

Infrastructure Funding Statement 2018-2019

May 2020

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1. Introduction

- 1.1 The Infrastructure Funding Statement (IFS) is an annual report typically published in December, which provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) and the Community Infrastructure Levy (CIL) within Stratford-on-Avon District for a given financial year.
- 1.2 It also includes a statement of infrastructure projects that Stratford-on-Avon District Council intends to be, or may be, wholly or partly funded by CIL, along with the CIL spending protocol setting out the process that the Council will undertake for allocating CIL receipts.
- 1.3 Throughout the IFS there will be references to the following definitions:
 - **Agreed** – Contributions that have been agreed within a signed legal document. These contributions have not been collected/ delivered and if the planning applications are not implemented they will never be received.
 - **Received** – Contributions received, either non-monetary or monetary, that have been transferred to Stratford-on-Avon District Council (SDC).
 - **Allocated** – Contributions that have been received and allocated to specific projects.
 - **Spent/ Delivered** – Monetary or non-monetary contributions that have been spent/ delivered.
 - **This Financial Year** - unless stated otherwise, this refers to the period 01/04/2018 – 31/03/2019.

2. Developer Contributions

Section 106 Planning Obligations

- 2.1 Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development.
- 2.2 Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.
- 2.3 The Council's requirements for S106 planning obligations are set out in the Council's adopted [Core Strategy](#) with additional guidance available in [Part U of the Development Requirements Supplementary Planning Document](#).
- 2.4 S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments.

Community Infrastructure Levy (CIL)

- 2.5 In contrast to S106 obligations, CIL is intended to fund more generalised, strategic infrastructure requirements across the District in order to support new development. It is a mechanism to secure financial contributions from developers on certain viable developments and CIL monies can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area.
- 2.6 CIL Rates must be set out via a published charging schedule and the Council's latest charging schedule was adopted in December 2017 with effect from 1 February 2018. Further information can be found on the following Council webpage: www.stratford.gov.uk/cil.

Section 278 Highway Agreements

- 2.7 Additional legal agreements that can fund infrastructure are Section 278 Agreements (S278). These are legally binding agreements made under the Highways Act 1990 between Local Highway Authorities and Developers. S278 agreements are required to secure alterations or improvements to the highway. The Council will look at the possibility of including information for S278 agreements within future versions of the IFS.

Forecasting

- 2.8 National guidance suggests that Councils should consider reporting on estimated future income where possible. The Council will look at incorporating forecasting of developer contributions within future version of the IFS.

3. S106 Contributions

Monies received before 1 April 2018 that had not been allocated as of 1 April 2018

- 3.1 Table 1a below shows the total amount of S106 money held by the Council on 31 March 2018. Table 1b lists all of the S106 money held by and to be spent by the Council, whereas Table 1c lists the S106 money currently held by the Council, but was due to be transferred to external bodies and organisations.
- 3.2 Other than for 'Affordable Housing', the Council is currently unable to report on how much of the held money was unallocated on 1 April 2018. Further work will be carried out by the Council to ensure this can be reported on for future versions of the IFS.

Table 1a – Total money held by the Council at 31 March 2018

MONEY HELD AT 31 MARCH 2018	AMOUNT HELD
STRATFORD-ON-AVON DISTRICT COUNCIL	£2,037,834.16
TO BE TRANSFERRED TO EXTERNAL BODIES	£1,153,337.36
TOTAL =	£3,191,171.52

Table 1b – Unspent monies held by the Council at 31 March 2018

INFRASTRUCTURE TYPE	AMOUNT HELD
AFFORDABLE HOUSING – OFF SITE	£1,248,628.87 (unallocated funds as of 1 April 2018)
AIR QUALITY	£25,697.47
ALLOTMENTS/ GARDEN & PLAY	£175,380.80
ALLOTMENTS/GARDENS	£17,013.52
BUILT FACILITIES	£102,462.02
CCTV	£10,283.94
HIGH ST, STRATFORD UPON AVON PEDESTRIAN PRIORITY	£42,802.33
OPEN SPACE ACTIVE	£174,351.06
OPEN SPACE (PLAY AREAS)	£39,988.02
OPEN SPACE (UNSPECIFIED)	£22,571.38
OPEN SPACE (YOUTH/ADULT)	£69,730.75
PUBLIC ART	£78,384.00
SOUTHAM RE-DEVELOPMENT	£540.00
STRATFORD UPON AVON TOWN CENTRE RESIDENTIAL (NOT AFFORDABLE HOUSING)	£30,000.00
TOTAL =	£2,037,834.16

Table 1c – Unspent monies at 31 March 2018 due to be transferred to external bodies

INFRASTRUCTURE TYPE	AMOUNT HELD
FLOOD	£177,410.87
HEALTHCARE PROVISION	£185,305.02
IMPROVE SOUTHAM UNDERPASS	£34,000.87
OFF SITE OPEN SPACE	£648,464.17
POLICE	£108,156.43
TOTAL =	£1,153,337.36

- 3.3 Additional to the monies received by the Council the IFS should also report on monies received by Warwickshire County Council (WCC) that have been agreed through Stratford-on-Avon District Council S106 agreements. However this information is not currently available and further work is being undertaken to include this information within future versions of the IFS.

Monies agreed in 2018/19 through S106 Agreements

- 3.4 Table 2 outlines the financial contributions that have been agreed through signed S106 agreements this financial year. As is evident, the largest financial agreements come from off-site affordable housing.

Table 2 – Monies agreed in 2018/19 through S106 Agreements

INFRASTRUCTURE TYPE	MONIES AGREED
AFFORDABLE HOUSING – OFF SITE	£192,325.00
COMMUNITY HUB CONTRIBUTION	£20,000
HEALTH CARE ACUTE & PLANNED	£115,098.68
SUSTAINABILITY PACK	£5,625.00
TOTAL =	£333,048.68

Monies received in 2018/19 (regardless of S106 Date)

- 3.5 Table 3a shows the total income this financial year, for both Stratford-on-Avon District Council and Warwickshire County Council. Table 3b shows the money that it to be spent by the District Council and 3c show the money that is to be transferred to other bodies. In many instances the money received was agreed and signed for in S106 agreements predating this financial year.
- 3.6 Whilst the below figures have been categorised for different infrastructure types, they have not necessarily been 'allocated' to specific projects.

Table 3a – Total monies received 2018/19 through Stratford-on-Avon District Council S106 agreements

RECIPIENT	MONIES RECEIVED
STRATFORD-ON-AVON DISTRICT COUNCIL	£1,175,104.28
STRATFORD-ON-AVON DISTRICT COUNCIL TO BE TRANSFERRED TO OTHER BODIES (EXCLUDING WCC)	£1,567,723.23
WARWICKSHIRE COUNTY COUNCIL*	£2,468,008.47
TOTAL =	£5,210,835.98

* Warwickshire County Council figures are based on the calendar year and the above figure relates to total receipts in 2018.

Table 3b - Money received this financial year to be spent by the District Council

INFRASTRUCTURE TYPE	MONIES RECEIVED
AFFORDABLE HOUSING	£773,933.83
OPEN SPACE AND LEISURE	£195,075.22
COMMUNITY FACILITIES	£79,575.70
DIGITAL INFRASTRUCTURE	£126,519.53
TOTAL =	£1,175,104.28

Table 3c – Money received this financial year that is to be transferred to external bodies (excluding WCC)

INFRASTRUCTURE TYPE	MONIES RECEIVED
HEALTH	£763,492.40
OPEN SPACE AND LEISURE	£669,229.91
FLOOD AND WATER MANAGEMENT	£135,000.92
TOTAL =	£1,567,723.23

Total money received that was allocated but not spent in 2018/19

- 3.7 Table 4 shows the amount of money that was allocated in 2018/19 but not spent, regardless of when the funding came in.

Table 4 – Money allocated in 2018/19 that has not been spent**Affordable Housing – Off Site**

ALLOCATION	MONIES ALLOCATED BUT NOT SPENT
RURAL HOUSING PROGRAMME (BROOM COMPTON WAWEN)	£3,936.00

Built Facilities

6 X PICNIC BENCHES AT STRATFORD-UPON-AVON LEISURE CENTRE	£3,421.50
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Community Facilities

LIGHTHORNE VILLAGE HALL UPDATES AND TRAFFIC SURVEY	£25,575.33
KEN KENNETT COMMUNITY CENTRE	£54,000.37

Digital Infrastructure

MEON VALE CAMPDEN RD CCTV	£167,814.58
LAND EAST AND WEST ETTINGTON RD CCTV	£49,770.06

Economic Development

SHOP FRONT GRANTS FOR HISTORIC SPINE IN STRATFORD-UPON-AVON	£30,000.00
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Healthcare

SOUTH WARWICKSHIRE NHS TRUST ACUTE 2019	£337,156.13
SOUTH WARWICKSHIRE NHS PRIMARY 2019	£51,661.44

Open Space and Leisure

HARBURY OUTDOOR GYM EQUIPMENT	£25,223.69
STRATFOR-UPON-AVON LEISURE CENTRE REFURB	£75,198.60
LAND OFF ETTINGTON ROAD OPEN SPACE	£222,214.63
ALLOCATED TO BIDFORD-ON-AVON PARISH COUNCIL	£180,539.36
KNIGHTS LANE TIDDINGTON EQUIPMENT	£16,334.62
NORGREN MARTONAIR SHIPSTON	£31,001.11
MINSTREL PARK OPEN SPACE	£15,699.00

ALLOCATION	Monies allocated but not spent
REPAIRS TO PLAY EQUIPMENT IN SHOTTERY FIELDS AND THE RECREATION GROUNDS	£1,973.70
WEST OF HORNSBY CLOSE SHIPSTON OFFSITE SPACE	£6,465.09
TOTAL =	£1,298,165.21

3.8 Future IFS' will also seek to report on the total unspent allocations of Warwickshire County Council (WCC) that relate to Stratford-on Avon District.

Total monies spent in 2018/19

3.9 Table 5a, 5b, and 5c provide details on the amount of money either spent by the Council or transferred to external bodies for spend this financial year.

Table 5a – Total Council monetary S106 spend and transfer 2018/19

MONEY SPENT/ TRANSFERRED	AMOUNT
STRATFORD-ON-AVON DISTRICT COUNCIL	£459,966.40
TRANSFERRED TO EXTERNAL BODY	£904,942.30
TOTAL =	£1,364,908.70

Table 5b – Total money spent by the Council 2018/19

INFRASTRUCTURE PROJECT TYPE	PROJECT	MONIES SPENT
AFFORDABLE HOUSING – OFF SITE	Great Alne - 7 Affordable Homes (<i>Figure 1</i>)	£121,000.00
	Wooten Wawen – 15 Affordable Homes (<i>Figure 2</i>)	£115,000.00
	Long Compton – 5 Affordable Homes (<i>Figure 3</i>)	£37,500.00
COMMUNITY FACILITIES	Refurbishment of the Ken Kennett Centre (<i>Figure 4</i>)	£54,000.37
	Refurbishment of Lighthorne Heath Village Hall	£20,854.00
OPEN SPACE AND LEISURE	Pool cover for Stratford Leisure Centre; work to outside courts	£29,753.00
	Play area works	£810.70
	Supply and install safer surfacing at Stratford Recreational Ground	£29,331.00

INFRASTRUCTURE TYPE	PROJECT	MONIES SPENT
	Bridgetown community meadowland enhancement <i>(Figure 5)</i>	£7,715.00
	Interview expenses for Arden Quarter public art	£1,200.00
ECONOMIC DEVELOPMENT	Shop front grants	£42,802.33
	Total =	£459,966.40

Table 5c - Total money transferred in 2018/19

Health

RECIPIENT	PROJECT	MONIES TRANSFERRED
SOUTH WARWICKSHIRE NHS	Health Care Contribution	£150,928.99

Open Space and Leisure

BIDFORD-ON-AVON PARISH COUNCIL	Trim Trail, Big Meadow, Bidford-on-Avon <i>(Figure 6)</i>	£11,749.56
CLAVERDON PARISH COUNCIL	Off-site open space	£4,516.02
CLIFFORD CHAMBERS AND MILCOTE PARISH COUNCIL	Playground Equipment	£8,447.03
ETTINGTON PARISH COUNCIL	Enhancement of allotments, community gardens and children's play facilities	£46,641.72
GORDON PLAYGROUND INSPECTION	Southam Recreational Ground Safety Inspection	£300
GREAT ALNE PARISH COUNCIL	Play equipment for Recreational Ground School Road	£17,541.17
HAMPTON LUCY PARISH COUNCIL	Off-site Children's Play Area contribution	£6,236.98

RECIPIENT	PROJECT	MONIES TRANSFERRED
HARBURY PARISH COUNCIL	Purchase and installation of Mini Goals at Playing Field, South Parade, Harbury	£747.02
LONG COMPTON PARISH COUNCIL	Provision of a Boules Court (<i>Figure 7</i>)	£1,729.56
LONG COMPTON PARISH COUNCIL	Upgrading fencing and drainage in Parish allotments	£722.26
LONG COMPTON PARISH COUNCIL	Off-site Children's Play Equipment	£11,407.24
LONG ITCHINGTON PARISH COUNCIL	Off-site open space	£18,788.63
LONG ITCHINGTON PARISH COUNCIL	Upgrading Green Ends Playing Fields	£17,226.57
MARSTON SICCA PARISH COUNCIL	Off-site outdoor active play	£3,749.00
MARSTON SICCA PARISH COUNCIL	Enhancement of The Orchard recreational facilities	£1,450.14
NAPTON-ON-THE-HILL PARISH COUNCIL	Upgrading existing recreation facilities	£6,029.52
SALFORD PRIORS PARISH COUNCIL	Enhancement of School Avenue Playing Field	£17,724.04
SHIPSTON TOWN COUNCIL	Public open space provision	£6,645.09
SOUTHAM TOWN COUNCIL	Open Space Contribution	£17,520.45
SOUTHAM TOWN COUNCIL	Enhancement of recreational facilities	£62,192.10
STOCKTON FOOTBALL AND CRICKET CLUB	Upgrading of The Town Piece	£9,528.21
STUDLEY PARISH COUNCIL	Play equipment, skate park and new tarmac path	£18,812.33

RECIPIENT	PROJECT	MONIES TRANSFERRED
STUDLEY PARISH COUNCIL	Maintenance of Youth/Adult facilities	£3,913.23
STUDLEY PARISH COUNCIL	Provision/improvement of off-site open space	£8,858.45
TYSOE PARISH COUNCIL	Off-site open space contribution	£8,735.67
WELFORD-ON-AVON PARISH COUNCIL	Upgrading existing facilities for children and adults	£9,175.37
WELFORD-ON-AVON PARISH COUNCIL	Providing youth and adult open space	£2,766.44
WELFORD-ON-AVON PARISH COUNCIL	New play facilities at Welford-on-Avon Primary School	£9,268.89
WELLESBOURNE AND WALTON PARISH COUNCIL	Open space provision, improvement and maintenance	£229,937.31
WELLESBOURNE AND WALTON PARISH COUNCIL	Upgrading of Facilities at recreation ground Loxley Road	£83,496.36

Community Facilities

WARWICKSHIRE POLICE	Police Contribution	£108,156.43
Total =		£904,942.30

3.10 Future IFS' will seek to report on the total spend of Warwickshire County Council (WCC) money that was obtained through Stratford-on-Avon District Council signed S106 agreements.

3.11 The below figures show a selection of photographs from sites where S106 funding has been used.

Affordable Housing – Spend of S106 financial contributions



Figure 1- Sernal Lane, Great Alne



Figure 2- Keyte Gardens, Wootton Wawen



Figure 3 - Weston Court, Long Compton

Community Facilities – Spend of S106 financial contributions



Figure 4 - Ken Kennett Community Centre, Stratford-upon-Avon

Open Space – Spend of S106 financial contributions



Figure 5 - Bridgetown Meadowland enhancement



Figure 6 - Bidford-on-Avon Trim Trail



Figure 7 – Long Compton Boules Court

Non-monetary contributions agreed in 2018/19 through S106 Agreements

- 3.12 Table 6a, 6b and 6c provide summaries of the non-monetary contributions that were agreed through S106 agreements in the financial year 2018/19. The non-monetary contributions include Affordable Housing Units, Open Space Contribution and Biodiversity offsetting schemes.
- 3.13 In some instances, such as the Land off Ettington Road (East) the signed S106 agreements were supplementary agreements or even variations. In these instances the non-monetary contributions have been assessed against the original agreement to determine if there has been any change in the provision of said non-monetary contributions. For example the Land off Ettington Road had a supplementary deed signed in 2018/19. The original deed, signed in 2012, stated that 15 of the 50 extra care units were to be offered as Affordable rent, however the supplementary deed describes how 100% of the extra care units were delivered at affordable rent, meaning an additional 35 affordable units were agreed through the supplementary deed signed in 2018/19. The same principle has been applied to all non-monetary contributions.
- 3.14 Additional to the sites above, there is one case where the total provision of affordable housing reduced through the supplemental deed. For the site at Long Marston Airfield, (predominantly The South Eastern Corner), Ref 14/03579/OUT the original deed stated that 35% of the dwellings should be affordable units. However, the supplemental deed states that 17.5% of the dwellings must be provided as affordable units. This reduction was on viability grounds.

Table 6a – Non-monetary S106 contributions: Affordable Housing Units

REFERENCE	SITE	NON-FINANCIAL CONTRIBUTION
11/02703/OUT	Land off Ettington Road (East)	35 Affordable Units
17/03131/OUT	Insight Park, Welsh Road East, Southam	24 Affordable Units
18/01498/OUT	Land Off, School Road, Salford Priors	24 Affordable Units
18/00940/OUT	Veterinary Investigation Centre, Luddington	7 Affordable Units
18/01796/OUT	Land At, Welsh Road East, Southam	16 Affordable Units
		Total = 106 Affordable Housing Units

Table 6b – Non-monetary S106 contributions: Open Space

REFERENCE	SITE
17/03131/OUT	Insight Park, Welsh Road East, Southam
18/01498/OUT	Land Off, School Road, Salford Priors
17/03782/FUL	Court Close, Mill Street, Kineton,
17/03206/FUL	Warwickshire College, Stratford Road, Henley-In-Arden
18/00940/OUT	Veterinary Investigation Centre, Luddington
18/01796/OUT	Land At, Welsh Road East, Southam
17/02475/FUL	Land at Evesham Road, Salford Priors
TOTAL =	7 Sites

Table 6c - Non-monetary S106 contributions: Biodiversity Offsetting

REFERENCE	SITE
17/03782/FUL	Court Close, Mill Street, Kineton
18/01796/OUT	Land At, Welsh Road East, Southam
17/02475/FUL	Land at Evesham Road, Salford Priors
TOTAL =	3 Biodiversity offsetting schemes agreed

Money borrowed

3.15 In the last financial year, no S106 money was spent repaying money borrowed.

S106 Monitoring fees

3.16 The Council does not currently request S106 monitoring fees.

4. Community infrastructure Levy (CIL) Contributions

Unallocated receipts from previous years

- 4.1 As CIL was only introduced in February 2018 there were no receipts before March 2018 and thus no monies carried over from previous financial years.

Total value of demand notices issued

- 4.2 Table 7 shows the total number of demand notices issues this year and the contribution required from each site, totalling £203,643.00.

Table 7 – Summary of total demand notices 2018/19

PLANNING REFERENCE	SITE OF CIL CONTRIBUTION	CIL DEMAND NOTICE
17/01614/FUL	130 Loxley Road, Stratford-Upon-Avon, CV37 7DT	£8,761.50
17/03104/VARY	The Gold Stone, Main Street, Long Compton, CV36 5JS	£2,175.00
17/03259/FUL	Garage Block, Bell Field, Tanworth-in-Arden	£18,900.00
17/03396/FUL	Disused Garages, St Michaels Crescent, Stockton	£8,850.00
17/03510/FUL	Redvale House, Stratford Road, Tredington, CV36 4NS	£14,325.00
17/03782/FUL	Court Close, Mill Street, Kineton, Warwick, CV35 0LB	£60,703.50
18/00009/FUL	Garages, St Faiths Road, Alcester	£13,428.00
18/00175/FUL	Mill House, Stratford Road, Wootton Wawen, B95 6BY	£26,850.00
18/00292/VARY	Haven Pastures, Liveridge Hill, Henley-In-Arden, B95 5QS	£3,150.00
18/01209/VARY	The Willows, Top Street, Northend, CV47 2TW	£5,400.00
18/01331/FUL	Clifford Farm, Main Street, Clifford Chambers, CV37 8LD	£11,100.00
18/01463/VARY	The Farmhouse, Stapenhall Farm, Deppers Bridge, Southam, CV47 2SU	£375.00
18/01650/FUL	Sunnybank, 2 Alcester Road, Wootton Wawen, Henley-in-Arden, B95 6BH	£7,200.00
18/02539/REM	Sunnybank, 2 Alcester Road, Wootton Wawen, Henley-in-Arden, B95 6BH	£15,000.00
18/02755/FUL	Barn At Bascote Manor Farm, Bascote	£7,425.00
	TOTAL =	£203,643.00

Total CIL receipts

- 4.3 Table 8a lists the CIL receipts received this financial year and table 8b shows how this money has been broken down and split between the varying planning permissions.

Table 8a – CIL Receipts 2018/19

PLANNING REFERENCE	SITE OF CIL CONTRIBUTION	CIL RECEIPTS
17/01614/FUL	130 Loxley Road, Stratford-Upon-Avon, CV37 7DT	£8,761.50
17/03104/VARY	The Gold Stone; Main Street; Long Compton; CV36 5JS	£2,175.00
17/03259/FUL	Garage Block, Bell Field, Tanworth-in-Arden	£18,900.00
17/03510/FUL	Redvale House, Stratford Road, Tredington, CV36 4NS	£14,325.00
17/03541/VARY	1 High Street, Stockton, CV47 8JZ	£3,060.00
17/03782/FUL	Court Close, Mill Street, Kineton, Warwick, CV35 0LB	£15,000.00
17/03782/FUL	Court Close, Mill Street, Kineton, Warwick, CV35 0LB	£20,000.00
17/03782/FUL	Court Close, Mill Street, Kineton, Warwick, CV35 0LB	£20,000.00
17/03782/FUL	Court Close, Mill Street, Kineton, Warwick, CV35 0LB	£5,703.50
18/00009/FUL	Garages, St Faiths Road, Alcester	£13,428.00
18/00175/FUL	Mill House, Stratford Road, Wootton Wawen, B95 6BY	£26,850.00
18/00292/VARY	Haven Pastures; Liveridge Hill; Henley-In-Arden; B95 5QS	£3,150.00
18/01209/VARY	The Willows, Top Street, Northend, CV47 2TW	£5,400.00
18/01331/FUL	Clifford Farm, Main Street, Clifford Chambers, CV37 8LD	£11,100.00
18/01463/VARY	The Farmhouse, Stapenhall Farm, Deppers Bridge, Southam, CV47 2SU	£375.00
18/02755/FUL	Barn At Bascote Manor Farm, Bascote	£7,425.00
18/02798/VARY	Coughton Lodge Farm, Sambourne Lane, Coughton, B49 5HT	£11,520.00
	TOTAL =	£187,173.00

Table 8b – Breakdown of CIL receipts 2018/19

CIL BREAKDOWN	TOTAL
ADMINISTRATION - 5%	£9,358.65
PARISH/ TOWN COUNCIL- 15% OR 25%	£37,301.25
STRATFORD-ON-AVON DISTRICT COUNCIL INFRASTRUCTURE MONIES	£140,513.10
TOTAL =	£187,173.00

CIL retained at end of year

- 4.4 The total amount retained at the end of the reported year other than those to which regulation 59E or 59F applied is £187,173.00.

Amount retained at the end of the reported year to which regulations 59E or 59F applied

- 4.5 Regulation 59E relates to CIL monies received by a Parish or Town Council that have not been spent within 5 years of receipt or has been spent but not in accordance with the regulations.
- 4.6 Regulation 59F relates to CIL monies received in areas which do not have local councils (i.e. Parish or Town Councils).
- 4.7 No monies retained at the end of the 2018/19 financial year relate to regulations 59E or 59F.

CIL receipts allocated and spent in the year 2018/19

- 4.8 No CIL receipts were either allocated or spent by the Council in 2018/19.

CIL passed to Parish and Town councils in 2018/19

- 4.9 The Council did not allocate any CIL receipts to Parish or Town Councils.

Notices served in accordance with Reg. 59E

- 4.10 The Council did not serve any notices in accordance with Regulation 59.E of the CIL Regulations during 2018/19.

Amount of CIL spent on administrative expenses

- 4.11 A total of £9.358.65 was received for CIL administration, all of which has been spent on that purpose. It should be noted that this amount does not cover the total cost of delivering the Council's CIL administration service during the year.

5. The Infrastructure List

5.1 The Infrastructure List was compiled following consultation with key infrastructure providers across the District. Submitted projects were assessed against the criteria set out in Table 9 to determine their inclusion on the list. In order for a project to be added to the list it is required to satisfy all six criteria.

Table 9: Criteria for assessing infrastructure projects for inclusion on the Infrastructure List

Criteria	Assessment
1. Is the infrastructure essential or Important to support new development within the District?	The project must be essential or Important to be considered for inclusion
2. Is the infrastructure of district-wide importance and / or deliver district-wide objectives?	The project must be of district-wide importance or deliver district-wide objectives to be considered for inclusion
3. Does the infrastructure contribute to climate change adaptation and / or mitigation?	The project must make a significant or moderate positive contribution to climate change adaptation and / or mitigation to be considered for inclusion
4. Is the infrastructure project consistent with the delivery of the Development Plan?	The project must be consistent with the Development Plan to be considered for inclusion
5. Does the infrastructure align with other Council strategies and partner investment plans?	The project must have significant or moderate alignment with Council and other partner strategies to be considered for inclusion
6. Are there any constraints to delivery of the infrastructure?	Projects that have no, minor or moderate constraints will be considered for inclusion

5.2 Of the 25 submissions received, 18 projects were added to the list that the Council intends will be, or may be, wholly or partly funded by CIL.

5.3 The list of infrastructure projects that Stratford-on-Avon District Council intends will be, or may be, wholly or partly funded by Community Infrastructure Levy (CIL) funds is set out in Table 10 below. Inclusion of a project on the Infrastructure List does in no way guarantee that the project will receive any CIL funding as projects will be subject to allocation criteria as set out within the CIL Spending Protocol (see Section 6 of this IFS).

5.4 Where a significant number of projects are considered to meet all of the required criteria in a particular year then in order for the list to remain focused and realistic it may be necessary to only include those projects that include the most significant and positive effects.

Table 10: The Infrastructure List

Infrastructure Project	Main Delivery Organisation(s)
Flood and Water Management	
Shipston Natural Flood Management Scheme	Environment Agency
Alcester Flood Risk Management Scheme	Environment Agency
Stratford-upon-Avon Racecourse Brook Flood Alleviation Scheme	Environment Agency
Natural Flood Management on the Alne and Arrow River Catchments	Warwickshire Wildlife Trust Environment Agency Warwickshire County Council Stratford-on-Avon District Council
Health	
NHS Transforming Lives by Transforming IT – Investing in a Digital World	South Warwickshire CCG
Improving access to GP services in Studley – Improvement works to Pool Medical Centre	South Warwickshire CCG and Pool Medical Centre
Improving access to GP services in Southam – Improvement works to St. Wulfstan and Southam Surgeries and Southam Clinic	South Warwickshire CCG and the 3 GP practices
Highways	
A4390 / B439 Evesham Place junction improvements, Stratford-upon-Avon	Warwickshire County Council
Western Road to Birmingham Road link via Hamlet Way, Stratford-upon-Avon (to include a canal bridge)	Warwickshire County Council Canal and River Trust
Renewable Energy	
Canal Quarter District Heating Centre	Stratford-on-Avon District Council
Transport and Travel	
Stratford-upon-Avon Bus Priority Measures	Warwickshire County Council
South Stratford-upon-Avon – Town Centre Cycle / Pedestrian Improvements	Warwickshire County Council
Alcester Road Cycle Route Enhancements	Warwickshire County Council
Seven Meadows Road Cycle Route, Stratford-upon-Avon	Warwickshire County Council
JLR / Lighthorne Heath – Leamington Spa Cycle Scheme	Warwickshire County Council
Southam – Long Itchington Cycle Route	Warwickshire County Council
South Stratford-upon-Avon Park and Ride Service	Either Warwickshire County Council or Stratford-on-Avon District Council
Canal Quarter Railway Bridge	Network Rail Midlands Connect Warwickshire County Council

6. CIL Spending Protocol

- 6.1 The Council is responsible for making the final decision on the allocation of funding raised through CIL. The aim of this Protocol is to ensure that the decision making process is transparent. Through it the Council will identify and agree priorities for the use of CIL and the allocation of funds on an annual basis.
- 6.2 CIL collected will be used to provide infrastructure to support growth with the District. Of this:
- 5% will be used to provide a dedicated resource for the annual monitoring and management required by the CIL regulations
 - Either 15% or 25% of receipts accruing from development within their Parish will be allocated to the relevant Parish or Town Council
 - Remaining CIL monies will be allocated by the Council for investment in infrastructure for the District, in accordance with this Spending Protocol

Parish and Town Council CIL monies

- 6.3 Parishes that have a 'made' (adopted) Neighbourhood Development Plan will receive 25% of receipts accruing from development within their parish. Parishes without a 'made' plan including those where a plan is in preparation will receive 15%, capped at £100 per dwelling in accordance with CIL Regulations. It will be for individual parish councils to determine how their portion of CIL receipts is spent.
- 6.4 In accordance with the CIL regulations, the Council as the charging authority will make payments to the relevant Parish or Town Council on an annual basis as follows:
- Payment by 28 October in respect of CIL receipts between 1 April and 30 September
 - Payment by 28 April in respect of CIL receipts 1 October and 31 March
- 6.5 Parish and Town Councils are able to spend their portion of CIL receipts on a wider range of things (other than infrastructure) than the rest of the levy, provided that it meets the requirement to 'support the development of the area'.
- 6.6 Each year when they have received CIL funds, Parish and Town Councils must publish the required information on its website and send a copy to the Council no later than 31 December following the reported year. A copy of the form to send to the Council is available at Appendix 2. Where a Parish or Town Council has not received any money they do not have to publish a report but may want to publish some information to this effect in the interests of transparency.

- 6.7 Whilst all of Stratford-on-Avon District is parished, not all parishes have formal elected Parish Councils. In such areas, the District Council will act as spending authority on behalf of the community. It will engage with the local community and agree with them, via the Ward Councillor, how the funds should be best spent. Some Parish or Town Councils may wish for the Council to hold and spend its CIL funds on its behalf. In such cases, the Council should report this separately.
- 6.8 Where a development straddles a parish boundary, payment to each council receives a share of the levy which is proportionate to the gross internal area of the development within their administrative boundary.
- 6.9 In accordance with the CIL regulations, if a Parish or Town Council does not spend its CIL receipts within 5 years, or does not spend it on initiatives that support the development of the area, the Council may require it to repay some or all of those funds to the Council.

Process for the allocation of the Council's CIL monies

- 6.10 The Council must spend its CIL funds on the provision, improvement, replacement, operation or maintenance of infrastructure needed to support the development of the area. It is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies unless they will be made more severe by new development.
- 6.11 CIL receipts can only be spent on capital projects, although associated revenue spending to maintain those capital projects is also permissible. It can be used to increase the capacity of existing infrastructure or to repair failing infrastructure of that is necessary to support development. Funds may be released for project development work in advance of funds for specific projects if necessary.
- 6.12 The amount of CIL funds will be reviewed on 1 April each year and the process for allocation of CIL receipts will be applied following the 7-step process set out below and illustrated within Figure 8.

1. Invite infrastructure project submissions – April / May

The Council will invite infrastructure providers across the District to submit infrastructure project submission, using the form set out in Appendix 1.

2. Assessment of submitted projects for inclusion within the IFS - June

Submitted projects will be assessed against the criteria set out in Table 8 for inclusion within the Infrastructure List of the IFS.

3. Updated IFS reported to Strategic Policy Advisory Group (SPAG) - July

Following assessment of projects, the updated IFS (including the updated Infrastructure List) will be reported to SPAG which will then make recommendations to The Cabinet and Council on the content of the IFS and the Infrastructure List.

4. Updated IFS presented to The Cabinet and Council for approval - September

Based on recommendations from SPAG, the updated IFS will be presented to The Cabinet and Council for approval

5. Assessment of projects within the IFS for CIL funding – October

Assessment of projects within the approved IFS is then undertaken in accordance with the criteria set out in Table 10.

6. Proposed CIL spend allocations reported to SPAG - November

When recommendations for spending are made, the decision could also be taken not to allocate any/all funds, instead deciding to save funds with a view to future expenditure on larger infrastructure projects.

7. Proposed CIL allocations presented to The Cabinet for approval – December

6.13 Based on recommendations from SPAG, proposed CIL spend allocations are presented to The Cabinet for approval.

Spend and Monitoring of allocated monies

6.14 The progress of spend will be monitored and reported to The Cabinet. The Council will ensure timely release of funds when invoices are received for satisfactorily completed works.

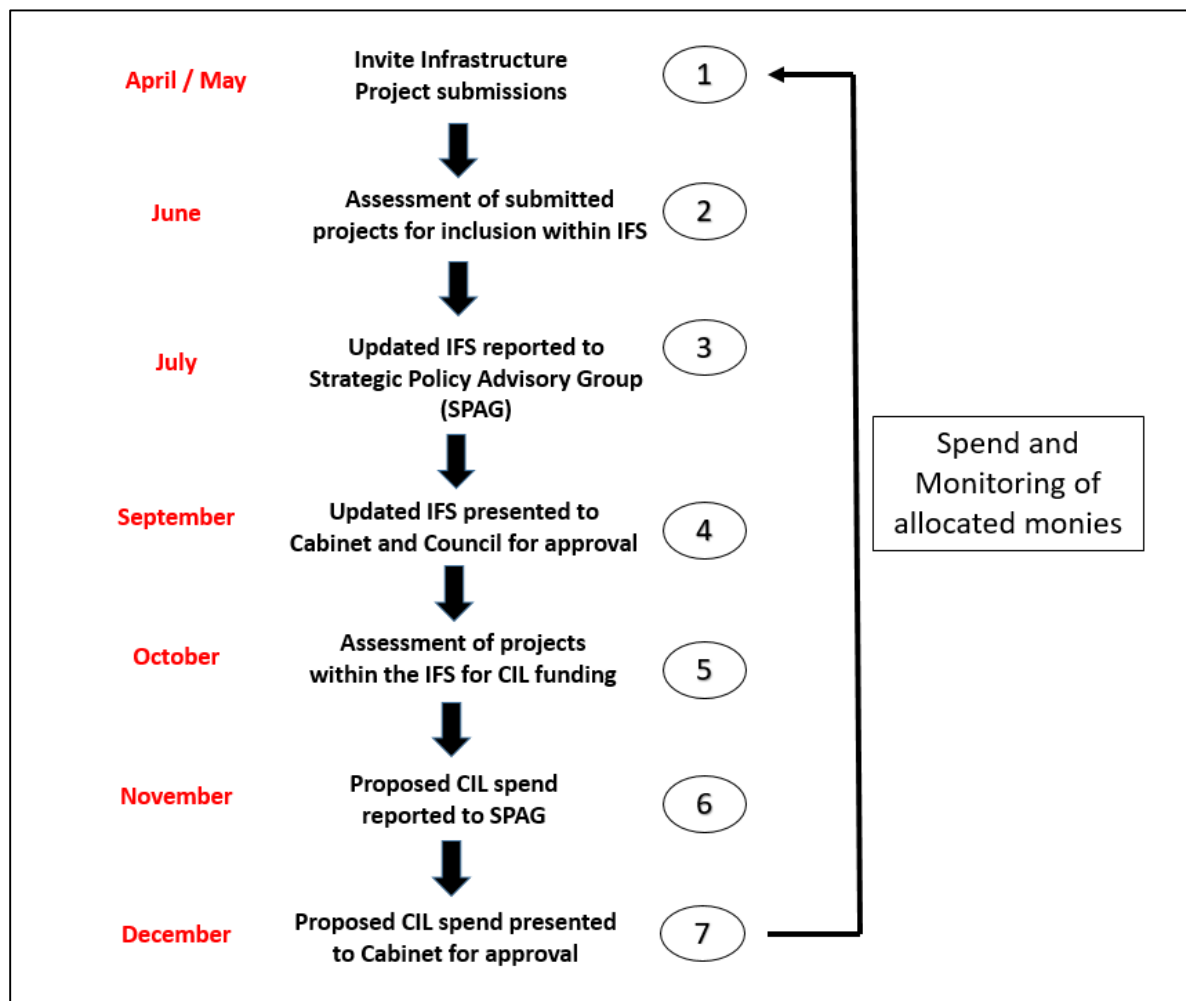


Figure 8 - Process for updating the IFS and allocation of CIL receipts

- 6.15 To inform which infrastructure projects on the Infrastructure List that the Council decides to allocate CIL monies to, the set of criteria set out in Table 11 will be applied. Where a significant number of projects are considered to meet all of the criteria in a particular year then in order to make allocation decisions it may be necessary to only include those projects that include the most significant and positive effects and which can be delivered in the short-term.

Table 11: Criteria for assessing infrastructure projects for allocation of CIL monies

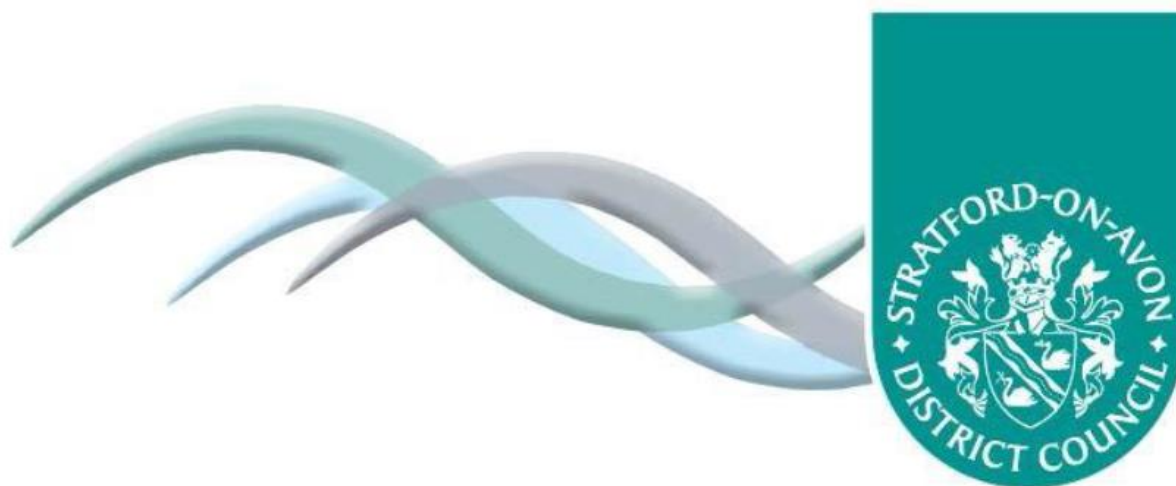
Criteria	Assessment
1. Has the project been subject to any consultation and / or community endorsement?	Early engagement allows stakeholders to influence the project and iron out any barriers. It ensures that the project is serving needs of the community.
3. Does the project attract match funding?	Match funding leverages a financial commitment towards the cost of the project from a source other than and in addition to CIL funding. Additional funding can make a project more deliverable and appealing.
4. Have CIL funds already been allocated to this project?	Preference will be given to those projects which have not already benefited from CIL funds to ensure that monies are fund a variety of projects.
5. Has it been satisfactorily demonstrated that without CIL funding the infrastructure would not be delivered i.e. that all other possible funding sources are insufficient?	Preference will be given to projects where it can be demonstrated that the only guarantee of delivery is with CIL funding.
6. Is there likely to be an additional funding requirement from Stratford-on-Avon District Council for maintenance?	Maintenance costs to maintain infrastructure following completion can be significant. If additional on-going maintenance is required it is unlikely that the Council would be able to fund this from its own reserves.
7. Is the infrastructure located wholly within Stratford-on-Avon District?	Preference will be given to those projects that are located within the District area.
8. What are the timescales for delivery of the infrastructure?	Infrastructure projects that can be delivered quickly provide benefits to communities more immediately and help in delivering the objectives of Council and partner plans and strategies.
9. Does the proposal have a positive impact on equality?	Proposals that help to tackle discrimination or disadvantage, advance equality of opportunity or foster good relations between different protected groups will be given preference.

7. Appendices

Please see the following pages for:

Appendix 1 – Infrastructure List Project Submission Form

Appendix 2 - CIL Monitoring Report for Parish and Town Councils



Infrastructure Funding Statement Infrastructure Project Submission Form

Please use this form for requests for projects or types of projects to be considered for inclusion on the infrastructure list within the Stratford-on-Avon Infrastructure Funding Statement. If you wish to put forward more than one project please use separate forms.

Consideration should be given and referenced within the submission as to how the project aligns with Stratford-on-Avon District Council strategies and partner investment plans.

All requests will be considered and will be added to the List if the Council intends that the project will be, or may be, wholly or partly funded by Community Infrastructure Levy (CIL) funds.

Your submission should include information that is correct to the best of your knowledge at the current time. Please note that information submitted on this form may be made publically available so please do not include information that is confidential in nature.

Section 1 – Your Organisation	
Name of organisation	
Name of principal contact	
Address	
Email	
Telephone	

Section 2 – Infrastructure Project Title, Description and Location
What is the project title?
Please provide a description of the infrastructure project including scale
Please provide details of the location of the infrastructure project and enclose a location plan with your submission
Section 3 – Benefits of the Infrastructure Project
Is the infrastructure project consistent with the Stratford-on-Avon Local Plan, including the Core Strategy, emerging Site Allocations Plan and Neighbourhood Development Plans? If yes please provide details
Why is this project essential to support new development within Stratford-on-Avon District?
Has the project been subject to any consultation and /or endorsement? If yes please provide details
How does this project contribute to climate change adaptation and mitigation?

Section 4 – Costs
What is the total capital cost of the project? Please include details of costing plans and associated phasing if appropriate
What other funding sources have been identified / explored?
Is the project likely to be directly linked to and necessary as a result of a foreseeable development and therefore a separate S106 or S278 obligation may be justified? If yes please provide details
What is the capital funding gap?

Section 5 – Delivery
Which organisation(s) will be responsible for the delivery of the infrastructure
How will the infrastructure be maintained following completion?
What are the timescales of the delivery of the infrastructure?
Does your project depend on permission (e.g. planning permission, complying with a planning condition) being given by any other person or organisation? If yes please provide details
If your project involves improvements or enhancements to land or buildings do you have permission to do this? If yes please provide details

Community Infrastructure Levy (CIL) Monitoring Report
Income and Expenditure between 1 April xxxx and 31 March xxxx
within XX Parish / Town Council area

In accordance with Regulation 62A of the CIL Regulations 2010 (as amended), a local council must report on any financial year in which it receives CIL receipts. This Report must be published on the local council's website (or on the District Council's website if it does not have a website) and a copy must be provided to the District Council by email to planning.policy@stratford-dc.gov.uk no later than 31 December following the reported year.

Summary of Income and Expenditure		
Relevant CIL Regulation	Category	Amount of CIL
62A(2)(a)	Total CIL receipts for the reported year	£X
62A(2)(b)	Total CIL expenditure for the reported year	£X
62A(2)(e)	Total CIL receipts for the reported year retained at the end of the reported year	£X
62A(2)(e)	Total CIL receipts from previous years retained at the end of the reported year	£X
Details of Expenditure		
Relevant CIL Regulation	Item(s) of Expenditure	Amount of CIL Expenditure on each item
62A(2)(c)	<i>Add items of expenditure as required</i>	<i>Add amount of expenditure on each item as required</i>
62A(2)(c)	<i>Add items of expenditure as required</i>	<i>Add amount of expenditure on each item as required</i>
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62A(2)(c)	<i>Add items of expenditure as required</i>	<i>Add amount of expenditure on each item as required</i>
Detail of Repayment requirements to the District Council		
Relevant CIL Regulation	Category	Amount of CIL
59E 62A(2)(d)	The total value of CIL receipts subject to notices served by Stratford-on-Avon District Council requiring repayment of some or all of the CIL receipts during the reported year	£X
59E 62A(2)(d)	The total value of CIL receipts subject to notices served by the District Council requiring repayment of some or all of the CIL receipts in any year that has not been paid to Stratford-on-Avon District Council by the end of the reporting year	£X