

IFS April 2023 – March 2024

CHERWELL DISTRICT COUNCIL

Infrastructure Funding Statement 23-24

1 April 2023 – 31 March 2024

Draft for Executive

December 2024



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 2024. It outlines the 'Section 106' (s106) developer contributions the council has secured during 2023/24 or for which there has been a transaction over the same reported 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 "reported year" is the financial year from 1 April 2023 to 31 March 2024.
- 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 [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 reported year

Developer Agreements

- 3.1 Appendix 1 to this report shows that between 1 April 2023 and 31 March 2024 the Council entered into **fifteen** new s106 agreements, of which **two** 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 fifteen s106 agreements (i.e. for those agreements entered into between 1 April 2023 and 31 March 2024).
- 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 fifteen agreements have secured:
- Total contributions worth a total of **£11,529,633.25**, a nominal increase from the previous year.
 - **618** affordable homes, a decrease from **869** the previous year.
 - Infrastructure including new play areas, open space, allotments, orchards,

woodlands, a local nature reserve, retained agricultural land, a multi-use games area and football pitches.

- 3.5 Table 1a provides a breakdown of the s106 monies secured by category during the reported year:

Table 1a: s106 Monies Secured

Category	23-24	22-23
Affordable Housing	£21,250.00	£28,125.00
Community Facilities	£1,167,682.26	£487,680.69
Green Infrastructure	£204,126.33	£2,988,775.77
Health	£669,430.80	£2,677,782.00
Open Space and Leisure	£8,618,907.06	£4,082,018.88
Other – Biodiversity	£21,000.00	£702,855.62
Other – Community Development	£348,726.01	
Other – Police	£243,328.80	
Other – Public Art	£97,490.00	
Other – Refuse	£81,210.00	
Section 106 Monitoring Charges	£56,482.00	£171,000.00
TOTAL	£11,529,633.25	£11,138,237.96

- 3.6 For 23-24, the affordable housing numbers are reported by type to provide a greater level of detail.

- 3.7 Table 1b provides a breakdown of the affordable housing types secured during the reported year:

Table 1b: Affordable Housing Types Secured

Category	23-24
Social Rent	190
Shared Ownership	22
First Homes	109
Intermediate Housing	59
Affordable Rent	240
TOTAL	618

Developer Agreement Transactions

- 3.8 Appendix 4 (contributions received), appendix 5 (contributions allocated) and appendix 6 (contributions spent) provide the raw data on s106 transactions during the reported year. The key statistics and summaries of the funds received and spent during the reported year are provided below:

- the council received **£1,167,340.94** from developer contributions, a decrease from **£3,038,025.31** in 22-23
- the council spent **£857,514.69** using developer contributions, an increase from **£385,151.28** in 22-23
- **266** affordable homes were delivered in the district, an increase from **181** in 22-23.

- 3.9 Table 2 provides a breakdown of the s106 monies received by category during the reported year:

Table 2: s106 Monies Received

Category	Money Received
Community Facilities	£34,395.20
Green Infrastructure	£15,664.92
Health	£45,017.61
Open Space and Leisure	£683,786.07
Other - Burial Grounds	£14,047.49
Other - Community Worker	£113,908.07
Other - Police	£86,238.00
Other - Public Art	£71,533.07
Other - Refuse	£65,043.77
Section 106 Monitoring Charges	£37,706.74
TOTAL	£1,167,340.94

- 3.10 Table 3 provides a list of s106 money which has been received but is not yet allocated.

- 3.11 '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

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

- 3.13 Table 4 provides a breakdown of the s106 monies spent by category during the reported year:

Table 4: s106 Monies Spent

Category	Money Spent
Community Facilities	£45,822.04
Open Space and Leisure	£545,705.00
Section 106 Monitoring Charges	£45,751.07
Other - Community Worker	£28,572.00
Other - Misc	£12,345.80

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

Other - Police	£15,589.29
Other - Public Art	£37,049.45
Other - Refuse	£126,680.04
TOTAL	£857,514.69

- 3.14 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 reported year.
- 3.15 Table 5 provides a breakdown of the affordable housing types delivered during the reported year:

Table 5: Affordable Housing Types Delivered

Category	23-24
Social Rent	11
Shared Ownership	81
First Homes	0
Intermediate Housing	0
Affordable Rent	174
TOTAL	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 reported 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 received (Appendix 4)
 - developer contributions spent (Appendix 5)
 - affordable housing breakdown (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.

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

Table 6: IFS Data Headings

Heading	Meaning
Planning Application	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.
Allocation	Planning policy site allocation.
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	The number of units (e.g. affordable homes).
Size	The area or floorspace of the infrastructure.
Area	The Parish in which the development is sited.
Date received	The date the financial contribution was paid to the council.
Monies received/spent	The amount of money received or spent by contribution.

- 4.6 Government guidance³ recommends that infrastructure is grouped by the categories listed below in Table 7. For 23-24, the “other” category has been divided into subcategories 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.
Bonds	Financial securities which will need to be paid at certain trigger points during the development.
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 sport and recreation or for visual amenity. This category includes formal sports pitches, open areas within a development, linear corridors and country parks.
Section 106 monitoring charges	Monitoring and registration fees to cover the cost of monitoring and reporting on the delivery of section 106 obligations.
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.
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.
Other - Biodiversity	Contributions for biodiversity improvements and the monitoring of biodiversity initiatives.
Other - Burial Grounds	Contributions for new or improved burial grounds and cemeteries.
Other - Community Development	Community development contributions and salaries for Community Development Workers.
Other - Police	Contributions for Thames Valley Police and CCTV monitoring

	contributions.
Other - Public Art	Physical works of public art and financial contributions to install or maintain public artwork.
Other - Refuse	Refuse and recycling contributions, including for the provision of domestic bins.
Other - Training and employment	Training and employment management plans, apprenticeship schemes and local employment requirements.

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 reported year;	<i>£11,529,633.25</i>
3(b)	the total amount of money under any planning obligations which was received during the reported year;	<i>£1,167,340.94</i>
3(c)	the total amount of money under any planning obligations which was received before the reported 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 reported 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>618</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 reported year for funding infrastructure;	<i>£1,167,340.94</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>£857,514.69</i>
3(g)	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;	<i>See appendix 3</i>
3(h)	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—	
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>£45,751.07</i>
3(i)	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.	<i>£16,686,904.81 TOTAL £5,850,205.94 Committed Sums</i>