

# **Infrastructure Funding Statement 2022 - 2023**

**October 2023**

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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 It must be noted that, with regards to CIL payments these are made to the council to be spent to benefit any project in the district. Whilst S106 payments are paid to fund specific projects or services that are needed to make the development acceptable.
- 1.4 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 01/04/2022- 31/03/2023.
- 1.4 The report sets out the following information:
- A reconciliation of monies retained by SDC at the start and end of this financial year (Table 1)
  - The Council's financial position Re: s106 monies held upon entering the reporting period (Table 2a)
  - The Council's financial position Re: financial contributions agreed through signed s106 agreements this financial year (Table 3)
  - Total monies received by SDC this financial year via s106 agreements (Table 4a)
  - Total money received and allocated by SDC this financial year, but not spent within the financial year (Table 5)
  - S106 financial contributions spent by SDC or transferred to external bodies during this financial year (Tables 6a, 6b, 6c and 6d)
  - Total amount of s106 monies retained by SDC at the end of this financial year (Table 7a)
  - Non-monetary contributions agreed this financial year through s106

- agreements (Tables 8a and 8b)
- A breakdown of allocated and unallocated CIL monies collected prior to this financial year (Table 9)
  - CIL receipts received this financial year, including a list of developments from which the funding originated (Table 11a)
  - A summary of the CIL monies spent during this financial year (Table 12a) and summary of CIL monies passed to Parish and Town Councils this financial year (Table 12b)
  - CIL receipts allocated but not spent in this financial year (Table 13)
  - Retained CIL monies received by SDC prior to this financial year (Table 14a) and received during this financial year (Table 14b)
  - Total amount of Affordable Housing monies received and affordable housing monies spent at the end of this financial year can be found in tables 3 and 4b.

## 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 2023 includes monies that have been allocated but not yet spent and monies that are not yet allocated.

**Table 1–2022/23 IFS Reconciliation**

	<b>S106 Table</b>	<b>S106 Amount (£)</b>	<b>CIL Table/ Para.</b>	<b>CIL Amount (£)</b>
Total monies retained by SDC as at 31/3/2022	2a	9,335,992.29 (A)	9	2,977,447.62 (A)
Total monies received 2022/23	4a	2,975,032.78 (B)	11a	1,799,540.80 (B)
Total monies spent or passed to Parish Councils/third parties 2022/23	6b,6c,6d	-1,254,017.71 (C)	12a	-562,069.90 (C)
<b>Total monies retained by SDC as at 31/03/2023</b>	<b>7a</b>	<b>11,057,007.36 (A+B-C)</b>	<b>Para 5.13</b>	<b>4,214,918.52 (A+B-C)</b>

## 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](http://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 1st April 2022 that had not been allocated as of 1st April 2022

- 4.2 Table 2a below shows the total amount of S106 money held by the Council on 31 March 2022, 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 2022.

**Table 2a – Total S106 money held by the Council as at 31 March 2022**

<b>Money held at 31 March 2022</b>	<b>Amount Held (£)</b>	<b>Table Reference</b>
Stratford-on-Avon District Council	7,336,685.67	2b
Stratford-on-Avon District Council for Maintenance	641,661.55	2c
To Be Transferred to External Bodies (including Air Quality)	1,357,645.07	2d
<b>Total</b>	<b>9,335,992.29</b>	

**Table 2b – Breakdown of Allocated and Unallocated S106 monies to be spent by the Council as at 31 March 2022**

<b>Infrastructure Type</b>	<b>Unallocated</b>	<b>Allocated</b>	<b>Totals</b>
Affordable Housing	£5,719,259.40	£593,071.52	£6,312,330.92
Town Centre Residential	£30,000.00		£30,000.00
Canal Towpath	£329,066.13		£329,066.13
Footpath	£1,158.59		£1,158.59
Open Space & Leisure	£24,811.26	£294,257.28	£319,068.54
Youth & Adult active/ play equipment	£27,607.26		£27,607.26
Allotments/Community Facilities	£62,749.62	£7,119.82	£69,869.44
Built Facilities	£145,058.84	-	£145,058.84
CCTV	£101,765.92	£760.03	£102,525.95
<b>Sub Total</b>	<b>£6,441,477.02</b>	<b>£895,208.65</b>	<b>£7,336,685.67</b>

**Table 2c – Breakdown of Allocated and Unallocated S106 monies to be spent by the Council on maintenance as at 31 March 2022**

<b>Infrastructure Type</b>	<b>Unallocated</b>	<b>Allocated</b>	<b>Totals</b>
Stratford-on-Avon District Council for Maintenance		£641,661.55	<b>£641,661.55</b>

**Table 2d -Breakdown of Allocated and Unallocated s106 monies to be transferred to other bodies as at 31 March 2022**

<b>Infrastructure Type</b>	<b>Unallocated</b>	<b>Allocated</b>	<b>Totals</b>
Air Quality	£2,641.47		£2,641.47
Health		£592,002.86	£592,002.86
Flood Risk		£135,000.92	£135,000.92
Other (Police/parishes)		£627,999.82	£627,999.82
<b>Sub Total</b>	<b>£2,641.47</b>	<b>£1,355,003.60</b>	<b>£1,357,645.07</b>

**Table 2e – Totals of Allocated and Unallocated monies held by the Council as at 31 March 2022**

<b>Infrastructure Type</b>	<b>Unallocated</b>	<b>Allocated</b>	<b>Totals</b>
Combined Totals (Tables 2b+2c+2d)	£6,444,118.49	£2,891,873.80	£9,335,992.29

**Monies agreed in 2022/23 through S106 Agreements**

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



**Table 3 – Monies agreed in 2022/23 through S106 Agreements**

<b>Infrastructure Type</b>	<b>Monies Agreed</b>
Affordable Housing – Off Site	£878,762.50
HealthCare	£101,283.50
Police	£0
Off Site Open Space Contribution	£82,454.31
<b>Total</b>	<b>£1,062,500.31</b>

**Monies received in 2022/23 (regardless of S106 Date)**

- 4.4 Table 4a shows the total income this financial year, regardless of the date the s106 agreements were signed. Table 4b shows the money that is to be spent by the District Council and Table 4c shows the money that is to be transferred to other bodies.
- 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 2022/23 through Stratford-on-Avon District Council S106 agreements**

<b>Recipient</b>	<b>Monies Received</b>	<b>Table Reference</b>
Stratford-on-Avon District Council	£1,674,352.14	4b*
Maintenance	£0.00	4b**
Stratford-on-Avon District Council To Be Transferred To Other Bodies	£1,300,680.64	4c
<b>Total</b>	<b>£2,975,032.78</b>	

\* All Infrastructure Types listed in Table 4b other than Commuted Maintenance

\*\* Commuted Maintenance figure in Table 4b

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

<b>Infrastructure Type</b>	<b>Monies Received</b>
Affordable Housing	£1,577,525.07
Community Facilities (Reallocated 2019/20 Spend)	£20,854.00
Community Hub - Lighthorne	£54,179.56
Open Space Play Equipment	£14,216.76
Open Space Parks And Green Spaces	£7,576.75
Maintenance	£0.00
<b>Total</b>	<b>£1,674,352.14</b>

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

<b>Infrastructure Type</b>	<b>Monies Received</b>
NHS	£934,158.34
Police	£181,065.33
Other (Parishes etc.)	£185,456.97
<b>Total</b>	<b>£1,300,680.64</b>

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

**Table 5 - Total money received in 2022/23 that was allocated but not spent in the same financial year**

<b>Recipient</b>	<b>Amount</b>
Stratford-on-Avon District Council	£54,179.56
Maintenance	£0.00
Transfers to External Bodies	£1,083,840.41
<b>Total</b>	<b>£1,138,019.97</b>

**Total S106 monies spent in 2022/23**

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 monetary S106 spend and transfer 2022/23**

<b>Money Spent/Transferred</b>	<b>Amount</b>	<b>Table Reference</b>
Stratford-on-Avon District Council	£489,403.91	6b
Stratford-on-Avon District Council Maintenance Monies	£56,373.12	6c
Transferred To External Bodies	£708,240.68	6d
<b>Total</b>	<b>£1,254,017.71</b>	

**Table 6b – Total Council monetary S106 spend 2022/23**

<b>Infrastructure Type</b>	<b>Project</b>	<b>Monies Spent</b>
CCTV	CCTV – Southam	£760.00
Open Space And Leisure	Showers at Stratford Leisure Centre	£54,432.70
Housing	Contribution To Riverside Project, Stratford	£285,055.40
	Affordable Rural Housing Project Bearley	£121,250.00
Other	Transferred to other bodies	£27,905.81
<b>Total</b>		<b>£489,403.91</b>

**Table 6c – Maintenance S106 Monies spent by the Council 2022/23**

<b>Infrastructure Type</b>	<b>Project</b>	<b>Monies Spent</b>
Maintenance	Grass Cutting Contribution Waterloo Rd Bidford	£397.10
	Transfer of remaining commuted sum re Bidford to the Parish Council	£55,976.02
<b>Total</b>		<b>£56,373.12</b>

**Table 6d - Total S106 monies transferred externally to spend in 2022/23**

<b>Recipient</b>	<b>Projects for S106 spend</b>	<b>Monies Transferred</b>
<b>Health</b> South Warwickshire NHS Foundation Trust	Improvements and/or extension to local Medical centres, including Meon Medical Centre	£620,969.88
<b>Open Space</b> Upper Lighthorne Parish Council	Repair of car park outside school and children's centre	£18,500.00
Correction re 2019/20 Lighthorne Village Hall Spend		£20,854.00
Burton Dassett Parish Council	Provision of outdoor gym equipment at Temple Herdewyke play area	£20,010.79
Beaudesert & Henley-In-Arden Joint PC	Contribution to sports facilities in Henley-in-Arden	£913.13
Alcester Town Council	Improvements to Greig Hall	£26,992.88
<b>Total</b>		<b>£708,240.68</b>

**Table 6E – Affordable Housing S106 Spend 2022/23**

<b>Projects</b>	<b>Monies Transferred</b>
Affordable Rural Housing Project Bearley	£121,250.00
<b>Total</b>	<b>£121,250.00</b>

- 4.8 The pictures below show how S106 funding has been used over the last year. Please note, the below pictures 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 2022/23.



Figure 1 – Alcester Parish Council Jubilee Walk Footpath



Figure 2 – Multi Use Play Area at Upper Lighthorne

### 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 (31 March 2023) 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 financial year**

<b>To be spent by the council</b>	<b>Money Retained</b>
S106 Capital	£8,521,633.90
S106 Maintenance	£585,288.43
Air Quality	£2,641.47
<b>Sub Total</b>	<b>£9,109,563.80</b>
<b>To be Transferred to Other Bodies</b>	
Health	£905,191.32
Open Space and Community Facilities	£907,251.32
Flood alleviation	£135,000.92
<b>Sub Total</b>	<b>£1,947,443.56</b>
<b>Total</b>	<b>£11,057,007.36</b>

- 4.10 Table 7b provides further detail on the breakdown of the Council's S106 maintenance monies (as set out in Table 7a) and indicates specific areas in which long-term maintenance provision has been made.

**Table 7b S106 maintenance payments retained at end of financial year**

<b>Area Of Maintenance</b>	<b>Amount Held</b>
Grounds Maintenance	£211,657.07
Play Areas	£91,512.44
Skatepark	£2,495.00
Balancing Pond (St Peters Way, Stratford-upon-Avon)	£279,623.92
<b>Total</b>	<b>£585,288.43</b>

### On Site Provision agreed in 2022/23 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 2022/23. 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 – On Site provision as part of S106 agreement : Affordable Housing Units**

<b>Reference</b>	<b>Site</b>	<b>Non-Financial Contribution</b>
22/00005/FUL	Kehlstein, Barton Road, Welford-on-Avon	8 affordable units
21/00973/OUT	Countrywide, Bearley Mill, Snitterfield Rd, Bearley	8 affordable units
<b>Total</b>		<b>16 Affordable units</b>

**Table 8b – Non-monetary S106 contributions: Community Facilities**

<b>Reference</b>	<b>Site</b>	<b>Non-Financial contribution</b>
20/02665/FUL	Stratford Business and Technology Park, Banbury Road	Open space and play area
15/00976/OUT	Land at Gaydon/Lighthorne Heath	Community Champion officer
<b>Total</b>		<b>2 Sites</b>

**Money borrowed**

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

**S106 Monitoring fees**

4.13 The monitoring charges and rates are set out in the [Council's Fees and Charges schedule for 2022/23](#).

## 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 2022 and whether it has been allocated or not. In total £2,977,447.65 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 of 31 March 2022 by Infrastructure Type**

<b>CIL Receipts</b>	<b>Allocated</b>	<b>Unallocated</b>	<b>Total</b>
District Council CIL Monies	£950,000.00	£1,706,747.67	£2,656,747.67
District Council Admin Monies			
Parish And Town Council	£320,699.98	-	£320,699.98
<b>Total</b>	<b>£1,270,699.98</b>	<b>£1,706,747.67</b>	<b>£2,977,447.65</b>

**Table 10 - Total value of CIL Demand Notices issued in 2022/23**

5.2 Table 10 below shows the total number of demand notices issued this financial year and the contribution required from each site, totaling £2,103,344.61.

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Demand Notice</b>
16/01325/FUL	Land To Rear Of The White Hart Public House, Stratford Road, Newbold-on-Stour	£46,587.56
16/02233/FUL	Land To The Rear Of 1 - 19 Littlewood Green, And To The Rear Of 2A - 24 Lords Lane, Studley	£25,796.01
18/01245/FUL	54 High Street, Henley-In-Arden, B95 5AN	£18,166.48
18/01419/VARY	Dan Skelton Racing, Lodge Hill, Shelfield Green, Alcester, B49 6JR	£450.00
18/01456/FUL	The Elms, 14 High Street, Henley-in-Arden, B95 5AG	£27,023.50
18/01969/FUL	Garage Block Off, Chingley Bank, Henley-in-Arden	£14,040.73
18/02456/FUL	Land South Of The, Barton Road, Welford-on-Avon	£37,620.00
18/03641/FUL	Newbold House, Church Lane, Newbold-on-Stour, Stratford-upon-Avon, CV37 8TW	£8,803.08

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Demand Notice</b>
19/00565/FUL	Park View, Wolverton, Stratford-upon-Avon, CV37 0HE	£4,439.16
19/00755/FUL	Stratford Garden Centre, Campden Road, Clifford Chambers, CV37 8LW	£105,934.40
19/00777/COUQ	Barton Farm, Welford Road, Barton, Bidford-on-Avon	£9,630.72
19/01149/FUL	Land Adjacent 8 Beechcroft Off, Johnson Place, Henley-in-Arden	£3,404.17
19/01592/FUL	143 High Street, Henley-In-Arden, B95 5BA	£17,009.52
19/01654/VARY	The Bungalow, Norton Grange, Little Kington, CV35 0DP	£556.78
19/01920/FUL	Buttercup Farm, Off Tomlow Road, Stockton, CV47 8HX	£8,261.35
19/01992/FUL	Country Fayre, Chapel Street, Harbury, CV33 9HT	£6,195.62
19/02317/FUL	Avonfield, Mill Lane, Stratford-Upon-Avon, CV37 6BJ	£24,319.94
19/02436/FUL	Elesmere, 25 Gaydon Road, Bishops Itchington, Southam, CV47 2QW	£9,781.20
19/02948/FUL	Edelweiss, Broad Lane, Tanworth-in-Arden, Solihull, B94 5DP	£28,744.55
19/03211/VARY	35 St Marys Road, Stratford-upon-Avon, CV37 6XG	£2,500.00
19/03270/FUL	Black Martin, Banbury Road, Ettington, CV37 7PB	£7,246.19
19/03415/FUL	Land Adjacent To Bridgetown House, Bridgetown, Stratford-upon-Avon	£35,963.20
19/03487/FUL	Masons Court, Rother Street, Stratford-Upon-Avon, CV37 6ND	£4,900.64
19/03606/FUL	New Barnmoor Cottage, Kington Lane, Claverdon, Warwick, CV35 8PP	£9,993.55
20/00327/FUL	Henneys Farm, Friday Street, Lower Quinton, CV37 8SQ	£15,776.72
20/01263/FUL	49 Prince Harry Road, Henley-In-Arden, B95 5DD	£7,928.00
20/01972/FUL	4 Stour Field Close, Clifford Chambers, Stratford-upon-Avon, CV37 8EE	£17,600.16
20/02084/FUL	Methodist Chapel, West End, Radway	£5,946.00
20/02114/FUL	Westbrook, Valley Road, Earlswood, Solihull, B94 6AA	£11,631.24
20/02244/FUL	58 Goose Lane, Lower Quinton, Stratford-upon-Avon, CV37 8TA	£5,470.32
20/02388/FUL	Neville Court, 2 Avenue Road, Stratford-Upon-Avon, CV37 6UY	£27,947.75
20/02665/FUL	Stratford-upon-Avon Business And Technology Park, Banbury Road, Stratford-upon-Avon	£611,625.95



<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Demand Notice</b>
20/02891/FUL	387 Birmingham Road, Stratford-upon-Avon, CV37 0RF	£19,893.05
20/03286/FUL	Land Adjacent To 201, Loxley Road, Stratford-upon-Avon	£68,704.80
20/03505/FUL	25 Banbury Road, Stratford-Upon-Avon, CV37 7HN	£10,828.48
21/00313/VARY	Land Off, Stratford Road, Loxley	£32,318.48
21/00489/VARY	Land Adjacent To 88, Mountford Close, Wellesbourne, CV35 9QQ	£9,979.77
21/00500/FUL	Land Adjacent To Oakfield, Millers Close, Welford-on-Avon	£21,340.80
21/00574/FUL	The Mother Huff Cap, Spennall Lane, Great Alne, B49 6HY	£22,605.44
21/00837/FUL	Barn Adjacent To, Dunnington Lodge, Dunnington, Alcester, B49 5NU	£3,388.29
21/01715/VARY	Avon Bridge, Binton Road, Welford-On-Avon, CV37 8PP	£22,647.24
21/02281/VARY	Land From Maywoods Edge To Jasmine Cottage, Stratford Road, Wootton Wawen	£30,421.28
21/02392/FUL	37 Blue Cap Road, Stratford-Upon-Avon, CV37 6TQ	£6,165.12
21/02452/FUL	Land South Of, Gilletts Lane, Upper Brailes	£18,732.48
21/02539/VARY	Land North Of Moreton Morrell Lane, Lighthorne	£44,815.68
21/02737/FUL	Leasowe Farm, Hook Norton Road, Whichford, CV36 5PE	£80,058.23
21/02875/FUL	Former IMI Norgren Site, Campden Road, Shipston-on-Stour	£64,613.92
21/03039/FUL	The Meads, 79 Tiddington Road, Stratford-Upon-Avon, CV37 7AF	£2,048.73
21/03416/FUL	Meadowside , Earlswood Common, Earlswood, B94 5SQ	£41,841.46
21/03619/FUL	73 Loxley Road, Stratford-upon-Avon, CV37 7DR	£17,966.40
21/03633/FUL	6 Manor Farm Court, Kineton Road, Gaydon, CV35 0HB	£7,722.15
21/03804/COUQ	Wood Bevington Farm, Wood Bevington, Alcester, B49 5LX	£9,471.76
21/03876/FUL	Tarsus Hotel And Restaurant, Daventry Road, Southam, CV47 1NW	£56,103.80
21/03918/VARY	Land Adjacent The Ridgeway, London Road, Shipston-on-Stour	£496.42
21/04020/VARY	Garages At, Headland Rise, Welford-on-Avon	£2,852.75
21/04047/VARY	Mungos Cottage, 2 Church Lane, Newbold-on-Stour, Stratford-upon-Avon, CV37 8TW	£19,317.72
21/04093/FUL	Maudslay Park, Great Alne	£43,535.60

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Demand Notice</b>
22/00149/FUL	Plot 1 and 2, Land To The South Of, Mill Lane, Welford-on-Avon	£21,283.20
22/00231/VARY	Heath Cottage, Dunnington, Alcester, B49 5NW	£9,455.70
22/00337/FUL	Land And Buildings At The Rear Of Japonica, Southam Road, Priors Marston	£3,861.08
22/00338/FUL	Land And Buildings At The Rear Of Japonica, Southam Road, Priors Marston	£5,988.61
22/00476/FUL	The Barn, Fulready Lane, Pillerton Priors	£3,782.28
22/00545/FUL	Woodfield Farm, Redhill Road, Loxley, Warwickshire, CV35 9HY	£6,626.08
22/00650/VARY	Agricultural Building, Court Fields, Bridge Road, Butlers Marston	£4,176.40
22/00666/FUL	Idlicote Estate Barns, Idlicote	£7,170.57
22/00713/FUL	Land Adjacent To Green Ground, Top Street, Northend	£53,582.28
22/00748/VARY	Land Off, Banbury Road, Pillerton Priors, CV35 0PZ	£157.59
22/00849/VARY	Dean Cottage, Well Lane, Tanworth-in-Arden, Solihull, B94 5AH	£22,867.99
22/01118/VARY	Riverside, Conifers, Tiddington Road, Stratford-Upon-Avon, Warwickshire, CV37 7BD	£9,128.33
22/01233/FUL	Spa Farm, Bishopton Lane, Bishopton, Warwickshire, CV37 9QY	£45,718.29
22/01557/VARY	Peewit House, Barton-on-the-Heath, Moreton-in-Marsh, GL56 0PQ	£8,106.18
22/01770/VARY	The Brambles, Hockley Lane, Ettington, Stratford-upon-Avon, CV37 7SS	£472.78
22/01889/VARY	Former Bowling Green, Fosse Way, Halford	£60,147.13
22/02895/VARY	Garage Blocks, Redlands Crescent, Stratford-upon-Avon	£7,180.54
22/03577/FUL	6 Manor Farm Court, Kineton Road, Gaydon, Warwick, CV35 0HB	£14,475.24
<b>Total</b>		<b>£2,103,344.61</b>

### Total CIL receipts in 2022/23

5.3 Table 11a lists the CIL receipts received this financial year and the developments from which this funding has originated.

Table 11a – CIL Receipts 2022/23

Planning Reference	Site of CIL Contribution	CIL Receipts
20/02145/VARY	Willowmere, The Close, Clifford Chambers, CV37 8HS	£19,967.85
20/02146/VARY	Willowmere, The Close, Clifford Chambers, Stratford-upon-Avon, CV37 8HS	£34,681.21
20/02247/VARY	Land Opp Cedar House, Moreton Paddox, Moreton Morrell	£21,525.00
20/00321/FUL	Phase 3B Meon Vale, Campden Road, Lower Quinton	£70,840.14
20/02796/VARY	Land Adjacent To Telephone Exchange, Bearley Road, Snitterfield	£11,754.92
19/02684/FUL	The Royal Oak, 144 Alcester Road, Studley, B80 7NT	£49,054.49
19/02770/FUL	Garage Blocks, Alauna Avenue, Alcester	£10,385.68
19/00182/FUL	Lilley Meadow, Solus Gardens, Southam	£70,191.34
20/02711/FUL	Winchcombe Farm, Shenington Road, Upper Tysoe, CV35 0TH	£3,073.92
20/02124/VARY	Kingsmead Farm, Stratford Road, Wellesbourne, Warwick, CV35 9ES	£10,862.40
20/00751/FUL	5 Alcester Road, Stratford-upon-Avon, CV37 6PN	£792.80
17/02741/FUL	Land Adjacent The Ridgeway, London Road, Shipston-on-Stour	£37,863.40
20/02374/FUL	Garages, Mansell Street, Stratford-upon-Avon	£19,325.08
18/01838/FUL	18 High Street, Stratford-upon-Avon, CV37 6AU	£4,237.50
20/00414/FUL	Territorial Army Centre, New Broad Street, Stratford-upon-Avon, CV37 6HW	£23,605.62
19/01458/FUL	Garage Block, West Green Drive, Stratford-upon-Avon	£4,664.88
20/00978/FUL	Larkstoke Farm, Admington, Shipston-on-Stour, CV36 4JH	£9,789.49
19/01750/REM	Veterinary Investigation Centre, Luddington Road, Luddington, CV37 9SJ	£161,013.60
20/00849/FUL	The Rowans , Kineton Road, Pillerton Priors, CV35 0PH	£25,290.32
17/01920/FUL	Pettiphers Garages Ltd, Church Street, Shipston-on-Stour, CV36 4AT	£12,038.40

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Receipts</b>
18/01636/FUL	Mungos Cottage, 2 Church Lane, Newbold-on-Stour, Stratford-upon-Avon, CV37 8TW	£12,750.00
19/02762/FUL	Doric Works, Church Street, Studley, B80 7LG	£6,421.68
21/01398/FUL	Elmers Farm , Church End, Priors Hardwick, CV47 7SN	£3,635.84
19/02574/FUL	169 Earlswood Common, Earlswood, B94 5SH	£12,339.36
18/02341/FUL	Land East And West Of The Grange, Phase 3b, Ettington Road, Wellesbourne	£38,035.70
21/00356/REM	Land And Buildings At The Rear Of Japonica, Southam Road, Priors Marston	£45,368.96
21/00306/FUL	The Crown Inn, 8 High Street, Stockton, CV47 8JZ	£14,192.55
20/03208/FUL	Rough Hill Farm Shop, The Slough, Sambourne, Alcester, B97 5JT	£11,340.00
19/03355/FUL	38A-38B, High Street, Studley, B80 7HJ	£3,329.76
21/01196/REM	29 London Road, Shipston-on-Stour, CV36 4EP	£33,987.20
20/03569/VARY	The Orchards, Lower Tysoe, Warwick, CV35 0BN	£89,981.72
21/01497/FUL	Plots 5,6 & 7, Kingsmead Farm, Stratford Road, Wellesbourne, Warwick, CV35 9ES	£27,420.56
21/01996/VARY	Nellands Cottage, Featherbed Lane, Ilmington, CV36 4NE	£28,095.68
21/01383/FUL	114 Shipston Road, Stratford-upon-Avon, CV37 7LR	£28,217.28
21/03235/FUL	Chapel Farm, Haye Lane, Mappleborough Green, Studley, B80 7BU	£37,036.00
19/03537/FUL	Windmill Hill Barns, Coughton Fields Lane, Kinwarton, Coughton, B49 6BT	£6,146.20
21/01716/VARY	17 Oxford Street, Southam, CV47 1NS	£19,997.12
21/02890/FUL	Turnpike Hill Barn, Long Compton	£1,422.72
21/02905/FUL	221 High Street, Henley-In-Arden, B95 5BG	£29,707.60
20/02084/FUL	Methodist Chapel, West End, Radway	£5,946.00
21/01715/VARY	Avon Bridge, Binton Road, Welford-On-Avon, CV37 8PP	£17,323.63

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Receipts</b>
21/02281/VARY	Land From Maywoods Edge To Jasmine Cottage, Stratford Road, Wootton Wawen	£30,421.29
21/00489/VARY	Land Adjacent To 88, Mountford Close, Wellesbourne, CV35 9QQ	£9,979.77
21/03619/FUL	73 Loxley Road, Stratford-upon-Avon, CV37 7DR	£17,966.40
20/01263/FUL	49 Prince Harry Road, Henley-in-Arden, B95 5DD	£7,928.00
16/01325/FUL	Land To Rear Of The White Hart Public House, Stratford Road, Newbold-on-Stour	£46,587.56
19/01592/FUL	143 High Street, Henley-in-Arden, B95 5BA	£17,009.52
21/02539/VARY	Land North Of Moreton Morrell Lane, Lighthorne	£44,815.68
19/01149/FUL	Land Adjacent 8 Beechcroft Off, Johnson Place, Henley-in-Arden	£3,404.17
20/02244/FUL	58 Goose Lane, Lower Quinton, Stratford-upon-Avon, CV37 8TA	£5,470.32
21/04020/VARY	Garages At, Headland Rise, Welford-on-Avon	£2,852.75
19/03487/FUL	Masons Court, Rother Street, Stratford-upon-Avon, CV37 6ND	£4,900.64
22/00231/VARY	Heath Cottage, Dunnington, Alcester, B49 5NW	£9,455.70
21/00574/FUL	The Mother Huff Cap, Spennall Lane, Great Alne, B49 6HY	£22,605.44
19/03415/FUL	Land Adjacent To Bridgetown House, Bridgetown, Stratford-upon-Avon	£35,963.20
20/03286/FUL	Land Adjacent To 201, Loxley Road, Stratford-upon-Avon	£68,705.36
18/01419/VARY	Dan Skelton Racing, Lodge Hill, Shelfield Green, Alcester, B49 6JR	£450.00
20/02388/FUL	Neville Court, 2 Avenue Road, Stratford-upon-Avon, CV37 6UY	£13,973.88
20/02114/FUL	Westbrook, Valley Road, Earlswood, Solihull, B94 6AA	£11,631.24
22/00337/FUL	Land And Buildings At The Rear Of Japonica, Southam Road, Priors Marston	£3,861.07
22/00338/FUL	Land And Buildings At The Rear Of Japonica, Southam Road, Priors Marston	£5,988.62
22/00666/FUL	Idlicote Estate Barns, Idlicote	£7,170.57

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Receipts</b>
18/01456/FUL	The Elms, 14 High Street, Henley-in-Arden, B95 5AG	£1,595.83
21/03876/FUL	Tarsus Hotel And Restaurant, Daventry Road, Southam, CV47 1NW	£14,025.95
22/00650/VARY	Agricultural Building, Court Fields, Bridge Road, Butlers Marston	£4,176.40
16/02233/FUL	Land To The Rear Of 1 - 19 Littlewood Green, And To The Rear Of 2A - 24 Lords Lane, Studley	£25,796.01
21/03633/FUL	6 Manor Farm Court, Kineton Road, Gaydon, CV35 0HB	£7,722.15
21/03039/FUL	The Meads, 79 Tiddington Road, Stratford-Upon-Avon, CV37 7AF	£2,048.73
21/00500/FUL	Land Adjacent To Oakfield, Millers Close, Welford-on-Avon	£21,340.80
21/03804/COUQ	Wood Bevington Farm, Wood Bevington, Alcester, B49 5LX	£9,471.76
18/01969/FUL	Garage Block Off, Chingley Bank, Henley-in-Arden	£14,145.61
21/00313/VARY	Land Off, Stratford Road, Loxley	£32,318.48
22/01118/VARY	Riverside, Conifers, Tiddington Road, Stratford-upon-Avon, Warwickshire, CV37 7BD	£9,128.33
18/02456/FUL	Land South Of The, Barton Road, Welford-on-Avon	£37,620.00
19/02948/FUL	Edelweiss, Broad Lane, Tanworth-in-Arden, Solihull, B94 5DP	£28,744.55
19/02436/FUL	Elesmere, 25 Gaydon Road, Bishops Itchington, Southam, CV47 2QW	£2,500.00
19/03606/FUL	New Barnmoor Cottage, Kington Lane, Claverdon, Warwick, CV35 8PP	£9,993.55
19/01992/FUL	Country Fayre, Chapel Street, Harbury, CV33 9HT	£3,218.03
20/02891/FUL	387 Birmingham Road, Stratford-upon-Avon, CV37 0RF	£10,000.00
22/01889/VARY	Former Bowling Green, Fosse Way, Halford	£15,036.77
19/03270/FUL	Black Martin, Banbury Road, Ettington, CV37 7PB	£7,246.19
19/00777/COUQ	Barton Farm, Welford Road, Barton, Bidford-on-Avon	£9,630.72

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Receipts</b>
22/00713/FUL	Land Adjacent To Green Ground, Top Street, Northend	£13,395.57
19/00565/FUL	Park View, Wolverton, Stratford-upon-Avon, CV37 0HE	£4,439.00
22/00476/FUL	The Barn, Fulready Lane, Pillerton Priors	£3,782.28
21/00837/FUL	Barn Adjacent To, Dunnington Lodge, Dunnington, Alcester, B49 5NU	£565.00
20/03505/FUL	25 Banbury Road, Stratford-upon-Avon, CV37 7HN	£10,828.48
19/00755/FUL	Stratford Garden Centre, Campden Road, Clifford Chambers, CV37 8LW	£10,593.44
21/04047/VARY	Mungos Cottage, 2 Church Lane, Newbold-on-Stour, Stratford-upon-Avon, CV37 8TW	£6,000.00
19/03211/VARY	35 St Marys Road, Stratford-upon-Avon, CV37 6XG	£2,500.00
22/00748/VARY	Land Off, Banbury Road, Pillerton Priors, CV35 0PZ	£315.18
21/02392/FUL	37 Blue Cap Road, Stratford-upon-Avon, CV37 6TQ	£6,165.12
22/01557/VARY	Peewit House, Barton-on-the-Heath, Moreton-in-Marsh, GL56 0PQ	£8,106.18
22/01770/VARY	The Brambles, Hockley Lane, Ettington, Stratford-upon-Avon, CV37 7SS	£472.78
20/00327/FUL	Henneys Farm, Friday Street, Lower Quinton, CV37 8SQ	£15,776.72
21/03918/VARY	Land Adjacent The Ridgeway, London Road, Shipston-on-Stour	£496.42
18/03075/FUL	Cotswold, Stratford Road, Tredington, Shipston-on-Stour, CV36 4NW	£5,550.00
<b>Total</b>		<b>£1,799,540.81</b>

Table 11b shows how this money is to be allocated within Stratford-upon-Avon District. In total £1,799,540.81 was received in 2022/23.

**Table 11b – Breakdown of CIL receipts 2022/23**

<b>CIL Breakdown</b>	<b>Total</b>
Administration - 5%	£90,098.43
Parish/ Town Council - 15% or 25%	£336,680.53
Stratford-on-Avon District Council Infrastructure Monies	£1,372,761.85
<b>Total</b>	<b>£1,799,540.81</b>

**CIL receipts spent in the year 2022/23**

**Table 12a provides a summary of the CIL Spent in 2022/23.**

**Table 12a – CIL Spent in 2022/23**

<b>CIL Spend</b>	<b>Total</b>	<b>Table Reference</b>
Parish/Town Council - 15% or 25%	£471,971.47	12b
Administration	£90,098.43	Para 5.7
District Council Infrastructure Monies	£0	14c
<b>Total</b>	<b>£562,069.90</b>	

**CIL passed to Parish and Town Councils in 2022/23**

- 5.4 Table 12b shows that £471,971.47 of CIL funding was passed to Parish and Town Councils. This figure is a combination of receipts received in 2021/22 that were allocated for Parish Councils and some of the 2022/23 receipts that were also allocated for Parish and Town Council spend. Not all of the 2022/23 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 2022/23\***

<b>Parish</b>	<b>Total passed</b>
<b>Without A Neighbourhood Plan (15% Of CIL)</b>	
Admington	£1,468.41
Beaudesert & Henley-in-Arden	£4,167.27
Butlers Marston	£626.46
Charlecote	£6,794.18
Coughton	£1,257.01
Gaydon	£600.75
Great Alne	£67.50
Great Wolford	£635.63
Halford	£2,565.00
Hampton Lucy	£1,521.60
Lighthorne	£3,361.18
Luddington	£15,095.03
Mappleborough Green	£2,777.70
Marston Sicca (Long Marston)	£3,984.76
Moreton Morell	£3,228.76
Oxhill	£ 2,092.99
Pillerton Priors	£ 5,384.61
Priors Hardwick	£545.38



<b>Parish</b>	<b>Total passed</b>
<b>Without A Neighbourhood Plan (15% Of CIL)</b>	
Priors Marston	£ 4,876.15
Quinton	£820.55
Radway	£891.90
Sambourne	£1,422.75
Southam	£10,993.85
Stockton	£2,128.88
Studley	£11,992.78
Tanworth-in-Arden	£4,734.70
Tredington	£18,971.55
Tysoe	£8,258.35
Wolverton	£2,162.25
<b>Subtotal</b>	<b>£123,641.33</b>

<b>Parish</b>	<b>Total passed</b>
<b>With A Neighbourhood Plan (25% Of CIL)</b>	
Alcester	£9,434.32
Clifford Chambers & Milcote	£34,633.66
Harbury and Deppers Bridge	£1,674.38
Ilmington	£3,511.96
Long Compton**	£213.41
Salford Priors	£210,328.54
Shipston-on-Stour (TC)	£18,482.05
Snitterfield	£5,877.46
Stratford-upon-Avon	£40,182.62
Welford-on-Avon	£10,717.14
Wellesbourne & Walton	£5,882.69
Wootton Wawen	£7,605.32
<b>Subtotal</b>	<b>£348,330.14</b>
<b>Overall Total</b>	<b>£471,971.47</b>

\*CIL is collected at the prevailing rate due when planning permission is granted and parishes may have subsequently adopted an NDP.

\*\* Long Compton Parish Council received an underpayment of £142.27 which will be reflected in the 2023/24 Infrastructure Funding Statement.

### Amount of CIL spent on administrative expenses

- 5.5 The amount of CIL collected towards administration expenses is £90,098.43. This equates to 5% of the total CIL receipts collected (£1,799,540.81) 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

- 5.6 In 2022/23 the Council did not spend any money repaying money borrowed.

### District Council CIL receipts allocated but not spent in 2022/23

- 5.7 In 2022/23 £2,686,611.00 was allocated via the 2021/22 Infrastructure Statement but not spent. Details of the allocations can be seen in Table 13:

**Table 13 –21/22 Unspent Allocations**

<b>Allocations</b>	<b>Allocated</b>
Welford-on-Avon, Synder Meadow community sports pavilion scheme	£357,000.00
Alcester, Alne & Arrow river catchments natural flood management scheme	£30,300.00
Stratford-upon-Avon, Alcester Road cycle route enhancements	£282,000.00
Ilmington, Grace's Playground renovation	£30,000.00
Napton on the Hill, Street lighting improvements/upgrade	£8,370.00
Shipston on Stour, New GP practice at Ellen Badger Hospital	£1,418,200.00
Wixford, Replacement village hall	£175,000.00
Avon & Arrow Greenway, Salford Priors/Wixford section	£310,369.00
Stratford-upon-Avon, Community garden at Glebe Road	£28,604.00
Meon Vale, Community project phase 2 - 'Inclusion'	£15,000.00
<b>Allocations using 2023/24 monies</b>	
Moreton Morrell, Youth shelter/playing field meeting area	£4,500.00
Wootton Wawen, Play equipment replacement at the Church of England Primary School	£8,268.00
Lighthorne & Upper Lighthorne, Sports field & parking capacity improvements for structured sports	£19,000.00
<b>Total Current Allocations Including Reserve Items</b>	<b>£2,686,611.00</b>

### CIL retained at end of year

- 5.8 Of the money received prior to the 2022/23 reported year **£2,977,447.62** was retained by the Council at the end of the 2021/22 financial year (31/03/2022), as shown in Table 14a.

**Table 14a –Retained CIL monies received prior to 31 March 2022**

<b>Infrastructure</b>	<b>Received</b>	<b>Retained</b>
District Council Infrastructure Monies	£2,791,747.68	£2,656,747.68
Parish and Town Council	£827,267.65	£320,699.94
Administration	£190,477.53	
<b>Total</b>	<b>£3,809,492.86</b>	<b>£2,977,447.62</b>

5.9 Table 14b shows the CIL retained at the end of 2022/23 that was received in 2022/23.

**Table 14b –2022/23 Retained CIL monies**

<b>Infrastructure</b>	<b>Received</b>	<b>Retained</b>
District Council Infrastructure Monies	£1,372,761.84	£1,372,761.84
Parish and Town Councils	£336,680.53	£185,409.01
Administration	£90,098.43	-
<b>Total</b>	<b>£1,799,540.80</b>	<b>£1,558,170.85</b>

5.10 Table 14c shows funds spent during 2022/23 financial year. However, these funds could have been collected in any of the previous or current CIL financial years, to date. Parish and Town Council monies will be part last year and part this year as paid out in arrears, and administration costs are spent in the year received.

**Table 14c –CIL funds used in 2022/23**

<b>Infrastructure</b>	<b>Funds used</b>
District Council Infrastructure Monies	£0
Parish & Town Council	£471,971.47
Administration	£90,098.43
<b>Total</b>	<b>£562,069.90</b>

5.11 The total amount of CIL monies retained at the end of March 2023 from both the reported year and carried over from previous years was £4,214,918.52.

5.12 Table 15 shows the monies retained by SDC to spend on infrastructure.

**Table 15 – Monies retained to be spent on infrastructure at 31<sup>st</sup> March 2023**

Total CIL Monies retained at end of 31 March 2023	£4,214,918.52
Minus remaining monies due to parishes in 2023/24	-£185,409.00
<b>Sub-total</b>	<b>£4,029,509.52</b>
Minus existing unspent allocations (see Table 13)	-£2,686,611.00
<b>Total monies available for new allocation</b>	<b>£1,342,898.52</b>

### **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 2022/23.

### **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 2022/23.

### **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 2022/23 financial year relate to regulations 59E or 59F. This includes monies received in 2018/19, 2019/20, 2020/21, 2021/22 and 2022/23.

## 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 16: 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 57 submissions received in Summer 2023, 46 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 effect

**Table 17: The Infrastructure List**

<b>Community Facilities</b>	
<b>Infrastructure Project</b>	<b>Main Delivery Organisation(s)</b>
Construction of a 3-badminton sized sports hall onto Wellesbourne Sports and Community Centre	Wellesbourne and Walton Parish Council and trustees
Improvement and Safety Enhancements to the Entrance and Cricket facilities at Stratford Sports Club	Stratford Sports Club
New Clubhouse and 4-G Playing Pitch Installation	Stratford-upon-Avon Rugby Club
Bishopton Community Centre Secret Garden  (This may be funded through the Shared Prosperity Fund 2023 and will be removed from the Infrastructure List if it is funded.)	Bishopton Community Centre
Tredington Playground Refurbishment and Upgrade	Tredington Parish Council
Extension and resurfacing to the current external all weather floodlit tennis & netball courts area at Wellesbourne Sports and Community Centre (WSCC).	Wellesbourne and Walton Parish Council and trustees
Redevelopment of Harbury Scout and Guide Hut	1st Harbury Scout & Guide Group
The Ministry - Stratford Youth Hub	Stratford Youth Collective
The Learning and Community Hub, Henley Street	The Shakespeare Birthplace Trust
Luddington Village Hall extension and improvements	Luddington Village Hall
Replacement of existing street lighting with LED units and lamps	Ullenhall Parish Council
Ratley Village Hall Roof Repair	Ratley Village Hall
Studley Skatepark Development	Studley Parish Council
Synder Meadow recreation area development	Welford on Avon Parish Council
MUGA outdoor sports facility at Shipston-on-Stour High School front field	Warwickshire County Council Shipston High School
Redevelopment of Fenny Compton Sports and Play Area	Fenny Compton Parish Council
Stockton Playing Field – Playing field equipment regeneration	Stockton Playing Field Committee
Avon Dasset Adult Exercise Equipment	Avon Dasset Parish Council

<b>Education</b>	
<b>Infrastructure Project</b>	<b>Main Delivery Organisation(s)</b>
'Crossroads' structural conversion at Alcester Academy, Gerard Road, Alcester	Alcester Academy
Alcester Academy - Top Field Renovation	Alcester Academy

<b>Flood and Water Management</b>	
<b>Infrastructure Project</b>	<b>Main Delivery Organisation(s)</b>
Henley-in-Arden Flood Risk Management Scheme	Environment Agency
Natural Flood Management on the Alne and Arrow River Catchment	Warwickshire Wildlife Trust
Stour and Dene Natural Flood Management Scheme	Severn Rivers Trust, supported by Environment Agency

<b>Gypsies, Travelers and Travelling Show people</b>	
<b>Infrastructure Project</b>	<b>Main Delivery Organisation(s)</b>
Provision of additional permanent accommodation for Gypsies and Travelers and Travelling Show people	Stratford-on-Avon District Council would acquire the site in the first instance, but operation of the site could be retained or be transferred to Warwickshire County Council, a housing association, or a private operator

<b>Health</b>	
<b>Infrastructure Project</b>	<b>Main Delivery Organisation(s)</b>
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
South Warwickshire Community Diagnostic Centre (CDC)	South Warwickshire University NHS Foundation Trust

<b>Highways</b>	
<b>Infrastructure Project</b>	<b>Main Delivery Organisation(s)</b>
A4390 / B439 Evesham Place Roundabout, Stratford-upon-Avon	Warwickshire County Council
Clopton Bridge / Tiddington Road Junction Traffic Signalisation	Warwickshire County Council Developer
A3400 Shipston Road roundabout improvements, Stratford-upon-Avon	Warwickshire County Council
Dodwell B439 Road Safety improvement	Warwickshire County Council

<b>Renewable Energy</b>	
<b>Infrastructure Project</b>	<b>Main Delivery Organisation(s)</b>
Canal Quarter District Heating Centre	Stratford-on-Avon District Council
Installation of Solar Panels on Eric Payne Community Centre	Alcester Town Council
Solar Panels at The Greig Hall	Greig Hall CIO

<b>Transport and Travel</b>	
<b>Infrastructure Project</b>	<b>Main Delivery Organisation(s)</b>
Broom to Bidford Health Centre - Two Shires Greenway project	Bidford-on-Avon Parish Council
Daventry Road, Southam cycling scheme	Warwickshire County Council
Resurfacing Stratford Greenway	Warwickshire County Council
Major bus infrastructure enhancement measures in the Stratford-upon-Avon area	Warwickshire County Council
South Stratford-upon-Avon – Town Centre Cycle / Pedestrian Improvements	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
The Lias Line Greenway – converting the disused railway line between Leamington Spa, Rugby and Stockton into a multi user greenway	Sustrans
Oxford Road to Fields Farm Lane section of Lias Line* *This is a smaller section of the Lias Line Greenway which is also on the list	Sustrans

<b>Housing</b>	
<b>Infrastructure Project</b>	<b>Main Delivery Organisation(s)</b>
Almhouse -Accommodation for those who's needs are not met by the market in Alcester	Alcester United Almshouse Charity
Refurbishment of 1 Evesham Road High Support Move on Scheme	Stratford-on-Avon District Council



## 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 Councilor, how the funds should be best spent.

- 7.8 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.
- 7.9 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.
- 7.10 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

- 7.11 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.
- 7.12 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.
- 7.13 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:
- a) 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.
  - b) 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.
  - c) 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.
  - d) 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.

**e) 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**

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

7.15 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 18: Step 1 Mandatory Criteria for assessing infrastructure projects for allocation of CIL monies**

<b>Step 1 – Mandatory Criteria</b>	
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?

7.16 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 19: 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
<b>Maximum</b>		<b>12</b>

7.17 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. Glossary

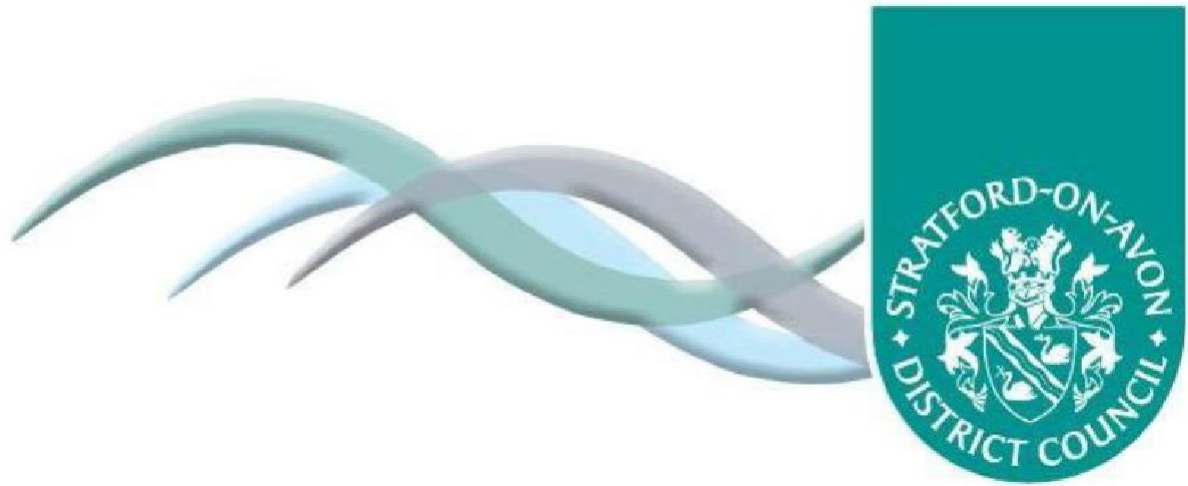
<b>Affordable Housing</b>	Affordable housing is defined in the National Planning Policy Framework as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). It must also comply with a specific definition of affordable homes (being either: affordable homes for rent, starter homes, discounted market sales housing, or other affordable routes to home ownership).
<b>CIL or Community Infrastructure Levy</b>	The Community Infrastructure Levy is a charge which can be levied by local authorities on new development in their area to help deliver the infrastructure needed to support development. The levy only applies in areas where a local authority has consulted on, and approved, a 'charging schedule'.
<b>Financial Year or This reported year</b>	Unless stated otherwise, this refers to the period 1 April 2022 to 31 March 2023
<b>IFS</b>	The IFS (Infrastructure Funding Statement) is a document that must be published annually by a 'contribution receiving authority'.
<b>Infrastructure Delivery Plan</b>	(Sometimes referred to as IDP) An Infrastructure Delivery Plan identifies the likely infrastructure requirements of an area, associated with development, that have been received and allocated to a specific use or project. Spent/ Delivered – Monetary or non
<b>Local Plan</b>	A Local Plan, also referred to as a development plan or development plan document, is at the heart of the planning system, with a requirement set in law that planning decisions must be taken in line with the plan unless material considerations indicate otherwise. Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places.
<b>Planning Obligation</b>	Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. Planning obligations are also commonly referred to as 'section 106', 's106', as well as 'developer contributions'. (A Planning Obligation can also be via a 'unilateral undertaking', entered into by a person with an interest in the land without the local planning authority.) 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.
<b>Section 106 Agreement</b>	Section 106 Agreements are legally binding agreements made under the Town and Country Planning Act 1990 between a Local Planning Authority and applicants for planning permission/developers.

## 9. 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 publicly available so please do not include information that is confidential in nature.

<b>Section 1 – Your Organisation</b>	
<b>Name of organisation</b>	
<b>Name of principal contact</b>	
<b>Address</b>	
<b>Email</b>	
<b>Telephone</b>	

<b>Section 2 – Infrastructure Project Title, Description and Location</b>
<b>What is the project title?</b>
<b>Please provide a description of the infrastructure project including scale</b>
<b>Please provide details of the location of the infrastructure project and enclose a location plan with your submission</b>
<b>Section 3 – Benefits of the Infrastructure Project</b>
<b>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</b>
<b>Why is this project essential to support new development within Stratford-on-Avon District?</b>
<b>Has the project been subject to any consultation/engagement and /or community endorsement? If yes, please provide details</b>
<b>How does this project contribute to climate change adaptation and mitigation?</b>
<b>To what extent does the proposal have a positive impact on equality?</b>



<p><b>To what extent does the proposal have a positive impact on health and wellbeing?</b></p>
<p><b>Does the proposal have a positive impact on biodiversity and the environment within the District?</b></p>
<p><b>Does the proposal have a positive impact on enterprise and economic activity within the District?</b></p>
<p><b>Section 4 – Costs</b></p>
<p><b>What is the total capital cost of the project?</b> Please include details of costing plans and associated phasing if appropriate</p>
<p><b>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?</b></p>
<p><b>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?</b> If yes, please provide details</p>
<p><b>What is the capital funding gap?</b></p>

<b>Section 5 – Delivery</b>
<b>Which organisation(s) will be responsible for the delivery of the infrastructure</b>
<b>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?</b>
<b>What are the timescales of the delivery of the infrastructure?</b>
<b>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</b>
<b>If your project involves improvements or enhancements to land or buildings, do you have permission to do this? If yes, please provide details</b>

## 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](mailto:planning.policy@stratford-dc.gov.uk) no later than 31<sup>st</sup> December following the reported year.

<b>Summary of Income and Expenditure</b>		
<b>Relevant CIL Regulation</b>	<b>Category</b>	<b>Amount of CIL</b>
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
<b>Details of Expenditure</b>		
<b>Relevant CIL Regulation</b>	<b>Item(s) of Expenditure</b>	<b>Amount of CIL Expenditure on each item and year(s) that monies were received</b>
<i>121B(2)(c)</i>	<i>Add items of expenditure as required</i>	<i>Add amount of expenditure on each item as required and state the year(s) in which the monies for this project was received</i>
<i>121B(2)(c)</i>	<i>Add items of expenditure as required</i>	<i>Add amount of expenditure on each item as required and state the year(s) in which the monies for this project was received</i>
<i>121B(2)(c)</i>	<i>Add items of expenditure as required</i>	<i>Add amount of expenditure on each item as required and state the year(s) in which the monies for this project was received</i>
<b>Detail of Repayment requirements to the District Council</b>		
<b>Relevant CIL Regulation</b>	<b>Category</b>	<b>Amount of CIL</b>
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