

Infrastructure Funding Statement 2020-2021

July 2021

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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 01/04/2020 – 31/03/2021.

2. Reconciliation

- 2.1 Table 1 serves as a reconciliation of monies from the start of the financial year, and what we are left with at the end of the financial year, taking into consideration what has been received and spent within the financial year. Detailed breakdowns of monies can be found throughout this document. The monies retained by the Council at 31 March 2021 includes monies that have been allocated but not yet spent and monies that are not yet allocated.

Table 1– 2020/21 IFS Reconciliation

	S106 Table	S106 Amount	CIL Table/ Para.	CIL Amount
Total monies retained by SDC as at 31/3/2020	2a	£5,309,731.27 (A)	9	£950,210.58 (A)
Total monies received 2020/21	4a	£2,703,999.46 (B)	11a	£320,071.07 (B)
Total monies spent or passed to Parish Councils/third parties 2020/21	6a	£1,659,382.89 (C)	12a	£141,819.13 (C)
Total monies retained by SDC as at 31/03/2021	7a	£6,354,347.84 (A+B-C)	Para. 5.12	£1,128,462.52 (A+B-C)

3. Developer Contributions

Section 106 Planning Obligations

- 3.1 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.
- 3.2 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.
- 3.3 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](#).
- 3.4 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)

- 3.5 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.
- 3.6 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 which includes information on indexation of the CIL charges and the Council's CIL Instalments Policy.

Section 278 Highway Agreements

- 3.7 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

- 3.8 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.

4. S106 Contributions

- 4.1 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. Information on developer contributions managed by WCC is available on their website [here](#).

Monies received before 1 April 2020 that had not been allocated as of 1 April 2020

- 4.2 Table 2a below shows the total amount of S106 money held by the Council on 31 March 2020, 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. Tables 2b, 2c and 2d show how much of the money, held and to be spent, was allocated and unallocated at the start of the new financial year broken down by infrastructure type. Table 2e serves as a combined total of tables 2b, 2c and 2e, showing what was held by the council on 31 March 2020.

Table 2a – Total money held by the Council at 31 March 2020

Money held at 31 March 2019	Amount Held
Stratford-on-Avon District Council	£3,368,377.21
Stratford-on-Avon District Council For Maintenance	£395,293.87
To Be Transferred To External Bodies	£1,546,060.19
Total =	£5,309,731.27

Table 2b – Breakdown of Allocated and Unallocated monies to be spent by the Council as at 31 March 2020

Infrastructure Type	Unallocated	Allocated	Totals
Affordable Housing	£2,170,393.53	£485,000.52	£2,655,394.05
Town Centre Residential	£30,000.00		£30,000.00
Open Space & Leisure	£205,794.24	£23,561.63	£229,355.87
Youth & Adult active/play equip	£83,450.01		£83,450.01
Allotments/Community Gardens	£152,869.83	£4,721.33	£157,591.16
Built Facilities	£50,771.87	£3,668.72	£54,440.59
CCTV	£126,519.53		£126,519.53
Public Art	£31,626.00		£31,626.00
Sub Total =	£2,851,425.01	£516,952.20	£3,368,377.21

Table 2c – Breakdown of Allocated and Unallocated monies to be spent by the Council on maintenance as at 31 March 2020

Infrastructure Type	Unallocated	Allocated	Totals
Stratford-on-Avon District Council For Maintenance		£395,293.87	£395,293.87

Table 2d – Breakdown of Allocated and Unallocated monies to be transferred to other bodies as at 31 March 2020

Infrastructure Type	Unallocated	Allocated	Totals
Air Quality	£19607.47		£19,607.47
Health		£637,097.61	£637,097.61
Flood Risk		£135,000.92	£135,000.92
Other (Police/parishes)		£754,354.19	£754,354.19
Sub Total =	£19607.47	£1,526,452.72	£1,546,060.19

Table 2e – Totals of Allocated and Unallocated monies held by the council as at 31 March 2020

Combined Totals =	£2,871,032.48	£2,438,698.79	£5,309,731.27
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Monies agreed in 2020/21 through S106 Agreements

- 4.3 Table 3 outlines the financial contributions that have been agreed through signed S106 agreements this financial year.

Table 3 – Monies agreed in 2020/21 through S106 Agreements

Infrastructure Type	Monies Agreed
Affordable Housing – Off Site	£292,808.00
HealthCare	£48,870.03
Off Site Open Space Contribution	£124,048.77
Total =	£ 465,726.80

Monies received in 2020/21 (regardless of S106 Date)

- 4.4 Table 4a shows the total income this financial year. Table 4b shows the money that it to be spent by the District Council and Table 4c shows the money that is to be transferred to other bodies. In 2020/21 no money was received for the purpose of maintenance. In many instances the money received was agreed and signed for in S106 agreements predating this financial year.
- 4.5 Whilst the figures below have been categorised for different infrastructure types, they have not necessarily been 'allocated' to specific projects.

Table 4a – Total monies received 2020/21 through Stratford-on-Avon District Council S106 agreements

Recipient	Monies Received
Stratford-on-Avon District Council	£1,565,846.59
Stratford-on-Avon District Council For Maintenance	0
Stratford-on-Avon District Council To Be Transferred To Other Bodies	£1,138,152.87
Total =	£2,703,999.46

Table 4b - Money received this financial year to be spent by the District Council

Infrastructure Type	Monies Received
Affordable Housing	£1,565,846.59
Total =	£1,565,846.59

Table 4c – Money received this financial year that is to be transferred to external bodies

Infrastructure Type	Monies Received
NHS	£974,410.15
Police	£11,696.33
Other (Parishes etc)	£152,046.39
Total =	£1,138,152.87

Total money received in 2020/21 that was allocated but not spent in the same financial year

- 4.6 Table 5 shows the amounts that were received and allocated within the financial year but not spent.

Table 5 – Money received and allocated in 2020/21 but not spent

Allocation	Monies Allocated But Not Spent
Health Care	
South Warwickshire NHS Acute	£644,456.62
Affordable Housing	
Affordable Housing Welsh Rd East Southam	£7,942.76
Open Space and Leisure	
Offsite Open Space to Parish of Tysoe	£15,334.61
Police	
Police S106 Monies 2021	£11,696.33
Total =	£679,430.32

Total monies spent in 2020/21

- 4.7 Tables 6a, 6b, 6c and 6d provide details on the amount of money either spent by the Council or transferred to external bodies for spend this financial year.

Table 6a – Total Council monetary S106 spend and transfer 2020/21

Money Spent/ Transferred	Amount
Stratford-on-Avon District Council	£669,123.33
Stratford-on-Avon District Council Maintenance Monies	£737.08
Transferred To External Bodies	£989,522.48
Total =	£1,659,382.89

Table 6b – Total S106 monies spent by the Council 2020/21

Infrastructure Type	Project	Monies Spent
Affordable Housing	Fred Winter Development	£225,000.00
	Bearley Scheme Affordable Housing (Figure 1)	£363,750.00
Public Art	Stratford-on-Avon Birmingham Road Public Art	£31,626.00
CCTV	Ettington Rd, Wellesbourne	£16,253.61
	CCTV in Southam Play area	£12,877.00
Open Space and Leisure	Everyone Active Shipston Gym Floor	£11,907.04
	Shottery Fields Play area	£7,709.68
	Total =	£669,123.33

Table 6c – Maintenance Monies spent by the Council 2020/21

Infrastructure Type	Project	Monies Spent
Maintenance	Land relating to Waterloo Road, Bidford - Maintenance of open space	£737.08
	Total =	£737.08

Table 6d - Total S106 monies transferred externally to spend in 2020/21

Recipient	Projects for S106 spend	Monies Transferred
Health		
South Warwickshire NHS Acute	The provision by the South Warwickshire NHS Foundation Trust of acute and planned healthcare services	£559,906.31
NHS South Warwickshire Clinical Commissioning Group (CCG)	Improvements and/or extension to local Medical centres, including Meon Medical Centre (Goose Lane)	£77,191.32
NHS South Warwickshire (CCG)	Improvements to Meon Vale Medical centre and Kineton Surgery	£59,764.91
Community Facilities	Harbury Village Library	£33,022.43
Open Space and Leisure		
Gaydon Parish Council	Provision of Children's play area in the village of Gaydon	£41,711.61
	Children's play area equipment and Adult/Youth facilities in the village of Gaydon	£22,799.03
Pillerton Priors Parish Council	Play equipment in the Parish of Pillerton Priors	£5,724.28
Quinton Parish Council	Provision of Youth and Adult facilities in the Parish of Quinton	£12,844.68
Salford Priors Parish Council	Play and Exercise Equipment in the Parish of Salford Priors	£98,575.36
Tredington Parish Council	Open Space in the Parish of Tredington	£29,961.19
Welford Parish Council	Improving play facilities at Welford-on-Avon Primary School	£10,633.21
Transport and Road Safety		
Pillerton Priors Parish Council	Speed Reduction and Road Safety in the Parish of Pillerton Priors	£10,500
Police	Police Payments 2020	£26,888.15
	Total =	£989,522.48

- 4.8 The figures below show a selection of photographs showing how S106 funding has been used over the last year. Please note, the below figures do not exactly correspond with monies listed in Table 6d, as there is sometimes a delay between Parishes receiving their money and spending it, therefore some of the photographs below were made possible by S106 funding received prior to 2020/21.

Affordable Housing – Spend of S106 financial contributions



Figure 1- Bearley Affordable Housing Scheme, progress so far

Open Space and Leisure



Figure 2 – Lighthorne Parish Council spend on Play Equipment



Figure 3 – Bidford-on-Avon Parish Council Spend on the Trim Trail, Kings Lane,



Figure 4 – Bidford-on-Avon Parish Council spend on a new fence around basketball court, Kings Lane.

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

- 4.9 Table 7a 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 7a – S106 monies retained at the end of 2020/21

To be spent by the council	Money Retained
S106 monies	£4,308,644.94
S106 Maintenance monies	£394,556.79
To be Transferred to Other Bodies	
Health	£914,645.31
Open Space and Community Facilities	£601,499.97
Flood alleviation	£135,000.92
Total =	£6,354,347.84

- 4.10 Table 7b provides a breakdown of the Council's S106 maintenance monies and indicates specific areas in which long-term maintenance provision has been made.

Table 7b S106 maintenance payments held at end of financial year

Area Of Maintenance	Amount Held
Grounds Maintenance	£268,772.43
Play Areas	£91,512.44
Skatepark	£2,495.00
Balancing Ponds	£31,776.92
Total =	£394,556.79

Non-monetary contributions agreed in 2020/21 through S106 Agreements

- 4.11 Tables 8a and 8b provide summaries of the non-monetary contributions that were agreed through S106 agreements in the financial year 2020/21. The non-monetary contributions include Affordable Housing Units and Open Space provision. It is important to note that the agreed contributions will only come forward if the related scheme is built out. If the development is not carried out then there is no obligation for the non-financial contributions to come forward.

Table 8a – Non-monetary S106 contributions: Affordable Housing Units

Reference	Site	Non-Financial Contribution
19/03504/FUL	Fred Winter Ltd 41 Guild Street Stratford-upon-Avon CV37 6QY	13 Affordable Units *this scheme has been made possible by a financial contribution as shown in table 5b
20/00321/FUL	Phase 3B Meon Vale Campden Road Lower Quinton	1 Affordable Unit
19/03113/FUL	Kehlstein Barton Road Welford-On-Avon CV37 8EY	8 Affordable Units
19/03571/FUL	Land Off Damson Way Accessed Via Waterloo Road Bidford-on-Avon	8 Affordable Units
19/02585/OUT	Land At Timothys Bridge Road Stratford-upon-Avon CV37 9YL	15 Affordable Units
20/00343/FUL	Land North Of Campden Road Shipston-on-Stour	65 Affordable Units
19/01245/FUL	Play Area And Verges Oaktree Close Bearley	7 Affordable Units
	Total =	117 Affordable Housing Units

Table 8b – Non-monetary S106 contributions: Open/ Local Green Space

Reference	Site
19/03075/FUL	Land Off Shuckburgh Road Priors Marston
19/00182/FUL	Lilley Meadow Solus Gardens Southam
19/03113/FUL	Kehlstein Barton Road Welford-On-Avon CV37 8EY
19/03571/FUL	Land Off Damson Way Accessed Via Waterloo Road Bidford-on-Avon
Total =	4 Sites

Money borrowed

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

S106 Monitoring fees

- 4.13 During 2020/21 the Council agreed, through signed S106 agreements, that £1,300 would be paid by developers for the purpose of monitoring. This comes in the form of two obligations of £650, from two different schemes (19/03592/FUL & 20/00343/FUL). The money shall be used towards the cost of monitoring the Affordable Housing, Open Space and NHS contributions. The monitoring charges and rates are set out in the [Council's Fees and Charges schedule for 2021/22](#).

5. Community infrastructure Levy (CIL) Contributions

Total CIL receipts held before the start of the reported year which have and have not been allocated.

- 5.1 Table 9 shows the total amount of money collected through CIL contributions prior to 1 April 2020 and whether it has been allocated or not. In total £950,210.60 was collected and held by the Council before the start of 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 9 – Breakdown of Allocated and Unallocated CIL monies as at 31 March 2020 by Infrastructure Type

CIL Receipts	Allocated	Unallocated	Total
District Council CIL Monies	-	£844,155.28	£844,155.28
District Council Admin Monies	-	-	£0
Parish And Town Council	£106,055.30	-	£106,055.30
Total	£106,055.30	£844,155.28	£950,210.60

- 5.2 At the start of this financial year (01/04/2020) 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 2020/21

- 5.3 Table 10 shows the total number of demand notices issued this year and the contribution required from each site, totalling £1,662,438.30

Table 10 – Summary of total demand notices 2020/21

Planning Reference	Site of CIL Contribution	CIL Demand Notice
17/03334/FUL	30A High Street, Alcester, B49 5AB	£5,100.00
17/03498/FUL	Beechcroft, Dark Lane, Tiddington, Stratford-Upon-Avon, CV37 7AD	£2,500.00
17/03699/FUL	Coppers, The Close, Clifford Chambers, Stratford-upon-Avon, CV37 8HS	£29,236.50
18/01589/FUL	16 Woodlands Road, Stratford-Upon-Avon, CV37 0DH	£6,675.00
18/01779/FUL	20 Shipston Road, Stratford-Upon-Avon, CV37 7LP	£12,412.50
18/03107/FUL	Greenacres, 86 Shutt Lane, Earlswood, B94 6DA	£10,950.00
18/03151/FUL	42 Tiddington Road, Stratford-Upon-Avon, CV37 7BA	£16,500.00

Planning Reference	Site of CIL Contribution	CIL Demand Notice
18/03295/FUL	44 Watts Road, Studley, B80 7PU	£3,912.48
18/03498/FUL	Outbuilding Rear Of, 1 High Street, Southam	£3,525.00
19/00104/FUL	24-26, Sheep Street, Shipston-On-Stour, CV36 4AF	£5,250.00
19/00182/FUL	Lilley Meadow, Solus Gardens, Southam	£93,588.45
19/00397/FUL	Garage Blocks, The Grove, Studley	£12,489.84
19/01149/FUL	Land Adjacent 8 Beechcroft Off, Johnson Place, Henley-in-Arden	£3,160.08
19/01356/FUL	Land At, Claydon Lane, Farnborough	£1,279.08
19/01419/FUL	Westbrook, Valley Road, Earlswood, B94 6AA	£51,313.68
19/01513/FUL	Land Adjacent To White Cottage, Church Street, Wellesbourne, CV35 9LS	£11,737.44
19/01583/FUL	30 High Street, Stratford-Upon-Avon, CV37 6AU	£11,892.00
19/01592/FUL	143 High Street, Henley-In-Arden, B95 5BA	£16,276.98
19/01750/REM	Veterinary Investigation Centre, Luddington Road, Luddington, CV37 9SJ	£475,667.28
19/01762/FUL	The Moat House , Dorsington Road, Dorsington, CV37 8AX	£2,933.36
19/02041/FUL	Garage Blocks, Knights Lane, Tiddington	£48,529.80
19/02087/FUL	The Nurseries, Lowes Lane, Wellesbourne, Warwick, CV35 9TU	£14,671.80
19/02245/FUL	Land Adjacent 18 Nortons Close, Bonfire Hill, Northend, CV47 2TZ	£10,383.12
19/02320/FUL	Crocketts Farm, Alne Hills, Great Alne, B49 6JS	£966.08
19/02444/FUL	Walnut Tree Cottage, Alcester Road, Little Alne, Aston Cantlow, B95 6HW	£4,518.96
19/02574/FUL	169 Earlswood Common, Earlswood, B94 5SH	£20,239.56
19/02684/FUL	The Royal Oak , 144 Alcester Road, Studley, B80 7NT	£65,406.00
19/02753/VARY	The Brambles, Hockley Lane, Ettington, CV37 7SS	£79,165.36

Planning Reference	Site of CIL Contribution	CIL Demand Notice
19/02770/FUL	Garage Blocks, Alauna Avenue, Alcester	£20,771.36
19/02771/FUL	Adjacent To 31, Banbury Road, Southam	£6,500.96
19/03075/FUL	Land Off, Shuckburgh Road, Priors Marston	£18,876.57
19/03149/VARY	5 Birdhaven Close, Lighthorne Heath, CV35 0BE	£17,838.00
20/00245/REM	9 Glen Close, Shipston-on-Stour, CV36 4ED	£15,063.20
20/00321/FUL	Phase 3B Meon Vale, Campden Road, Lower Quinton	£177,100.35
20/00358/FUL	Land Off , Duttons Close, Snitterfield, CV37 0JR	£7,157.40
20/00408/AMD	Garage Blocks, St Swithins Drive, Lower Quinton	£30,919.20
20/00561/FUL	Garages, Watts Road, Studley, B80 7PT	£2,933.36
20/00613/VARY	The Plant Centre , Tavern Lane, Shotton, CV37 9HE	£21,007.88
20/00622/FUL	Lemon Hill, Stratford Road, Wootton Wawen, Henley-in-Arden, B95 6AS	£22,364.10
20/00652/FUL	Pitchill House , Pitchill, Evesham, WR11 8SN	£7,856.65
20/00793/VARY	Walnut Tree Cottage , Alcester Road, Little Alne, Aston Cantlow, B95 6HW	£6,342.40
20/00847/VARY	Laureldene, Moss Lane, Newbold-on-Stour, Stratford-upon-Avon, CV37 8TU	£633.45
20/00960/REM	Adjacent, Marlborough Works, New Road, Studley, B80 7LZ	£65,041.31
20/01026/VARY	Kingsmead Farm, Stratford Road, Wellesbourne, Warwick, CV35 9ES	£9,859.45
20/01354/FUL	22 Elm Road, Stratford-Upon-Avon, CV37 0DQ	£2,457.68
20/01666/REM	Land Adjacent To Quinton House, Lower Quinton	£13,477.60
20/02124/VARY	Kingsmead Farm, Stratford Road, Wellesbourne, Warwick, CV35 9ES	£21,724.80
20/02145/VARY	Willowmere , The Close, Clifford Chambers, CV37 8HS	£39,935.71

Planning Reference	Site of CIL Contribution	CIL Demand Notice
20/02146/VARY	Willowmere, The Close, Clifford Chambers, Stratford-upon-Avon, CV37 8HS	£69,362.40
20/02247/VARY	Land Opp Cedar House, Moreton Paddox, Moreton Morrell	£21,525.00
20/02338/FUL	Land Adjoining Southfields, Pillerton Priors	£14,825.36
20/02711/FUL	Winchcombe Farm , Shenington Road, Upper Tysoe, CV35 0TH	£5,073.92
20/02796/VARY	Land Adjacent To Telephone Exchange, Bearley Road, Snitterfield	£23,509.84
	TOTAL =	£1,662.438.30

Total CIL receipts in 2020/21

- 5.4 Table 11a lists the CIL receipts received this financial year and the developments from which this funding has originated. Table 11b shows how this money is to be allocated within Stratford-upon-Avon District. In total £320,071.07 was received in 2020/21.

Table 11a – CIL Receipts 2020/21

Planning Reference	Site of CIL Contribution	CIL Receipts
17/00894/FUL	Wolverton Court, Wolverton, Stratford-upon-Avon, CV37 0HE	£7,207.50
17/03334/FUL	30A High Street, Alcester, B49 5AB	£5,100.00
17/03498/FUL	Beechcroft, Dark Lane, Tiddington, Stratford-upon-Avon, CV37 7AD	£2,500.00
18/00507/VARY	Goose Bank, Village Road, Warmington, OX17 1BT	£2,250.00
18/02173/FUL	Laureldene, Moss Lane, Newbold-On-Stour, CV37 8TU	£19,179.75
18/03107/FUL	Greenacres, 86 Shutt Lane, Earlswood, B94 6DA	£10,950.00
18/03127/FUL	Rose Cottage, High Street, Welford-on-Avon, Stratford-upon-Avon, CV37 8EA	£7,000.00
18/03127/FUL	Rose Cottage, High Street, Welford-on-Avon, Stratford-upon-Avon, CV37 8EA	£7,947.50
18/03295/FUL	44 Watts Road, Studley, B80 7PU	£3,912.48
19/00104/FUL	24-26, Sheep Street, Shipston-On-Stour, CV36 4AF	£5,250.00
19/01356/FUL	Land At, Claydon Lane, Farnborough	£1,279.08

Planning Reference	Site of CIL Contribution	CIL Receipts
19/01583/FUL	30 High Street, Stratford-Upon-Avon, CV37 6AU	£11,892.00
19/01762/FUL	The Moat House , Dorsington Road, Dorsington, CV37 8AX	£2,933.36
19/02087/FUL	The Nurseries, Lowes Lane, Wellesbourne, Warwick, CV35 9TU	£14,671.80
19/02444/FUL	Walnut Tree Cottage, Alcester Road, Little Alne, Aston Cantlow, B95 6HW	£4,518.96
19/02753/VARY	The Brambles, Hockley Lane, Ettington, CV37 7SS	£79,165.36
19/03149/VARY	5 Birdhaven Close, Lighthorne Heath, CV35 0BE	£17,838.00
19/03446/FUL	68 Evesham Road, Stratford-upon-Avon, CV37 9BA	£9,830.72
20/00245/REM	9 Glen Close, Shipston-on-Stour, CV36 4ED	£15,063.20
20/00408/AMD	Garage Blocks, St Swithins Drive, Lower Quinton	£20,000.00
20/00408/AMD	Garage Blocks, St Swithins Drive, Lower Quinton	£10,919.20
20/00613/VARY	The Plant Centre , Tavern Lane, Shottery, CV37 9HE	£21,007.88
20/00622/FUL	Lemon Hill, Stratford Road, Wootton Wawen, Henley-in-Arden, B95 6AS	£22,364.10
20/00652/FUL	Pitchill House , Pitchill, Evesham, WR11 8SN	£7,856.65
20/00793/VARY	Walnut Tree Cottage , Alcester Road, Little Alne, Aston Cantlow, B95 6HW	£6,342.40
20/00847/VARY	Laureldene, Moss Lane, Newbold-on-Stour, Stratford-upon-Avon, CV37 8TU	£633.45
20/01354/FUL	22 Elm Road, Stratford-Upon-Avon, CV37 0DQ	£2,457.68
	Total =	£320,071.07

Table 11b – Breakdown of CIL receipts 2020/21

CIL Breakdown	Total
Administration - 5%	£16,003.55
Parish/ Town Council- 15% or 25%	£68,596.34
Stratford-on-Avon District Council Infrastructure Monies	£235,471.18
TOTAL =	£320,071.07

CIL receipts spent in the year 2020/21

- 5.5 Table 12a provides a summary of the CIL Spent in 2020/21. £125,815.58 was spent/transferred to Parish and Town Councils in 2020/21.

Table 12a – CIL Spent in 2020/21

CIL Spend	Total
Parish/ Town Council- 15% or 25%	£125,815.58
Administration	£16,003.55
Total =	£141,819.13

CIL passed to Parish and Town Councils in 2020/21

- 5.6 Table 12b shows that £125,815.58 of CIL funding was passed to Parish and Town Councils. This figure is a combination of receipts received in 2019/20 that were allocated for Parish Councils and some of the 2020/21 receipts that were also allocated for Parish and Town Council spend. Not all of the 2020/21 receipts allocated for Parish and Town Council spend were passed to Parish and Town Councils in the same financial year. It is 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.

Table 12b – CIL Passed to Parish and Town Councils in 2020/21

Parish	Total passed
Without a Neighbourhood Plan (15% of CIL)	
Alcester	£4,988.40
Aston Cantlow	£677.84
Coughton	£1,100.39
Halford	£571.64
Lighthorne	£1,574.40
Oxhill	£5,146.42
Sambourne	£652.50
Studley	£6,124.54
Tredington	£5,660.21
Upper Lighthorne	£2,675.70
Subtotal =	£29,172.04
With a Neighbourhood Plan (25% of CIL)	
Kineton	£338.57
Salford Priors	£77,550.00
Shipston-on-Stour	£5,078.30
Stratford-upon-Avon	£7,596.04
Welford-on-Avon	£6,080.63

Parish	Total passed
Subtotal =	£96,643.54
Overall Total =	£125,815.58

Amount of CIL spent on administrative expenses

- 5.7 The amount of CIL collected towards administration expenses is £16,003.55. This was 5% of the total CIL receipts collected (£320,071.07) in the reported period. It should be noted that this amount does not cover the total cost of delivering the Council's CIL administration service during the year.

Amount of CIL spent on repaying money borrowed

- 5.8 In 2020/21 the Council did not spend any money repaying money borrowed.

District Council CIL receipts allocated but not spent in 2020/21

- 5.9 In 2020/21 £1,030,000.00 was allocated but not spent. Details of the allocations can be seen in Table 13:

Table 13 – 2020/21 Unspent allocations

Allocations	Allocated
Shipston Natural Flood Management Scheme	£80,000.00
Alcester Flood Risk Management Scheme	£200,000.00
Evesham Place High Support Capacity BS	£750,000.00
Total =	£1,030,000.00

CIL retained at end of year

- 5.10 Of the money received prior to the 2020/21 reported year £844,155.28 was retained by the Council at the end of the 2020/21 financial year (31/03/2021), as shown in Table 14a.

Table 14a –Retained CIL monies received prior to 31 March 2020

Infrastructure	Received	Retained
District Council Infrastructure Monies	£844,155.28	£844,155.28
Parish and Town Council	£244,409.68	£0
Administration	£57,293.02	£0
Total =	£1,145,857.98	£844,155.28

Table 14b shows the CIL retained at the end of 2020/21 that was received in 2020/21.

Table 14b – 2020/21 Retained CIL monies

Infrastructure	Received	Retained
District Council Infrastructure Monies	235,471.18	235,471.18
Parish and Town Council	68,596.34	£48,836.06
Administration	16,003.55	£0
Total =	£320,071.07	£284,307.24

The total amount of CIL monies retained at the end of March 2021 from both the reported year and carried over from previous years was **£1,128,462.52**

Regulation 59E and 59F

- 5.13 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.
- 5.14 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

- 5.15 There have been no receipts or expenditure where regulations 59E and 59F apply in 2020/21.

Notices served in accordance with Reg. 59E

- 5.16 The Council did not serve any notices in accordance with Regulation 59.E of the CIL Regulations during 2020/21.

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

- 5.17 No monies retained at the end of the 2020/21 financial year relate to regulations 59E or 59F. This includes monies received in 2018/19, 2019/20 and 2020/21.

6. The Infrastructure List

- 6.1 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 15 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 15: 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

- 6.2 Of the 29 submissions received in spring 2021, 27 projects were added to the list that the Council intends will be, or may be, wholly or partly funded by CIL.
- 6.3 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 16 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).
- 6.4 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 16: The Infrastructure List

Infrastructure Project	Main Delivery Organisation(s)
Community Facilities	
Refurbishment of Greig Hall, Alcester	Alcester Town Council
Creation of a new multi-purpose Community Sports Pavilion at Snyder Meadow, Welford-on-Avon	Welford-on-Avon Parish Council Welford-on-Avon Sports Club
Construction of a 3 badminton sized sports hall onto Wellesbourne Sports and Community Centre	Wellesbourne and Walton Parish Council and trustees
Skate Park and seating in Mountford Sports Field area, Wellesbourne	Wellesbourne and Walton Parish Council
Community Garden at Glebe Road, Bishopton	Orbit Group
Napton Community Electric Vehicle Charging Points – Phase 1 Village Hall	Napton Environmental Action Team
Bishop's Itchington Pavilion Project	Bishop's Itchington Parish Council Bishop's Itchington Pavilion Steering Group Bishop's Itchington Sports Association
Meon Vale Pavilion Community Project	Marston Sicca Parish Council Quinton Parish Council
Flood and Water Management	
Racecourse Brook, Stratford-upon-Avon 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

Infrastructure Project	Main Delivery Organisation(s)
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
JLR / Lighthorne Heath – Leamington Spa Cycle Scheme	Warwickshire County Council
Southam – Long Itchington Cycle Route	Warwickshire County Council
Improving pedestrian / cycle access to Cress Hill from Welford-on-Avon	Welford-on-Avon Parish Council
Canal Quarter Railway Bridge	Network Rail Midlands Connect Warwickshire County Council
Safe pedestrian path to the Sports Field	Lighthorne Parish Council
The Lias Line – converting the disused railway line between Leamington Spa, Rugby and Stockton into a multi user greenway	Sustrans
The Avon and Arrow Greenway project	Salford Priors Parish Council Avon and Arrow Greenway Project

7. CIL Spending Protocol

- 7.1 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.
- 7.2 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

- 7.3 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.
- 7.4 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
- 7.5 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'.
- 7.6 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.
- 7.7 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.

- 7.8 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.
- 7.9 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

- 7.10 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.
- 7.11 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.
- 7.12 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

- 7.13 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.
- 7.14 To inform which infrastructure projects on the Infrastructure List that the Council decides to allocate CIL monies to, a two-step prioritisation approach will be undertaken. Step 1 is an assessment against the mandatory criteria set out in Table 17, for a project to be rated as 'high 'priority' it must satisfy all of these three criteria 1a-1c.

Table 17: Step 1 Mandatory Criteria for assessing infrastructure projects for allocation of CIL monies

Step 1 – Mandatory Criteria	
1a	Has the project been subject to any engagement/consultation and/or community endorsement?
1b	Has it been demonstrated that without CIL funding the infrastructure would not be delivered i.e. that other possible funding sources are currently insufficient/not available?
1c	Is there likely to be an additional funding requirement from Stratford-on-Avon District Council for maintenance? If yes, have monies been budgeted for this project accordingly?

- 7.15 For those projects on the Infrastructure List that satisfy the mandatory criteria in Step 1, for a project to be rated as 'high priority' it must score a minimum of six points in the Step 2 discretionary criteria 2a-2f set out in Table 18.

Table 18: Step 2 Discretionary Criteria for assessing infrastructure projects impact within the District to inform allocation of CIL monies

Step 2 Discretionary Criteria		Scoring
2a	Have CIL funds already been allocated to this project?	Yes = 0 No = 1
2b	What are the timescales for delivery of the infrastructure?	Long-term (5+ years) = 1 Medium term (2-5 years) = 2 Short term (less than 2 years) = 3
2c	Does the proposal have a positive impact on equality?	No = 0 Indirect = 1 Direct e.g. specific groups = 2
2d	Does the proposal have a positive impact on health and wellbeing?	No = 0 Indirect = 1 Direct e.g. specific groups = 2
2e	Does the proposal have a positive impact on biodiversity and the environment?	No = 0 Indirect = 1 Direct e.g. specific groups = 2
2f	Does the proposal have a positive impact on enterprise and economic activity?	No = 0 Indirect = 1 Direct e.g. specific groups = 2
Maximum		12

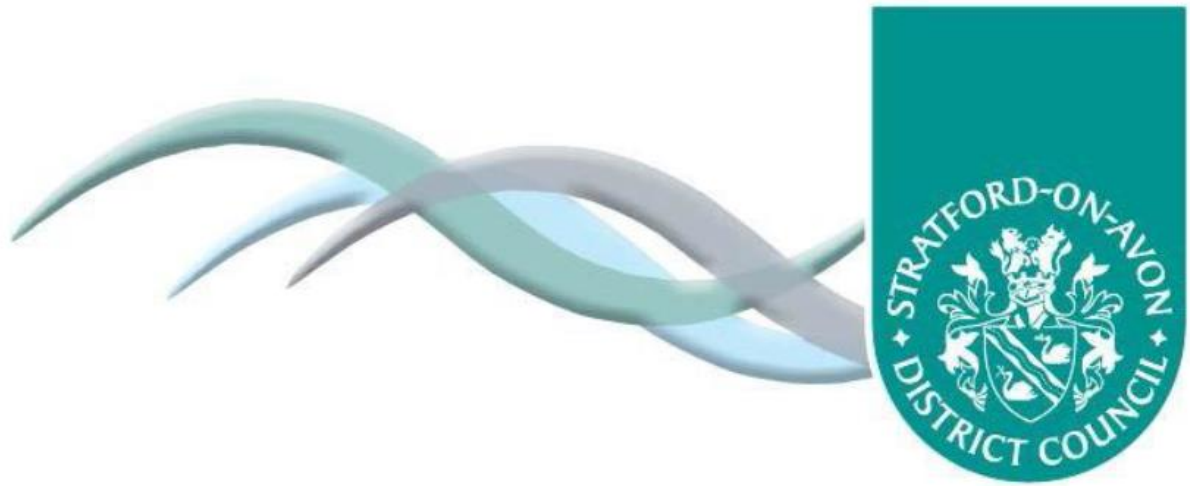
- 7.16 Where a significant number of projects are considered to meet all of the criteria in a particular year, to make allocation decisions it may be necessary to only include those projects that include the most significant and positive effects and which can be delivered in the short-term.

8. 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/engagement and /or community endorsement? If yes please provide details
How does this project contribute to climate change adaptation and mitigation?
To what extent does the proposal have a positive impact on equality?

To what extent does the proposal have a positive impact on health and wellbeing?

Does the proposal have a positive impact on biodiversity and the environment within the District?

Does the proposal have a positive impact on enterprise and economic activity within the District?

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? Without CIL funding would it be possible to deliver the infrastructure, i.e. that other possible funding sources are currently insufficient/not available?

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? Is there likely to be an additional funding requirement from Stratford-on-Avon District Council for maintenance? If yes, have monies been budgeted for this project accordingly?
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 and year(s) that monies were received
121B(2)(c)	Add items of expenditure as required	Add amount of expenditure on each item as required and state the year(s) in which the monies for this project was received
121B(2)(c)	Add items of expenditure as required	Add amount of expenditure on each item as required and state the year(s) in which the monies for this project was received
121B(2)(c)	Add items of expenditure as required	Add amount of expenditure on each item as required and state the year(s) in which the monies for this project was received
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