

# **Infrastructure Funding Statement 2023 - 2024**

**November 2024**

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## 1. Introduction

- 1.1 The Infrastructure Funding Statement (IFS) is an annual report required to be published by 31<sup>st</sup> December each calendar year, which provides a summary of the monetary and non-monetary developer contributions relating to Section 106 Legal Agreements (S106) and the Community Infrastructure Levy (CIL) within Stratford-on-Avon District for the preceding financial year.
- 1.2 It also includes a statement of infrastructure types that Stratford-on-Avon District Council intends to be, or may be, wholly or partly funded by CIL, along with an update on the approach the Council will use to identify infrastructure projects.
- 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 01/04/2023- 31/03/2024.
  - **Strategic CIL** – the proportion of CIL contributions that are spent on infrastructure projects by the District Council.
- 1.5 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 amount of Affordable Housing monies received spent at the end of this financial year (Tables 3 and 4b)
  - 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 (Table 6a)
- 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 demand notices issued this financial year and the contribution required from each site (Table 10)
- CIL receipts received this financial year, including a list of developments from which the funding originated (Table 11a) and its allocation (Table 11b)
- 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)
- CIL funds spent during this financial year (Table 14c) and CIL monies retained by SDC to be spent on infrastructure (Table 15).

## 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 2024 includes monies that have been allocated but not yet spent and monies that are not yet allocated.

**Table 1–2023/24 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 31/3/2023 (a)	2a	£11,057,007.36	9	£4,214,918.52
Total monies received 2023/24 (b)	4a	£2,600,825.96	11a	£1,701,546.22
Total monies spent or passed to Parish Councils/third parties 2023/24 (c)	6b,6c,6d	-£975,743.83	12a	-£2,128,036.92
<b>Total monies retained by SDC as at 31/03/2024 (a+b-c)</b>	<b>7a</b>	<b>£12,682,089.49</b>	<b>Para 5.13</b>	<b>£3,788,427.82</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: [Community Infrastructure Levy | Stratford-on-Avon District Council](#) 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. Warwick County Council administer S278 agreements as the local highway authority for Stratford-on-Avon District. [Section 278 \(s278\) programmes – Warwickshire County Council](#)

#### 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. [Annual infrastructure funding statements – Warwickshire County Council](#) Information on developer contributions managed by WCC is available on their website [here](#).

### Monies received before 1st April 2023 that had not been allocated as of 1st April 2023

- 4.2 Table 2a below shows the total amount of S106 money held by the Council on 31 March 2023, 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 2d, showing what was held by the Council on 31 March 2023.

**Table 2a – Total S106 money held by the Council as at 31 March 2023**

<b>Money held at 31 March 2023</b>	<b>Amount Held</b>	<b>Table Reference</b>
Stratford-on-Avon District Council	£8,521,633.90	2b
Stratford-on-Avon District Council for Maintenance	£585,288.43	2c
To Be Transferred to External Bodies (including Air Quality)	£1,950,085.03	2d
<b>Total</b>	<b>£11,057,007.36</b>	

**Table 2b – Breakdown of Allocated and Unallocated S106 monies to be spent by the Council as at 31 March 2023**

<b>Infrastructure Type</b>	<b>Unallocated</b>	<b>Allocated</b>	<b>Totals</b>
Affordable Housing	£7,296,785.02	£471,821.00	£7,768,606.02
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	£32,388.01	£11,600.37	£43,988.38
Youth & Adult active/ play equipment	£41,824.02	-	£41,824.02
Allotments/Community Facilities	£116,929.18	£25,575.33	£142,504.51
Built Facilities	£62,720.33	-	£62,720.33
CCTV	£101,765.92	-	£101,765.92
<b>Sub Total</b>	<b>£8,012,637.20</b>	<b>£508,996.70</b>	<b>£8,521,633.90</b>

**Table 2c – Breakdown of Allocated and Unallocated S106 monies to be spent by the Council on maintenance as at 31 March 2023**

<b>Infrastructure Type</b>	<b>Unallocated</b>	<b>Allocated</b>	<b>Totals</b>
Stratford-on-Avon District Council for Maintenance	-	£585,288.43	<b>£585,288.43</b>

**Table 2d - Breakdown of Allocated and Unallocated s106 monies to be transferred to other bodies as at 31 March 2023**

<b>Infrastructure Type</b>	<b>Unallocated</b>	<b>Allocated</b>	<b>Totals</b>
Air Quality	£2,641.47	-	£2,641.47
Health	-	£905,191.32	£905,191.32
Flood Risk	-	£135,000.92	£135,000.92
Other (Police/parishes)	-	£907,251.32	£907,251.32
<b>Sub Total</b>	<b>£2,641.47</b>	<b>£1,947,443.56</b>	<b>£1,950,085.03</b>

**Table 2e – Totals of Allocated and Unallocated monies held by the Council as at 31 March 2023**

<b>Infrastructure Type</b>	<b>Unallocated</b>	<b>Allocated</b>	<b>Totals</b>
Combined Totals (Tables 2b+2c+2d)	£8,015,278.67	£3,041,728.69	£11,057,007.36

### **Monies agreed in 2023/24 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 2023/24 through S106 Agreements**

<b>Infrastructure Type</b>	<b>Monies Agreed</b>
Affordable Housing – Off Site	£621,096.85
HealthCare	£267,592.18
Police	£0
Off Site Open Space Contribution	£65,826.38
<b>Total</b>	<b>£954,515.41</b>

**Monies received in 2023/24 (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 2023/24 through Stratford-on-Avon District Council S106 agreements**

<b>Recipient</b>	<b>Monies Received</b>	<b>Table Reference</b>
Stratford-on-Avon District Council	£571,162.51	4b*
Maintenance	£0.00	4b**
Stratford-on-Avon District Council to be Transferred to Other Bodies	£2,029,663.45	4c
<b>Total</b>	<b>£2,600,825.96</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	£292,719.00
Built Facilities	£200,118.99
Community Hub - Lighthorne	£56,750.18
Pedestrian Link	£21,574.34
<b>Total</b>	<b>£571,162.51</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	£1,168,581.11
Police	£99,677.13
WCC	£56,989.34
Other (Parishes etc.)	£704,415.87
<b>Total</b>	<b>£2,029,663.45</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 2023/24 that was allocated but not spent in the same financial year**

<b>Recipient</b>	<b>Amount</b>
Stratford-on-Avon District Council	£95,666.95
Maintenance	£0.00
Transfers to External Bodies	£1,966,358.86
<b>Total</b>	<b>£2,062,025.81</b>

**Total S106 monies spent in 2023/24**

4.7 Tables 6a, 6b, 6c, 6d and 6e 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 2023/24**

<b>Money Spent/Transferred</b>	<b>Amount</b>	<b>Table Reference</b>
Stratford-on-Avon District Council	£408,604.06	6b
Stratford-on-Avon District Council Maintenance Monies	£5,432.00	6c
Transferred To External Bodies	£561,707.77	6d
<b>Total</b>	<b>£975,743.83</b>	

**Table 6b – Total Council monetary S106 spend 2023/24**

<b>Infrastructure Type</b>	<b>Project</b>	<b>Monies Spent</b>
Community Facilities	Enhancement at Gaydon/Lighthorne	£13,452.92
New Community Hub	Lighthorne – Phase 1	£19,695.03
Affordable Housing	Walsall Housing Group Scheme	£353,866.00
Other	Transferred to other bodies (Luddington Village Hall)	£21,590.11
<b>Total</b>		<b>£408,604.06</b>

**Table 6c – Maintenance S106 Monies spent by the Council 2023/24**

<b>Infrastructure Type</b>	<b>Project</b>	<b>Monies Spent</b>
Maintenance	Open space maintenance –Trinity Mead, Farm Garth	£1,240.00
	Play area maintenance – Trinity Mead, Wordsworth Avenue/The Limes	£2,317.00
	Play area maintenance – Trinity Mead, Three Trees	£1,375.00
	Play area maintenance- Trinity Mead, The Buffer	£500.00
<b>Total</b>		<b>£5,432.00</b>

**Table 6d - Total S106 monies transferred externally to spend in 2023/24**

<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: Studley, Stratford - upon-Avon, Kineton, Lower Quinton, Temple Herdewyke and Gaydon/Lighthorne Heath	£217,630.50
<b>Open Space</b> Alcester Town Council	Youth & adult open space improvements	£41,714.48
Southam Town Council	Enhancements and/or maintenance of existing children’s & young peoples equipped play, existing allotments & community gardens	£100,162.35
Upper Lighthorne Parish Council	MUGA & skate park installation and village hall restorations	£120,609.46
<b>Community Facilities</b> Luddington Parish Council	Improvements to village hall	£21,590.11
Burton Dassett Parish Council	Village hall project	£26,000.00
Warwickshire County Council	Works to Southam underpass	£34,000.87
<b>Total</b>		<b>£561,707.77</b>

**Table 6e – Affordable Housing S106 Spend 2023/24**

<b>Projects</b>	<b>Monies Transferred</b>
Affordable Rural Housing- Walsall Housing Group Scheme, Welsh Road, East, Southam.	£353,866.00
<b>Total</b>	<b>£353,866.00</b>

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

- 4.8 Table 7a shows the total amounts of money retained at the end of the financial year (31 March 2024) 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	£8,684,192.35
S106 Maintenance	£579,856.43
Air Quality	£2,641.47
<b>Sub Total</b>	<b>£9,266,690.25</b>
<b>To be Transferred to Other Bodies</b>	
Health	£1,856,141.93
Open Space/Community Facilities/WCC/Police	£1,424,256.39
Flood alleviation	£135,000.92
<b>Sub Total</b>	<b>£3,415,399.24</b>
<b>Total</b>	<b>£12,682,089.49</b>

- 4.9 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	£210,417.07
Play Areas	£87,320.44
Skatepark	£2,495.00
Balancing Pond (St Peters Way, Stratford-upon-Avon)	£279,623.92
<b>Total</b>	<b>£579,856.43</b>

### On Site Provision agreed in 2023/24 through S106 Agreements

- 4.10 Tables 8a and 8b provide a summary of the non-monetary contributions that were agreed through S106 agreements in the financial year 2023/24. 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-monetary Contribution</b>
18/03435/OUT	Napton Brickworks, South of Daventry Road, Napton	23 Affordable homes
21/00204/FUL	Far Moor Lane, Mappleborough Green	10 Affordable homes
21/04058/FUL	Former Henley College, Stratford Road, Henley-in-Arden	2 Affordable homes
22/01648/OUT	Land at Upper Lighthorne, Upper Lighthorne	14 Affordable homes
<b>Total</b>		<b>49 Affordable units</b>

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

<b>Reference</b>	<b>Site</b>	<b>Non-monetary contribution</b>
22/00182/OUT	Land Off Walton Road, Wellesbourne	Public open space
21/04058/FUL	Warwickshire College, Stratford Road, Henley-In-Arden	Public open space
<b>Total</b>		<b>2 Sites</b>

**Money borrowed**

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

**S106 Monitoring fees**

4.12 The monitoring charges and rates are set out in the Council's [Fees and Charges \(stratford.gov.uk\)](https://www.stratford.gov.uk)

## 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 as of 31<sup>st</sup> March 23 and whether it has been allocated or not. In total £4,214,918.52 was collected and held by the Council before the start of the reported year. This is made up of Council monies for both infrastructure (strategic CIL) and administration allocation, along with an element collected and transferred to Parish and Town Councils for allocation and spend. District Council administration monies are offset against costs in that year and hence are reported as zero allocated/unallocated.

**Table 9 – Breakdown of Allocated and Unallocated CIL monies as of 31 March 2023 by Infrastructure Type**

<b>CIL Receipts</b>	<b>Allocated</b>	<b>Unallocated</b>	<b>Total</b>
District Council CIL Monies	£3,012,583.00	£1,016,926.52	£4,029,509.52
District Council Admin Monies	-	-	-
Parish And Town Council	£185,409.00	-	£185,409.00
<b>Total</b>	<b>£3,197,992.00</b>	<b>£1,016,926.52</b>	<b>£4,214,918.52</b>

**Table 10 - Total value of CIL Demand Notices issued in 2023/24**

- 5.2 Table 10 below shows the total number of demand notices issued this financial year and the contribution required from each site, totaling £1,511,773.32.

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Demand Notice</b>
17/03342/FUL	Green Hill Farm, Mount Pleasant Lane, Ullenhall	£15,000.00
18/01600/FUL	9 Kineton Road, Wellesbourne, Warwick, CV35 9NE	£3,329.76
18/03075/FUL	Cotswold, Stratford Road, Tredington, Shipston-on-Stour, CV36 4NW	£5,550.00
18/03483/FUL	The Old Rectory, Church Road, Ladbroke, CV47 2DF	£6,846.84
19/00264/FUL	Plum Tree Cottage, Vicarage Lane, Priors Marston, CV47 7RT	£26,258.76
19/01654/VARY	The Bungalow, Norton Grange, Little Kineton, CV35 0DP	£765.11
19/02352/FUL	Norton Manor, Norton Grange, Little Kineton, CV35 0DP	£39,957.12
20/01659/FUL	Land Off, Sutton Lane, Lower Brailes	£16,965.92

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Demand Notice</b>
20/02141/FUL	Fossedene Manor, Fosse Way, Combrook, Warwick, CV35 9HS	£3,082.56
20/02530/FUL	Land Off, Armscote Road, Ilmington	£35,993.12
21/01221/FUL	Curacy Farm, Lighthorne, Warwick, CV35 0AX	£56,394.25
21/01505/FUL	Thousand Acre Farm, Priors Marston, Southam, CV47 7SS	£7,271.68
21/01673/FUL	Little Nutkins , Cherry Orchard, Henley-In-Arden, B95 5JW	£15,886.00
21/01912/REM	Station House, High Street, Broom, B50 4HN	£15,333.76
21/01925/FUL	Old Vicarage, Snitterfield Road, Bearley, CV37 0SR	£36,980.44
21/01926/FUL	Mewslade , Poolhead Lane, Tanworth-In-Arden, B94 5ED	£17,099.05
21/01980/REM	Tudor House, Pennyford Lane, Wootton Wawen, Henley-in-Arden, B95 6EZ	£4,679.17
21/02207/FUL	Edgehill Farm, Edge Hill Lane, Edgehill, OX15 6HS	£1,264.64
21/02737/FUL	Leasowe Farm, Hook Norton Road, Whichford, CV36 5PE	£81,257.82
21/03090/FUL	Armscote Old Meeting House, Ilmington Road, Armscote, Stratford-upon-Avon, CV37 8DD	£6,855.38
21/03876/FUL	Tarsus Hotel And Restaurant, Daventry Road, Southam, CV47 1NW	£56,103.80
22/00002/FUL	1 Kineton Road, Wellesbourne, Warwick, CV35 9NE	£2,521.60
22/00005/FUL	Kehlstein, Barton Road, Welford-on-Avon, Stratford-upon-Avon, CV37 8EY	£373,457.75
22/00888/VARY	Merewood Farm, Malthouse Lane, Earlswood, Solihull, B94 5SD	£60,855.37
22/01915/FUL	Land Adjacent The Gables, Banbury Road, Gaydon	£36,404.43
22/01963/FUL	48 High Street, Bidford-On-Avon, Warwickshire, B50 4AA	£1,426.23
22/02546/FUL	Home Farm, Barton Road, Welford-on-Avon, Stratford-upon-Avon, CV37 8HG	£63,802.26
22/02663/NDAZ	Bridge House, 3 Timothys Bridge Road, Stratford Enterprise Park, Stratford-upon-Avon, CV37 9NQ	£166,372.97
22/02670/VARY	Land To The South Of, Mill Lane, Welford-on-Avon	£21,275.32
22/02748/FUL	35 And 36 Sheep Street, Stratford-upon-Avon, CV37 6EE	£16,362.58
22/02891/REM	Ambercote, School Lane, Priors Marston, Southam, CV47 7RR	£14,492.09
22/03168/FUL	The Potting Shed Compound, The Hill, Warwick Road, Stratford-upon-Avon, CV37 0NP	£30,332.28
22/03276/FUL	Kingsmead Farm Plot 8 & 9, Stratford Road, Wellesbourne, Warwick, CV35 9ES	£10,953.32

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Demand Notice</b>
22/03447/FUL	Reins Farm, Oak Tree Lane, Sambourne, Warwickshire, B96 6EX	£27,299.05
22/03706/FUL	The Old Cottage, Broad Lane, Tanworth-in-Arden, Solihull, B94 5DP	£14,947.07
23/00193/VARY	Former Bowling Green, Fosse Way, Halford	£2,268.09
23/00402/VARY	Old Dairy Barn, (Formerly Barns Attached To Home Farm), Admington, Shipston-on-Stour, CV36 4JN	£4,275.00
23/00527/FUL	Bumblebee Barn, Coughton Lane, Coughton, Alcester, B49 5HP	£18,115.11
23/00871/FUL	Charlecote Park, Charlecote, Warwick, CV35 9ER	£8,695.25
23/00895/FUL	New Zealand Farm, Napton Road, Stockton, Southam, CV47 8HU	£2,856.29
23/00939/VARY	Greystones, 89 Shutt Lane, Earlswood, Tanworth-In-Arden, Warwickshire, B94 6DA	£10,819.63
23/01123/FUL	Field Farm, Pennyford Lane, Wootton Wawen, Henley-in-Arden, B95 6EZ	£25,192.64
23/01185/VARY	The Barn, Fulready Lane, Pillerton Priors	£6,150.71
23/01232/FUL	Poachers Retreat, Alcester Heath, Alcester, B49 5JJ	£5,392.41
23/02033/COUQ	Risingfields Farm, Lighthorne Road, Kineton, Warwick, CV35 0JL	£68,163.37
23/02060/FUL	Gilberts Green Farm , Vicarage Hill, Tanworth-In-Arden, Warwickshire, B94 5EA	£25,108.38
23/02103/FUL	Land Off, Church Lane, Napton-on-the-Hill	£14,997.63
23/02787/FUL	Land Off Poolhead Lane, Poolhead Lane, Tanworth-In-Arden, Warwickshire, B94 5EH	£4,297.07
23/03221/FUL	Jasmine Cottage , Stratford Road, Wootton Wawen, Warwickshire, B95 6AS	£22,064.24
<b>Total</b>		<b>£1,511,773.32</b>

### Total CIL receipts in 2023/24

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 2023/24**

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Receipts</b>
17/02741/FUL	Land Adjacent The Ridgeway, London Road, Shipston-on-Stour	£189,317.01
17/03342/FUL	Green Hill Farm, Mount Pleasant Lane, Ullenhall	£15,000.00



<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Receipts</b>
18/01245/FUL	54 High Street, Henley-In-Arden, B95 5AN	£18,166.48
18/01456/FUL	The Elms, 14 High Street, Henley-in-Arden, B95 5AG	£25,427.67
18/01600/FUL	9 Kineton Road, Wellesbourne, Warwick, CV35 9NE	£3,329.76
18/02341/FUL	Land East And West Of The Grange, Phase 3b, Ettington Road, Wellesbourne	£114,107.11
18/03151/FUL	42 Tiddington Road, Stratford-Upon-Avon, CV37 7BA	£500.00
18/03483/FUL	The Old Rectory, Church Road, Ladbroke, CV47 2DF	£6,846.84
18/03641/FUL	Newbold House, Church Lane, Newbold-on-Stour, Stratford-upon-Avon, CV37 8TW	£8,803.08
19/00264/FUL	Plum Tree Cottage, Vicarage Lane, Priors Marston, CV47 7RT	£14,500.00
19/00755/FUL	Stratford Garden Centre, Campden Road, Clifford Chambers, CV37 8LW	£15,890.16
19/01654/VARY	The Bungalow, Norton Grange, Little Kineton, CV35 0DP	£765.11
19/01750/REM	Veterinary Investigation Centre, Luddington Road, Luddington, CV37 9SJ	£201,267.00
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	£3,000.00
20/00321/FUL	Phase 3B Meon Vale, Campden Road, Lower Quinton	£88,550.17
20/00414/FUL	Territorial Army Centre , New Broad Street, Stratford-Upon-Avon, CV37 6HW	£47,211.24
20/02141/FUL	Fossedene Manor, Fosse Way, Combrook, Warwick, CV35 9HS	£3,082.56
20/02374/FUL	Garages, Mansell Street, Stratford-upon-Avon	£38,650.17
20/02388/FUL	Neville Court , 2 Avenue Road, Stratford-Upon-Avon, CV37 6UY	£13,973.87
20/02665/FUL	Stratford-upon-Avon Business And Technology Park, Banbury Road, Stratford-upon-Avon	£152,906.69
20/02891/FUL	387 Birmingham Road, Stratford-upon-Avon, CV37 0RF	£9,893.05
20/03208/FUL	Rough Hill Farm Shop, The Slough, Sambourne, Alcester, B97 5JT	£14,550.00

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Receipts</b>
21/00028/FUL	2 Saxon Court, High Street, Bidford-on-Avon, Alcester, B50 4AB	£2,819.68
21/00837/FUL	Barn Adjacent To, Dunnington Lodge, Dunnington, Alcester, B49 5NU	£2,825.00
21/01221/FUL	Curacy Farm, Lighthorne, Warwick, CV35 0AX	£14,098.56
21/01497/FUL	Plots 5,6 & 7, Kingsmead Farm, Stratford Road, Wellesbourne, Warwick, CV35 9ES	£27,420.55
21/01505/FUL	Thousand Acre Farm, Priors Marston, Southam, CV47 7SS	£7,271.68
21/01673/FUL	Little Nutkins, Cherry Orchard, Henley-In-Arden, B95 5JW	£15,886.00
21/01715/VARY	Avon Bridge, Binton Road, Welford-On-Avon, CV37 8PP	£2,000.00
21/01926/FUL	Mewslade , Poolhead Lane, Tanworth-In-Arden, B94 5ED	£17,099.05
21/01980/REM	Tudor House, Pennyford Lane, Wootton Wawen, Henley-in-Arden, B95 6EZ	£4,679.17
21/02452/FUL	Land South Of, Gilletts Lane, Upper Brailes	£18,732.48
21/02737/FUL	Leasowe Farm, Hook Norton Road, Whichford, CV36 5PE	£40,058.23
21/02875/FUL	Former IMI Norgren Site, Campden Road, Shipston-on-Stour	£32,306.96
21/03090/FUL	Armscote Old Meeting House, Ilmington Road, Armscote, Stratford-upon-Avon, CV37 8DD	£6,855.38
21/03416/FUL	Meadowside , Earlswood Common, Earlswood, B94 5SQ	£41,841.46
21/03876/FUL	Tarsus Hotel And Restaurant , Daventry Road, Southam, CV47 1NW	£42,077.85
21/04047/VARY	Mungos Cottage, 2 Church Lane, Newbold-on-Stour, Stratford-upon-Avon, CV37 8TW	£13,317.72
21/04093/FUL	Maudslay Park, Great Alne	£43,535.60
22/00002/FUL	1 Kineton Road, Wellesbourne, Warwick, CV35 9NE	£2,521.60
22/00005/FUL	Kehlstein, Barton Road, Welford-on-Avon, Stratford-upon-Avon, CV37 8EY	£37,345.78
22/00545/FUL	Woodfield Farm, Redhill Road, Loxley, Warwickshire, CV35 9HY	£6,626.08
22/00713/FUL	Land Adjacent To Green Ground, Top Street, Northend	£13,395.57

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Receipts</b>
22/00849/VARY	Dean Cottage, Well Lane, Tanworth-in-Arden, Solihull, B94 5AH	£22,867.99
22/00888/VARY	Merewood Farm, Malthouse Lane, Earlswood, Solihull, B94 5SD	£15,213.84
22/01233/FUL	Spa Farm , Bishopton Lane, Bishopton, Warwickshire, CV37 9QY	£45,718.29
22/01889/VARY	Former Bowling Green, Fosse Way, Halford	£15,036.78
22/01915/FUL	Land Adjacent The Gables, Banbury Road, Gaydon	£18,202.22
22/01963/FUL	48 High Street, Bidford-On-Avon, Warwickshire, B50 4AA	£1,426.23
22/02546/FUL	Home Farm, Barton Road, Welford-on-Avon, Stratford-upon-Avon, CV37 8HG	£15,950.57
22/02663/NDAZ	Bridge House, 3 Timothys Bridge Road, Stratford Enterprise Park, Stratford-upon-Avon, CV37 9NQ	£16,637.30
22/02748/FUL	35 And 36 Sheep Street, Stratford-upon-Avon, CV37 6EE	£16,362.58
22/02891/REM	Ambercote, School Lane, Priors Marston, Southam, CV47 7RR	£14,492.09
22/02895/VARY	Garage Blocks, Redlands Crescent, Stratford-upon-Avon	£7,180.54
22/03168/FUL	The Potting Shed Compound, The Hill, Warwick Road, Stratford-upon-Avon, CV37 0NP	£15,166.14
22/03276/FUL	Kingsmead Farm Plot 8 & 9, Stratford Road, Wellesbourne, Warwick, CV35 9ES	£10,953.32
22/03577/FUL	6 Manor Farm Court, Kineton Road, Gaydon, Warwick, CV35 0HB	£14,475.24
23/00193/VARY	Former Bowling Green, Fosse Way, Halford	£2,268.09
23/00402/VARY	Old Dairy Barn, (Formerly Barns Attached To Home Farm), Admington, Shipston-on-Stour, CV36 4JN	£4,275.00
23/00527/FUL	Bumblebee Barn, Coughton Lane, Coughton, Alcester, B49 5HP	£18,115.11
23/00871/FUL	Charlecote Park, Charlecote, Warwick, CV35 9ER	£8,695.25
23/00895/FUL	New Zealand Farm, Napton Road, Stockton, Southam, CV47 8HU	£2,856.29
23/01185/VARY	The Barn, Fulready Lane, Pillerton Priors	£6,150.71

<b>Planning Reference</b>	<b>Site of CIL Contribution</b>	<b>CIL Receipts</b>
23/01232/FUL	Poachers Retreat, Alcester Heath, Alcester, B49 5JJ	£5,392.41
23/02033/COUQ	Risingfields Farm, Lighthorne Road, Kineton, Warwick, CV35 0JL	£17,040.84
23/02787/FUL	Land Off Poolhead Lane, Poolhead Lane, Tanworth-In-Arden, Warwickshire, B94 5EH	£4,297.07
<b>Total</b>		<b>£1,701,546.21</b>

5.4 Table 11b shows how this money is to be allocated within Stratford-upon-Avon District. In total £1,701,544.31 was received in 2023/24.

**Table 11b – Breakdown of CIL receipts 2023/24**

<b>CIL Breakdown</b>	<b>Total</b>
Administration - 5%	£85,079.03
Parish/ Town Council - 15% or 25%	£345,686.72
Stratford-on-Avon District Council Infrastructure Monies	£1,270,780.46
<b>Total</b>	<b>£1,701,546.21</b>

**CIL receipts spent in the year 2023/24**

5.5 Table 12a provides a summary of the CIL Spent in 2023/24.

**Table 12a – CIL Spent in 2023/24**

<b>CIL Spend</b>	<b>Total</b>	<b>Table Reference</b>
Parish/Town Council - 15% or 25%	£354,787.89	12b
Administration	£85,079.03	Para 5.7
District Council Infrastructure Monies	£1,688,170.00	14c
<b>Total</b>	<b>£2,128,036.92</b>	

**CIL passed to Parish and Town Councils in 2023/24**

5.6 Table 12b shows that £354,787.89 of CIL funding was passed to Parish and Town Councils. This figure is a combination of receipts received in 2022/23 that were allocated for Parish Councils and some of the 2023/24 receipts that were also allocated for Parish and Town Council spend. Not all of the 2023/24 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 must report on their CIL spend by the end of December using the form shown in Appendix A. As such, an addendum to this IFS document will be published in due course outlining the CIL spend of the parish and town councils.

- 5.7 CIL is collected at the prevailing rate due when planning permission is granted and parishes may have subsequently adopted an NDP, e.g., where a Parish is listed in both tables. The latest information about Parish's NDPs can be found at [Neighbourhood Planning | Stratford-on-Avon District Council](#)

**Table 12b – CIL Passed to Parish and Town Councils in 2023/24**

<b>Parish</b>	<b>Total passed</b>
<b>Without A Neighbourhood Plan (15% Of CIL)</b>	
Admington	£641.25
Beaudesert & Henley-in-Arden	£8,943.90
Bishops Itchington	£450.00
Burton Dassett	£2,009.34
Charlecote	£3,699.54
Gaydon	£1,791.36
Great Alne	£6,655.99
Halford	£2,255.52
Lighthorne	£3,361.18
Little Compton	£1,215.93
Luddington	£45,285.08
Mappleborough Green	£2,777.70
Marston Sicca (Long Marston)	£19,923.79
Pillerton Priors	£2,487.75
Priors Marston	£9,182.79
Quinton	£2,366.51
Sambourne	£5,720.40
Southam	£9,123.03
Studley	£4,905.45
Tanworth-in-Arden	£7,135.29
Tredington	£6,181.27
Tysoe	£6,000.00
Ullenhall	£2,250.00
Whichford	£6,008.73
Wolverton	£665.85
<b>Subtotal</b>	<b>£161,037.65</b>

<b>Parish</b>	<b>Total passed</b>
<b>With A Neighbourhood Plan (25% Of CIL)</b>	
Bidford on Avon	£2,764.24
Bishops Itchington	£375.00
Brailes	£4,683.12
Claverdon	£2,448.39
Clifford Chambers & Milcote	£1,589.02

<b>Parish</b>	<b>Total passed</b>
Ettington and Fulready	£1,929.74
Harbury and Deppers Bridge	£748.91
Ilmington	£3,511.96
Long Compton	£142.27
Loxley	£9,363.53
Napton on the Hill	£1,817.92
Salford Priors	£3,215.01
Shipston-on-Stour (TC)	£33,653.15
Stratford-upon-Avon	£93,163.67
Tanworth in Arden	£4,311.68
Welford-on-Avon	£13,985.91
Wellesbourne & Walton	£16,046.72
<b>Subtotal</b>	<b>£193,750.24</b>
<b>Overall Total</b>	<b>£354,787.89</b>

### Amount of CIL spent on administrative expenses

- 5.8 The amount of CIL collected towards administration expenses is £85,079.03. This equates to 5% of the total CIL receipts collected (£1,701,546.21) 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

- 5.9 In 2023/24 the Council did not spend any money repaying money borrowed.

### District Council CIL receipts allocated but not spent in 2023/24

- 5.10 In 2023/24 £3,012,583.00 was allocated via the 2022/23 Infrastructure Statement but not spent. Details of the allocations can be seen in Table 13:

**Table 13 – 22/23 Unspent Allocations**

<b>Allocations</b>	<b>Allocated</b>
The Learning & Community Hub, Henley Street	£650,000.00*
South Warwickshire Community Diagnostic Centre, Stratford Hospital	£1,000,000.00#
Stratford-upon-Avon, Alcester Road cycle route enhancements	£282,000.00#
Luddington Village Hall extension & improvements	£93,410.00*
Redevelopment of Fenny Compton Sports & Play Area	£130,000.00*
Shipston on Stour, New GP practice at Ellen Badger Hospital (balance)	£518,200.00#
Avon & Arrow Greenway, Salford Priors/Wixford section	£310,369.00**
Stratford-upon-Avon, Community garden at Glebe Road	£28,604.00~
<b>Total Current Allocations</b>	<b>£3,012,583.00</b>

Nov 24 update: \* Spent \*\* On target for project completion #Extension agreed ~ Project not proceeding – refer Appendix B for details.

### CIL retained at end of year

5.11 Of the money received prior to the 2023/24 reported year £4,214,918.52 was retained by the Council at the end of the 2022/23 financial year, as shown in Table 14a.

**Table 14a –Retained CIL monies received prior to 31 March 2023**

<b>Infrastructure</b>	<b>Received</b>	<b>Retained</b>
District Council Infrastructure Monies	£4,164,509.52	£4,029,509.52
Parish and Town Council	£1,163,948.18	£185,409.00
Administration	£280,575.96	-
<b>Total</b>	<b>£5,609,033.66</b>	<b>£4,214,918.52</b>

5.12 Table 14b shows the CIL retained at the end of 2023/24 that was received in 2023/24.

**Table 14b –2023/24 Retained CIL monies**

<b>Infrastructure</b>	<b>Received</b>	<b>Retained</b>
District Council Infrastructure Monies	£1,270,638.20	£1,270,638.20
Parish and Town Councils	£345,828.99	£176,450.11
Administration	£85,079.03	-
<b>Total</b>	<b>£1,701,546.22</b>	<b>£1,447,088.31</b>

5.13 Table 14c shows funds spent during 2023/24 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 2023/24**

<b>Infrastructure</b>	<b>Funds used</b>
District Council Infrastructure Monies	£1,688,170.00
Parish & Town Council	£354,787.89
Administration	£85,079.03
<b>Total</b>	<b>£2,128,036.92</b>

5.14 The total amount of CIL monies retained at the end of March 2024 from both the reported year and carried over from previous years was £599,394.72.

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

**Table 15 – Monies retained to be spent on infrastructure at 31st March 2024**

Total CIL Monies retained at end of 31 March 2024	£3,788,427.82
Minus remaining monies due to parishes in 2024/25	-£176,450.10
<b>Sub-total</b>	<b>£3,611,977.72</b>
Minus existing unspent allocations (see Table 13)	-£3,012,583.00
<b>Total monies available for new allocation</b>	<b>£599,394.72</b>

### **Regulation 59E and 59F**

5.16 Regulation 59E relates to CIL monies received by a Parish or Town Council that have not been spent within 5 years of receipt or have been spent but not in accordance with the regulations.

5.17 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**

5.18 There have been no receipts or expenditure where regulations 59E and 59F apply in 2023/24.

### **Notices served in accordance with Reg. 59E**

5.19 The Council did not serve any notices in accordance with Regulation 59.E of the CIL Regulations during 2023/24.

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

5.20 No monies retained at the end of the 2023/24 financial year relate to regulations 59E or 59F. This includes any monies received in previous financial years since CIL commenced in 2018/19.



## 6. The Infrastructure List

- 6.1 The CIL Regulations (121A (a)) require that the IFS includes a statement of the infrastructure projects or types of infrastructure projects which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”).
- 6.2 Previously, the Council operated an annual open bidding process to allocate strategic CIL. A full list of previous allocations can be seen at **Appendix B**. The District Council is reviewing how it identifies infrastructure projects and the background is provided in the Cabinet Report from April 2024. The decision to move away from the annual open bidding process was announced in a Press release in April 2024, which was also published on the Council’s Website [Home | Stratford-on-Avon District Council](#), and was included in The Parish and Partners Briefing in June 2024 [1026 Parish and Partners 49 JUN24 FINAL.pdf](#)
- 6.3 The Cabinet also resolved to pause spending in 2024/5 while the new approach was agreed and to enable strategic CIL to recoup.
- 6.4 The revised approach is expected to be agreed by early 2025; in the interim, the Infrastructure List, i.e. the type of infrastructure projects that will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) are likely to include:
- Community facilities
  - Education
  - Flood and water management
  - Housing
  - Health
  - Permanent accommodation for Gypsies, Travellers and Travelling Show people
  - Renewable energy.
  - Transport and Travel, including Highways

## 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 the revised 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 Councils must publish the required information on its website and send a copy to the Council no later than 31 December following the reported year. A copy of the form to send to the Council is available at Appendix A. 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 As noted above, the revised process for identifying and allocating strategic CIL will be further reviewed in early 2025. It is anticipated that the revised process will also include recommendations on how information on available CIL funds and spending can be made available to interested parties.

### **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 The pictures below show how S106/CIL 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 – Youth Shelter, Moreton Morrell



Figure 2 – Sports Field, Fenny Compton



Figure 3 – Defibrillator Installation, Salford Priors

## 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 2023 to 31 March 2024.
<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 (IDP)</b>	An IDP identifies the main infrastructure items necessary to facilitate the level and distribution of growth set out in the Development Plan. It also identifies other items of infrastructure necessary to achieve the plan's wider objectives and those of its partners. It is a working document that is kept up to date as infrastructure planning progresses.
<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 page for:

**Appendix A - CIL Monitoring Report for Parish and Town Councils**

**Appendix B – CIL Project Allocation List**

## Appendix A - 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.

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
<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>
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



## Appendix B - CIL Project Allocations

Project	Organisation	Funding allocation	Date Funds Allocated	Current Status
Shipston Natural Flood Management Scheme	Environment Agency	£80,000.00	27/07/2020	Project completed
Greig Memorial Hall refurbishment	Alcester Town Council	£50,000.00	06/09/2021	Project completed
Meon Vale Pavilion Community Project	Marston Sicca Parish Council	£5,000.00	06/09/2021	Project completed
Creation of a new multi-purpose Community Sports Pavilion at Synder Meadow, Welford-on-Avon	Welford-on-Avon Parish Council	£357,000.00	06/02/2023	Extension to original March 2024 agreed, PP granted April 2024, new agreement in process (anticipate December 2025 complete)
Natural Flood Management on the Alne and Arrow River Catchments	Warwickshire Wildlife Trust	£30,300.00	06/02/2023	Works delayed by wet ground conditions but due to complete by March 2025
Alcester Road Cycle Route Enhancements	Warwickshire County Council	£282,000.00	06/02/2023	Extension agreed to March 2027, new agreement signed
Renovation of Grace's Playground, Ilmington	Ilmington Parish Council	£30,000.00	06/02/2023	22/03/24 - Extension agreed to 31/12/24
Street lighting improvements/upgrade in Napton on the Hill	Napton Parish Council	£8,370.00	06/02/2023	Project completed
New GP practice on the current Ellen Badger Hospital site in Shipston-on-Stour Part: ICB and Shipston Medical Centre to develop a new GP practice	NHS Integrated Care Board (ICB)	£518,200.00	06/02/2023	Extension agreed to March 2025, new agreement signed
New GP practice on the current Ellen Badger Hospital site in Shipston-on-Stour Part: SWFT to provide a new health and wellbeing facility within the new Ellen Badger Hospital development	South Warwickshire University NHS Foundation Trust (SWFT)	£900,000.00	06/02/2023	Extension agreed to March 2025, new agreement signed
Replacement Village Hall in Wixford	Wixford Village Hall	£175,000.00	06/02/2023	Project completed

Project	Organisation	Funding allocation	Date Funds Allocated	Current Status
The Avon and Arrow Greenway project	Salford priors Parish Council	£310,369.00	06/02/2023	On track for Sept 25 completion
Community Garden at Glebe Road, Bishopston	Orbit Group	£28,604.00	06/02/2023	Project voluntarily withdrawn Nov 2024 **
Meon Vale Community Project Phase 2 'Inclusion'	Marston Sicca Parish Council	£15,000.00	06/02/2023	Correspondence to suggest the project is complete but to be confirmed.
Youth Shelter and meeting area at Moreton Morrell Playing Field	Wixford Village Hall committee	£4,500.00	06/02/2023	Project complete
Structured sports for Lighthorne and Upper Lighthorne – improvements to sports field and parking capacity improvements	Lighthorne Parish Council	£19,000.00	06/02/2023	Correspondence to suggest project complete but to be confirmed.
Luddington Village Hall Extension and improvements	Luddington Village Hall	£93,410.00	04/12/2023	On track for completion by 31/12/25
The Learning and Community Hub Henley Street	The Shakespeare Birthplace Trust	£650,000.00	04/12/2023	On track for completion by 31/03/25
South Warwickshire Community Diagnostic Centre (CDC)	South Warwickshire University NHS Foundation Trust	£1,000,000.00	04/12/2023	Legal agreement signed - agreed to extend the deadline to 30/08/25
The Ministry - Stratford Youth Hub	Stratford Youth Collective	£149,000.00	04/12/2023	On track for completion by 31/03/25
Fenny Compton sports and play area	Fenny Compton Parish Council	£130,000.00	04/12/2023	On track for completion by 31/03/26

\*\* Project voluntarily withdrawn, Nov 2024.  
 Public consultation undertaken several years ago.  
 Planning application submitted but subsequently withdrawn.  
 Increased costs have led to project not proceeding.