088, Willow Bank Road, Alderton.	07/02/2023	£23,072.00	This payment is for Play Facilities to be provided off-site.
19/00772/FUL	Land Parcel 0088, Willow Bank Road, Alderton.	07/02/2023	£2,044.00	This payment is for the funding of Refuse and Recycling.
19/00772/FUL	Land Parcel 0088, Willow Bank Road, Alderton.	07/02/2023	£2,500.00	This payment is for Monitoring.
21/00496/FUL	Land West of Delavale Road, Winchcombe.	09/03/2023	£69,816.00	This payment is for Playing Fields to be provided off-site.
21/00496/FUL	Land West of Delavale Road, Winchcombe.	09/03/2023	£7,300.00	This payment is for the funding of Refuse and Recycling.
21/00496/FUL	Land West of Delavale Road, Winchcombe.	09/03/2023	£tbc	This payment is for Commuted Sum for Maintenance of the LEAP.
21/00496/FUL	Land West of Delavale Road, Winchcombe.	09/03/2023	£2,500.00	This payment is for Monitoring.

21/00496/FUL	Land West of Delavale Road, Winchcombe.	09/03/2023	£tbc	This payment is for Commuted Sum for Maintenance of Public Open Space.
		TOTAL	£151,776.25	

The total number of affordable housing units, in planning agreements which were **entered-into during the reported year**, to be provided from the off-site funding allocation of **£25,898.25** is **0 dwellings**.

(d) (i) Planning agreements **entered-into during the reported year** secured the following, non-monetary, contributions of infrastructure provided on-site:

Planning Reference	Site Address	Signature Date	Number	Notes
21/00976/OUT	Land off Brook Lane, Twigworth.	21/10/2022	56 dwellings	This agreement is for Affordable Housing to be provided on-site.
21/01036/FUL	Innsworth House Farm, Innsworth.	18/11/2022	6 dwellings	This agreement is for Affordable Housing to be provided on-site. Whilst a minimum of 6 dwellings has been secured an additional 11 dwellings is proposed making the whole development affordable with 17 dwellings.
19/00772/FUL	Land Parcel 0088, Willow Bank Road, Alderton.	07/02/2023	11 dwellings	This agreement is for Affordable Housing to be provided on-site.
21/00496/FUL	Land West of Delavale Road, Winchcombe.	09/03/2023	50 dwellings	This agreement is for Affordable Housing to be provided on-site.
		TOTAL	123 dwellings	

The total number of affordable housing units, in planning agreements which were **entered-into during the reported year**, to be provided on-site is **123 dwellings**.

It should be noted that:

(d) (ii) Education provisions will not be included in this report as, in this two-tier authority area, Gloucestershire County Council will be publishing its own Infrastructure Funding Statement. The County Council will include details of planning obligations it has secured by way of S106, as well as S278 in its areas of competence. The County Council's Infrastructure Funding Statements can be found by following this link: [Infrastructure Funding Statement \(IFS\) - Gloucestershire County Council](#)

Income In The Reported Year

(b) The total amount of money from planning obligations received during the reported year was £2,150,370.63

Planning Reference	Site Address	Received Date	Amount	Notes
16/00738/OUT	Parcel 3745 Cheltenham Road East Churchdown Gloucester Gloucestershire	30/06/2021	-£31,957.83	POB342 : Community Facilities Contribution - Extension or Improvement at GL3 Community Hub
19/00537/APP (12/01256/OUT)	PHASE 1 - Land At Perrybrook, North Brockworth, GL3 4QY	17/05/2022	£869.28	POB365 : Dog Bins & Signs - Signage
19/00537/APP (12/01256/OUT)	PHASE 1 - Land At Perrybrook, North Brockworth, GL3 4QY	17/05/2022	£8,692.80	POB366 : Dog Bins & Signs - Bins
19/00537/APP (12/01256/OUT)	PHASE 1 - Land At Perrybrook, North Brockworth, GL3 4QY	17/05/2022	£1,352.21	POB367 : Refuse and recycling
16/00738/OUT	Parcel 3745, Cheltenham Road East, Churchdown, Glos	17/05/2022	£6,661.45	POB368 : Dog Bins & Signs
16/00738/OUT	Parcel 3745, Cheltenham Road East, Churchdown, Glos	14/04/2022	£38,057.40	POB369 : Refuse and recycling
16/00738/OUT	Parcel 3745, Cheltenham Road East, Churchdown, Glos	17/05/2022	£231,573.20	POB370 : Playing Pitches
19/00772/FUL	Land Parcel 0088, Willow Bank Road, Alderton	05/07/2022	£28,345.95	POB374 : AH Contribution
19/00772/FUL	Land Parcel 0088, Willow Bank Road, Alderton	05/07/2022	£25,252.59	POB375 : Play Facilities

19/00772/FUL	Land Parcel 0088, Willow Bank Road, Alderton	05/07/2022	£2,237.18	POB376 : Public Recycling
19/00772/FUL	Land Parcel 0088, Willow Bank Road, Alderton	05/07/2022	£2,736.28	POB377 : S106 Monitoring Fee
08/01221/OUT	Land At, Kennel Lane	08/07/2022	£232,881.42	POB373 : Open Space Commuted Sum
20/01119/FUL	Garage Site 4, Bishops Drive	11/08/2022	£750.00	POB378 : S106 Monitoring Fee
98/636/9399/FUL	Whitefields Road Bishops Cleeve	30/04/2022	£978.01	POB371 : POS On Site Maintenance Sum (4.3)
18/01239/FUL	Land Adjacent To Hucclecote Road And Golf Club Lane	12/08/2022	£13,632.75	POB379 : Public Recycling - S106 Provided on Site
18/01239/FUL	Land Adjacent To Hucclecote Road And Golf Club Lane	12/08/2022	£13,632.75	POB380 : Dog Bins & Signs - S106 Contribution
18/01239/FUL	Land Adjacent To Hucclecote Road And Golf Club Lane	12/08/2022	£56,250.00	POB381 : Special Area of Conservation (SAC)
18/00249/OUT	Land At Stoke Road, Bishops Cleeve, GL52 7DG	26/08/2022	£17,014.70	POB383 : Recycling Contribution
20/00245/FUL	Former Nortonham Allotments, Land West Of The A435, Bishops Cleeve	10/10/2022	£2,774.79	POB384 : S106 Monitoring Fee
18/00249/OUT	Land At Stoke Road, Bishops Cleeve, GL52 7DG	06/10/2022	£86,726.73	POB385 : Pitches & Changing Rooms S106 Contribution

05/00883/OUT	Land to East of Tewkesbury Road & North of Longford Lane Longford	07/09/2022	£283,366.66	POB386 : POS Commuted Sum
16/00738/OUT	Parcel 3745, Cheltenham Road East, Churchdown, Glos	14/10/2022	£230,480.23	POB387 : Sports Facilities Off Site Contributions
14/00838/FUL	Land to west of farm lane - Shurdington	18/07/2022	£9,926.72	POB388 : S106 Monitoring Fee (including interest for late payment)
21/00007/FUL	Henley Bank Kennels, Mill Lane, Brockworth	31/10/2022	£1,183.96	POB389 : Public Recycling - S106 Provided on Site
14/01233/FUL	Part Parcel 7346, Evesham Road, Bishops Cleeve	08/02/2023	£401.55	POB390 : Dog Bins & Signs
14/01233/FUL	Part Parcel 7346, Evesham Road, Bishops Cleeve	08/02/2023	£1,571.29	POB391 : Public Recycling Contributions
14/01233/FUL	Part Parcel 7346, Evesham Road, Bishops Cleeve	08/02/2023	£52,593.44	POB392 : Sports Facilities Off Site Contributions
14/01233/FUL	Part Parcel 7346, Evesham Road, Bishops Cleeve	08/02/2023	£13,683.51	POB393 : Sports Facilities Off Site (Indoor) Contributions
21/00976/OUT	Land Off Brook Lane, Twigworth	31/10/2022	£1,100.00	POB394 : S106 Monitoring Fee (for AH)
21/00976/OUT	Land Off Brook Lane, Twigworth	31/10/2022	£1,941.16	POB395 : S106 Monitoring Fee (for POS)

17/01203/FUL	Land South Of The A46 And North Of Tirle Brook	24/11/2022	£248,552.02	POB396 : S106 Enhance Public Contribution 1st
20/00140/OUT	Land Off A38 Coombe Hill	18/11/2022	£5,483.56	POB397 : Notice - Household information packs
20/00140/OUT	Land Off A38 Coombe Hill	18/11/2022	£2,886.08	POB398 : S106 Monitoring Fee
20/00140/OUT	Land Off A38 Coombe Hill	18/11/2022	£114,533.24	POB399 : Wildlife - S106 Contribution
20/00140/OUT	Land Off A38 Coombe Hill	18/11/2022	£8,006.00	POB400 : Public Recycling Provided on site
17/01078/FUL	Land Off Broadway Road, Part Parcel 9070	09/12/2022	£123,965.32	POB401 : Affordable Housing Contribution
17/00852/OUT	Yew Tree Farm, Tewkesbury Road, Twigworth, Gloucester, Gloucestershire, GL2 9PP	13/02/2023	£42,460.57	POB402 : Community Centre
17/00852/OUT	Yew Tree Farm, Tewkesbury Road, Twigworth, Gloucester, Gloucestershire, GL2 9PP	13/02/2023	£28,988.48	POB403 : Pitches & Changing Rooms Changing Rooms
17/00852/OUT	Yew Tree Farm, Tewkesbury Road, Twigworth, Gloucester, Gloucestershire, GL2 9PP	13/02/2023	£34,629.19	POB404 : Sports Hall
17/00852/OUT	Yew Tree Farm, Tewkesbury Road, Twigworth, Gloucester, Gloucestershire, GL2 9PP	13/02/2023	£83,558.29	POB405 : Pitches & Changing Rooms the Playing Pitches Contribution

15/00749/OUT	Land North Of Innsworth Lane Innsworth	10/03/2023	£41,722.67	POB406 : Waste Disposal for the 1st phase
15/00749/OUT	Land North Of Innsworth Lane Innsworth	10/03/2023	£4,445.51	POB407 : Dog Waste Bins Contribution
15/00749/OUT	Land North Of Innsworth Lane Innsworth	10/03/2023	£2,857.72	POB408 : Dog Signage Contribution
17/00863/FUL	Land Adjacent To Cornerways	22/11/2018	£424.00	POB409 : NHS Contribution
17/00863/FUL	Land Adjacent To Cornerways	22/11/2018	£1,254.00	POB411 : Pitches & Changing Rooms
17/00863/FUL	Land Adjacent To Cornerways	22/11/2018	£73.00	POB412 : Public Recycling
17/00863/FUL	Land Adjacent To Cornerways	22/11/2018	£430.00	POB413 : Village Hall Contribution
18/00173/FUL	Land Adjacent To The Swan, Tewkesbury Road, Coombe Hill, Gloucester	24/02/2023	£8,228.70	POB414 : Wildlife - S106 Contribution
14/01233/FUL	Part Parcel 7346, Evesham Road, Bishops Cleeve	03/03/2023	£25,230.52	POB415 : Play Facilities S106 Contribution
14/00343/OUT	Land Behind Newton Cottages, Ashchurch Rd	31/03/2023	£417.22	POB416 : Dog Waste Bins Contribution
14/00343/OUT	Land Behind Newton Cottages, Ashchurch Rd	31/03/2023	£262.25	POB417 : Dog Signage Contribution
14/00343/OUT	Land Behind Newton Cottages, Ashchurch Rd	31/03/2023	£13,673.59	POB418 : Healthcare Facility - S106 Contribution

14/00343/OUT	Land Behind Newton Cottages, Ashchurch Rd	31/03/2023	£19,697.20	POB419 : Sports Facilities Off Site - S106 Contribution
14/00343/OUT	Land Behind Newton Cottages, Ashchurch Rd	31/03/2023	£3,881.32	POB420 : Recycling Contribution
		Total	£2,150,370.63	

The total amount of money from planning obligations **outstanding at the end of the reported year** was £158,719.90

(c) The total amount of **money received before the reported year that has not been allocated** was £8,390,972.79

Non-Monetary Contributions Provided During The Reported Year

During the reported year the following non-monetary contributions were provided:

- The **total number of affordable housing units provided on-site** during the reported year was **280 dwellings**, 157 of which were on JCS Strategic Allocations; and
- The total number of **affordable housing units provided by S106 off site funding allocations** made within the reported year was **0 dwellings**.

Expenditure In The Reported Year

(f) The total expenditure from planning obligation funds **during the reported year** was £640,291.47. Of this amount £555,049.10 was spent by a third party on behalf of Tewkesbury Borough Council and £68,173.17 was unspent and returned to the developer.

(h) (i) The items of expenditure from planning obligation money during the reported year and the amount spent or returned are as follows:

Infrastructure	Expenditure	Description	Date	Source
POB52	£121.22	Burial facilities - Part payment for Section 106 Reclaim for Brockworth Cemetery Project Payment to Brockworth Parish Council	06/01/2023	04/01421/OUT
POB57	£6,626.29	Burial facilities - Part payment for Section 106 Reclaim for Brockworth Cemetery Project Payment to Brockworth Parish Council	06/01/2023	04/01421/OUT

Infrastructure	Expenditure	Description	Date	Source
POB58	£2,502.49	Burial facilities - Part payment for Section 106 Reclaim for Brockworth Cemetery Project Payment to Brockworth Parish Council	06/01/2023	04/01421/OUT
POB96	£12,919.02	Sports contribution - MUGA at Winchcombe Park Payment to Winchcombe Town Council	31/05/2022	12/01078/FUL
POB100	£12,999.80	Sports contribution - MUGA at Winchcombe Park Payment to Winchcombe Town Council	31/05/2022	12/01078/FUL
POB101	£2,069.88	Community contribution - Wheeled sports provision at Winchcombe Park Payment to Winchcombe Town Council	31/05/2022	12/01078/FUL
POB110	£12,020.84	Sports contribution - Payment for floodlights deposit, container locks and storage Payment to Brockworth Rugby Club (BSF)	10/06/2022 29/07/2022 09/11/2022	11/00091/OUT
POB119	£5,809.62	Healthcare contribution - towards extension of Winchcombe Medical Centre dispensary counter modification - flooring, non-slip matts, blinds, door system and clinical bins Payment to NHS Glos	27/05/2022 07/07/2022 10/08/2022	13/00114/FUL
POB170	£49,032.57	Community contribution - Towards community facilities, footpaths, cycle paths, lighting, petanque court at Winchcombe Park Payment to Winchcombe Town Council	31/05/2022	12/00464/OUT
POB186	£572.76	Play contribution - Payment to Alderton Parish Council for notice board	26/04/2022	14/00414/FUL
POB198	£68,173.17	Sports contribution - unspent and returned to developer	26/09/2022	14/00074/OUT
POB214	£1,058.77	Community contribution - Village Hall/TRAC contribution	16/12/2022 & 01/03/2023	13/00978/FUL
POB219	£24,510.62	Community contribution - Longford Village Hall contribution	27/05/2022	05/00883/OUT
POB228	£7,708.83	Sports contribution - Maisemore Indoor Sports Facilities Contribution	18/10/2022	15/00131/OUT
POB232	£3,100.64	Sports contribution - Maisemore Changing Room Facilities Contribution	18/10/2022	15/00131/OUT

Infrastructure	Expenditure	Description	Date	Source
POB233	£13,616.53	Community contribution - Maisemore Village hall contribution	18/10/2022	15/00131/OUT
POB244	£10,854.00	Healthcare contribution - Bentham GP Surgery	06/03/2023	13/00794/FUL
POB247	£9,298.42	Play contribution - Mitton Play Area	09/05/2022 to 09/02/2023	14/00211/OUT
POB249	£743.62	Play contribution - Soft play Tewkesbury Leisure Centre	30/09/2022	13/01205/FUL
POB261	£58,579.72	Sports contribution – Cheltenham Road Playing pitches Bishops Cleeve	21/11/2022	15/01177/FUL
POB276	£15,153.10	Community contribution - Brockworth Link and Community Library	03/01/2023 to 23/03/2023	12/01256/OUT
POB288	£40,801.30	Play contribution – Gotherington Play facilities	03/11/2022	16/00965/OUT
POB289	£46,783.54	Sports contribution – Gotherington Playing Pitches	31/10/2022	16/00965/OUT
POB297	£53,345.94	Sports contribution – Playing Pitches	08/11/2022	14/00838/FUL
POB298	£5,161.66	Community contribution - Community Centre Farm Lane Shurdington	22/03/2023	14/00838/FUL
POB302	£5,203.39	Play contribution – Offsite LEAP in Walton Cardiff	17/06/2022 to 30/09/2022	16/00177/FUL
POB306	£40,000.00	Sports contribution – Highnam Sports Facilities	12/09/2022 to 13/02/2023	14/00583/OUT
POB315	£565.00	Dog Bins & Signs - Highnam	06/09/2022	14/00583/OUT
POB323	£1,014.00	Sports contribution – Brockworth Changing facilities	31/10/2022	12/01256/OUT
POB333	£38,592.00	Sports contribution – Pamington Colts sports facilities	21/10/2022	14/00972/OUT
POB342	£2,070.00	Community contribution - Extension or Improvement at GL3 Community Hub Churchdown	29/07/2022	16/00738/OUT
POB348	£200.00	Dog Bins & Signs – Twigworth	06/09/2022	15/01149/OUT

Infrastructure	Expenditure	Description	Date	Source
POB358	£2,356.00	Sports contribution – Gotherington Playing Pitches	30/04/2022	16/00336/OUT
POB385	£86,726.73	Sports contribution – Pitches & Changing Rooms Cheltenham North RFC Bishops Cleeve	09/01/2023	18/00249/OUT
Total	£640,291.47			

(e) The total amount of money from planning obligations **allocated towards infrastructure during the reported year** was **£2,150,370.63**. Of this amount **£0.00** was not spent during the reported year.

(g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
POB371, 373 and 386 Commuted Sum for Long Term Maintenance of POS	£517,226.09	30/04/2022 to 07/09/2022	£517,226.09
POB365, 366, 368, 380, 390, 407, 408, 416 and 417 Dog Waste Bins and Signage	£37,978.28	17/05/2022 to 31/03/2023	£37,978.28
POB367, 369, 376, 379, 383, 389, 391, 400, 406, 412 and 420 Refuse and Recycling	£128,732.48	17/05/2022 to 31/03/2023	£128,732.48
POB377, 378, 384, 388, 394, 395 and 398 Monitoring	£22,115.03	05/07/2022 to 18/11/2022	£7,997.87
POB370, 387, 392, 393, 403, 404, 405, 411 and 419 Sports	£696,457.54	17/05/2022 to 31/03/2023	£696,457.54
POB375 and 415 Play Facilities	£50,483.11	05/07/2022 and 03/03/2023	£50,483.11
POB374 and 401 Affordable Housing	£152,311.27	05/07/2022 and 09/12/2022	£152,311.27

Infrastructure	Allocated	Date Allocated	Unspent
POB409 and 418 NHS Contribution	£14,097.59	22/11/2022 and 31/03/2023	£14,097.59
POB381, 397, 399 and 414 Environmental	£184,495.50	12/08/2022 to 24/02/2023	£184,495.50
Community including Village Halls	£291,442.59	24/11/2022 to 22/02/2023	£291,442.59
Total	£2,095,339.48		Total £2,081,222.32

(h) (ii) No planning obligation money was spent on repaying money borrowed, including any interest, **during** the reported year.

(h) (iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was **£18,873.05**.

(Staff Costs of £14,610.58 plus £4,262.47 software licence for Exacom made up of: S106 Module of £3,653.54 and 50% of Project Module of £608.93).

CLOSING POSITION

Money Retained At The End Of The Reported Year

(i) The total amount of money retained at the end of the reported year is **£10,226,958.65** (£10,068,238.75 plus an additional **£158,719.90** outstanding). Of this **£597,110.69** has been retained for long term maintenance and **£10,832.44** for refuse and recycling bins.

SECTION 278 MATTERS

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 4

In respect to Highways Agreements, under Section 278 of the Highways Act 1980, it should be noted that:

Highway provisions will not be included in this report as, in this two-tier authority area, Gloucestershire County Council will be publishing its own Infrastructure Funding Statement. The County Council will include details of planning obligations it has secured by way of S106, as well as S278 in its areas of competence. The County Council's Infrastructure Funding Statements can be found by following this link: [Infrastructure Funding Statement \(IFS\) - Gloucestershire County Council](#)

Joint Core Strategy (JCS) Authorities of Gloucester City Council, Tewkesbury Borough Council and Cheltenham Borough Council

Community Infrastructure Levy (CIL)

3. INFRASTRUCTURE LIST



121A.— Annual infrastructure funding statements (1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document ("the annual infrastructure funding statement") which comprises the following— (a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) ("the infrastructure list");

Background

The Joint Core Strategy (JCS) partners of Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council are each both Community Infrastructure Levy (CIL) Charging and Collecting Authorities in their own right.

Regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended) requires CIL Charging Authorities to produce an annual "Infrastructure Funding Statement". This must include a list of schemes or types of infrastructure (the "Infrastructure List") that the Council intends may be wholly or partly funded from CIL.

The Allocation of CIL

All CIL income must be allocated as follows:

Administration Fund: Up to 5% of CIL can be applied towards its implementation and ongoing administration of the Charging/Collection Authority(ies).

Neighbourhood Fund: 15% (subject to a cap based on number of existing dwellings in the Parish) rising to 25% in areas that have a 'made' Neighbourhood Development Plan (NDP also called neighbourhood Plans) in place, of each CIL charge payment received, is either:

- Passed to the Parish Council in whose boundary the development that made the payment is located;
- Held by the Charging Authority on behalf of a Designated Neighbourhood Forum, as once they have a made NDP they are entitled to direct the spending of their 25%, or
- 15% is held by the Charging Authority to be spent in the same way as all other Neighbourhood CIL.

Infrastructure Fund: The remaining 70 to 80% must be spent on infrastructure that supports the growth of the CIL Charging Authority's area.

The 'Infrastructure List' relates solely to schemes or infrastructure types that the Charging Authority intends may be wholly or partly funded from the 'Infrastructure' Fund.

The Partnership Approach

The Joint Core Strategy (JCS) partners of Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council has led to the development of a shared Infrastructure list.

Previous Infrastructure Lists

The Infrastructure List is not a comprehensive audit of all infrastructure requirements associated with the facilitation and mitigation of the impacts of development during the plan period. The Infrastructure Delivery Plans (IDP) of Development Plans are prepared for this purpose and seek to identify not only infrastructure needs but also potential sources of funding and delivery including funding from: Central Government; Local Government; and Developer Contributions and Provision by way of agreements permitted under Section 106 of the Town and Country Planning Act 1990 and Section 278 of the Highways Act 1980, for example.

The removal of the Regulation 123 'pooling restriction', by the 2019 CIL Amendment Regulation, was intended to make it easier to deliver major infrastructure projects. It allows local authorities to combine CIL and Section 106 revenues towards the same infrastructure project or item.

As set out in CIL Regulation 122, planning obligations such as a section 106 agreements will continue to be sought alongside the CIL to secure all infrastructure which is "necessary to make the development acceptable in planning terms, "is directly related to the development and is "fairly and reasonably related in scale and kind to the development".

The IDP, prepared to support the JCS, provided an evidenced source of projects for the first JCS Partner's Infrastructure List, published in December 2020.

The IDP identified a significant potential shortfall in funding, and CIL income forecasts predicted only a small amount of the shortfall could be raised within the plan period. As we have prepared our IFS statements our Infrastructure List has been updated:

Year 1: The Infrastructure identified as 'critical' was selected to form the first list;

Year 2: Reviewed progress of each of the projects and identified a number that were either completed or had secured sufficient funding from other sources to no longer envisage needing CIL funding;

Year 3: Removed schemes identified as no longer requiring CIL funding and provided updates to scheme names and cost estimates for the remaining schemes.

Year 4: 2023 Infrastructure List as summarised below; and

Future Years: Will be informed by a full review of the IDP.

The 2023 Infrastructure List

Further to the publication of the 2022 IFS report which highlighted that the agreed Infrastructure list was not representative of current priorities, work has taken place with our JCS/SLP partners and Gloucestershire County Council to prepare an interim Infrastructure List. This recognises that the IDP, prepared to support the JCS, was a point in time and since then the councils have declared a climate emergency, there have been key changes in national policy, and it is important that CIL investment is targeted to infrastructure priorities that are relevant, deliverable and meet the demands of the current position of the three partners, individually and jointly.

The 'Infrastructure List'

The inclusion of a project on the Infrastructure List does not represent a commitment that the Partners will necessarily spend CIL monies on that item and for clarity, there is no priority implied by the order in which the projects appear in the list itself.

The JCS Partners will continue to review this list and provide updates on at least an annual basis, alongside the preparation of their Infrastructure Funding Statement(s).

Projects Requesting CIL Funding

Local

1. Cheltenham Petersfield Community & Sports Hub (£300k to £617k)
2. Cheltenham Spa Railway Station Enhancements (Honeybourne Line cycle path extension) (£1.3m) – S106/County Council Funding Potential
3. Cheltenham Parks and Green Space Landscape and Recreation: maintenance & investment (£600k) – Section 106 Commuted Sums for long term maintenance and Borough Council funding Potential.
4. Cheltenham central safe cycle hub pilot project (£25k) – Neighbourhood Funding Potential
5. Cheltenham Town Centre Interchange study (£70k) – S106/County Council Funding Potential
6. Cheltenham cycle spine phase 1 Construction Work (£1.3m) - – S106/County Council Funding Potential
7. Cheltenham Cycle Spine Phase 2 (Station to Pittville Park) Design Work (£600k) – S106/County Council Funding Potential
8. Tewkesbury Town Centre and Riverside Public Realm Enhancements (£1.5m) – S106 Funding Potential
9. Tewkesbury Town Centre children's play facilities (£75k) (part of Tewkesbury Borough enhanced play facilities project) - S106/Neighbourhood Funding Potential

10. Hampton Place, Churchdown footpath (£20k) (part of Tewkesbury Borough Active Travel network improvements) - S106/Neighbourhood/County Council Funding Potential
11. Melrose Walk, Mitton footpath (£10k) (part of Tewkesbury Borough Active Travel network improvements) - S106/Neighbourhood/County Council Funding Potential
12. Wheatpieces Woodland Walk footpath (£10k) (part of Tewkesbury Borough Active Travel network improvements) - S106/Neighbourhood/County Council Funding Potential
13. Gloucester to Haresfield Cycle Spine Design Work (£850k) – S106 / County Council / Challenge Funding Potential
14. Gloucester Strategic Transport Interchange connectivity (£2m - £5m) – S106/County Council/Challenge Funding Potential

Shared

15. Recycling services depot (£28.5m split 60/40 between CBC and TBC respectively) – Section 106 Potential
16. Mass Rapid Transit, next business case stage (£2m divided by 3) – S106/County Council/Challenge Funding Potential

The Pipeline

Projects Requiring More Work to Identify Costs:

Local

17. Cheltenham High Street public realm improvements – Section 106 / Neighbourhood / County Council / Challenge Funding Potential
18. Tewkesbury Borough Crematoria / Cemeteries – Section 106 Potential
19. Tewkesbury Borough Bishops Cleeve Leisure Centre - Section 106 /Neighbourhood Funding Potential
20. Tewkesbury Ashchurch Rail Station/Infrastructure Enhancements - Section 106 / Challenge Funding Potential
21. Tewkesbury Garden Town enabling infrastructure - Section 106 / County Council / Challenge Funding Potential
22. Tewkesbury Town Centre enhanced cultural offer – Section 106 Potential
23. Tewkesbury Traffic management in historic core – Section 106 and County Council Potential
24. Tewkesbury Town Centre Business incubator units – Section 106 Potential
25. Tewkesbury Borough EV induction charging infrastructure – Section 106 / Challenge Funding Potential
26. Tewkesbury Borough Active Travel network improvements – Section 106 / Neighbourhood / County Council / Challenge Funding Potential
27. Tewkesbury Borough Community Places creation and improvement - Section 106 /Neighbourhood Funding Potential
28. Tewkesbury Borough Youth Facilities project creation and improvement - Section 106 /Neighbourhood Funding Potential
29. Tewkesbury Borough enhanced play facilities project - Section 106 /Neighbourhood Funding Potential

30. Tewkesbury Borough enhanced sports facilities project - Section 106 /Neighbourhood Funding Potential
31. Gloucester City GL1 Leisure Centre - Section 106 Potential/Neighbourhood Funding Potential
32. Gloucester City Oxstalls Sports Park - Section 106 Potential/Neighbourhood Funding Potential
33. Gloucester City Blackbridge Community and Sports Hub - Section 106 Potential
34. Gloucester Nature Park - Section 106 Potential/Neighbourhood Funding Potential
35. Gloucester Crematoria / Cemeteries - Section 106 Potential
36. Gloucester Strategic Green Infrastructure - Section 106 Potential/Neighbourhood Funding Potential

Shared

37. NHS GP Surgeries - Section 106 Potential
38. Expressbus Corridors – Section 106/County Council/Challenge Funding Potential
39. Brockworth to Cheltenham cycle link (via Shurdington) – Section 106/County Council/Challenge Funding Potential
40. Brockworth to Gloucester cycle link – Section 106/County Council/Challenge Funding Potential
41. Gloucester to Hartpury College cycle link – Section 106/County Council/Challenge Funding Potential
42. M5 J10 Scheme
43. M5 J9 & A46 Improvement Scheme
44. All Education requirements

Format:

The partner councils at the time of drafting this IFS are progressing proposals to set up a CIL Joint Committee. It should be noted that the Joint Committee proposal relates **only** to the strategic element of CIL, the Infrastructure Fund, responsibility for the neighbourhood element of CIL sits wholly with the individual councils. The Joint Committee would be responsible for the allocation of CIL monies using the Infrastructure List as a starting point for consideration.

For information, the Infrastructure List has been compared to the funding available in the three council's Infrastructure Funds, both as is reported in this Infrastructure Funding Statement (December 2023) and in the first 6 months of this financial year 2023/24.

Funding Available

CIL Authority	Regulation 59i Strategic 'Infrastructure Fund'	
	Date	Amount
Cheltenham Borough Council	31/03/2023	£1,199,537.68
	25/10/2023	£2,564,105.08
Tewkesbury Borough Council	31/03/2023	£7,053,286.54
	25/10/2023	£8,058,663.30
Gloucester City Council	31/03/2023	£825,367.24
	25/10/2023	£1,274,784.90
	31/03/2023	£9,078,191.46
	25/10/2023	£11,897,553.28

v

Costed Requests for Funding

CIL Authority	Projects seeking funding		
	List	Project	Amount
Cheltenham Borough Council	Local	1.	£617,000.00
	Local	2	£1,310,000.00
	Local	3.	£600,000.00
	Local	4.	£25,000.00
	Local	5.	£70,000.00
	Local	6.	£1,300,000.00
	Local	7.	£600,000.00
CBC Local Sub-total			£4,522,000.00
	Shared	15.	£17,100,000.00
	Shared	16.	£666,666.67
CBC Shared Sub-total			£17,766,666.67

CBC Joint Sub-total £22,288,666.67			
Tewkesbury Borough Council	Local	8.	£1,500,000.00
	Local	9.	£75,000.00
	Local	10.	£20,000.00
	Local	11.	£10,000.00
	Local	12.	£10,000.00
TBC Local Sub-total			£1,615,000.00
	Shared	15.	£11,400,000.00
	Shared	16.	£666,666.67
TBC Shared Sub-total			£12,066,666.67
TBC Joint Sub-total			£13,681,666.67
Gloucester City Council	Local	13.	£850,000.00
	Local	14.	£5,000,000.00
GCC Local Sub-total			£5,850,000.00
	Shared	16.	£666,666.67
GCC Shared Sub-total			£666,666.67
GCC Joint Sub-total			£6,516,666.67
All Councils Local Total			£11,987,000.00
All Councils Shared Total			£32,115,000.00
All Councils Joint Total			£44,102,000.00