

Infrastructure Funding Statement for Cheltenham Borough Council

2019/2020

Approved by Cabinet on the 1st December 2020 for Publication

Cheltenham Borough Council

December 2020

Contents

Community Infrastructure Levy (CIL) Report	3
Introduction.....	3
Questions and Answers.....	3
Section 106 (S106) Report.....	7
Introduction.....	7
Questions and Answers.....	7
Infrastructure List.....	12

Community Infrastructure Levy (CIL) Report

Cheltenham Borough Council

December 2020

Introduction

The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) require Contribution Receiving Authorities to publish:

“Annual infrastructure funding statements ... no later than 31st December in each calendar year”.

Regulation 121A(1)

The annual ‘infrastructure funding statement’ (IFS) must include:

“ a report about CIL, in relation to the previous financial year ("the reported year"), which includes the matters specified in paragraph 1 of Schedule 2 ("CIL report")”.

Regulation 121A(1)(b)

Questions and Answers

Schedule 2 sets out a series of questions that must be answered in the annual infrastructure funding statement. The structure of this report is based around answering each of those questions.

Question 1. The total value of CIL set out in all demand notices issued in the reported year?

Regulation 121A(1)(a)

Answer £329,174.53

Question 2. The total amount of CIL receipts for the reported year?

Regulation 121A(1)(b)

Answer £73,982.72

Question 3. The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated?

Regulation 121A(1)(c)

Answer £0 (commenced charging on 1st January 2019 no receipts until 20th December 2019)

Question 4. The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year?

Regulation 121A(1)(d)

Answer £0

Question 5. The total amount of CIL expenditure for the reported year?

Regulation 121A(1)(e)

Answer Regulation 59A Neighbourhood £0
Regulation 61 Administration £3,699.13
Regulation 59(1) Infrastructure £0

Question 6. The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year?

Regulation 121A(1)(f)

Answer £0

Question 7. In relation to CIL expenditure for the reported year, summary details of—

Regulation 121A(1)(g)

Question 7(i) The items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item?

Answer None (apart from administrative costs under Regulation 61 income up to 31st March 2020 has been rolled forward in to the 2020/21 financial year)

Question 7(ii) The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)?

Answer £0

Question 7(iii) The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation?

Answer Regulation 61 Administration £3,699.13 (5%)

Question 8. 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?

Regulation 121A(1)(h)

Answer £0

Question 9. The amount of CIL passed to –

Regulation 121A(1)(i)

Question 9(i) Any parish council under regulation 59A or 59B?

Answer £0

Question 9(ii) Any person under regulation 59(4)?

Answer £0

Question 10. Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including -

Regulation 121A(1)(j)

Question 10(i) The total CIL receipts that regulations 59E and 59F applied to?

Answer £0

Question 10(ii) The items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item?

Answer Description: None

Amount: £0

Question 11. Summary details of any notices served in accordance with regulation 59E, including -

Regulation 121A(1)(k)

Question 11(i) The total value of CIL receipts requested from each parish council?

Answer £0

Question 11(ii) Any funds not yet recovered from each parish council at the end of the reported year?

Answer £0

Question 12. The total amount of –

Regulation 121A(1)(l)

Question 12(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied?

Answer £70,283.59

Question 12(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied?

Answer £0

Question 12(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year?

Answer £0

Question 12(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year?

Answer £0

Regulation 121A(2)

For the purposes of paragraph 1—

(a) CIL collected by an authority includes land payments made in respect of CIL charged by that authority;

(b) CIL collected by way of a land payment has not been spent if at the end of the reported year—

(i) development (within the meaning in TCPA 1990) consistent with a relevant purpose has not commenced on the acquired land; or

(ii) the acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent;

(c) CIL collected by an authority includes infrastructure payments made in respect of CIL charged by that authority;

(d) CIL collected by way of an infrastructure payment has not been spent if at the end of the reported year the infrastructure to be provided has not been provided;

(e) the value of acquired land is the value stated in the agreement made with the charging authority in respect of that land in accordance with regulation 73(6)(d);

(f) the value of a part of acquired land must be determined by applying the formula in regulation 73(10) as if references to N in that provision were references to the area of the part of the acquired land whose value is being determined;

(g) the value of an infrastructure payment is the CIL cash amount stated in the agreement made with the charging authority in respect of the infrastructure in accordance with regulation 73A(7)(e).

Section 106 (S106) Report

Gloucester City Council

December 2020

Introduction

The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) require Contribution Receiving Authorities to publish:

“Annual infrastructure funding statements ... no later than 31st December in each calendar year”.

Regulation 121A(1)

The annual ‘infrastructure funding statement’ (IFS) must include:

“A report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule ("section 106 report")”

Regulation 121A(1)(c)

Questions and Answers

Schedule 2 sets out a series of questions that must be answered in the annual infrastructure funding statement. The structure of this report is based around answering each of those questions.

Question 1. The total amount of money to be provided under any planning obligations which were entered into during the reported year?

Regulation 121A(3)(a)

Answer

Planning Reference	Location	Date	Amount
19/00334/OUT	Land off Kidnappers Lane Cheltenham	22 January 2020	£85,160.00
19/00111/FUL	Land known as Telephone Repeater Station Parabola Road Cheltenham	6 March 2020	£181,500.00
TOTAL			£266,660.00

Question 2. The total amount of money under any planning obligations which was received during the reported year?

Regulation 121A(3)(b)

Answer £25,080.94

Question 3. The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority?

Regulation 121A(3)(c)

Answer £2,732,629.18

Question 4. Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—

Regulation 121A(3)(d)

Question 4(i) In relation to affordable housing, the total number of units which will be provided?

Answer

Planning Reference	Location	Date	Number (Dw)
19/00334/OUT	Land off Kidnappers Lane Cheltenham	22 January 2020	10
18/02171/OUT	Land Adjacent to Oakhurst Rise, Cheltenham	22 August 2019	28
TOTAL			38

Question 4(ii) In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided?

Answer As a two –tier authority area Gloucestershire County Council will be publishing an Infrastructure Funding Statement and will include details of planning obligations it has secured by way of S106, as well as S278 in its areas of competence.

Question 5. The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure?

Regulation 121A(3)(e)

Answer £0.00

Question 6. The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)?

Regulation 121A(3)(f)

Answer £481,088.65

Question 7. In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item?

Regulation 121A(3)(g)

Answer

ALLOCATED BUT NOT SPENT

Title	Description	Allocation	Reference	Received
				£0.00
				£0.00

Question 8. In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

Regulation 121A(3)(h)

Question 8(i) The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item?

Answer

SPENT

Source	Purpose	Parish/Supplier	For	Amount
10/01243/OUT	Public Open Space	1 st Instalment of grant to Prestbury Parish Council	Sport & Play Facilities at Parish Recreation Ground	£4,723.50
13/00756/FUL	Affordable Housing	Cheltenham Borough Council	Transferred to HRA to fund Capital Programme (commuted sum acquisitions)	£287,500.00
2017/18 receipts from Hatherley Lane & Leckhampton Road developments	Affordable Housing	Cheltenham Borough Council	Transferred to Revenue for CBH Housing Strategy and late payment interest for increased in-year costs	£184,722.60
2012/13 receipts from Devon Avenue development	Public Art	Cheltenham Borough Council	Transferred to Revenue	£1,564.54
2013/14 receipts from Spirax Sarco St Georges Road development	Public Art	Cheltenham Borough Council	Transferred to Revenue	£2,578.01
TOTAL				£481,088.65

Question 8(ii) The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)?

Answer £0

Question 8(iii) The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations

Answer £0

Question 9. The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held?

Regulation 121A(3)(i)

Answer Rolled Forward TOTAL £2,276,621.47
Of which Commuted Sums TOTAL £73,035.00

There are also matters which may be included in the section 106 report for each reported year —

Regulation 121A(4)

- (a) Summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year?
- (b) Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year?

Answer As a two –tier authority area Gloucestershire County Council will be publishing an Infrastructure Funding Statement and will include details of planning obligations secured in its areas of competence as Local Highways and Passenger Transport Authority.

Regulation 121A(5)

For the purposes of paragraph 3 -

- (a) where the amount of money to be provided under any planning obligations is not known, an authority must provide an estimate;

(b) a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation;

(c) where the amount of money spent in respect of monitoring in relation to delivery of planning obligations is not known, an authority must provide an estimate."

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

Infrastructure List

December 2020

Introduction

The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) require Contribution Receiving Authorities to publish:

“Annual infrastructure funding statements ... no later than 31st December in each calendar year”.

Regulation 121A(1)

The annual ‘infrastructure funding statement’ (IFS) must include:

“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")”

Regulation 121A(1)(a)

The removal of the Regulation 123 'pooling restriction', by the 2019 Amendment Regulation, is intended to make it easier to deliver major infrastructure projects¹. It allows local authorities to combine CIL and 106 revenues towards the same infrastructure project or item.

The inclusion of a project within the Infrastructure List does not represent a commitment that the Councils will necessarily spend CIL monies on that item and for clarity, there is no priority implied by the order in which infrastructure projects/types appear in the List.

Projects have been selected from those identified as ‘critical’ to the delivery of the Cheltenham, Gloucester and Tewkesbury Joint Core Strategy (JCS) 2011 to 2031 and the adopted and emerging District Level Plans, in the JCS Infrastructure Delivery Plan (IDP) 2014, as updated in the 2017 Addendum and the most up to date information from an annual review to present progress as of July 2020 in the JCS IDP Project Tracker. This has included cross-referencing with projects that partners have included in the Gloucestershire Economic Growth Capital Investment Pipeline (CIP). The projects are required for the delivery of the quantum of development planned up until 2031 in the JCS.

As set out at CIL Regulation 122, planning obligations such as a section 106 agreements, will continue to be sought alongside the CIL to secure infrastructure which is “necessary to make the

development acceptable in planning terms, “is directly related to the development and is “fairly and reasonably related in scale and kind to the development”.

The JCS Councils will review this list at least annually as part of the preparation of their Infrastructure Funding Statement(s).

Scheme	Description	Purpose	Stage	Cost Est.	Secured	Sought S106/S278	Sought CIL	Notes
A40(T) Innsworth Gateway Project Roundabout	New signalised junction on A40 between Longford and Elmbridge Court roundabouts	To facilitate development in SA1 Innsworth & Twigworth	Planning	£3,000,000	£1,500,000	Tbc	£1,500,000	
A4019/ B4634 Old Gloucester Rd	Revised A4019 traffic signals at site access junction identified in the draft LTP3	To facilitate development in SA2 South Churchdown	Feasibility	Unknown	£0	Tbc	Tbc	
New junction on A38	New priority junction on A38 giving priority to new highway link accessing to new junction on A40 (scheme 17)	To facilitate development in SA1 Innsworth & Twigworth	Feasibility	£3,000,000	£0	Tbc	£3,000,000	Outcome of Public Inquiry: Still Necessary? Still Possible?
A38-A40 highway link	New 50 mph highway link, joining upgraded junctions on A40 and A38 through development site	To facilitate development in SA1 Innsworth & Twigworth	Feasibility	£7,500,000	£0	Tbc	£7,500,000	Outcome of Public Inquiry: Still Necessary? Still Possible?
A38 Tewkesbury Road	A38 Tewkesbury Road to be downgraded between A40/A38 Longford signalised crossroads and new A38/Twigworth junction to 20mph and encourage as a sustainable travel corridor. Access from A38 north is restricted to one lane entry to crossroads, A40 west to A38 north - right hand turn banned with alternative route via A40 / A38 Link Road.	Reducing forecast congestion - Demand reduction to ensure efficient operation of the highway network and encourage more sustainable modes of travel	Feasibility	£1,000,000	£0	Tbc	£1,000,000	Outcome of Public Inquiry: Still Necessary? Still Possible?

A38 Tewkesbury Road	Upgrade A38 Tewkesbury Rd / Down Hatherley Lane junction, to include a dedicated right turn from A38 south.	Reducing forecast congestion - Capacity increase to ensure the efficient operation of the highway network	Feasibility	£1,000,000	£0	Tbc	£1,000,000	
A417 Brockworth Bypass	Signalising the westbound and eastbound 'Off-slips'.	Reducing forecast congestion – Flow management to ensure the efficient operation of the highway network	Feasibility	£1,000,000	£0	Tbc	£1,000,000	
A38 / A4173 St. Barnabas roundabout	Remove roundabout and signalising junction (with removal of Reservoir Rd approach arm) Part-funded by Gfirst LEP	Reducing forecast congestion – Flow management to ensure the efficient operation of the highway network	Feasibility	£7,500,000	£1,000,000	Tbc	£6,500,000	
A430/A417 Castlemeads	Upgrade signals to MOVA or SCOOT operation to optimise signal timings	Reducing forecast congestion – Flow management to ensure the efficient operation of the highway network	Feasibility	£1,000,000	£0	Tbc	£1,000,000	
A38 Coombe Hill	Optimise signals	Reducing forecast congestion – Flow management to ensure the efficient operation of the highway network	Feasibility	£1,000,000	£0	Tbc	£1,000,000	
New junction west of M5 J10	New 50 mph dual carriageway two-lane link road, providing free-flow access from A4019 / M5J10 to West of Cheltenham site only.	To facilitate development in SA7 West Cheltenham	Feasibility	£22,500,000	£0	Tbc	£22,500,000	
West of M5 J10	Major/Minor Priority Junction on new 50 mph dual carriageway two-lane link road, with Minor junction arm for West of	To facilitate development in SA7 West Cheltenham and Reducing forecast congestion - Capacity increase to ensure the	Feasibility	£3,000,000	£0	Tbc	£3,000,000	

	Cheltenham residential site access only.	efficient operation of the highway network						
West of M5 J10	Change to highway priorities west of M5J10, with a new Major/Minor Priority Junction, with A4019 (West) as Minor junction arm.	Reducing forecast congestion – Flow management to ensure the efficient operation of the highway network	Feasibility	£7,500,000	£0	Tbc	£7,500,000	
A4019 / A4013 Kingsditch	A4019 / A4013 Kingsditch (Centrum Park) Roundabout – replacing existing roundabout with traffic signals,	Reducing forecast congestion – Flow management to ensure the efficient operation of the highway network	Feasibility	£3,000,000	£0	Tbc	£3,000,000	
West of B4634 Old Gloucester Road	New A4019 traffic signals site access junction, west of B4634 Old Gloucester Rd	To facilitate development in Cheltenham Borough Plan HD8 Old Gloucester Road	Feasibility	£3,000,000	£0	tbc	£3,000,000	
A4019 / B4634 Gallagher Retail Park	Revised A4019 traffic signals site access junction at B4634 Old Gloucester Rd / Gallagher Retail Park	To facilitate development in JCS SA4 North West Cheltenham	Feasibility	£3,000,000	£0	Tbc	£3,000,000	
A4019 Tewkesbury Road	Upgrade signals to SCOOT operation to optimise signal timings with bus priority along A4019 corridor junctions including: B4634 Old Gloucester Rd/A4019 Junction Hayden Road/A4019/Manor Road Junction A4019 / Elm Street Junction B4633 Gloucester Rd / A4019 /Townsend Street	Reducing forecast congestion - Demand reduction to ensure efficient operation of the highway network and encourage more sustainable modes of travel	Feasibility	£7,500,000	£0	Tbc	£7,500,000	

Withybridge Lane	Close access onto A4019	Reducing forecast congestion – Flow management to ensure the efficient operation of the highway network	Feasibility	£1,000,000	£0	Tbc	£1,000,000	
A435 / Hyde Lane / Southam Lane Signalised Junction	Signalised Junction - Upgraded to provide additional straight-ahead lanes on all junction approaches	Reducing forecast congestion - Capacity increase to ensure the efficient operation of the highway network	Feasibility	£1,000,000	£0	Tbc	£1,000,000	
A435/ Stoke Road and A435 / Finlay Way Roundabouts	Capacity Improvements by approach arm widening	Reducing forecast congestion - Capacity increase to ensure the efficient operation of the highway network	Feasibility	£1,000,000	£0	Tbc	£1,000,000	
A435/GE Aviation Roundabout	Capacity Improvements by increasing the number of circulatory lanes to 2, and the A435 south bound exit to two lanes	Reducing forecast congestion - Capacity increase to ensure the efficient operation of the highway network	Feasibility	£3,000,000	£0	Tbc	£3,000,000	
A435 / Racecourse Roundabout	Capacity Improvements by approach arm widening	Reducing forecast congestion - Capacity increase to ensure the efficient operation of the highway network	Feasibility	£1,000,000	£0	Tbc	£1,000,000	
Leckhampton Lane	Upgrade A46 / Leckhampton Lane priority junction, to include a dedicated right turn from A46 south into Leckhampton Lane.	Reducing forecast congestion - Capacity increase to ensure the efficient operation of the highway network	Feasibility	£3,000,000	£0	Tbc	£3,000,000	
A46 / Moorend Park Road	A46 Shurdington Road northbound approach to Moorend Park Road – additional highway space for right turning traffic by	Reducing forecast congestion - Capacity increase to ensure the efficient operation of the highway network	Feasibility	£3,000,000	£0	Tbc	£3,000,000	

	providing a longer stacking lane.							
London Road / Denmark Road Junction improvement	Project within the Countywide revenue highway project delivery priorities (2015-2031).	To facilitate development in Gloucester City Plan including SA03: Former Prospect House, 67-69 London Road, SA04: Former Wessex House, Great Western Road and SA08: King's Quarter	Feasibility	£0	£0	Tbc	Tbc	
				£88,500,000	£2,500,000	£0	£86,000,000	

The Gloucestershire Economic Growth Capital Investment Pipeline (CIP)) is shared across GFirst LEP, Gloucestershire County Council and the 6 District Councils in Gloucestershire, to maintain a viable pipeline of capital projects that have the potential to support significant economic growth, and are seeking public funding, where ever it may come from.

[GECIP Interactive Map](#)

ⁱ The government response to the CIL consultation recorded support for this change from 35 local authorities "because of the additional flexibility to fund and deliver infrastructure" these changes provide.