

Cheltenham Borough
Council
Annual Infrastructure
Funding Statement
For
Community Infrastructure Levy and
Section 106

Reporting Period:
From 01 April 2024 to 31 March 2025

1 Introduction

- 1.1 The Infrastructure Funding Statement (IFS) is an annual report that is required to be published by Local Authorities in accordance with Regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended) (the CIL Regulations).
- 1.2 The purpose of the report is to provide a summary of financial and non-financial developer contributions secured under the framework of the Community Infrastructure Levy Regulations 2010 (as amended), and Section 106 of the Town and Country Planning Act 1990 (as amended) for the preceding financial year to the year in which the IFS is published.
- 1.3 Cheltenham Borough Council seeks developer contributions from both the Community Infrastructure Levy and Section 106 for the provision of infrastructure to support development and mitigate the impacts of development.

2 Background

- 2.1 The Joint Core Strategy (JCS) 2011-2031 Development Plan was adopted by Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council in December 2017, setting the planning strategy and policy framework for development up to 2031.
- 2.2 Following the adoption of the JCS, the Councils adopted their CIL Charging Schedules in October 2018 and began charging from the beginning of 2019. Once the Charging Schedule was adopted Cheltenham Borough Council became both a CIL 'Charging Authority' and 'Collecting Authority'.
- 2.3 On 25 January 2024, the partner councils approved the establishment of a Community Infrastructure Levy Joint Committee. The Committee is responsible for delivering large scale projects identified on their joint 'Infrastructure List' by utilising CIL Regulation 59(1) 'strategic CIL' funds.
- 2.4 The partner councils are currently preparing the Strategic and Local Plan (SLP). This overarching planning strategy will supersede the Joint Core Strategy upon adoption.

3 The Report

- 3.1 The annual infrastructure statement comprises:

Part 1: Community Infrastructure Levy Matters

Including details of CIL receipts, allocations, and expenditure

Part 2: Section 106 Matters (and potentially s278 Highways Act Matters)

Including details of S106 Income and expenditure

Part 3: The Infrastructure List

Including the infrastructure projects or types that are intended to be partly or fully funded by strategic CIL funds. This is a list that is shared by the three member Councils of the constituted CIL Joint Committee being Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council following the decision to pool the CIL Regulation 59(1) Infrastructure fund receipts to fund infrastructure to support development of the relevant CIL authority area.

Part 1

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

- a) The total value of demand notices issued in the reported period is £8,995,797.57. This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.
- b) The total amount of CIL collected within the reported period totals £3,469,533.19.
- c) The amount of CIL collected prior to the reported period totals £3,613,896.61. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Type	Received	Unallocated
Cash	£3,613,896.61	£50,449.73
Land Payment	£0.00	£0.00

From the commencement of charging on the 1 January 2019 to the 31 March 2024, £180,694.83 was used for Administration (5%), £177,118.91 was held as the Borough Council's Regulation 59F Neighbourhood Funding (of which £128,335.00 was allocated in round one of the Neighbourhood Funding Projects). £357,714.19 was transferred to the Parish Councils as Neighbourhood CIL Funding. £2,896,682.86 has been allocated from the Regulation 59 (1) fund for strategic infrastructure projects from CIL collected prior to the reporting period.

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £2,911,447.57 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.
- e) The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
Admin CIL	£47,736.36 (raised in 2023/24 reported year)
Neighbourhood CIL Parish	£161,753.28
Regulation 59F CBC Neighbourhood Fund*	£19,382.74
Total Value	£228,872.38

* Whilst financial data is reporting an additional £13,000.00 spent in the 2024/25 financial year on Sandford Park Lighting Scheme, this equates to a movement of historic CIL CBC Neighbourhood fund spend to the correct finance code when the evidence indicates that the spend actually took place in 2023/24 and has already been reported as spent in IFS 2023/24 reporting year.

- f) The total amount of CIL allocated and not spent during the reported period is as follows, this does not include allocations made within the reported year that have been fully spent:

Type	Allocated	Spent	Remaining
Admin CIL	£173,476.66	£0.00	£173,476.66
Neighbourhood CIL Parish	£81,892.84	£0.00	£81,892.84
CBC Neighbourhood Fund (Reg 59F)	£0.00	£0.00	£0.00
CIL Regulation 59(1) Fund	£2,930,637.19	£0.00	£2,930,637.19
Total Value			£3,186,006.69

- g) i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item was £nil.

ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) was £nil.

iii) The amount of CIL collected in the reported year towards administration expenses is £173,476.66. This was 5% of the total CIL receipts collected (£3,469,533.19) in the reported period.

The amount spent (transferred to Tewkesbury Borough Council) as a contribution towards the shared service, raised in 2023/24 but transferred in 2024/25 was £47,736.36. This was 5% of the total CIL receipts collected (£954,727.25) in 2023/24.

The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses and Neighbourhood Areas not receiving a proportion of surcharges and late payment interest.

- h) In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item:

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
CIL Reg 59 CIL0001 M5 Jn 10	£2,129,315.97	£2,129,315.97	04 March 2025
CIL Reg 59 CIL0002 M5 Jn 9 and A46	£212,931.60	£212,931.60	04 March 2025
CIL Reg 59 CIL0003 MRT Mass Rapid Transit	£212,931.60	£212,931.60	04 March 2025

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
CIL Reg 59 CIL0004 Honeybourne Line Cycle Path Cheltenham	£164,047.61	£164,047.61	04 March 2025
CIL Reg 59 CIL0005 Cheltenham to Bishops Cleeve Cycle Spine	£126,237.77	£126,237.77	04 March 2025
CIL Reg 59 CIL0006 Gloucester to Haresfield Cycle Spine	£85,172.64	£85,172.64	04 March 2025
Total Value	£2,930,637.19	£2,930,637.19	

When agreeing to establish a CIL Joint Committee in January 2024, the three partner councils also agreed to pool their 'Regulation 59(1) Infrastructure Funds' with the purpose of delivering strategic infrastructure projects identified in their joint 'Infrastructure List'.

The first allocations were made by the CIL Joint Committee on the 4 March 2025. Of these allocations, £2,930,637.19 was the total to be funded by Cheltenham Borough Council's Regulation 59(1) income.

- i) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone in cash), cash collected and allocated towards Neighbourhood CIL, and 59B (cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind), are as follows:

Zone	Date	Amount Passed
Charlton Kings Parish Council	28 October 2024	£1,685.83
Leckhampton with Warden Hill Parish Council	28 April 2024	£4,477.17
Leckhampton with Warden Hill Parish Council	28 April 2024	£8,600.71
Prestbury Parish Council	28 October 2024	£4,486.33
Swindon Village Parish Council	28 April 2024	£3,551.66
Swindon Village Parish Council	28 October 2024	£11,896.12
Swindon Village Parish Council	28 October 2024	£38,368.65
Swindon Village Parish Council	28 October 2024	£8,826.37

The following amounts were allocated towards neighbourhood zones under Regulation 59B, cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind, during the reported year was £nil.

ii) The following spends within the reported year have been passed to a third party to spend on the provision, improvement, replacement, operation, or maintenance of infrastructure under Regulation 59(4) was £nil.

- j) i) The total collected by Cheltenham Borough Council for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was £0.00 and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was £59,248.82.

ii) The amount of CIL allocated during the reported year under Regulation 59E, CIL returned to the Charging Authority that had been passed to a Neighbourhood Zone and had not been applied to infrastructure after a 5-year period, during the reported year was £nil.

The amount of CIL spent under Regulation 59E during the reported year was £nil.

The amount of CIL allocated during the reported year under Regulation 59F CBC Neighbourhood Fund during the reported year was £nil.

The amount of CIL spent under Regulation 59F during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
CIL Reg 59F Public Hearts Defibrillator	£2,256.68	12 July 2024	Public Hearts Defibrillator Campaign
CIL Reg 59F Public Hearts Defibrillator	£243.32	12 July 2024	Public Hearts Defibrillator Campaign
CIL Reg 59F Public Hearts Defibrillator	£1,549.72	22 October 2024	Public Hearts Defibrillator Campaign Tidal Training
CIL Reg 59F Public Hearts Defibrillator	£1,833.02	22 December 2024	Public Hearts Defibrillator Campaign Tidal Training
CIL Reg 59F Air Quality Monitoring	£3,500.00	25 March 2025	Benhall Residents Association Air Quality Survey
CIL Reg 59F Cheltenham Paint Festival	£7,500.00	24 May 2024	Cheltenham Paint Festival
CIL Reg 59F Honeybourne Honey Project	£2,500.00	04 October 2024	We Create Cheltenham CIC Honeybourne Honey Project
Total Value	£19,382.74		

- k) i) The amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone was £nil.

The CIL charging authority has not issued any requests to repay unspent neighbourhood CIL.

ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is as follows for each neighbourhood zone was £nil as no repayment request have ever been issued.

- l) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £3,346,007.92

ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 January 2019 to the end of the reported year that had not been spent is £2,896,682.86.

iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£59,248.82

iv) The amount of CIL collected from 01 January 2019 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£86,146.65

Additional Information on Parish Councils spent CIL receipts on in the reporting year

(this should be reported in the Parish Council reports on their websites)

Prestbury Parish Council Projects	Amount Spent	Date Spent
Agricultural building	£30,522.40	16/05/2024
Planning Consultancy	£2,000.00	15/04/2024
Little Explorers development	£66,799.17	23/08/2024
Development of coffee shop in building	£30,036.55	06/01/2025
Total	£129,358.12	

Charlton Kings Parsh Council Projects	Amount Spent	Spend Date
Community noticeboard on QEII park	£597.50	12/11/2024
Total	£597.50	

Leckhampton Parish Council Projects	Amount Spent	Date
Leckhampton village hall redevelopment	£13,176.72	01/04/2024
St Christophers church 2nd CCTV camera	£996.00	01/04/2024
Neighbourhood Development planning	£2,730.60	01/06/2024
Towards the purchase of Southcourt Green	£1,750.00	01/07/2024
Legal opinion regarding Warden Hill unadopted sewers. The PC and MP are dealing with STW still ongoing	£2,300.00	01/09/2024
Replacement of rotten bench timbers in Salisbury Ave play area	£2,055.60	01/09/2024
Southcourt Green purchase	£7,649.34	01/09/2024
Neighbourhood Development planning	£1,139.40	01/10/2024
Total	£31,979.66	

IFS Part 2

Section 106 T&CPA 1990

And

(s278 Highways Act 1980 (as amended) Matters)

**Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A
Schedule 2 Section 3 and 4**

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £208,135.00. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due. The total is split £190,286.00 covering financial obligations and £17,849.00 for monitoring/legal fees.
- b) The total amount of money received from planning obligations during the reported year was £297,411.72.
- c) The total amount of money received prior to the reported year that has not been allocated is £18,371.00.
- d) During the reported year, the following non-monetary contributions have been agreed under planning obligations:
 - i) The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is **29** (all shared ownership units). It should be noted that the s106 deed incorporates an affordable housing cascade mechanism the purpose of which is to allow for a review of the affordable housing dwelling type, quantum and mix to secure alternative affordable housing provision instead in the event that it is not possible to secure a Registered provider to take on the affordable housing units secured. The impact of this cascade mechanism is that it could result in a reduction in units and/or delivery of different affordable housing types as a result.

In addition to the above deed a s106 deed was entered into in the reporting year under application reference 23/01545/CONDIT deed dated 25 July 2024 that does contain affordable housing obligations. This deed accepts that no affordable housing can be delivered on site, or any off-site affordable housing contribution (as an alternative), could be secured at the point of the grant of the planning permission as a result of the current viability of the development. The obligations require a review of the development viability to be undertaken after 5 dwellings of the 13 dwellings permitted are complete. If the development viability increases, then the relevant calculated financial amount would be paid as an off-site affordable housing contribution at that point. There is therefore potential that the obligations may generate an off-site affordable housing contribution in the future, however this is not guaranteed.

The total number of affordable housing units to be provided by S106 off site funding allocations made within the reported period is none.

During the reporting year £270,000 of site affordable housing contributions spent from of S106 off-site affordable housing contributions paid in previous years was

spent to support the total purchase costs of acquiring Medway Court, Whaddon Road that has helped deliver 6x 1bedroom flats as social rent.

In addition, 95 affordable housing units have been completed on site in the reporting year on two different development sites consent for which was secured under planning permissions and s106 deeds signed in previous reporting years.

An off-site affordable housing contribution of £209,640.72 was received within the reporting year from 19/00111/FUL Telephone Repeater Station, Parabola Road. This was not allocated to any projects within the report year.

- ii) The following education provisions have been agreed under S106 agreements: Not reported in this IFS.

Cheltenham Borough Council is not the education authority for its administrative area; Gloucestershire County Council is. For this reason, this IFS will not report on education related planning obligations entered into in the reporting year which might cover

- a) Off-site financial contributions to different levels of education provision,
- b) Securing of land for schools and/or
- c) Direct delivery of schools by developers

The following education provisions have been funded by offsite S106 and other funding sources allocated during the reported year: Not reported in IFS for the reasons explained above.

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	Deed Date	Clause	Planning Application
BNG Exemption for self- build	26/06/2024	the deed	24/00787/FUL

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £22,534.00. Of this amount £22,534.00 was not spent during the reported year.

- f) The total amount of money from planning obligations spent during the reported year was £294,526.94 Of this amount £0.00 was spent by a third party on behalf of Cheltenham Borough Council.

- g) The following items have had money allocated towards them during the reported year with unspent allocations (*the detail that sits behind question (e)*):

Infrastructure	Allocated	Date Allocated	Unspent
S106 Cotswold Beechwoods SANG	£15,840.00	19 July 2024 to 21 February 2025	£15,840.00
S106 Cotswold Beechwoods LEGAL FEES	£125.00	27 September 2024 to 21 February 2025	£125.00

Infrastructure	Allocated	Date Allocated	Unspent
S106 Cotswold Beechwoods SAMM	£6,369.00	19 July 2024 to 21 February 2025	£6,369.00

h) In relation to money which was spent by Cheltenham Borough Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Date Spent	Spend Description
S106 CBC Affordable Housing - Pates Court	£265,921.92	25 March 2025	Acquisition of Medway Court- £270,000- £265,921.92 spent via Pate Court Pot (Lewis Carroll Lodge)
S106 CBC AH Contribution The Brewery DOV	£4,078.08	22 February 2022 to 21 March 2025	£7,253.92 attributed to 4 Aldridge Close- Acquisition. £36,000 spent from Brewery Pot on 34 Wessex Drive £4,078.08 spent on Medway Court. 21/03/2025 from Brewery Pot.
Public Art	£6,742.00	2024/25	Public Art
Play Spaces	£17,783.94	2024/25	Play Spaces improvements
Total	£294,526.94		

ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide was £nil.

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £0.00.

i) The total amount of money retained at the end of the reported year is £3,570,964.99. Of this amount retained an amount of £0.00 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
Total allocated towards maintenance	£95,139.66
Total spent on maintenance	£95,139.66

Deeds entered in reported year

Application	Deed Ref	Deed Date	£Secured
23/01545/CONDIT	AH Contribution	25/07/2024	£1,000 on commencement for Monitoring and Contribution yet to be agreed
24/00787/FUL	UU for BNG Self-Build	26/06/2024	No financial obligations

Application	Deed Ref	Deed Date	£Secured
24/00236/FUL	Cotswold Beechwoods SAC Mitigation	16/12/2024	£99,431 contribution and £10,399 for Monitoring
24/01353/FUL	Cotswold Beechwoods SAC Mitigation	05/02/2025	£673 contribution and £125 for monitoring
25/00259/FUL	Cotswold Beechwoods SAC Mitigation	30/03/2025	£673 contribution and £125 for monitoring
23/00625/FUL	Cotswold Beechwoods SAC Mitigation	31/01/2025	£12,114 contribution and £200 for monitoring
24/00942/FUL	Cotswold Beechwoods SAC Mitigation	09/07/2024	£6057 contribution and £200 for monitoring
24/02108/FUL	Cotswold Beechwoods SAC Mitigation	18/02/2025	£673 contribution and £125 for monitoring
24/01902/FUL	Cotswold Beechwoods SAC Mitigation	17/02/2025	£673 contribution and £125 for monitoring
24/01471/FUL	Cotswold Beechwoods SAC Mitigation	11/10/2024	£673 contribution and £125 for monitoring
24/00303/FUL	Cotswold Beechwoods SAC Mitigation	24/07/2024	£673 contribution and £125 for monitoring
24/00879/FUL	Cotswold Beechwoods SAC Mitigation	30/07/2024	£673 contribution and £125 for monitoring
24/00860/FUL	Cotswold Beechwoods SAC Mitigation	24/07/2024	£673 contribution and £125 for monitoring
24/00450/FUL	Cotswold Beechwoods SAC Mitigation	24/07/2024	£673 contribution and £125 for monitoring
24/00451/FUL	Cotswold Beechwoods SAC Mitigation	19/07/2024	£673 contribution and £125 for monitoring
24/00506/FUL	Cotswold Beechwoods SAC Mitigation	28/08/2024	£673 contribution and £125 for monitoring
24/00742/FUL	Cotswold Beechwoods SAC Mitigation	30/08/2024	£673 contribution and £125 for monitoring
24/01070/FUL	Cotswold Beechwoods SAC Mitigation	13/09/2024	£673 contribution and £125 for monitoring
24/01535/FUL	Cotswold Beechwoods SAC Mitigation	02/12/2024	£1,346 contribution and £125.00 for monitoring

Application	Deed Ref	Deed Date	£Secured
24/01764/FUL	Cotswold Beechwoods SAC Mitigation	03/12/2024	£1,346 contribution and £125.00 for monitoring
24/01608/FUL	Cotswold Beechwoods SAC Mitigation	04/12/2024	£1,346 contribution and £125.00 for monitoring
24/01931/FUL	Cotswold Beechwoods SAC Mitigation	13/01/2025	£673 contribution and £125 for monitoring
24/00471/FUL	Cotswold Beechwoods SAC Mitigation	11/06/2024	£673 contribution and £125 for monitoring
24/01508/FUL	Cotswold Beechwoods SAC Mitigation	27/01/2025	£673 contribution and £125 for monitoring
24/01852/FUL	Cotswold Beechwoods SAC Mitigation	04/02/2025	£673 contribution and £125 for monitoring
24/01788/FUL	Cotswold Beechwoods SAC Mitigation	12/02/2025	£2019 Contribution and £125 for monitoring
24/01696/FUL	Cotswold Beechwoods SAC Mitigation	21/02/2025	£4,711 contribution and £125 for monitoring
25/00119/FUL	Cotswold Beechwoods SAC Mitigation	12/03/2025	£673 contribution and £125 for monitoring
24/00079/FUL	Cotswold Beechwoods SAC Mitigation	07/10/2024	£673 contribution and £125 for monitoring
24/01361/FUL	Cotswold Beechwoods SAC Mitigation	10/01/2025	£673 contribution and £125 for monitoring
24/00530/FUL	Cotswold Beechwoods SAC Mitigation	20/05/2024	£673 contribution and £125 for monitoring
23/00813/FUL	Cotswold Beechwoods SAC Mitigation	19/04/2024	£9,422 contribution and £200.00 for monitoring
23/01424/FUL	Cotswold Beechwoods SAC Mitigation	27/09/2024	£2,019 contribution and £125 for monitoring
24/01407/FUL	Cotswold Beechwoods SAC Mitigation	09/10/2024	£673 contribution and £125 for monitoring
24/01150/FUL	Cotswold Beechwoods SAC Mitigation	08/10/2024	£9,442.00 contribution and £200 for monitoring
24/01543/FUL	Cotswold Beechwoods SAC Mitigation	17/10/2024	£673 contribution and £125 for monitoring

Application	Deed Ref	Deed Date	£Secured
24/01764/FUL	Cotswold Beechwoods SAC Mitigation	27/11/2024	£1,346 contribution and £125.00 for monitoring
24/01535/FUL	Cotswold Beechwoods SAC Mitigation	19/11/2024	£1,346 contribution and £125.00 for monitoring
24/01608/FUL	Cotswold Beechwoods SAC Mitigation	28/11/2024	£1,346 contribution and £125.00 for monitoring
24/01527/OUT	Cotswold Beechwoods SAC Mitigation	17/12/2024	£4,038 Contribution and £200 for monitoring
24/00511/FUL	Cotswold Beechwoods SAC Mitigation	14/06/2024	£673 contribution and £125 for monitoring
24/00052/FUL	Cotswold Beechwoods SAC Mitigation	03/04/2024	£2,692 contribution £125.00 for monitoring
24/00565/FUL	Cotswold Beechwoods SAC Mitigation	07/05/2024	£2,692 contribution £125.00 for monitoring
24/00437/FUL	Cotswold Beechwoods SAC Mitigation	12/06/2024	£1,346 contribution and £125.00 for monitoring
24/00389/FUL	Cotswold Beechwoods SAC Mitigation	16/04/2024	£673 contribution and £125 for monitoring
24/00867/FUL	Cotswold Beechwoods SAC Mitigation	17/06/2024	£673 contribution and £125 for monitoring
24/00581/FUL	Cotswold Beechwoods SAC Mitigation	14/06/2024	£2,692 contribution £125.00 for monitoring
24/00462/FUL	Cotswold Beechwoods SAC Mitigation	29/04/2024	£1,346 contribution and £125.00 for monitoring
24/00547/FUL	Cotswold Beechwoods SAC Mitigation	13/06/2024	£673 contribution and £125 for monitoring
24/00493/FUL	Cotswold Beechwoods SAC Mitigation	08/08/2024	£1,346 contribution and £125.00 for monitoring
24/00519/FUL	Cotswold Beechwoods SAC Mitigation	04/06/2024	£673 contribution and £125 for monitoring
24/00326/FUL	Cotswold Beechwoods SAC Mitigation	09/05/2024	£1,346 contribution and £125.00 for monitoring

Section 278 Matters
Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A
Schedule 2 Section 4

The CIL Regulations provide local authorities that are the Local Highway Authority (LHA) for their area to also include the publication of matters entered into under Highway Agreements under Section 278 of the Highways Act 1980 (as amended).

Gloucestershire County Council is the LHA for the Gloucester City Council area. For this reason, the Gloucester City Council IFS will not contain any information associated with s278 Highway Agreements as the district council is not entering into or monitoring these. It is possible that information may be published in the Gloucestershire County Council IFS annually, however, as this is not a mandatory requirement of an IFS reporting, its publication cannot be guaranteed.

Joint Core Strategy (JCS) and CIL Joint Committee Authorities of
Gloucester City Council, Tewkesbury Borough Council and Cheltenham
Borough Council

Community Infrastructure Levy (CIL)

3. INFRASTRUCTURE LIST

(dated December 2025)



Purpose of the Infrastructure List

The Community Infrastructure (England and Wales) Community Infrastructure Levy Regulations 2010 (as amended) (the CIL Regulations) under regulation 121A (1) require a CIL collecting authority to publish by the 31 December in each calendar year an Infrastructure Funding Statement which under regulation 121A (1)(a) is to also include what is termed an 'Infrastructure List'. This list is explained as

'a statement of the infrastructure projects or types of infrastructure 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")'.

For clarity, the exclusion referred to under regulation 59E and 59F relates specifically to the CIL receipts that a CIL collecting authority

- a) Has previously passed to a local council (which includes a Parish or Town Council) and has recovered in accordance with the CIL Regulations; and
- b) the CIL Neighbourhood share retained by a CIL authority for use in areas not covered by a local council (including Parish & Town Council).

Types of infrastructure or specific infrastructure projects published on this list therefore reflect potential infrastructure projects that only the CIL Regulation 59(1) Infrastructure Fund receipts may fund.

Background

The Joint Core Strategy (JCS) partners of Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council are each both Community Infrastructure Levy (CIL) Charging and Collecting Authorities in their own right. For this reason, each is required to publish its own IFS annually and therefore an Infrastructure List.

By the end of January 2024, all three JCS partner councils agreed to set up a CIL Joint Committee to be responsible for decision-making associated with the allocation of the CIL Regulation 59(1) Infrastructure Fund receipts. Alongside this, the three member councils decided to pool the Infrastructure Fund receipts together to inform allocation decision-making. An identical Infrastructure List is published by all three of the CIL Joint Committee member councils annually.

The Allocation of CIL

On payment of CIL each receipt is split three ways:

CIL Administration Fund: Up to 5% of CIL receipts for the administration of CIL. Annually from full charging year 4 onwards 5% of total paid CIL receipts can be applied towards the ongoing administration of CIL. If the administration fee total exceeds the cost for administering CIL in a given year any remainder in this pot can be moved into the CIL Reg 59(1) Infrastructure Fund pot to fund infrastructure instead.

CIL Neighbourhood Fund (NCIL): In most cases this is either 15% (subject to a cap based on number of existing dwellings in a Parish or Town Council area) or 25% of the paid amount in areas that have a 'made' Neighbourhood Development Plan (NDP also called Neighbourhood Plans) in place. This percentage can vary in circumstances where CIL Surcharges have been applied and form part of a paid amount, as CIL surcharges are not allocated to the NCIL pot unlike CIL Late Payment interest.

Twice a year the NCIL generated in a Parish / Town Council area

- Passed to the Parish Council in whose boundary the development that made the payment is located; or
- Held by the Charging Authority on behalf of a Designated Neighbourhood Forum, as once they have made NDP they are entitled to direct the spending of their NCIL, or
- Is held by the Charging Authority to be spent in the same way as all other Neighbourhood CIL.

CIL Infrastructure Fund: The remaining amount of CIL receipts excluding the relevant CIL administration costs and the neighbourhood CIL. This share most often (but not in all cases) reflects 70% to 80% of the paid amount in each case. This must be spent on infrastructure that supports the growth of the CIL Charging Authority's area.

The 'Infrastructure List' relates solely to schemes or infrastructure types that the Charging Authority intends may be wholly or partly funded from the 'Infrastructure' Fund. This list is not exhaustive, and the Infrastructure Fund it can also be spent on infrastructure not specified on the list. Other criteria are within the CIL Regulations also control how the Infrastructure Fund can be allocated.

At its meeting on 04 March 2025 the CIL Joint Committee decided to split the CIL Regulation 59(1) Infrastructure Fund as follows:

- 75% for strategic infrastructure projects
- 25% for local strategic infrastructure projects

The ringfencing of 25% for local strategic infrastructure projects relates to local projects of strategic importance that could benefit one or two (in any combination) of the CIL Joint Committee member council areas.

The Partnership Approach

The Joint Core Strategy (JCS) partnership of Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council, followed by the creation of the constituted CIL Joint Committee has led to the development of a shared Infrastructure List.

The 'Infrastructure List'

The inclusion of a project on the Infrastructure List does **not** represent a commitment that the Partners will necessarily make a decision to allocate CIL Infrastructure Fund receipts to any item on the list and for clarity, there is no priority implied by the order in which the projects appear in the list itself. Furthermore, the list is not exhaustive, and the Infrastructure Fund receipts can be allocated to projects not published on the list.

Following the CIL Joint Committee decision of 04 March 2025 to split the Infrastructure Fund, and it now having now invoked its function to allocate CIL Infrastructure Fund receipts to projects, the Infrastructure List structure has been updated and restructured to reflect this approach for the 2025 publication.

The JCS Partners will continue to review this list and provide updates on at least an annual basis, alongside the preparation of their Infrastructure Funding Statement(s).

Projects or types of infrastructure on the list appear under specific headings. The list is only a guide. It is only at the point of assessment of an individual CIL fund bid that the support for development of any of the CIL Charging Authority areas will be formally considered.

Format:

The Infrastructure List is broken down into:

- **Projects Requesting CIL Funding**, where sponsoring authorities have provided cost estimates for the project.
- the **Pipeline Projects** are projects requiring more work to identify costs.
- **Funded Projects** are projects where CIL Infrastructure Fund receipts have now been allocated to support delivery of a project in full; and
- **Part Funded Projects** that are projects that benefit from the allocation of CIL Infrastructure Fund receipts, however additional stages to support project delivery so there is the potential that future CIL funding bids may come forward or future CIL allocations considered against existing submitted bids.

It is anticipated that those projects with costs identified will be in a more advanced stage of preparation and will be the first to submit bids to secure funding. However, this is simply a means of filtering the projects and as more work is undertaken on projects currently in the pipeline, and cost estimates are received, projects will move into the list of projects understood to be in a position to bid for CIL funding. This would not prevent CIL Bid being received against pipeline projects or types of infrastructure listed.

However, to re-iterate, inclusion of a project on the Infrastructure List **does not, and cannot**, due to the gap in funding identified, represent a commitment that the Partners will necessarily spend CIL monies on that item and for clarity, there is no priority implied by the order in which the projects appear in the list itself.

The list has been further subdivided into:

- **'Local Strategic'** projects, identified by partner authority area; and
- **'Strategic Shared'** projects that will deliver infrastructure that could serve all three partner council's areas.

Prioritisation for allocation of CIL Infrastructure Fund receipts is within the remit of the '**CIL Joint Committee**' which the partner councils have established to provide governance for the strategic 'Infrastructure' fund element of CIL. The CIL Joint Committee is responsible for the allocation of an agreed pool of CIL monies collected for the provision of infrastructure using the Infrastructure List to help identify the source of bids for CIL funding.

Responsibility for the neighbourhood element of CIL sits with individual town and parish councils providing funds received are spent within the 5 years permitted.

For information, the Infrastructure List has been updated where new cost data is available and for those where it is not the costs have been increased by applying the Royal Institute of Chartered Surveyors BCIS All in Tender Price Index to reflect inflationary pressure over the last year.

Projects Requesting CIL Funding

Local Strategic

1. Cheltenham Parks and Green Space Landscape and Recreation:
 - a. Desilting of Pittville Lake– phased approach (phase 1 options appraisal £10,000.00, Phase 2 future CIL bid to be informed by Phase 1)
2. Cheltenham Town Centre Interchange study £72,164.95) – S106/County Council Funding Potential
3. Cheltenham Prince of Wales Athletics Stadium – removal of track surfacing and replacing with solid polyurethane (PU) (£620,000.00) further scoping to look at improved disabled accessibility (£tbc) – wider CIL potential from other local authorities where stadium is supporting school inclusion in athletics/S106
4. Cheltenham cycle spine phase 1 Construction Work (£1,340,206.19) – S106/County Council
5. Cheltenham Cycle Spine Phase 2 (Station to Pittville Park) Design Work (£618,556.70) – S106/County Council Funding Potential
6. Tewkesbury Town Centre and Riverside Public Realm Enhancements (£1,546,391.75) – including S106 Funding Potential
7. Hampton Place, Churchdown footpath (£20,618.56) (part of Tewkesbury Borough Active Travel network improvements) - S106/Neighbourhood/County Council Funding Potential
8. Melrose Walk, Mitton footpath (£10,309.28) (part of Tewkesbury Borough Active Travel network improvements) - S106/Neighbourhood/County Council Funding Potential
9. Wheatpieces Woodland Walk footpath (£10,309.28) (part of Tewkesbury Borough Active Travel network improvements) - S106/Neighbourhood/County Council Funding Potential
10. Gloucester Strategic Transport Interchange connectivity (£2,061,855.67 - ££5,154,639.18) – S106/County Council/Challenge Funding Potential
11. Gloucester Crematoria / Cemeteries (£5,377,319.59) - Section 106 Potential

Strategic Shared

M5 Junction 10 Scheme £363 million (cost at September 2025).

The Pipeline Projects - Projects Requiring More Work to Identify Costs:

Local Strategic

12. Cheltenham High Street public realm improvements – Section 106 / Neighbourhood / County Council / Challenge Funding Potential
13. Cheltenham Physical Activity and sport strategy for Cheltenham / Playing Pitch Strategy – S106/ Neighbourhood Funding potential
 - a. Action Plan Priorities
 - b. Playing pitch improvements
14. Cheltenham public safety interventions in parks and gardens S106/Neighbourhood Funding potential
15. Tewkesbury Borough Crematoria / Cemeteries – Section 106 Potential
16. Tewkesbury Borough Bishops Cleeve Leisure Centre - Section 106 /Neighbourhood Funding Potential
17. Tewkesbury Garden Town enabling infrastructure - Section 106 / County Council / Challenge Funding Potential
18. Tewkesbury enhanced cultural heritage and the arts offer – Section 106 Potential
 - a. Roses Theatre expansion Tewkesbury

19. Tewkesbury Borough EV charging infrastructure – Section 106 / Challenge Funding Potential
20. Tewkesbury Borough Active Travel network improvements – Section 106 / Neighbourhood / County Council / Challenge Funding Potential
 - a. Tewkesbury Ashchurch Rail Station/Infrastructure Enhancements - Section 106 / Challenge Funding Potential
 - b. Tewkesbury Traffic management in historic core – Section 106 and County Council Potential
21. Tewkesbury Borough Community and Youth Facilities projects creation and improvements - Section 106 /Neighbourhood Funding Potential
 - a. Youth Hub at former Winchcombe Old Boys School Gretton Road Winchcombe
 - b. Alderton Village Hall Community Hub Project
 - c. Tewkesbury Town changing places toilet facility
 - d. Norton Village Hall refurbishment
22. Tewkesbury Borough Open Space, play facilities and enhanced sports facilities projects - Section 106 /Neighbourhood Funding Potential
 - a. 3G sports Pitch Chosen Hill School
 - b. Brockworth Community and sports Hub
 - c. Churchdown Community Hub
 - d. Tewkesbury Town play facilities enhancements
23. Tewkesbury Regeneration Infrastructure Projects
 - a. Tewkesbury Traffic Management Historic core
 - b. Tewkesbury Transport Movement Study Feasibility
24. Gloucester City GL1 Leisure Centre - Section 106 Potential/Neighbourhood Funding Potential
25. Gloucester City Oxstalls Sports Park - Section 106 Potential/Neighbourhood Funding Potential
26. Gloucester Nature Park - Section 106 Potential/Neighbourhood Funding Potential
27. Gloucester Strategic Green Infrastructure - Section 106 Potential/Neighbourhood Funding Potential
 - a. Hempsted Bridge to Gloucester Nature Park
 - b. Plock Court Enhancements
28. Tewkesbury local economic development projects
 - a. Tewkesbury Town Centre Business incubator units – Section 106 Potential
 - b. Growth Hubs (including at Cleeve)
29. Tewkesbury Borough Green Infrastructure Projects

Strategic Shared

30. Health and Wellbeing Projects including NHS GP Surgeries - Section 106 Potential
31. Express Bus Corridors – Section 106/County Council/Challenge Funding Potential
32. Brockworth to Cheltenham cycle link (via Shurdington) – Section 106/County Council/Challenge Funding Potential
33. Brockworth to Gloucester cycle link – Section 106/County Council/Challenge Funding Potential
34. Gloucester to Hartpury College cycle link – Section 106/County Council/Challenge Funding Potential
35. All Education requirements
36. Flood defence or mitigation schemes

37. Community Safety Projects

Funded Projects

Strategic

None listed in 2025.

Local Strategic

CIL 0007 Gloucester City Blackbridge Community and Sports Hub Phase 2 (£599,251)

- CIL allocation £534,251

Part Funded Projects

Strategic

CIL0001 M5 J10 Scheme £363 million (cost at September 2025)

- CIL funding bid request = £40 million
 - In principle commitment to £30 million
- CIL allocated up to November 2025 = £14,448,369.66

CIL0002 M5 J9 & A46 Improvement Scheme £438,144,329

- CIL Requested £3,000,000
 - Phase 1: Feasibility
- CIL allocated up to November 2025 = £1,000,000
- Phase 2: Costed Project

CIL0003 Mass Rapid Transit (renamed Bus Rapid Transit in November 2025),

- next business case stage (£2,061,855.67) – S106/County Council/Challenge Funding Potential
 - CIL requested £3,000,000
- CIL allocated up to November 2025 = £1,000,000

CIL 0009 Combined Waste and Recycling Depot CBC and TBC & [County](#)

- (£40,000,000 split 60/40 between CBC and TBC respectively) – Section 106 Potential
 - Phase 1: Update to Feasibility Costs £200,000
 - Phase 2: Construction
- CIL allocated up to November 2025 = £150,000

CIL 0006 Gloucester to Haresfield Cycle Spine Design Work

- (£876,288.66) – S106 / County Council
- CIL Allocated at November 2025 = £400,000

CIL 0004 Cheltenham Spa Railway Station Enhancements (Honeybourne Line cycle path extension)

- (£1,340,206.19) – S106/County Council Funding Potential
- CIL allocated up to November 2025 = £770,424

CIL 0005 Cheltenham to Bishops Cleeve Cycle Spine

- Estimated Cost Phase 1 and 2 £24,141,414.14
 - CIL Requested £1,400,000
- CIL allocated up to November 2025 = £592,856

Local Strategic

CIL 0008 Legion Footbridge Replacement – Tewkesbury Active Travel

- Phase 1: Design costs £121,212.12
- Phase 2: Project Delivery - £not yet known