

Infrastructure Funding Statement 2019-2020

December 2020

Contents

1.	Introduction	3
2.	Developer Contributions	4
3.	S106 Contributions	5
4.	Community infrastructure Levy (CIL) Contributions	16
5.	The Infrastructure List	255
6.	CIL Spending Protocol	288
7.	Appendices	311
	Appendix 1 – Infrastructure List Project Submission Form	32
	Appendix 2 - CIL Monitoring Report for Parish and Town Councils	35

1. Introduction

- 1.1 The Infrastructure Funding Statement (IFS) is an annual report required to be published by December each year, which provides a summary of the 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 assigned to specific projects.
 - **Spent/ Delivered** – Monetary or non-monetary contributions that have been used as intended, either by spending the allocated funds or completing the contribution as agreed.
 - **This Financial Year** - unless stated otherwise, this refers to the period 01/04/2019 – 31/03/2020.

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 an otherwise unacceptable development to make it acceptable in planning terms.
- 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 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. 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. 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 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 ensure that the road networks are able to cope with new development. 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 versions of the IFS.

3. S106 Contributions

- 3.1 All figures here relate to the monies received and spent by Stratford-on-Avon District Council. In some instances money is to be transferred to external bodies including Warwickshire County Council (WCC). WCC will be producing its own Infrastructure Funding Statement (IFS) and as such, any money that the District Council has transferred to WCC will be reported in its own IFS.

Monies received before 1 April 2019 that had not been allocated as of 1 April 2019

- 3.2 Table 1a below shows the total amount of S106 money held by the Council on 31 March 2019, showing a breakdown of what is to be spent by the Council, including monies that are set aside for long term maintenance, and what is to be transferred to external bodies. Table 1b shows how much of the money, held and to be spent by the Council, was allocated and unallocated at the start of the new financial year.

Table 1a – Total money held by the Council at 31 March 2019

Money held at 31 March 2019	Amount Held
Stratford-on-Avon District Council	£2,977,872.31
Stratford-on-Avon District Council For Maintenance	£396,020.06
To Be Transferred To External Bodies	£1,811,611.76
Total	£5,185,504.13

Table 1b – Breakdown of Allocated and Unallocated monies as at 31 March 2019 by Infrastructure Type

Infrastructure Type	Allocated	Unallocated
Affordable Housing	£41,000.00	£2,022,563.22
Open Space And Leisure	£83,160.43	£563,122.02
Active Youth	£1,297.98	-
Community Facilities	£4,721.33	-
CCTV	-	£136,803.47
Public Art	£25,558.00	£51,626.00
Built Facilities	-	£18,019.86
Residential Accommodation Over Commercial Premises	-	£30,000.00
Stratford-on-Avon District Council For Maintenance	£396,020.06	-
Total	£551,757.80	£2,822,134.57

Monies agreed in 2019/20 through S106 Agreements

- 3.3 Table 2 outlines the financial contributions that have been agreed through signed S106 agreements this financial year. This year Healthcare has the largest agreed sum with a combined total of £2,344,074.

Table 2 – Monies agreed in 2019/20 through S106 Agreements

Infrastructure Type	Monies Agreed
Affordable Housing – Off Site	£255,001.36
Built Facilities Contribution	£511,480.00
CCTV	£81,536.00
Community Facilities & Environmental	£1,150,000.00
Community Champion	£34,667.00
Community Hub Contribution	£417,045.00
Defibrillator	£1,500.00
Health Care Acute & Planned	£1,765,230.00
Healthcare Primary	£578,844.00
Kineton High School Swimming Pool	£583,333.00
Off Site Open Space Contribution	£66,558.78
Police Contribution	£500,532.00
Total	£5,945,727.14

Monies received in 2019/20 (regardless of S106 Date)

- 3.4 Table 3a shows the total income this financial year. Table 3b shows the money that it to be spent by the District Council and Table 3c shows 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.
- 3.5 Whilst the figures below have been categorised for different infrastructure types, they have not necessarily been 'allocated' to specific projects.

Table 3a – Total monies received 2019/20 through Stratford-on-Avon District Council S106 agreements

Recipient	Monies Received
Stratford-on-Avon District Council	£620,686.05
Stratford-on-Avon District Council For Maintenance	£0
Stratford-on-Avon District Council To Be Transferred To Other Bodies	£1,157,403.40
Total	£1,778,089.45

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

Infrastructure Type	Monies Received
Affordable Housing	£632,830.83
Open Space And Leisure	- £12,144.78
Total	£620,686.05

As can be seen in Table 3b there is a negative Open Space and Leisure Figure. This has occurred through a decision not to spend this money ourselves and to instead transfer it to 'other bodies' to spend. As such, this negative figure is instead included in the 'Open Space and Leisure' receipts in Table 3c below. This means that £12,144.78 of the £521,143.61 due to be transferred to other bodies to spend was previously intended to be spent by the District Council.

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

Infrastructure Type	Monies Received
Health	£636,259.79
Open Space And Leisure	£521,143.61
Total	£1,157,403.40

Total money received in 2019/20 that was allocated but not spent in the same financial year

- 3.6 Of the money received in 2019/20, Table 4 the amounts that were allocated but not spent.

Table 4 – Money received and allocated in 2019/20 but not spent

Allocation	Monies Allocated But Not Spent
<u>Health Care</u>	
South Warwickshire NHS Acute	£557,378.14
<u>Open Space and Leisure</u>	
Manders Croft Southam Off Site	£78,467.40
Manders Croft Southam Off Site	£3,540.58
Main Rd And Goose Lane Open Space & Offsite	£14,326.78
Campden Rd And Oldbutt Rd Shipston Off Site	£20,450.58
Roxburgh Kineton Offsite Open Space	£15,278.77
Total	£689,442.23

Total monies spent in 2019/20

3.7 Tables 5a, 5b, 5c and 5d 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 2019/20

Money Spent/ Transferred	Amount
Stratford-on-Avon District Council	£230,181.15
Stratford-on-Avon District Council Maintenance Monies	£726.19
Transferred To External Bodies	£1,422,954.97
Total	£1,653,862.31

Table 5b – Total S106 monies spent by the Council 2019/20

Infrastructure Type	Project	Monies Spent
Affordable Housing – Off Site	Great Alne - 7 Affordable Homes (<i>Figure 1</i>)	£41,000.00
Digital Infrastructure	New CCTV along Birmingham Road	£10,283.94
Open Space and Leisure	Kompan Net Twister at the Recreation Ground + maintenance	£8,357.67
	Wellington Drive Play Area enhancements	£21,204.57
	Clip and Climb Wall at Stratford-on-Avon Leisure Centre	£13,604.00
	Baker Ave Community Garden	£34,363.49
	Installation of 6 picnic benches at Stratford-on-Avon Leisure Centre	£3,421.49
	Knights Lane Play Area	£33,348.14
	Shipston Leisure Centre extension and upgrade	£19,039.85
Public Art	Commission of public art at Arden Quarter Station Approach	£25,558.00
	Rosebird Developments to install Henry V statue at Rosebird roundabout	£20,000.00
	Total	£230,181.15

Table 5c – Maintenance Monies spent by the Council 2019/20

Infrastructure Type	Project	Monies Spent
Maintenance	Land relating to Waterloo Road, Bidford - Maintenance of open space	£726.19
	Total	£726.19

Table 5d - Total S106 monies transferred externally in 2019/20

Recipient	Project	Monies Transferred
<u>Health</u>		
South Warwickshire NHS		£797,030.61
<u>Open Space And Leisure</u>		
Bidford-on Avon Parish Council	Enhancement and upgrading of existing recreation facilities for children and adults at the Big Meadow, Bidford-on-Avon. <i>The Sports Pavilion has been updated, further enhancements will take place 2020/21 (Figure 2)</i>	£166,015.91
Bidford-on Avon Parish Council	Instillation of a Trim Trail on the Big Meadow in Bidford-on-Avon (Figure 3)	£14,523.45
Bidford-on Avon Parish Council	Installing a Trim Trail at Kings Lane and/or Millers Bank	£15,957.55
Clifford Chambers and Milcote Parish Council	Play facilities contribution	£2,251.70
Ettington Parish Council	Planning application (20/01606/FUL) for a wheeled play area pending consideration	£37,183.14
Harbury Parish Council	Adult Active and Equipped Play open space (Figure 4)	£30,474.77
Lighthorne Parish Council	Off-site youth & adult open space contribution	£7,041.16
Long Itchington Parish Council	Enhancement and upgrading of existing facilities related to the recreational use of Green End Playing Fields, Long Itchington	£7,002.67

Long Itchington Parish Council	Renovation of the disused public toilets (<i>Figure 5</i>)	£25,757.22
Marston Sicca Parish Council	Contribution to 6 Acre multifunctional open space within Long Marston	£2,979.25
Salford Priors Parish Council	Play facilities contribution	£20,155.13
Shipston Town Council	Provision/enhancement/improvement and maintenance for children's/adult youth facilities	£13,858.48
Shipston Town Council	Allotments and Community Orchards	£37,536.81
Studley Parish Council	Open space/play areas in Studley	£8,388.91
<u>Education</u>		
Bridgetown Primary School	Installation of a multi-use games surface (<i>Figure 6</i>)	£9,387.34
<u>Flood & Water Management</u>		
Environment Agency	Racecourse Brook flood alleviation	£177,410.87
<u>Community Facilities</u>		
Harbury Parish Council	Extending/ renovating/ refurbishing the Harbury Village Hall	£50,000.00
	Total	£1,422,954.97

3.8 The figures below 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

Open Space and Leisure



Figure 2 - Bidford Sports Pavilion



Figure 3 - Trim Trail, Big Meadow, Bidford-on-Avon



Figure 4 - Harbury Play equipment and outdoor gym



Figure 5 - Long Itchington Public Toilets

Education



Figure 6 - Bridgetown Primary School Multi-sports surface

Total amount of S106 monies retained at the end of the financial year

- 3.9 Table 6a shows the total amounts of money retained at the end of the financial year including those that are to be spent by the Council, and monies to be transferred to other bodies

Table 6a – S106 monies retained at the end of 2019/20

To Be Spent By The Council	Money Retained
S106 Monies	£3,368,377.21
S106 Maintenance Monies	£395,293.87
To be Transferred to Other Bodies	
Health	£637,097.61
Open Space/Play	£754,354.19
Flood Alleviation	£135,000.92
Air Quality	£19,607.47
Total	£5,309,731.27

- 3.10 Table 6b provides a breakdown of the Council's S106 maintenance monies and indicates specific areas in which long-term maintenance provision has been made.

Table 6b S106 maintenance payments held at end of financial year

Area Of Maintenance	Amount Held
Grounds Maintenance	£269,509.51
Play Areas	£91,512.44
Skatepark	£2,495.00
Balancing Ponds	£31,776.92
Total	£395,293.87

Non-monetary contributions agreed in 2019/20 through S106 Agreements

- 3.11 Tables 7a, 7b and 7c provide summaries of the non-monetary contributions that were agreed through S106 agreements in the financial year 2019/20. The non-monetary contributions include Affordable Housing Units, Open Space Contributions and non-residential land provision.

Table 7a – Non-monetary S106 contributions: Affordable Housing Units

Reference	Site	Non-Financial Contribution
17/02741/FUL	Land at Ridgeway, London Road, Shipston on Stour	6 Affordable Units
18/01097/OUT	Land at Compton Buildings Station Works, Fenny Compton, CV47 2WA	7 Affordable Units
18/00977/FUL	Land at Willett House, St Peters Road and Hastings Road Wellesbourne	35 Affordable Units
15/03785/VARY	Land at Shottery, Stratford-Upon-Avon	Up to 280 Affordable Units
	Total	Up to 328 Affordable Housing Units

- 3.12 This year all Affordable Housing provision has come about through Deeds of Agreement. In previous years there have been alterations to the number of Affordable Units due to Deeds of Variation, but this year that is not the case.
- 3.13 In the instance of 15/03785/VARY (Land at Shottery), the specific housing specifications and plans are yet to be finalised. The application granted approval for up to 800 houses. If all 800 houses are built, the developer would have to ensure 280 of the 800 (35%) are affordable. If the developer only builds 700 houses, only 245 Affordable Units will need to be built.

Table 7b – Non-monetary S106 contributions: Open/ Local Green Space

Reference	Site
17/02741/FUL	Land at Ridgeway, London Road, Shipston on Stour
18/01097/OUT	Land at Compton Buildings Station Works, Fenny Compton, CV47 2WA
15/03785/VARY	Land at Shottery, Stratford-Upon-Avon
Total	3 Sites

Table 7c - Non-monetary S106 contributions: Non-residential Land Use

Reference	Site	Land Type
15/03785/VARY	Land at Shottery, Stratford-Upon-Avon	- Health Centre Land - Local Centre Land - Primary School

- 3.14 Worthy of note this year is the provision of non-residential land as part of the Shottery development. Due to the size and scale of this development, there are a number of mitigating factors that the developer must put in place to make the site viable, and this includes healthcare, retail and education space. With the number of dwellings reaching 800, this land is essential to ensure the existing amenities are not overloaded.

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

Total CIL receipts collected before the reported year which have and have not been allocated.

- 4.1 Table 8 shows the total amount of money obtained through CIL contributions prior to 1 April 2019 and whether it has been allocated or not. In total £187,135.49 was collected before the reported year. This is made up of Council monies for both infrastructure and administration allocation, along with an element collected and transferred to Parish and Town Councils for allocation and spend.

Table 8 – Breakdown of Allocated and Unallocated CIL monies as at 31 March 2019 by Infrastructure Type

CIL Receipts	Allocated	Unallocated	Transferred to Parish and Town Councils
District Council CIL Monies	-	£140,475.60	-
District Council Admin Monies	£9,358.65	-	-
Parish And Town Council	-	-	£37,301.24
Total	£9,358.65	£140,475.60	£37,301.24

- 4.2 At the start of this financial year (01/04/2019) none of the Council's Infrastructure Monies had been allocated or spent. The first round of CIL allocations were made by the Council's Cabinet on 27 July 2020.

Total value of CIL Demand Notices issued in 2019/20

- 4.3 Table 9 shows the total number of demand notices issued this year and the contribution required from each site, totalling £2,087,748.74.

Table 9 – Summary of total demand notices 2019/20

Planning Reference	Site of CIL Contribution	CIL Demand Notice
17/00894/FUL	Wolverton Court, Wolverton, Stratford-upon-Avon, CV37 0HE	£28,830.00
17/02375/FUL	Victoria Works, 33 Redditch Road, Studley, B80 7AU	£14,904.75
17/02475/FUL	Land At, Evesham Road, Salford Priors	£284,250.00
17/03680/VARY	Land Off, Goldicote Road, Loxley	£8,235.00
18/00204/FUL	Garage Blocks, Allendale Court, Studley	£17,290.00
18/00301/FUL	Alidou, Middletown Lane, Studley, B80 7PN	£5,220.00

18/00381/FUL	163 Loxley Road, Stratford-upon-Avon, CV37 7DT	£13,047.30
18/00507/VARY	Goose Bank, Village Road, Warmington, OX17 1BT	£2,250.00
18/00595/VARY	Tew Park, Binton Road, Welford-On-Avon, CV37 8PS	£11,250.00
18/00761/FUL	Stepmoles Farm, Idlicote Road, Halford, Shipston-On-Stour, CV36 5BP	£20,520.00
18/00989/FUL	The Dutch Barn, Darlingscott, Shipston-on-Stour, CV36 4PN	£7,605.00
18/01012/FUL	Land Adjoining Walnut House, The Green, Little Kineton, CV35 0DN	£113,085.72
18/01051/FUL	Dylan Guest House, 10 Evesham Place, Stratford-Upon-Avon, CV37 6HT	£12,975.00
18/01130/COUO	The Clock House, Bury Court Farm, Bury Court Lane, Shotteswell, Banbury, OX17 1JA	£9,288.00
18/01261/FUL	Home Farm, Old School Lane, Lighthorne, CV35 0AU	£10,495.98
18/01363/VARY	Milfield, Binton Road, Welford-on-Avon, Stratford-upon-Avon, CV37 8PP	£3,675.00
18/01768/FUL	Elm Leys, Hunt Hall Lane, Welford-on-Avon, Stratford-upon-Avon, CV37 8HE	£18,225.00
18/02014/FUL	32 Crooks Lane, Studley, B80 7QX	£10,980.00
18/02173/FUL	Laureldene, Moss Lane, Newbold-On-Stour, CV37 8TU	£19,179.75
18/02286/FUL	Land Off Goldicote Road, Loxley	£62,475.00
18/02482/FUL	George Barn, Lighthorne Road, Kineton, CV35 0JL	£13,093.50
18/02798/VARY	Coughton Lodge Farm, Sambourne Lane, Coughton, B49 5HT	£8,803.08
18/03127/FUL	Rose Cottage, High Street, Welford-on-Avon, Stratford-upon-Avon, CV37 8EA	£14,947.50
18/03188/FUL	The Pool House, Oversley Castle, Wixford, Alcester, B49 6DH	£33,256.08
18/03276/REM	Land Off School Road, School Road, Salford Priors	£1,106,550.00
18/03499/FUL	The Old School House, Main Street, Farnborough, OX17 1DZ	£14,897.52

18/03589/FUL	The Bungalow, New Road, Studley, B80 7LY	£16,778.52
18/03712/FUL	Tothall Farm, Tothall Lane, Salford Priors, Evesham, WR11 8YW	£6,320.16
19/00074/VARY	Garage Blocks, Arden Road, Henley- in-Arden, B95 5LP	£24,528.24
19/00166/VARY	The Firs, Mill Lane, Newbold-on- Stour, Stratford-upon-Avon, CV37 8DR	£2,798.92
19/00266/FUL	The Old Forge, Station Road, Salford Priors, Evesham, WR11 8UX	£25,950.00
19/00308/FUL	Kingsmead Farm, Stratford Road, Wellesbourne, Warwick, CV35 9ES	£18,676.83
19/00496/VARY	Court Close, Mill Street, Kineton, Warwick, CV35 0LB	£1,354.32
19/00576/FUL	Sambourne Lane Farm, Sambourne Lane, Sambourne, Redditch, B96 6PJ	£23,926.32
19/00698/FUL	Black Martin, Banbury Road, Ettington, CV37 7PB	£12,866.04
19/00732/VARY	76 Campden Road, Shipston-On- Stour, CV36 4DH	£1,504.80
19/00778/LDE	26 High Street, Bidford-on-Avon, Alcester, B50 4BU	£3,084.84
19/00785/FUL	68 Toms Town Lane, Studley, B80 7QP	£11,135.52
19/01097/FUL	Garage Blocks, Drayton Close, Stratford-upon-Avon	£7,223.04
19/01170/FUL	Woodbury, 8 Bishopton Lane, Stratford-upon-Avon, CV37 9JN	£14,257.98
19/01212/FUL	Shepherds Cottage, Chapel Lane, Ullenhall, Henley-in-Arden, B95 5RT	£4,062.96
19/01276/VARY	Land on North Side of, Plot 2, Green Lane, Oxhill, CV35 0RB	£29,193.12
19/01312/FUL	Armdale, Green Lane, Oxhill, CV35 0RB	£5,116.32
19/01977/VARY	Mill Cottage, Mill Lane, Halford, CV36 5BY	£3,810.91
19/03446/FUL	68 Evesham Road, Stratford-upon- Avon, CV37 9BA	£9,830.72
	Total	£2,087,748.74

Total CIL receipts in 2019/20

4.4 Table 10a lists the CIL receipts received this financial year and the developments from which this funding has originated. Table 10b shows how this money is to be allocated within Stratford-upon-Avon District. In total £958,722.39 was received in 2019/20.

Table 10a – CIL Receipts 2019/20

Planning Reference	Site of CIL Contribution	CIL Receipts
18/01650/FUL	Sunnybank, 2 Alcester Road, Wootton Wawen, Henley-in-Arden, B95 6BH	£7,200.00
18/01363/VARY	Milfield, Binton Road, Welford-on-Avon, Stratford-upon-Avon, CV37 8PP	£3,675.00
18/02539/REM	Sunnybank, 2 Alcester Road, Wootton Wawen, Henley-in-Arden, B95 6BH	£15,000.00
17/03396/FUL	Disused Garages, St Michaels Crescent, Stockton	£8,850.00
19/00698/FUL	Black Martin, Banbury Road, Ettington, CV37 7PB	£12,866.04
18/03712/FUL	Tothall Farm, Tothall Lane, Salford Priors, Evesham, WR11 8YW	£6,320.16
18/03276/REM	Land Off School Road, School Road, Salford Priors	£110,655.00
19/01212/FUL	Shepherds Cottage, Chapel Lane, Ullenhall, Henley-in-Arden, B95 5RT	£4,062.96
18/01012/FUL	Land Adjoining Walnut House, The Green, Little Kineton, CV35 0DN	£113,085.72
19/00732/VARY	76 Campden Road, Shipston-On-Stour, CV36 4DH	£1,128.60
18/02482/FUL	George Barn, Lighthorne Road, Kineton, CV35 0JL	£13,093.50
19/00308/FUL	Kingsmead Farm, Stratford Road, Wellesbourne, Warwick, CV35 9ES	£18,676.83
19/00166/VARY	The Firs, Mill Lane, Newbold-on-Stour, Stratford-upon-Avon, CV37 8DR	£2,332.44
19/00166/VARY	The Firs, Mill Lane, Newbold-on-Stour, Stratford-upon-Avon, CV37 8DR	£466.48

18/01130/COUO	The Clock House, Bury Court Farm, Bury Court Lane, Shotteswell, Banbury, OX17 1JA	£9,288.00
18/02014/FUL	32 Crooks Lane, Studley, B80 7QX	£10,980.00
19/00074/VARY	Garage Blocks, Arden Road, Henley-In-Arden, B95 5LP	£24,528.24
19/01170/FUL	Woodbury, 8 Bishopton Lane, Stratford-Upon-Avon, CV37 9JN	£14,257.98
18/02286/FUL	Land Off Goldicote Road, Loxley	£62,475.00
18/03499/FUL	The Old School House, Main Street, Farnborough, OX17 1DZ	£14,897.52
18/01768/FUL	Elm Leys, Hunt Hall Lane, Welford-on-Avon, Stratford-upon-Avon, CV37 8HE	£18,225.00
17/03680/VARY	Land Off, Goldicote Road, Loxley	£8,235.00
19/01977/VARY	Mill Cottage, Mill Lane, Halford, CV36 5BY	£3,810.91
18/03188/FUL	The Pool House, Oversley Castle, Wixford, Alcester, B49 6DH	£33,256.08
19/00266/FUL	The Old Forge, Station Road, Salford Priors, Evesham, WR11 8UX	£25,950.00
17/02375/FUL	Victoria Works, 33 Redditch Road, Studley, B80 7AU	£14,904.75
17/02475/FUL	Land At, Evesham Road, Salford Priors	£284,250.00
18/01261/FUL	Home Farm, Old School Lane, Lighthorne, CV35 0AU	£10,495.98
18/00301/FUL	Alidou, Middletown Lane, Studley, B80 7PN	£5,220.00
18/00595/VARY	Tew Park, Binton Road, Welford-On-Avon, CV37 8PS	£11,250.00
18/00204/FUL	Garage Blocks, Allendale Court, Studley	£17,290.00
19/01276/VARY	Land On North Side Of, Plot 2, Green Lane, Oxhill, CV35 0RB	£29,193.12
19/01312/FUL	Armdale, Green Lane, Oxhill, CV35 0RB	£5,116.32
18/00381/FUL	163 Loxley Road, Stratford-upon-Avon, CV37 7DT	£13,047.30
19/00496/VARY	Court Close, Mill Street, Kineton, Warwick, CV35 0LB	£1,354.32
19/01097/FUL	Garage Blocks, Drayton Close, Stratford-upon-Avon	£7,223.04

19/00785/FUL	68 Toms Town Lane, Studley, B80 7QP	£11,135.52
18/00989/FUL	The Dutch Barn, Darlingscott, Shipston-on-Stour, CV36 4PN	£7,605.00
18/01463/VARY	The Farmhouse; Stapenhall Farm; Deppers Bridge; Southam; CV47 2SU	£37.50
18/02798/VARY	Coughton Lodge Farm; Sambourne Lane; Coughton; B49 5HT	- £2,716.92*
	Total	£958,722.39

*As can be seen in Table 10a, there is a minus figure relating to application 18/02798/VARY (Coughton Lodge Farm). This is a result of a refund which was necessary due to overstated liability.

Table 10b – Breakdown of CIL receipts 2019/20

CIL Breakdown	Total
Administration - 5%	£47,934.27
Parish/ Town Council- 15% or 25%	£207,108.44
Stratford-on-Avon District Council Infrastructure Monies	£703,679.68
Total	£958,722.39

CIL receipts spent in the year 2019/20

- 4.5 In 2019/20 the only District Council CIL monies spent were those which were put towards the costs of administration, specifically £47,934.27. No District Council CIL Infrastructure monies were spent in this period.
- 4.6 £138,354.36 CIL monies were passed to parish and town councils throughout the year, but it is yet unknown how the parishes intend to spend their CIL monies. Parish and Town councils have to report on their CIL spend by the end of December. As such, an addendum to this document will be published in due course outlining the CIL spend of the parish and town councils.

CIL passed to Parish and Town Councils in 2019/20

- 4.7 Table 11 shows that £138,354.36 of CIL funding was passed to Parish and Town Councils. This figure is a combination of receipts received in 2018/19 that were allocated for Parish Councils and some of the 2019/20 receipts that were also allocated for Parish and Town Council spend. Not all of the 2019/20 receipts allocated for Parish and Town Council spend were passed to Parish and Town Councils in the same financial year.

Table 11 – CIL Passed to Parish and Town Councils in 2019/20

Parish	Total Receipts for the Reported Year
<u>Without a Neighbourhood Plan (15% of CIL)</u>	
Alcester	£1,678.50
Beaudesert & Henley-in-Arden	£4,151.74
Burton Dassett	£810.00
Charlecote	£2,801.52
Clifford Chambers	£1,665.00
Farnborough	£2,234.63
Loxley	£10,606.50
Long Itchington	£1,113.75
Shotteswell	£1,161.00
Stockton	£1,786.50
Studley	£1,372.50
Tanworth-in-Arden	£2,835.00
Tredington	£2,498.62
Ullenhall	£609.44
Subtotal	£35,324.70
<u>With a Neighbourhood Plan (25% of CIL)</u>	
Ettington and Fulready	£3,216.51
Harbury	£93.75
Kineton	£46,720.68
Long Compton	£543.75
Salford Priors	£28,980.45
Shipston-on-Stour	£282.15
Stratford-upon-Avon	£5,754.87
Welford-on-Avon	£5,475.00
Wootton Wawen	£11,962.50
Subtotal	£103,029.66
Overall Total	£138,354.36

District Council CIL receipts allocated but not spent in 2019/20

- 4.8 In 2019/20 the only allocated funds were those which were allocated for the purpose of administration costs. All of the money allocated for administration purposes has been spent, and therefore, there are no unspent allocations left over at the end of the financial year.

Table 12 – 2019/20 Unspent allocations

Allocations	Allocated	Unallocated
Administration	£47,934.27	-

Amount of CIL spent on repaying money borrowed

4.9 In 2019/20 the Council did not spend any money repaying money borrowed.

Amount of CIL spent on administrative expenses

4.10 A total of £47,934.27 was received for CIL administration, all of which has been spent on that purpose. This equates to 5% of all CIL collected this financial year. It should be noted that this amount does not cover the total cost of delivering the Council's CIL administration service during the year.

CIL retained at end of year

4.11 Of the money received prior to the 2019/20 reported year £141,575.98 was retained by the Council at the end of the 2019/20 financial year (31/03/2020). This comprises £1,100.38 that is due to be paid to Coughton Parish Council and all monies collected for the Council's CIL infrastructure projects. Table 13a shows the CIL retained at the end of 2019/20 that was received in to 2019/20.

Table 13a – 2018/19 Retained CIL monies

Infrastructure	Received	Retained
District Council Infrastructure Monies	£140,475.60	£140,475.60
Parish and Town Council	£37,301.24	£1,100.38
Administration	£9,358.65	£0
Total	£187,135.49	£141,575.98

4.12 Of the money received in 2019/20, £808,634.62 was retained by Stratford-on-Avon District Council at 31/03/2020.

Table 13b – 2019/20 Retained CIL monies

Infrastructure	Received	Retained
District Council Infrastructure Monies	£703,679.68	£703,679.68
Parish and Town Council	£207,108.44	£104,954.94
Administration	£47,934.27	£0
Total	£958,722.39	£808,634.62

4.13 The total amount of CIL monies retained at the end of March 2020 from both the reported year and carried over from the 2018/19 year was **£950,210.60**.

Regulation 59E and 59F

4.14 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.

4.15 Regulation 59F relates to CIL monies received in areas which do not have local councils (i.e. Parish or Town Councils).

Receipts and expenditure where 59E or 59F applied

- 4.16 There have been no receipts or expenditure where regulations 59E and 59F apply in 2019/20.

Notices served in accordance with Reg. 59E

- 4.17 The Council did not serve any notices in accordance with Regulation 59.E of the CIL Regulations during 2019/20.

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

- 4.18 No monies retained at the end of the 2019/20 financial year relate to regulations 59E or 59F. This includes both monies received in 2018/19 and 2019/20.

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 14 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 14: 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 27 submissions received, 23 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 CIL funds is set out in Table 15 below. Inclusion of a project on the Infrastructure List does not 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, 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 15: The Infrastructure List

Infrastructure Project	Main Delivery Organisation(s)
Community Facilities	
Refurbishment of Greig Hall, Alcester	Alcester Town Council
1 Evesham Place High Support Capacity Building Scheme, Stratford-upon-Avon	Stratford-on-Avon District Council
Education	
Expansion of Southam College	Warwickshire County Council Academy Trust
Flood and Water Management	
Alcester Flood Risk Management Scheme	Environment Agency
Henley-in-Arden Flood Risk Management 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

Infrastructure Project	Main Delivery Organisation(s)
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
UBUS Community Transport Service	Stratford-on-Avon District Council Warwickshire County Council
Safe pedestrian path to the Sports Field	Lighthorne Parish Council
The Lias Line	Sustrans

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 within 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; and
 - 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 on a wider range of things (other than infrastructure) than the rest of the levy, provided that they meet the requirement to 'support the development of the area'.
- 6.6 Each year when they have received CIL funds, each parish and town Council 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. Once information on spend is received from the parish and town Councils, the District Council will publish an addendum to the IFS setting out all the parish and town spend for the preceding financial year.
- 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, 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 should 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 if 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 between April and December each year following the 5-step process set out below.

1. Invite infrastructure project submissions

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

2. Assessment of submitted projects for inclusion within the IFS

Submitted projects will be assessed against the criteria set out in Table 14 for inclusion within the Infrastructure List of the IFS.

3. Updated IFS presented to Overview and Scrutiny Committee (OSC), The Cabinet and Council for approval*

The updated IFS will be presented to OSC, The Cabinet and Council for adoption.
*An addendum to the IFS will be published in December/January each year setting out the spend of CIL monies by Parish and Town Councils for the preceding financial year.

4. Assessment of projects within the IFS for CIL funding

Assessment of projects within the newly adopted IFS is then undertaken in accordance with the criteria set out in Table 16.

5. Proposed CIL allocations presented to Overview and Scrutiny Committee (OSC) and The Cabinet for approval

Recommendations on CIL spend allocations are presented to OSC and The Cabinet for approval.

Spend and Monitoring of allocated monies

- 6.13 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.
- 6.14 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 16 will be applied. Where a significant number of projects are considered to meet all of the criteria in a particular year, 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 16: Criteria for assessing infrastructure projects for allocation of CIL monies

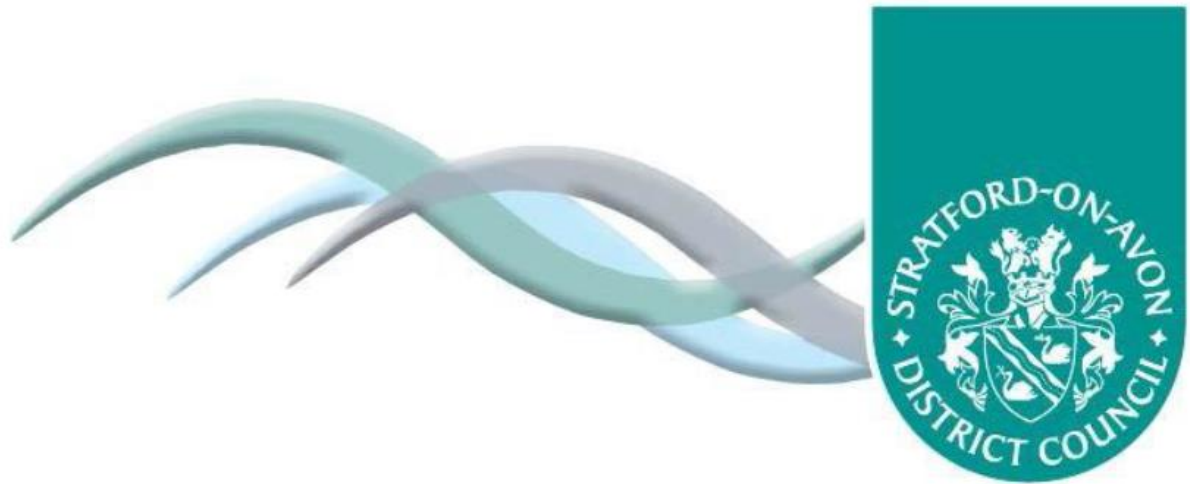
Criteria	Assessment
1. Has the project been subject to any consultation and / or community endorsement?	Early engagement allows stakeholders to influence the project and iron out any barriers. It ensures that the project is serving needs of the community.
2. Does the project attract match funding?	Match 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.
3. 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.
4. 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.
5. 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.
6. Is the infrastructure located wholly within Stratford-on-Avon District?	Preference will be given to those projects that are located within the District area.
7. 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.
8. 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 121B 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 31st December following the reported year.

Summary of Income and Expenditure		
Relevant CIL Regulation	Category	Amount of CIL
121B(2)(a)	Total CIL receipts for the reported year	£X
121B(2)(b)	Total CIL expenditure for the reported year	£X
121B(2)(e)(i)	Total CIL receipts for the reported year retained at the end of the reported year	£X
121B(2)(e)(ii)	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
<i>121B(2)(c)</i>	<i>Add items of expenditure as required</i>	<i>Add amount of expenditure on each item as required</i>
<i>121B(2)(c)</i>	<i>Add items of expenditure as required</i>	<i>Add amount of expenditure on each item as required</i>
<i>121B(2)(c)</i>	<i>Add items of expenditure as required</i>	<i>Add amount of expenditure on each item as required</i>
<i>121B(2)(c)</i>	<i>Add items of expenditure as required</i>	<i>Add amount of expenditure on each item as required</i>
<i>121B(2)(c)</i>	<i>Add items of expenditure as required</i>	<i>Add amount of expenditure on each item as required</i>
<i>121B(2)(c)</i>	<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 121B(2)(d)	The total value of CIL receipts subject to notices served in accordance with regulation 59E during the reported year;	£X
59E 121B(2)(d)	The total value of CIL receipts subject to a notice served in accordance with regulation 59E in any year that has not been paid to the relevant charging authority by the end of the reported year;	£X