

# Stroud District Council

## Infrastructure Funding Statement

2023/24 Financial Year

December 2024





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Cover image: Berkeley Community Hub, photo credit Simon Camper

[www.stroud.gov.uk/CIL](http://www.stroud.gov.uk/CIL)



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The information below contains extracts from Stroud District Council's Local Plan, pre-submission Draft Plan (Regulation 19 Consultation) May 2021. At the time of publication (December 2024), the Council's Local Plan Examination Inspectors are currently considering further evidence submitted by Stroud District Council 5 December 2024. The Council expects hearing sessions to commence in Spring 2025, for live updates on progress please check the Examination Website here: <https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/stroud-district-local-plan-review/local-plan-examination/>

## 1. Area Profile - The Stroud District

- 1.1 The district of Stroud is located in the county of Gloucestershire and covers an area of approximately 45,325 hectares (about 175 square miles). The population was 124,540 (2023, ONS) with 56,936 dwellings (2023, Gov.uk).
- 1.2 Stroud lies about 20 miles north of Bristol and immediately south of Gloucester and Cheltenham and is close to the Junction 13 of the M5 motorway. It contains two national rail lines; Gloucester to London and the Bristol to Birmingham line.
- 1.3 Much of the eastern half of the District falls into the Cotswold Area of Outstanding Natural Beauty (AONB). The Western half of the district, is characterised by the low lying landscape of the Severn Vale, bounded by the River Severn and the Severn Estuary.
- 1.4 The District is predominantly rural with a rich built heritage, with several market towns.
- 1.5 The main town, Stroud, acts as the focal point of the wider functional urban area within the Stroud Valleys which is home to some 49,000 people (just over 40% of the district's population).
- 1.6 The Towns of Cam and Dursley (population 15,000), jointly act as the focus of activity in the South Vale area.
- 1.7 Stonehouse (just under 8,000 people) lies 3.5 miles west of Stroud. To the north of the district, Hardwicke (just under 4,000 people) forms part of the Gloucester urban area.
- 1.8 The remaining countryside areas of the district are mainly used for agriculture and contain a number of large number of smaller towns, villages and hamlets.

## 2. Developer Contributions from Housing Growth in the Stroud District – Overview

- 2.1 In order to create sustainable communities, the Council wishes to ensure that the necessary infrastructure is put in place to address community needs. New development can create a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment.

- 2.2 Community needs can include education, healthcare facilities, emergency services, leisure and community facilities, transport infrastructure, flood defence schemes, play and green infrastructure.
- 2.3 The Infrastructure Delivery Plan (**IDP**) accompanies the Local Plan. It identifies the infrastructure that local service providers and the District and to meet the objectives of the Local Plan. There are plans to review and update the IDP to reflect changes experienced over time.
- 2.4 **CIL** - The Council introduced a Community Infrastructure Levy (CIL) in 2017. The levy applies to all new residential dwellings, annexes and extensions over 100sqm and conversions where new residential floorspace is being created. New supermarkets and retail warehouses are also considered CIL liable. CIL enables contributions from developments to be collected and pooled to deliver District infrastructure priorities subsequently needed to support new housing growth. Delivery is supported through two spending mechanisms: the Council's CIL Strategic Infrastructure Funding Scheme, and the CIL Neighbourhood Portion.
- 2.5 **CIL Neighbourhood Portion** - The Neighbourhood Portion is paid to Parish or Town Councils directly, for them to democratically elect how their CIL NP monies should be applied to benefit their local community. Town and Parish Councils will receive either 15% or 25% of CIL collected for their area depending on whether they have an adopted Neighbourhood Development Plan (NDP) in place, with payments made every 6 months in April and October of each year. Annual reports of each area's spend are available on the Council's website.
- 2.6 **CIL Strategic Project Funding** - Organisations tasked with delivering large infrastructure projects have an opportunity to bid for CIL funding through an annual funding scheme. Funding allocations are awarded following a robust assessment procedure that aligns with the IDP, Local Plan, and other important supporting strategic plans and policies. The infrastructure types that can be funded are set out in this IFS.
- 2.7 **S106 Agreements** - In addition to CIL, the Council also collects developer contributions through planning obligations secured under S106 agreements, made under Town and Country Planning Act 1990. These are either site-specific measures required to make a development acceptable, specific agreed affordable housing requirements, on-site public open space and social provision, or major allocated schemes as identified in the district's adopted Local Plan.
- 2.8 **SAC Contributions** -The District contains internationally important biodiversity sites including the Severn Estuary, Rodborough Common and Cotswold Beechwoods woodland. These sites are sensitive to the impacts of visitors, so is crucial that steps are taken to protect the site and to reduce the recreational impacts. Any housing development that takes within identified "zones of influence" of these locations may be subject to making SAC (Special Area of Conservation) mitigation contribution as is legally obliged under the Conservation of Habitats and Species Regulations 2017. This is applied according to the Council's adopted mitigation strategies.

2.9 **The Infrastructure Funding Statement (IFS)** - It is mandatory requirement set out in Regulation 121A of the CIL Regulations 2010 (as amended), that all contribution receiving authorities are to publish an annual Infrastructure Funding Statement (IFS). All 'contribution receiving authorities' are required to produce an Infrastructure Funding Statement (IFS) each year. A contribution receiving authority is any local planning authority which issues a Community Infrastructure Levy (CIL) liability notice or receives money or in-kind works from a Section 106 agreement.

The IFS reports all the developer contribution activity in the relevant financial year, as well as requiring information on unspent money collected in previous years.

Reporting on developer contributions helps local communities and developers see how contributions have been spent and understand what future funds will be spent on, ensuring a transparent and accountable system.

Matters to be included in the annual IFS are detailed in Schedule 2 – Regulation 121A. This report is set out in accordance with these prescribed guidelines.



*Nailsworth cycle track. Essential refurbishment of important bridge structures and other essential track improvement works along the popular Nailsworth to Stroud cycle route, enabling the cycle track to remain safe and open to the public. Delivered by GCC in 2023.*

### 3. Introduction

- 3.1 This Infrastructure Funding Statement (IFS) is a report providing a summary of all financial and non-financial developer contributions within Stroud District, for the financial year 2023/2024. The report is to be published by the end of December each year and is composed in line with the Community Infrastructure Levy Regulations.
- 3.2 This is the fifth IFS completed by Stroud District Council, previous versions can be viewed online on the CIL pages of Stroud District Council’s website [www.stroud.gov.uk](http://www.stroud.gov.uk)
- 3.3 The IFS sets out what infrastructure has been delivered to date via CIL and S106 planning obligations, as well as identifying future spending priorities.
- 3.4 Stroud District Council operate a ‘CIL Strategic Infrastructure Funding Scheme’ each year, where strategic delivery partners are invited to submit project bids requesting CIL funding support for project delivery the following financial year. Project bids are assessed against a scoring matrix previously approved by Council, and officer funding recommendations are considered and decided upon by both Environment Committee and Strategy and Resources Committee.

### CIL Charging Rates for the Reporting Year 2023/24

£102.90/sqm (2023) £110.43/sqm (2024) Residential	£96.47/sqm (2023) £103.53/sqm (2024) Supermarkets/Retail Warehouses	£0 Development within the identified CIL Exemption Zone
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- 3.5 The CIL rate is reviewed annually in line with Schedule 1 of the CIL Regulations (as amended). This requires collecting authorities to apply an index of inflation to each relevant CIL rate to keep the levy responsive to market conditions. The annual index figure will be published on or around the 1st November each year and will apply from the 1st January of the following year.

CIL is not chargeable when the following exemptions are applied and approved under the formal CIL process;

- Permissions granted within the heritage exemption zones (CIL Exemption Zone);
- Affordable housing schemes;
- Self-build (dwellings, annexes for incidental use and residential extensions over 100sqm);
- Charities; and
- Very large strategic sites allocated in the Local Plan which may instead carry a S106 agreement (this policy is being reviewed as part of the current emerging Local Plan process).

Full information on current rates and exemption criteria can be seen on our webpages, [www.stroud.gov.uk/CIL](http://www.stroud.gov.uk/CIL)



# 4

## Developer Contributions at Stroud District Council

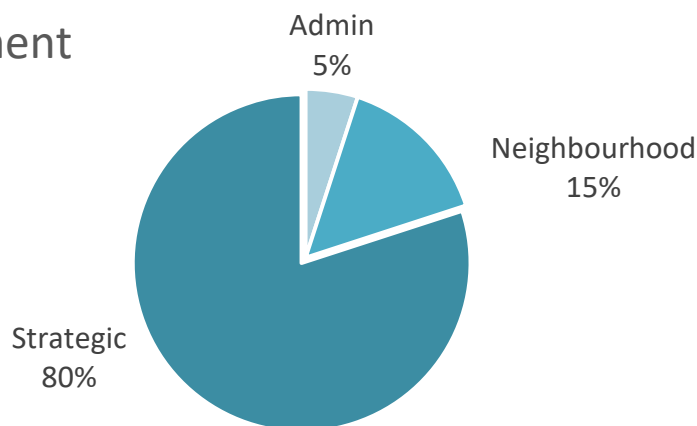




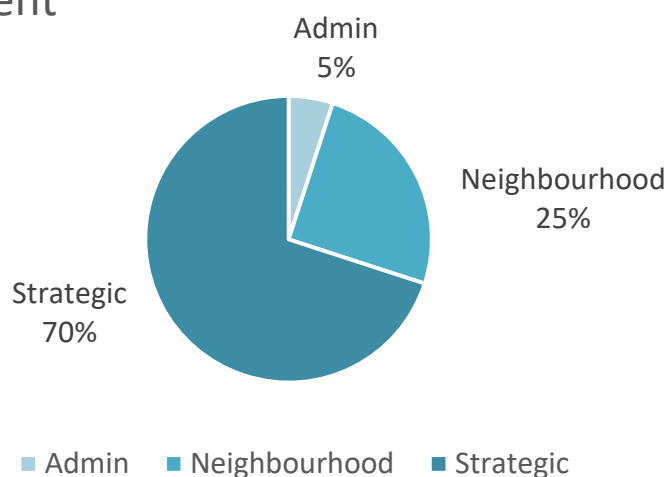
## 4. Developer Contributions at SDC

- 4.1 The Community Infrastructure Levy (CIL) Charging Schedule was adopted by Stroud District Council in February 2017 and implemented on 1<sup>st</sup> April 2017. CIL receipts can be broken down into three distinctive portions – Admin, Neighbourhood and Strategic. Local Parish and Town Councils who have an adopted Neighbourhood Development Plan (NDP) are entitled to a higher percentage of Neighbourhood CIL for their area.
- 4.2 CIL has been identified to provide funding to infrastructure projects which will support the growth and development of the district both at a local and strategic level, in line with the planning policy objectives identified in the council’s Local Plan.
- 4.3 Planning obligations required for Strategic Sites, or where site specific measures are required to make a development acceptable are secured through S106 Agreements. Affordable Housing obligations are secured solely through the S106 mechanism.
- 4.4 More information can be found on our website [www.stroud.gov.uk/CIL](http://www.stroud.gov.uk/CIL).

### CIL Apportionment



### CIL Apportionment (with NDP)



## 5. Executive Summary - CIL

5.1 The Community Infrastructure Levy (CIL) Charging Schedule was adopted at Stroud in February 2017 and implemented on 1<sup>st</sup> April 2017. CIL receipts can be broken down into three distinctive portions – Admin, Neighbourhood and Strategic. Local Parish and Town Councils with a Neighbourhood Development Plan (NDP) are entitled to a higher percentage of Neighbourhood CIL for their area.

5.2 Total CIL Receipts in 23/24: **£1,206,792.76**

£60,339.64 CIL Admin	£219,768.77 Neighbourhood	£926,684.35 Strategic
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5.3 Total CIL receipts since implementation (1 April 2017 – 31 March 2024): **£4,553,293.24**

£227,664.66 CIL Admin	£775,516.46 Neighbourhood	£3,550,112.24 Strategic
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5.4 Available CIL on account\* to 31<sup>st</sup> March 2024

£0.00 CIL Admin	£98,809.91 Neighbourhood	£1,561,196.42 Strategic
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**\*amounts which are unallocated and unspent to 31/03/24**

5.5 Total amount retained in 23/24: **£954,256.09**

£0.00 CIL Admin	£27,571.74 Neighbourhood	£926,684.35 Strategic
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5.6 Total value of CIL set out in all Demand Notices issued in 23/24: **£774,642.86**  
*(a Demand Notice is issued when a liable application has commenced, outstanding amounts may not be paid in the same financial year)*

5.7 Total amount spent on administrative expenses (5%) pursuant to Regulation 61:  
**£60,339.64** – spent in full annually on the running of the Developer Contributions service at Stroud District Council.

5.8 The amount of CIL spent on repaying borrowed money, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part):  
**Nil – not applicable.**

5.9 The amount of CIL collected by way of a land payment in lieu of a financial contribution.  
**Nil - not applicable**

The 5% allocation for CIL Admin contributes towards staffing costs

£676,706.55 allocated to Neighbourhood projects since 2017

£1,988,915.70 allocated to Strategic projects since 2017



*A new playground at Box Lane, Minchinhampton, delivered by the Parish Council using some Neighbourhood CIL funding towards the project. The playground officially opened in March 2024. See Case Study on page 27.*

## 6. CIL Expenditure 23/24

### 5.1 CIL Strategic Projects claiming CIL Strategic funding in 2023/24:

Project Name	Allocated	Spent in 2023/24	Spend Date	Remaining Sum Available
Cam and Dursley Greenway	£25,000	£25,000	20/03/2024	£0
Cainscross Road Cycle Feasibility Study (Segregated Cycleway)	£25,000	£25,000	25/01/2024	£0
SGS College '14-16 Create Centre'	£25,000	£25,000	11/09/2023	£0

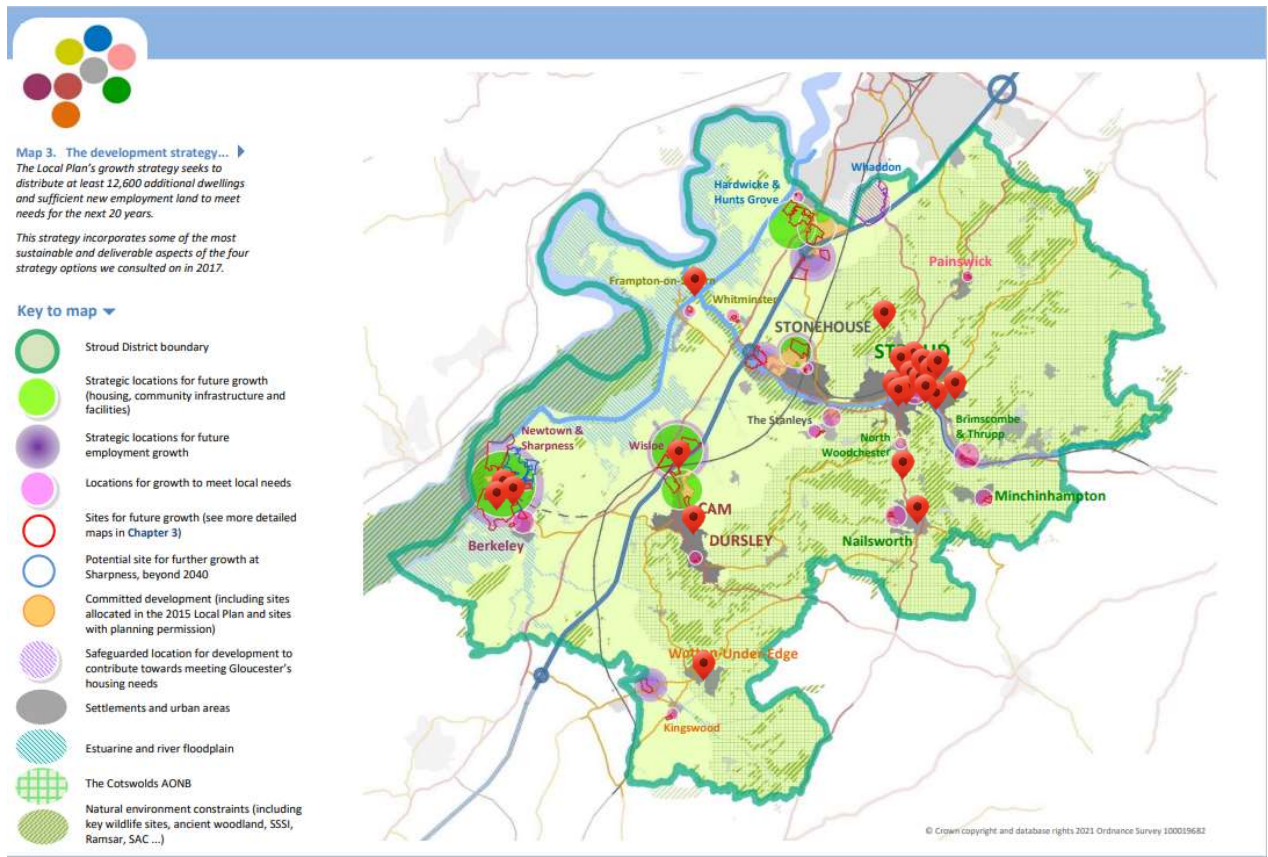
### 5.2 Reported spend for CIL Neighbourhood Projects in 2023/24

£5,890.65	Carters Way Allotments delivered by Nailsworth Town Council
£11,036.72	Christmas lights at Mortimer Garden delivered by Nailsworth Town Council
£25,960.09	New playground at Box Lane delivered by Minchinhampton Parish Council
£4,220.92	New inclusive play area at Victory Park delivered by Cainscross Town Council
£1,800.00	Installation of a defibrillator at the vending hut at Church Farm delivered by Leonard Stanley Parish Council
£1,610.17	Installation of roadside gates and signage into the village as traffic calming measures delivered by Stinchcombe Parish Council
£2,129.51	Funding put towards a new Youth Shelter delivered by Kings Stanley Parish Council
£1,330.68	Three new seating areas at the Recreation Field delivered by Coaley Parish Council
£1,500.00	Improvements to Hopkins Hall and pavilion entrances at Jubilee Fields delivered by Hillesley and Tresham Parish Council
£30.89	Towards replacement defibrillator at the village hall delivered by North Nibley Parish Council
£410.94	Path upgrade at Holy Cross Church in Owlpen delivered by Owlpen Parish Meeting.
£700.00	Hillesley playground - improvements to the children's play area on Jubilee Field.
£383.00	Replacement bench, Hillesley.
£1,500.00	Nymphsfield Village Hall – Replacement Cookers.
<b>£58,503.57</b>	<b>Total Reported spend</b>

*Town and Parish Councils have 5 years from the date of receipt to spend their CIL allocation on local infrastructure. Neighbourhood CIL is allocated in April and October annually.*

# 5.3 Expenditure Map:

Extract from Stroud District Council Local Plan Review – May 2021



 Areas awarded strategic CIL funding 2019-2024

# 7

## CIL Strategic Spend Project Allocations



## 7. CIL - Projects Allocated Funding, Dec 2023

Project	Outline	Total Project Costs	CIL Funding Approved
New catering kitchen & toilet facilities, Stroud Subscription Rooms	Complete kitchen refit and toilet refurbishment, helping to cater for increased demand and more efficiently provide for large events. The new facilities offer improved compliance with hygiene standards and significantly reduce dependence on costly external equipment hire and repairs.	£72,359	£66,759
Berkeley GL13 Community Hub	The building of a new 'Community Hub' based around the town's Library. The hub will offer a wide range of health and wellbeing services including NHS advice services, facilitated support groups, social activities, community cafe and foodbank. The hub will help reduce social isolation and support social cohesion.	£662,762	£170,000
Berkeley Town Improvement Plan (Detailed Design)	Creation of a full 'detailed design' for the Town Centre Public Realm Improvement Scheme to inform construction phases and help attract other inward investment. Berkeley Town Centre will benefit from improved pedestrian and road safety, accessibility and active travel within the town centre area.	£1,858,392	£200,000

Standish Multi-User Path Construction	Construction of a shared-use path that forms part of the important 'Gloucestershire Cycle Spine'; a priority active travel scheme for the district. The route is strongly supported by core planning policy objectives and GCC has secured considerable investment from DfT and developer contributions.	£982,478	£400,000
New entrance/reception/office area, Gastrells Community Primary School, Rodborough	Construction of a ground floor extension at Gastrells Primary School to create a new reception area, entrance lobby, office accommodation, accessible toilet and lift. The creation of additional space allows for flexible teaching areas and could help increase the schools capacity by 25 places.	£228,000	£228,000
Stroud Merrywalks Interchange Hub	Transformation of the main bus station area in Stroud into an exemplar transport interchange hub by installing new high quality bus shelters with CCTV and 'Real Time Passenger Information' (RTPI). The project will also include a package of public realm improvements including lighting and signage.	£114,000	£98,000
Sustainable Drainage (SuDS) for Water Quality & habitat improvement at Stratford Park	Design and construction of a sustainable drainage system (SuDS) at Stratford Park Lake, to mitigate the ecological damage to the area caused by water run-off from surrounding roads. Reed filled sinks and retention ponds will help filter out silt and pollutants and will greatly assist with habitat recovery.	£88,000	£48,852
		<b>Total</b>	<b>£1,208,611</b>



## 8. CIL - Strategic Projects Overview

Project	Allocated	Spent	Financial Year Approved
Stroud to Salmon Springs River Restoration	£60,000	£60,000	2019/20
Strategic Tree Planting	£14,000	£14,000	2019/20
Rural SuDS Flood Management Scheme	£30,000 (*£5,068.30 not required)	£24,931.70	2019/20
Cam and Dursley Greenway	£25,000	£25,000	2020/21
Cam and Dursley Rail Station Improvements	£71,050	£71,000	2020/21
Cainscross Segregated Cycleway	£25,000	£25,000	2020/21
Stroud to Nailsworth Cycle Track	£116,000	£116,000	2020/21
Frampton Cycle Path	£10,000	£0	2020/21
In-Cab Technology for waste vehicles	£20,000	£20,000	2020/21
Nailsworth drainage improvement scheme	£52,500	£52,500	2021/22
Stroud Outdoor Pool (Lido)	£20,000 (*£3,366.00 not required)	£16,634	2021/22
Archway School 3G Astroturf	£150,000	£0	2021/22
Berkeley Realm Public Design (Prelim)	£20,239	£20,239	2022/23
Dudbridge to Ryeford Cycle Trail	£75,000	£0	2022/23
SGS College '14-16 Create Centre'	£25,000	£25,000	2022/23
Wotton 'New Barn' – Sports & Recreation Pavilion	£75,000	£0	2022/23

Project	Allocated	Spent	Financial Year Approved
Stroud Subscription Rooms	£66,759	£0	2023/24
Berkeley GL13 Community Hub	£170,000	£0	2023/24
Berkeley Town Improvement Plan	£200,000	£0	2023/24
Standish Multiuser Path Construction	£400,000	£0	2023/24
New extension at Gastrells Primary School	£228,000	£0	2023/24
Stroud Merrywalks Interchange Hub	£98,000	£0	2023/24
Rural SuDS at Stratford Park	£45,852	£0	2023/24

*\*Projects shaded in grey have been fully completed for this reporting period. Please note that further spend experienced in the following financial year 2024/2025 are not reported here and will be included in next years IFS.*

## 9. Neighbourhood CIL

- 9.1 In line with the CIL Regulations, Neighbourhood CIL is paid to Town and Parish Councils in April and October each year. The money they receive is directly from CIL receipts of development that has happened in their locality, therefore if there has been no development in an area, they will not be in receipt of any CIL money.
- 9.2 Total allocated to Town and Parish Councils in 2023/24: **£199,476.69**
- 9.3 Town and Parish Councils must spend Neighbourhood CIL within 5 years of receipt, this is monitored annually via the submission of a CIL return report, copies of which are made available on our website. The return mirrors the legislative requirements of the Charging Authority and provides details of Neighbourhood CIL receipts, expenditure and any carry over for each neighbourhood area.
- 9.4 Stroud District Council did not need to recover any unspent Neighbourhood CIL in the reported year, nor in previous years, in line with Regulation 59E\*. There are no non-parished areas within the District where CIL money has been allocated\*\*.

*\*Regulation 59E relates to the recovery of CIL where a local council has not spent CIL within 5 years of receipt or has spent CIL on a non-infrastructure item). \*\*Regulation 59F relates to applying CIL in non-parished areas.*

## 9.5 CIL Neighbourhood Portion Payment Period April and October 2023

Town or Parish Council	Payment Period	Amount
Alkington Parish Council	April 2023	£396.67
Alkington Parish Council	October 2023	£3,570.01
Berkeley Town Council	April 2023	£13,906.70
Berkeley Town Council	October 2023	£25,022.45
Bisley with Lypiatt Parish Council	April 2023	£2,416.90
Bisley with Lypiatt Parish Council	October 2023	£3,259.75
Brookthorpe with Whaddon Parish Council	April 2023	£6,655.23
Brookthorpe with Whaddon Parish Council	October 2023	£6,655.23
Cainscross Town Council	April 2023	£450.00
Cainscross Town Council	October 2023	£871.46
Cam Parish Council	April 2023	£16,906.70
Cam Parish Council	October 2023	£28,384.80
Dursley Town Council	October 2023	£32,293.49

Town or Parish Council	Payment Period	Amount
Eastington Parish Council	April 2023	£1,920.50
Eastington Parish Council	October 2023	£1,033.25
Hardwicke Parish Council	April 2023	£1,000.00
Hardwicke Parish Council	October 2023	£1,652.27
Horsley Parish Council	April 2023	£1,348.31
Hunts Grove Parish Council	April 2023	£22,725.34
Kingswood Parish Council	April 2023	£1,615.44
Kingswood Parish Council	October 2023	£1,321.72
Minchinhampton Parish Council	April 2023	£4,542.04
Minchinhampton Parish Council	October 2023	£1,228.31
Nailsworth Town Council	April 2023	£1,518.60
Nailsworth Town Council	October 2023	£651.63
North Nibley Parish Council	April 2023	£30.89
Painswick Parish Council	April 2023	£2,521.62
Randwick and Westrip Parish Council	April 2023	£1,486.91
Randwick and Westrip Parish Council	October 2023	£743.45
Rodborough Parish Council	April 2023	£71.71

Town or Parish Council	Payment Period	Amount
Stroud Town Council (NDP Area)	April 2023	£416.64
Stroud Town Council (Non-NDP Area)	April 2023	£336.26
Stroud Town Council (Non-NDP Area)	October 2023	£1,882.26
Woodchester Parish Council	April 2023	£626.60
Wotton-under-Edge Town Council	October 2023	£10,013.55
	<b>TOTAL:</b>	<b>£199,476.69</b>



## 9. CIL: Projection of Future Income

The below table provides a projection of future CIL income that Stroud District Council expects to receive over the next 5 years (1 April 2024 – 31 March 2029). These figures are a projection only, using figures which are correct at the time of writing this report. The “potential” column shows only live applications which are registered in SDC’s CIL recording system to date, and this figure is expected to increase as more CIL liable applications gain planning permission. Please note, these projections are subject to change for the following reasons:

- More CIL liabilities will come forward in the timeframe given
- An application with a CIL liability may never be implemented
- An exemption is applied for prior to implementation

<b>Allocation</b>	<b>Potential (not secured) 01/04/2024 – 31/03/2029</b>	<b>Due (secured income) 01/04/2024 – 31/03/2029</b>
Administrative Costs	£27,346.16	£58,908.71
Neighbourhood Portion*	£111,699.02	£136,211.87
Strategic Fund*	£407,878.09	£983,053.75
<b>Total</b>	<b>£546,923.27</b>	<b>£1,178,174.33</b>

*\*Projection based on average of 15% Neighbourhood Portion allocation (25% allocation for Town and Parish Councils with an adopted NDP).*

# 11

## S106 Agreements, Contributions and Expenditure





## 11. S106 Agreements

11.1 Total amount of money to be provided under any planning obligations which were entered into during the reporting year:

### S106 Agreements:

Obligations	Total Committed
Monitoring of Agreement	£7,176.00
Affordable Housing Contribution	£27,000.00
Off-Site Recreation	£24,491.00

### Specific HRA Mitigation Contributions:

Obligations	Total Committed
Rodborough Common Special Area of Conservation (SAC) Mitigation Contribution	£58,481.00
Severn Estuary Special Area of Conservation (SAC) Mitigation Contribution	£55,825.00
Cotswold Beechwoods Special Area of Conservation (SAC) Mitigation Contribution SAMM - Strategic Access Management and Monitoring	£18,521.71
Cotswold Beechwoods Special Area of Conservation (SAC) Mitigation Contribution SANG - Suitable Alternative Natural Greenspace	£46,058.87*
SAC Monitoring contribution	£1,500.00

\*For future reference, SANG Payments will be collected from both the Cotswolds Beechwoods and Severn Estuary (post 1 June 2024) mitigation contributions.

**Total committed: £239,053.58**

11.2 Total amount of money under any planning obligation which was **received** during the reporting year:

### S106 Agreements:

Obligations	Total Received
Monitoring of Agreement	£6,202.14
Affordable Housing Contribution	£222,750.00
Off-Site Recreation	£11,271.31
Refuse and Recycling Contribution	£48,934.13

### Specific HRA Mitigation Contributions:

Obligations	Total Received
Rodborough Common SAC Mitigation Contribution	£12,546.00
Severn Estuary SAC Mitigation Contribution	£43,124.16
Cotswold Beechwoods Special Area of Conservation (SAC) Mitigation Contribution SAMM - Strategic Access Management and Monitoring	£5,300.09
Cotswold Beechwoods Special Area of Conservation (SAC) Mitigation Contribution SANG - Suitable Alternative Natural Greenspace	£13,179.99
SAC Monitoring contribution	£200.00

**Total received: £363,507.82**

11.3 The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority:

All S106 funds held by SDC are allocated / committed to specific project works in line with the councils' formal procedures.

11.4 Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reporting year, including details in relation to affordable housing, the total number of units which will be provided:

### Non-Monetary Contributions:

Affordable Housing: A total of new build housing completions were confirmed in the reported year. Completions by tenure are as follows;

Year	Rented	Shared Ownership	Other Affordable Ownership	Total
2023/24	53	101	2	156

### Acquisitions 1 April 2023 – 31 March 2024:

Year	Rented	Shared Ownership	Other Affordable Ownership	Total
2023/24	20	0	0	20

### Other Non-Monetary Contributions:

- Provision of Public Open Space
- Maintenance and management of Public Open Space

S.20/0887/FUL	Land At Cloverlea Barn, Wickwar Road, Kingswood, Gloucestershire
S.21/1055/FUL	Daniels Industrial Estate, 104 Bath Road, Stroud, Gloucestershire, GL5 3TJ
S.21/1276/FUL	Land At, Dudbridge Hill, Stroud, Gloucestershire
S.21/2010/FUL	Land At, Uptons Garden, Whitminster, Gloucestershire

11.5 Total amount of money (received under any planning application) which was allocated but not spent during the reporting year:

## S106 Project Allocations Not Spent in Reporting Year 23/24

Planning Permission	Project Name / Infrastructure items	Allocation
01/1423	Coopers Edge Allotment Contribution – to be given to the Community Trust on completion of the legal land transfer	£114,861.47
01/1423	Coopers Edge – Dog Bins and Dog Signage (pending legal adoption of Highways)	£2,549.44
01/1423	Public Open Space – Site Maintenance	£27,497.60
01/1423	Coopers Edge Waste Bins	£15,758.36
S.09/1414/FUL	Dursley/Cam/Uley Greenway	£3,000.00
S.15/1655/OUT	Standish multi-user greenway – off site public open space	£26,086.00
S.16/0372/FUL	Newport Parish Play Area Proposal	£79,729.54
S.05/0880/FUL	Valley Playing Field – Chalford Recreational Facilities/equipment	£1,686.00
S.14/0810/OUT	Hunts Grove – drainage works	£28,737.00
S.14/0716/OUT	Stroudwater Canal Contribution Canal towpath construction and improvements	£250,481.50
S.13/1064/FUL	Whitminster Pavilion Project	£58,645.54
S.13/1893/FUL	Bowden Hall – Parish Notice Board	£267.31
S.14/0810/OUT	Woodchester Parish Council Accessible (Kissing) Gates and Maintenance to Mountain Bike Trails	£9,585.31
S.14/0810/OUT	Land West of Stonehouse Refuse and recycling	£48,934.13
S.15/0476/OUT	Littlecombe Community Facilities Project – Chantry Centre	£158,262.55
S.15/0476/OUT	Littlecombe Community Facilities Project – Dursley Community Centre	£76,550.00
S.15/0476/OUT	Littlecombe Community Facilities Project – GL11 Community Hub	£25,000.00
	<b>Total:</b>	<b>£927,631.75</b>

11.6 The total amount of money (received under any planning application), which was spent by the authority (including transferring it to another person)

## S106 Project Expenditure in Reporting Year 23/24

Planning Application / Development Name	Infrastructure Project Investment	Spent	Spend Date
S.14/1927/OUT	Chestnut Park – Kingswood Community toilets	£16,575.75	19/02/2024
S.13/2117/OUT	Hardwick Recreation Multi-games area in parish recreation grounds	£22,531.00	04/05/2023
		£10,248.42	05/07/2023
		£1,396.25	18/07/2023
		£2,692.20	15/12/2023
		£6,057.97	12/03/2024
S.13/1289/OUT	Mankley Field - Pavilion Project	£122,499.00	12/05/2023
		£16,590.69	22/06/2023
S.13/1844/OUT	Bowden Hall – Upton St Leonards Picnic bench	£1,002.79	18/07/2023
S.15/0476/OUT	Littlecombe Community Facilities Project – Chantry Centre	£41,737.45	11/09/2023
S.15/0476/OUT	Littlecombe Community Facilities Project – Dursley Community Centre	£18,450.00	24/01/2024
S.15/2152/FUL S.16/0026/FUL S.16/0051/FUL	Highfield Recreation Ground	£6,018.00	10/08/2023
S.15/2804/OUT	Jubilee Field Recreational Grounds – Car Park	£20,460.00	07/07/2023
S.15/0707/OUT	Frampton on Severn PC Recreation Area – Play equipment	£23,844.37	21/06/2023
S.05/1574/FUL 02/1432	Wotton Community Sports Foundation – Accessible path project	£29,686.00	27/10/2023
S.14/0716/OUT	Whitminster Pavilion Project	£10,000.00	28/02/2024
S.15/1424/FUL	The Pulse, Dursley – Swimming pool equipment	£2,871.18	08/03/2024
<b>Total:</b>		<b>£352,661.07</b>	

## HRA Specific Expenditure:



Project Name	Spent	Spend Date
Interpretation panel for Rodborough Common Design and print	£6,750.00	18/01/2024
Minchinhampton and Rodborough Common restrictive grazing equipment, collection/return of electric fencing to storage.	£900.00	12/12/2023
Rodborough Common - Fence line preparation and erecting of grazing paddocks electric fencing	£900.00	06/11/2023
Attendance of RCCP at Stroud Festival of Nature and Cattle Marking Up	£750.00	29/06/2023
Rodborough Common - Fence line preparation, erecting of grazing paddocks electric fencing and dismantling. 1.5 days	£1,100.00	21/04/2023
<b>Total:</b>	<b>£10,400.00</b>	

11.7 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 money allocated to each item.

- Please see item 10.5 above which incorporates these details.

11.8 In relation to money (received under planning obligations) which was spent by the authority during the reported year, summary details of –

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

- Please see item 10.6 above which incorporates these details.

11.9 The amount of money (received under planning obligations) spent on repaying money borrowed, including interest, with details of the items of infrastructure which that money was used to provide

- None

11.10 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:

- £ received and spent in full.

11.11 The total amount of money (received under any planning obligations) during the 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 identified separately

App Number	Site Address	Allocation	Covenant Type	Total Paid	Payment Received	Total Allocated	Total Spent 31/03/24	Total Remaining 31/03/24
01/1423	Former Brockworth Airfield Upton St Leonards Gloucester Gloucestershire	Allotment management scheme; to be transferred over to the Community Trust on land transfer - Coopers Edge	Allotment Contribution	114861.47	14/09/2021	114861.47	0.00	114861.47
01/1423	Former Brockworth Airfield Upton St Leonards Gloucester Gloucestershire	Provision of dog bins and dog fouling signs - Coopers Edge	Dog Bins and Dog Sign Contribution	3745.44	10/02/2017	3745.44	2549.44	1196.00
01/1423	Former Brockworth Airfield Upton St Leonards Gloucester Gloucestershire	Contribution to the provision of waste composting and/or recycling bins or facilities in the area - Coopers Edge	Waste Bins Contribution	24933.36	10/02/2017	24933.36	9175.00	15758.36
S.06/1429/OUT	Coletrop Farm Hardwicke Gloucestershire GL10 3EJ	Drainage works and maintenance in Hardwicke - Hunts Grove	Drainage and infrastructure	28737.00	20/11/2012	28737.00	0.00	28737.00





App Number	Site Address	Allocation	Covenant Type	Total Paid	Payment Received	Total Allocated	Total Spent 31/03/24	Total Remaining 31/03/24
S.09/1414/FUL	41 High Street Cam Dursley GL11 5LB	Towards the cost of implementing the Cam and Dursley Cycle Route - Dursley/Cam/Uley Greenway	Off-site recreation	3000.00	15/10/2010	3000.00	0.00	3000.00
S.13/1844/OUT	Bowden Hall Farm Bondend Road Upton St Leonards Gloucester Gloucestershire GL4 8ED	Recreation facilities in the vicinity of the Site - Bowden Hall Upton St Leonards	Off-site recreation	28273.45	10/10/2019	28273.45	28006.14	267.31
S.13/1893/FUL	Rooksmoor Mills Bath Road Woodchester Stroud Gloucestershire GL5 5ND	Accessible (Kissing) Gates and Maintenance to Mountain Bike Trails - Woodchester PC	Off-site recreation	9585.31	09/02/2024	9585.31	0.00	9585.31
S.14/0716/OUT	Parklands Farm School Lane Whitminster Gloucester Gloucestershire GL2 7NS	Redevelopment of Whitminster Playing Field Pavilion - Whitminster	Off-site recreation	68645.54	02/02/2021	68645.54	10000.00	58645.54
S.14/0810/OUT	Land West Of Stonehouse Nastend Lane Nastend Stonehouse Gloucestershire	Refuse and Recycling - Land West of Stonehouse	Refuse and Recycling Contribution	87152.63	28/03/2024	87152.63	38218.50	48934.13



App Number	Site Address	Allocation	Covenant Type	Total Paid	Payment Received	Total Allocated	Total Spent 31/03/24	Total Remaining 31/03/24
S.14/0810/OUT	Land West Of Stonehouse Nastend Lane Nastend Stonehouse Gloucestershire	Cost towards maintaining the Stroudwater Canal towpath and/or towards the cost of providing associated amenities - Stroudwater canal	Canal	250481.50	14/12/2020	250481.50	0.00	250481.50
S.15/0476/OUT	Land At Littlecombe (Lister Petter Site) Dursley Gloucestershire GL11 4HS	Community facilities contribution - Littlecombe: - The Chantry Centre - Dursley Community Centre - GL11 Community Hub - Dursley Tabernacle (paid in full)	Communities Facilities Contribution	355000.00	17/01/2022	355000.00	140187.45	214812.55
S.15/1655/OUT	Newport Towers Hotel Newport Berkeley Gloucestershire GL13 9PX	Protected outdoor play space - Newport Parish Play Area	Off-site recreation	79729.54	19/03/2021	79729.54	0.00	79729.54
S.16/0372/FUL	Land At The Bungalow Burcombe Road Chalford Hill Stroud Gloucestershire	Recreational facilities/ equipment for the public at Valley Playing Field in the vicinity of the Development	Off-site recreation	1686.00	02/08/2023	1686.00	0.00	1686.00
							Total	£827,695.00



## Public Open Space

App Number	Site Address	Allocation	Covenant Type	Total Paid	Payment Received	Total Allocated	Total Spent 31/03/24	Total Remaining 31/03/24
01/1423	Former Brockworth Airfield Upton St Leonards Gloucester Gloucestershire	Improvement to Merlin Close Play Area - POS site maintenance	POS Off Site Maintenance Payment	27497.60	08/06/2017	27497.60	0.00	27497.60
S.13/1387/FUL	Horsemarling Farm Horsemarling Lane Standish Stonehouse Gloucestershire GL10 3BT	Provision of off-site public open space facilities for youths and adults, Standish - Standish Multiuser Greenway	POS Managed	26086.00	26/02/2018	26086.00	0.00	26086.00
							Total	£53,583.60

## Contributions received and collected across multiple applications – Not allocated to specific projects in reporting year 2023/24

Mitigation contributions received to 31 March 2024*	Cotswold Beechwoods SAMM	5,299.80
Mitigation contributions received to 31 March 2024*	SANG - Suitable Alternative Natural Greenspace	13,180.28
Mitigation contributions received to 31 March 2024*	Rodborough Common SAC	51,871.50
Mitigation contributions received to 31 March 2024*	Severn Estuary SAC	275,317.03
	Affordable Housing	89,000.00
Total		£434,668.61



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11.12 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 reporting year

➤ None\*

11.13 Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reporting year

➤ None\*

\*Stroud District Council is not a Highways authority, as such, Highways provisions are secured through S106 agreements made directly between the developer and Gloucestershire County Council. Stroud District Council is not party to these agreements and therefore has no monitoring role in Highways matters.

## 12. Identified Areas of Prioritisation for Infrastructure Funding - CIL

Infrastructure to be funded, or part funded, through CIL	Infrastructure to be funded through S.106 obligations; S.278 of the Highways Act; other legislation or through planning condition
<p><b>Education</b></p> <p>Early years, primary and secondary school schemes, covering ages 2-19, (excluding new primary schools required by strategic site allocations)</p>	<p><i>New primary schools at strategic site allocations</i></p>
<p><b>Social infrastructure</b></p> <p>Social infrastructure, including community facilities, burial grounds, sports, recreational, play infrastructure, youth provision, public realm, art and cultural facilities (excluding on site provision)</p>	<p><i>On site provision at strategic site allocations (including at Hunts Grove Local Centre and West of Stonehouse Local Centre) and at other development sites</i></p>
<p><b>Transport</b></p> <p>Transport infrastructure including highway improvement schemes, cycling and walking infrastructure and public transport (excluding specific mitigation works on, or directly related to, a development site)</p>	<p><i>Highway access arrangements and development specific mitigation works on site cycling and walking routes, on-site traffic calming, on-site bus stops and shelters at strategic site allocations and other development sites</i></p>
<p><b>Canal infrastructure</b></p> <p>Infrastructure associated with improving or re-opening the Stroudwater Navigation, the Thames and Severn Canal or the Gloucester &amp; Sharpness Canal including towpaths</p>	

<p><b>Green infrastructure</b></p> <p>The creation, improvement and maintenance of accessible natural greenspace, woodland and river corridors, for biodiversity, Water Framework Directive waterbody improvements and flood risk enhancements (excluding on site provision)</p>	<p><i>On site provision at strategic site allocations and other development sites</i></p>
<p><b>Strategic flood risk management infrastructure</b></p> <p>Improvements to Severn Estuary and other flood defences, river corridors and restoration of canal network for flood risk enhancements including the Rural SuDS scheme and as set out in the Stroud Valleys Initiative (excluding on site provision)</p>	<p><i>On site management and disposal of surface water, including sustainable drainage systems (SuDS) at strategic site allocations and other development sites</i></p>
<p><b>Emergency Services (Police, Fire and Ambulance)</b></p>	
<p><b>Health and wellbeing infrastructure</b></p>	<p><i>Sites for surgeries at strategic site allocations (including at Hunts Grove Local Centre and West of Stonehouse Local Centre)</i></p>
<p><b>Renewable or low carbon energy infrastructure</b></p>	
<p><b>Strategic waste and recycling infrastructure</b></p> <p>Provision of household waste recycling and waste management facilities (excluding on site collection facilities)</p>	<p><i>On site collection facilities and waste reduction initiatives</i></p>

# 13

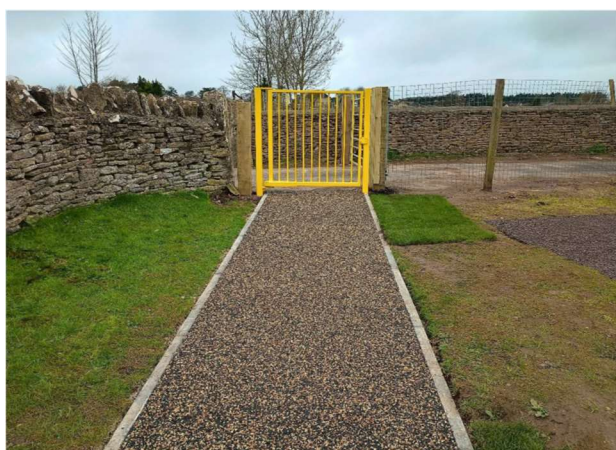
## Case Studies



Image: Strategic tree planting, Stroud

## Case Study – Box Lane Playground

Minchinhampton Parish Council used just under £26,000 of their Neighbourhood CIL money towards significant playground improvements to the playground located at Horsfall, Box Lane. The original playground required updating and a total re-design to create an accessible and inclusive area for the local community. The new playground offers play experiences for children up to the age of 12 and is an inviting and fun space for children and their families to enjoy. The playground was officially opened in March 2024 and has been very well received, with positive feedback given from both caregivers and their children.





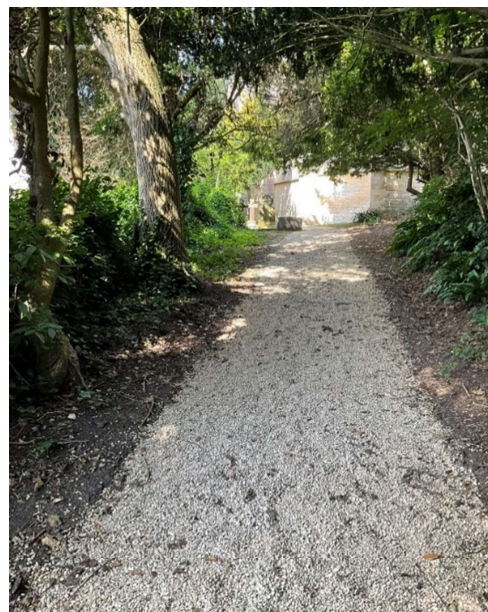
## Case Study – Berkeley Town Hall

Berkely Town Council have reported an additional spend of £21,793.20 for repairs and maintenance works of the Town Hall. Works included repairs and maintenance of the exterior stonework and roof, a new fire alarm system and internal and external painting of windows.



## Case Study – Holy Cross Church

Owlpen Parish Meeting used money collected for their area from CIL to upgrade the path at Holy Cross Church which had become very muddy and uneven with tree roots. The area was cleared, levelled and widened before a fresh layer of gravel was laid. The upgrade has been welcomed by all walkers, visitors to the church and families using the church for weddings and special occasions. The upgrade has meant that the church itself is not being damaged by mud being brought into the building. This project was completed in March 2024 and cost £450.



## Case Study – Berkeley GL13 Community Hub



The Berkeley Community Hub project was awarded £170,000 in Strategic CIL funding during the 2023 funding round.

The popular town of Berkeley has no natural central place for the community to meet, carry out community activities and socialise, or hold business or club/association meetings. The existing Library is increasingly needed by local groups for its ability to host a range of activities, but it is not fit for purpose.

Originally intended to be a temporary built in the 1970's, the Library building is constructed of steel and wood. Not being adequately insulated to modern standards, it is also expensive to run and uncomfortable for users in hot summers and cold in winters.

Based on the site of the existing Library, an entirely new Community Hub will be constructed. The first phase would be to build a new library behind the old one, thus avoiding the closure of the library whilst building works were carried out. The second phase would see the building of an annexe which will act as a community centre and will include a kitchen and a meeting room area.

The new Community Hub will deliver a wide range of much needed services and activities. It will cater for all age groups including children, young people and the elderly and a range of important partnerships are being formed with strategic providers to ensure that local people have access to important help and support services, including NHS outreach clinics, housing advice, and social welfare workshops.

*Picture Credit: Berkeley Community Hub, photo credit Simon Camper*

Many services in Berkeley have been reduced in recent decades, yet new housing developments are taking place in the area. This Community Hub project will help to reduce social isolation and improve community cohesion as the community grows. Its development is being actively supported by Stroud District Council's Health and Wellbeing services and the newly created flexible and modern accommodation means that opportunities to provide for a wide range of social interests are endless.



Left: The old Library building dates back to the 1970's, made of wood and steel, it is poorly insulated and community space is very limited.

Bottom: Architects drawings of the new Berkeley Library and Community Hub. The new building retains the library provision whilst offering additional flexible space and meeting rooms. Bright, modern and energy efficient, it is sure to meet the growing needs of the town.

*Pictures provided by the lead project organisation, Berkeley Books.*



## Stroud College 14-16 Create Centre

SGS South Gloucestershire and Stroud (SGS) College was awarded £25,000 CIL Strategic Funding towards the construction costs of their new 'Create Centre'.

Opening its doors to its first intake of students in September 2023, the Create centre has been developed specifically for 14-16 year old learners who are keen and willing to learn, but do not suit the standard school system. Pupils may have a neurodivergent diagnosis or suffer from wellbeing issues, who otherwise find mainstream secondary school environment difficult.

The new purpose- built centre is based at the SGS Stroud campus and provides an individually tailored study programme that includes core GCSE subjects including English, maths and science, as well as a selected creative vocational pathway taught by industry experienced tutors.

SGS Principal Sara-Jane Watkins said: "This much needed provision will ensure 14-16 year olds, for whom mainstream education is not right for them have the opportunity to access individualised support, a focused and bespoke curriculum, first class facilities and the right learning environment to do well and enjoy their education".

Having access to quality education is priority within Stroud District Council's Local Plan, and this project particularly encourages economic and social inclusion which is key objective of the Councils corporate plan.



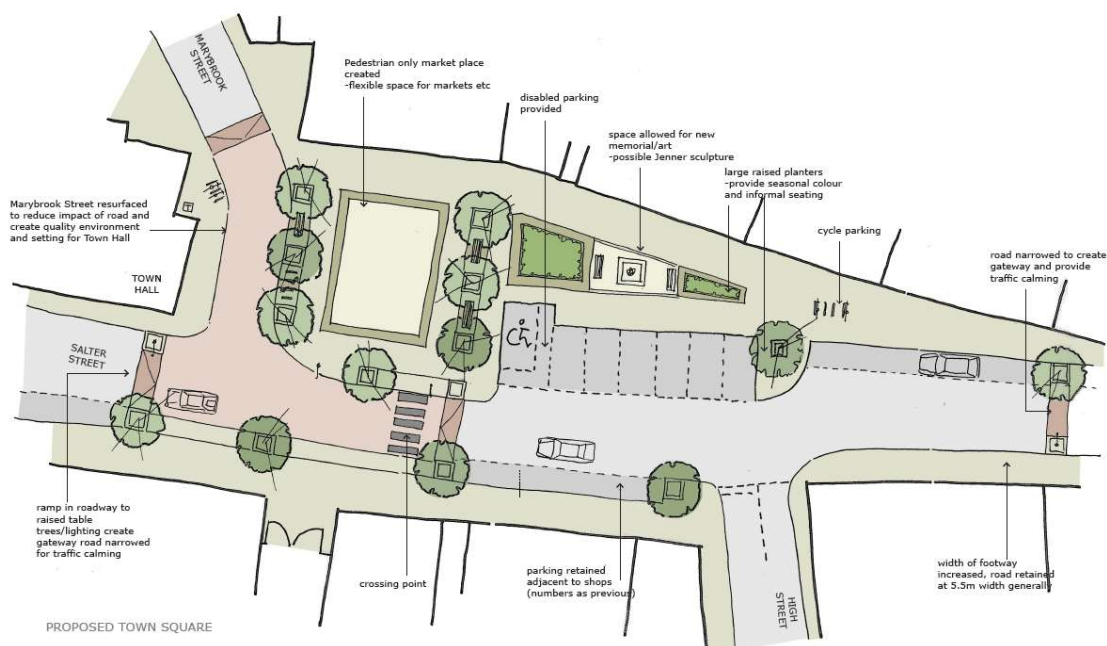
*Photos taken at the official opening of the SGS College Create 14-16 Centre in October 2023.*

# Case Study – Berkeley Public Realm Improvement Project

Berkeley Town Council are leading on an ambitious project that aims to make Berkeley safer, greener, more accessible and more pleasant for all to enjoy. Local people have expressed concerns that the current town centre is dominated by car traffic, unsafe for pedestrian and cyclists, and uninviting to visit.

This project is a good example of both the CIL Neighbourhood and CIL Strategic monies working together to help make significant improvements needed to support current and future populations. Berkeley Town have used £13,906 of their CIL Neighbourhood portion to match fund a £220,239 contribution from the CIL Strategic Fund.

The Detailed Design works are being undertaken by Gloucestershire County Council. They will include road realignment and resurfacing to create an attractive town centre environment with improved pedestrian accessibility, traffic calming and multi-functional community spaces. The design will include tree planting and high-quality street furniture and use materials that will visually connect spaces and respect the historic environment, adding to the local character of the town.



Picture Credit: Taken from the Preliminary Design works produced by Illman Young and provided to Berkeley Town Council. The Detailed Design phase is now progressing.

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