

IFS April 2024 – March 2025

CHERWELL DISTRICT COUNCIL

Infrastructure Funding Statement 24-25

1 April 2024 – 31 March 2025

Published December 2025



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

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1. Introduction

- 1.1 This is Cherwell District Council's (CDC) Infrastructure Funding Statement (IFS) published in December 2025. It outlines the 'Section 106' (s106) developer contributions the council has secured during 2024/25 or for which there has been a transaction over the same reporting year. In addition, it provides a summary of the s106 contributions the council has received, and which remain unspent. This report provides a summary of the contributions the council has secured for on- and off-site infrastructure and affordable housing.
- 1.2 Section 106 agreements secure contributions towards the delivery of infrastructure required to mitigate the impacts of development, thereby helping to make it acceptable.
- 1.3 This IFS sets out the required information outlined in the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019. The council is required to publish an IFS by the end of each calendar year for the preceding year. The government's objective is to improve transparency and accountability on developer contributions.
- 1.4 As Cherwell District Council (CDC) is not currently a Community Infrastructure Levy (CIL) charging authority, this IFS does not report on CIL. It instead focuses on s106 agreements.
- 1.5 The "reporting year" is the financial year from 1 April 2024 to 31 March 2025.
- 1.6 Contributions received by Oxfordshire County Council for county infrastructure such as for highways and education are not included as they are received and monitored by that authority. Oxfordshire County Council's Infrastructure Funding Statements are [available online](#).
- 1.7 The annual IFS is published on the [council's website](#) alongside previous publications. It aims to improve the accessibility of information and provide an overview of the infrastructure that has been secured and delivered within the district.
- 1.8 The data on developer contributions may include estimates and can be subject to change. The data reported in this document is the most robust available at the time of publication.
- 1.9 Copies of s106 agreements listed within this report can be downloaded from the [Planning Register](#). Copies can also be [requested by email](#).

2. An overview of s106 Agreements

- 2.1 Under section 106 of the Town and Country Planning Act 1990, a Local Planning Authority can seek obligations for both on- and off-site physical infrastructure and/or contributions when it is considered that a development needs to be supported by that infrastructure to make it acceptable and where those needs cannot be addressed through planning conditions when planning permission is granted.
- 2.2 Planning obligations help ensure that the additional pressure on resources that new development creates are overcome, to allow the development to make a positive contribution to the local area.
- 2.3 Regulations state that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 2.4 'In kind' obligations are provided where the developer builds or directly provides the infrastructure necessary to fulfil the obligation. For example, a development may be required to provide a specific number of affordable homes on site or a community facility.
- 2.5 Financial obligations are payments towards the provision of off-site infrastructure works or alternate facilities elsewhere within the district, usually on or near the site.
- 2.6 In some cases, the obligation secured can be a combination of both on-site provision and financial contributions, such as the delivery of a community hall and the provision of an on-going maintenance sum.
- 2.7 The council's approach to securing contributions is set out in the [Cherwell Local Plan 2011-2031](#) and the [Developer Contributions Supplementary Planning Document \(SPD\) \(February 2018\)](#). The Local Plan is supported by an [Infrastructure Delivery Plan](#) and its delivery is monitored by way of an [Annual Monitoring Report](#).

3. **Headline figures from the reporting year**

Developer Agreements

- 3.1 Appendix 1 to this report shows that between 1 April 2024 and 31 March 2025 the Council entered into **nineteen** new s106 agreements, of which **seven** were supplementary deeds of variation/modification to existing s106 agreements. The s106 agreements relate, in the main, to residential and mixed-use developments across the district and do not include s106 agreements Cherwell District Council was not party to.

Developer Agreement Contributions

- 3.2 Appendix 2 to this report provides a breakdown of the individual contributions arising from the new s106 agreements (i.e. for those agreements entered into between 1 April 2024 and 31 March 2025).
- 3.3 It is not possible to fully quantify the total contribution values as some are reliant upon further planning consideration. For example, some contributions are secured based on an individual unit such as a square metre of open space or per individual tree. The total contribution is not fixed until open space or landscaping schemes are approved, such as through the approval of reserved matters. Furthermore, developers may be given the option to provide a financial contribution in lieu of providing physical infrastructure themselves.
- 3.4 For this reason, the data is not fully reflective of the true value of secured contributions. An estimation is provided based on the best information available. The 24-25 agreements have secured:
- Total contributions worth a total of **£6,247,080.20**
 - **555** affordable homes
 - Infrastructure including new play areas, public open space, allotments, a multi-use

games areas, football pitches and sports pavilions.

- 3.5 Table 1a provides a breakdown of the s106 monies secured by category during the reporting year, including comparison with previous years:

Table 1a: s106 Monies Secured

Category	24-25 (current)	23-24
Affordable Housing	£0	£21,250.00
Biodiversity	£94,340.54	£21,000.00
Burial Grounds	£10,122	£0
Community Development	£250,073.66	£348,726.01
Community Facilities	£834,338.70	£1,167,682.26
Green Infrastructure	£0	£204,126.33
Health	£584,064.00	£669,430.80
Open Space and Leisure	£1,800,422.56	£8,618,907.06
Sports	£2,251,904.34	
Police	£76,977.40	£243,328.80
Public Art	£169,016.00	£97,490.00
Refuse	£126,721.00	£81,210.00
Section 106 Monitoring Charges	£49,100.00	£56,482.00
TOTAL	£6,247,080.20	£11,529,633.25

- 3.6 Table 1b provides a breakdown of the affordable housing types secured during the reporting year, including comparison to the previous year:

Table 1b: Affordable Housing Types Secured

Category	24-25 (current)	23-24
Social Rent	37	190
Shared Ownership	39	22
First Homes	80	109
Intermediate Housing	10	59
Affordable Rent	389	240
TOTAL	555	620

Developer Agreement Transactions

- 3.7 Appendix 3 (contributions received), appendix 4 (contributions allocated) and appendix 5 (contributions spent) provide the raw data on s106 transactions during the reporting year. The key statistics and summaries of the funds received and spent during the reporting year, including comparisons with previous years, are provided in Table 2a:

Table 2a: s106 Obligations Delivered

Category	24-25 (current)	23-24	22-23
Total Funds Received	£3,574,501.75	£1,167,340.94	£3,038,025.31
Total Funds Spent	£1,518,646.95	£857,514.69	£385,151.28
Total Affordable Units Delivered	267	266	

- 3.8 Table 2b provides a breakdown of the s106 monies received by category during the reporting year, including comparison to the previous year:

Table 2b: s106 Monies Received

Category	24-25 (current)	23-24
Affordable Housing	£27,250.00	£0
Biodiversity	£88,094.94	£0
Burial Grounds	£0	£14,047.49
Community Development	£99,388.39	£113,908.07
Community Facilities	£2,035,693.04	£34,395.20
Green Infrastructure	£0	£15,664.92
Health	£174,971.28	£45,017.61
Open Space and Leisure	£56,268.51	£683,786.07
Sports	£869,405.18	
Police	£64,335.28	£86,238.00
Public Art	£27,914.31	£71,533.07
Refuse	£81,738.60	£65,043.77
Section 106 Monitoring Charges	£49,442.22	£37,706.74
TOTAL	£3,574,501.75	£1,167,340.94

- 3.9 Table 3 provides a list of s106 money which has been received but is not yet allocated.
- 3.10 'Allocated' means funds which have been passed to a team within the council to spend but may not have been assigned to a specific project yet ¹.

Table 3: Unallocated s106 funds

Planning Application	Clause / Purpose	Balance
Unknown	Car Park Commuted Sum	£84,245.24
TOTAL		£84,245.24

- 3.11 Table 3 indicates that **£84,245.24** s106 monies had not been allocated or spent by the end of the reporting year. The single contribution which makes up this figure is historic and is in the process of being identified.
- 3.12 Table 4 provides a breakdown of the s106 monies spent by category during the reporting year,

¹ Planning Advisory Service (2023) *Infrastructure Funding Statements*. Available at: <https://www.local.gov.uk/pas/topics/developer-contributions/infrastructure-funding-statements>

including comparison to the previous year:

Table 4: s106 Monies Spent

Category	24-25 (current)	23-24
Affordable Housing	£560,000.00	£0
Community Development	£18,995.82	£28,572.00
Community Facilities	£70,529.46	£45,822.04
Open Space and Leisure	£236,806.53	£545,705.00
Sports	£370,838.52	
Monitoring Fees	£28,694.99	£45,751.07
Misc	£8,974.93	£12,345.80
Police	£130,585.69	£15,589.29
Public Art	£11,000.00	£37,049.45
Refuse	£82,221.01	£126,680.04
TOTAL	£1,518,646.95	£857,514.69

3.13 The difference between money received and money spent will result from year-on-year variation and some infrastructure projects being delivered across multiple years, thus the spending may not occur during the reporting year.

3.14 Table 5 provides a breakdown of the affordable housing types delivered during the reporting year:

Table 5: Affordable Housing Types Delivered

Category	24-25 (current)	23-24
Social Rent	57	11
Shared Ownership	73	81
First Homes	0	0
Intermediate Housing	3	0
Affordable Rent	134	174
TOTAL	267	266

4. Guidance on understanding the IFS data

4.1 The Council no longer publishes its raw IFS data in csv format following the government's movement away from this approach². This format was not easily accessible to the reader and was primarily for supporting a data return to government.

4.2 For this reporting year, the Council has published six data sets:

- developer agreements entered into (Appendix 1)
- developer contributions secured (Appendix 2)
- developer contributions received (Appendix 3)
- developer contributions allocated (Appendix 4)

² Planning Advisory Service (2023) *Infrastructure Funding Statements*. Available at: <https://www.local.gov.uk/pas/topics/developer-contributions/infrastructure-funding-statements>

- developer contributions spent (Appendix 5)
 - affordable housing secured (Appendix 6)
- 4.3 These data sets provide similar information to previous years' IFS, but in a more accessible and legible format.
- 4.4 Introduced for the 23-24 IFS is a breakdown of secured affordable housing and additional columns including parish, planning policy allocation, site size, number of dwellings, commercial use classes and commercial floor space.
- 4.5 Table 6 explains the meaning of each column in the appendices.

Table 6: IFS Data Headings

Heading	Meaning
Planning Ref.	The planning application reference the s106 agreement is associated with.
Signed Date	The date the s106 agreement was signed and sealed.
Parish	The Parish(es) the development is located within.
Location	The planning application location.
Description of development	A paraphrased description of the development.
Size	Site size in hectares.
Dwellings	Number of dwellings created.
Use Classes	Commercial use classes permitted.
Floor Space	Commercial floor space created.
Category	Infrastructure category (refer to Table 7).
Contribution Detail	The s106 contribution name/purpose as written within the agreement.
Amount (£)	The base amount of the financial contribution, as written in the s106 agreement, without indexation. Estimates are used where necessary.
Quantity (units)	The number of units (e.g. affordable homes).
Area	The Parish in which the development is sited.
Amount Received	The amount of money received by contribution.
Allocated To	The department, team or external organisation the money has been allocated to.
Amount Spent	The amount of money spent by contribution.

- 4.6 Government guidance³ recommends that infrastructure is grouped by the categories listed below in Table 7. For 24-25, new subcategories have been introduced to provide a more detailed breakdown into the council's infrastructure report. Table 7 describes the meaning of each category; where there is overlap between categories, the most relevant category is used.

³ UK Government (2023) *Community Infrastructure Levy. Paragraph 179.*

Available at: <https://www.gov.uk/guidance/community-infrastructure-levy#monitoring-and-reporting-on-cil-and-planning-obligations>

Table 7: IFS Categories

Category	Meaning
Affordable housing	Affordable housing for sale or rent, for those whose needs are not met by the market. It includes: Affordable housing for rent; Discounted market sales housing; and other affordable routes to home ownership.
Biodiversity	Contributions for biodiversity improvements and the monitoring of biodiversity initiatives.
Bonds	Financial securities which will need to be paid at certain trigger points during the development.
Burial Grounds	Contributions for new or improved burial grounds and cemeteries.
Community Development	Community development contributions and salaries for Community Development Workers.
Community facilities	The provision of buildings and spaces such as village halls, community centres, places of worship, meeting places, museums and libraries.
Digital infrastructure	Electronic communications networks, such as next generation mobile technology (such as 5G) and full fibre broadband connections. It also includes radio and electronic communications masts, and the sites for such installations.
Education	Facilities needed for all school phases aged 0-19 years and special educational needs.
Flood and water management	Infrastructure for managing the risk of flood and coastal erosion. This can include structural measures, such as hard defences and flood relief works, and soft defences, such as green infrastructure.
Green infrastructure	Woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies.
Health	Facilities needed for primary, secondary and tertiary care.
Highways	Agreements entered into under section 278 of the Highways Act 1980 (highway improvements).
Land	Land which is provided to the council instead of money.
Open space and leisure	Open space of public value, whether for recreation or for visual amenity. This category includes open areas within a development, linear corridors and country parks.
Other	Any infrastructure which does not fit in the categories above. This includes contributions for refuse, community workers, burial grounds, police, public art and non-monetary contributions for heritage assets, training, employment and local centres.
Police	Contributions for Thames Valley Police and CCTV monitoring contributions.
Public Art	Physical works of public art and financial contributions to install or maintain public artwork.
Refuse	Refuse and recycling contributions, including for the provision of domestic bins.

Section 106 monitoring charges	Monitoring and registration fees to cover the cost of monitoring and reporting on the delivery of section 106 obligations.
Sports	Indoor and outdoor sports provision, including the sports pitches and sports pavilions.
Training and employment	Training and employment management plans, apprenticeship schemes and local employment requirements.
Transport and travel	Measures to improve accessibility and safety for all modes of travel and measures that deal with the anticipated transport impacts of the development.

5. Providing the Statutory Information

- 5.1 This section comprises the information required to fulfil the requirements of Schedule 2 of the Regulations which prescribes the minimum information required for the IFS. The data in section 3 and the appendices to this statement provide data beyond this minimum requirement.
- 5.2 The required data is set out below in Table 8 with the council's return based on the best information available at the time of publication.

Table 8: Statutory Information

	Information Required	CDC Data
3(a)	the total amount of money to be provided under any planning obligations which were entered into during the reporting year;	<i>£6,247,080.20</i>
3(b)	the total amount of money under any planning obligations which was received during the reporting year;	<i>£3,574,501.75</i>
3(c)	the total amount of money under any planning obligations which was received before the reporting year which has not been allocated by the authority;	<i>£84,245.24</i>
3(d)	summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reporting year, including details of—	<i>See appendix 2</i>
3(d)(i)	in relation to affordable housing, the total number of units which will be provided;	<i>555</i>
3(d)(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;	<i>N/A</i>
3(e)	the total amount of money (received under any planning obligations) which was allocated but not spent during the reporting year for funding infrastructure;	<i>£3,574,501.75</i>
3(f)	the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	<i>£1,518,646.95</i>
3(g)	in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reporting year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	<i>See appendix 3</i>
3(h)	in relation to money (received under planning obligations) which was spent by the authority during the reporting year (including transferring it to another person to spend), summary details of—	
3(h)(i)	the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	<i>See appendix 4</i>
3(h)(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);	<i>£0</i>
3(h)(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;	<i>£21,124.04</i>
3(i)	the total amount of money (received under any planning obligations) during any year which was retained at the end of the reporting 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.	<i>£19,729,405.30</i> <i>TOTAL</i> <i>£4,917,409.36</i> <i>Commuted Sums</i>