

PLANNING STATEMENT

1. DEVELOPMENT PLAN & RELEVANT POLICY DOCUMENTS

Joint Core Strategy:

The Joint Core Strategy (JCS) 2011 -2031 was adopted (December 2017) by Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council (the Councils), and forms part of the Development Plan.

The JCS sets out the Councils' long-term vision, objectives and strategic policies for shaping and, locations for new development up to 2031. The JCS includes the quantum of new homes, jobs, supporting infrastructure, and a strategy to deliver development in a managed and resilient way, whilst protecting the natural and built environment.

Housing development will be enabled (subject to planning) at sites allocated through the Development Plan, which include Strategic Allocations and allocations in district and neighbourhood plans. The Strategic Allocations are listed in Table SA1 and delineated on Plans A1-A7 of the JCS. The JCS identifies two additional sites defined as safeguarded land which may be required for development beyond the development plan period the trigger for land release is the review of the development plan and any subsequent strategic allocations through that review.

- <https://strategiclocalplan.org/adopted-jcs/>

Golden Valley Supplementary Planning Document – A Garden Community Development and Home of Cyber Central UK (July 2020):

The Golden Valley supplementary planning document (SPD), adopted 28 July 2020 by Cheltenham Borough Council and Tewkesbury Borough Council, provides a broad masterplan and development principles. The SPD area is located west of Cheltenham and includes the M5 corridor between Junctions 10 and 11, extending from the A4019 in the north to Pheasant Lane in the south. The SPD includes the JCS Strategic Allocation site 'A7 West Cheltenham' and the future safeguarded land 'Hayden Sewage Treatment Works', Policy SD5 of the JCS.

- https://www.cheltenham.gov.uk/downloads/file/8188/golden_valley_spd/

Emerging Strategic and Local Plan:

The Councils are presently progressing a joint Strategic and Local Plan (SLP), which will provide an overarching planning strategy and cross-boundary strategic policies within a single development plan. The SLP will replace the JCS and three district local plans of Cheltenham, Gloucester and Tewkesbury. A regulation 18 consultation was undertaken 6 January to 13 March 2024, the councils have set out a further Regulation 18 consultation in their Local Development Schemes for Spring 2025 with Regulation 19 following winter 2026 submission to the Inspectorate key milestone is April 2026.

- <https://strategiclocalplan.org/wp-content/uploads/2023/12/SLP-Consultation-Document-Reg-18-1.pdf>
- https://www.cheltenham.gov.uk/downloads/file/9720/cheltenham_borough_local_development_scheme

2. COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULES

Tewkesbury Borough Council, Cheltenham Borough Council and Gloucester City Council are each Community Infrastructure Levy (CIL) charging authorities and required to prepare separate CIL Charging Schedules. Viability and infrastructure evidence was prepared jointly to support the Councils' Charging Schedules and appropriately address cross-boundary infrastructure issues.

In January 2024 the Councils resolved to establish a CIL Joint Committee to collaboratively make allocations and monitor the expenditure of pooled CIL funds (Tewkesbury Borough Council's Report to the Executive Committee is appended to this note for ease of reference). The CIL infrastructure list and the Joint Committee CIL allocation policy was approved first quarter 2024. The first CIL Joint Committee meeting will take place in Autumn 2024.

- <https://tewkesbury.gov.uk/wp-content/uploads/2022/Planning/Community%20Infrastructure%20Levy/Charging%20schedules/Tewkesbury%20Borough%20Council%20charging%20schedule.pdf>
- https://www.cheltenham.gov.uk/downloads/file/6604/cbc_community_infrastructure_levy_charging_schedule

3. S106 AGREEMENT ALLOCATION POLICIES AND TIMEFRAMES

Policy INF7 of the JCS deals with the Councils' collection of s106 contributions and CIL monies from developers. The Policy states that arrangements for financial contributions towards the provision of infrastructure required as a consequence of development will be negotiated with developers before the grant of planning permission, and that financial contributions will be sought through the s106 and CIL mechanisms as appropriate.

The Policy continues to state that where, having regard to the provision of on- and/or off-site infrastructure, there is a concern relating to the viability of the development, an independent viability assessment will be required to accompany the planning application.

In accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010, any s106 contributions sought by the Councils must additionally be (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development; and (iii) fairly and reasonably related in scale and kind to the development.

A summary of the live planning applications affecting the JCS site allocations, together with details of any approved s106 obligations, was provided as part of the Joint Councils' Deadline 3 submission in response to ExQ1 Q.5.0.15 (REP3-067, REP3-068 and REP3-069).

- <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010063/TR010063-000845-Joint%20Councils%20-%20Responses%20to%20ExQ1%202.pdf>
- <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010063/TR010063-000843-Joint%20Councils%20-%20Responses%20to%20ExQ1.pdf>
- <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010063/TR010063-000844-Joint%20Councils%20-%20Responses%20to%20ExQ1%201.pdf>

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

Community Infrastructure Levy (CIL)

3. INFRASTRUCTURE LIST



121A.— Annual infrastructure funding statements (1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document ("the annual infrastructure funding statement") which comprises the following—
(a) 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");

Background

The Joint Core Strategy (JCS) partners of Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council are each both Community Infrastructure Levy (CIL) Charging and Collecting Authorities in their own right.

Regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended) requires CIL Charging Authorities to produce an annual "Infrastructure Funding Statement". This must include a list of schemes or types of infrastructure (the "Infrastructure List") that the Council intends may be wholly or partly funded from CIL.

The Allocation of CIL

All CIL income must be allocated as follows:

Administration Fund: Up to 5% of CIL can be applied towards its implementation and ongoing administration of the Charging/Collection Authority(ies).

Neighbourhood Fund: 15% (subject to a cap based on number of existing dwellings in the Parish) rising to 25% in areas that have a 'made' Neighbourhood Development Plan (NDP also called neighbourhood Plans) in place, of each CIL charge payment received, is either:

- Passed to the Parish Council in whose boundary the development that made the payment is located;
- Held by the Charging Authority on behalf of a Designated Neighbourhood Forum, as once they have a made NDP they are entitled to direct the spending of their 25%, or
- 15% is held by the Charging Authority to be spent in the same way as all other Neighbourhood CIL.

Infrastructure Fund: The remaining 70 to 80% must be spent on infrastructure that supports the growth of the CIL Charging Authority's area.

The 'Infrastructure List' relates solely to schemes or infrastructure types that the Charging Authority intends may be wholly or partly funded from the 'Infrastructure' Fund.

The Partnership Approach

The Joint Core Strategy (JCS) partners of Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council has led to the development of a shared Infrastructure list.

Previous Infrastructure Lists

The Infrastructure List is not a comprehensive audit of all infrastructure requirements associated with the facilitation and mitigation of the impacts of development during the plan period. The Infrastructure Delivery Plans (IDP) of Development Plans are prepared for this purpose and seek to identify not only infrastructure needs but also potential sources of funding and delivery including funding from: Central Government; Local Government; and Developer Contributions and Provision by way of agreements permitted under Section 106 of the Town and Country Planning Act 1990 and Section 278 of the Highways Act 1980, for example.

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

As set out in CIL Regulation 122, planning obligations such as a section 106 agreements will continue to be sought alongside the CIL to secure all 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 IDP, prepared to support the JCS, provided an evidenced source of projects for the first JCS Partner's Infrastructure List, published in December 2020.

The IDP identified a significant potential shortfall in funding, and CIL income forecasts predicted only a small amount of the shortfall could be raised within the plan period. As we have prepared our IFS statements our Infrastructure List has been updated:

Year 1: The Infrastructure identified as 'critical' was selected to form the first list;

Year 2: Reviewed progress of each of the projects and identified a number that were either completed or had secured sufficient funding from other sources to no longer envisage needing CIL funding;

Year 3: Removed schemes identified as no longer requiring CIL funding and provided updates to scheme names and cost estimates for the remaining schemes.

Year 4: 2023 Infrastructure List as summarised below; and

Future Years: Will be informed by a full review of the IDP.

The 2023 Infrastructure List

Further to the publication of the 2022 IFS report which highlighted that the agreed Infrastructure list was not representative of current priorities, work has taken place with our JCS/SLP partners and Gloucestershire County Council to prepare an interim Infrastructure List. This recognises that the IDP, prepared to support the JCS, was a point in time and since then the councils have declared a climate emergency, there have been key changes in national policy, and it is important that CIL investment is targeted to infrastructure priorities that are relevant, deliverable and meet the demands of the current position of the three partners, individually and jointly.

The 'Infrastructure List'

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

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

Projects Requesting CIL Funding

Local

1. Cheltenham Petersfield Community & Sports Hub (£300k to £617k)
2. Cheltenham Spa Railway Station Enhancements (Honeybourne Line cycle path extension) (£1.3m) – S106/County Council Funding Potential
3. Cheltenham Parks and Green Space Landscape and Recreation: maintenance & investment (£600k) – Section 106 Commuted Sums for long term maintenance and Borough Council funding Potential.
4. Cheltenham central safe cycle hub pilot project (£25k) – Neighbourhood Funding Potential
5. Cheltenham Town Centre Interchange study (£70k) – S106/County Council Funding Potential
6. Cheltenham cycle spine phase 1 Construction Work (£1.3m) - – S106/County Council Funding Potential

7. Cheltenham Cycle Spine Phase 2 (Station to Pittville Park) Design Work (£600k) – S106/County Council Funding Potential
8. Tewkesbury Town Centre and Riverside Public Realm Enhancements (£1.5m) – S106 Funding Potential
9. Tewkesbury Town Centre children's play facilities (£75k) (part of Tewkesbury Borough enhanced play facilities project) - S106/Neighbourhood Funding Potential
10. Hampton Place, Churchdown footpath (£20k) (part of Tewkesbury Borough Active Travel network improvements) - S106/Neighbourhood/County Council Funding Potential
11. Melrose Walk, Mitton footpath (£10k) (part of Tewkesbury Borough Active Travel network improvements) - S106/Neighbourhood/County Council Funding Potential
12. Wheatpieces Woodland Walk footpath (£10k) (part of Tewkesbury Borough Active Travel network improvements) - S106/Neighbourhood/County Council Funding Potential
13. Gloucester to Haresfield Cycle Spine Design Work (£850k) – S106 / County Council / Challenge Funding Potential
14. Gloucester Strategic Transport Interchange connectivity (£2m - £5m) – S106/County Council/Challenge Funding Potential

Shared

15. Recycling services depot (£28.5m split 60/40 between CBC and TBC respectively) – Section 106 Potential
16. Mass Rapid Transit, next business case stage (£2m divided by 3) – S106/County Council/Challenge Funding Potential

The Pipeline

Projects Requiring More Work to Identify Costs:

Local

17. Cheltenham High Street public realm improvements – Section 106 / Neighbourhood / County Council / Challenge Funding Potential
18. Tewkesbury Borough Crematoria / Cemeteries – Section 106 Potential
19. Tewkesbury Borough Bishops Cleeve Leisure Centre - Section 106 /Neighbourhood Funding Potential
20. Tewkesbury Ashchurch Rail Station/Infrastructure Enhancements - Section 106 / Challenge Funding Potential
21. Tewkesbury Garden Town enabling infrastructure - Section 106 / County Council / Challenge Funding Potential

22. Tewkesbury Town Centre enhanced cultural offer – Section 106 Potential
23. Tewkesbury Traffic management in historic core – Section 106 and County Council Potential
24. Tewkesbury Town Centre Business incubator units – Section 106 Potential
25. Tewkesbury Borough EV induction charging infrastructure – Section 106 / Challenge Funding Potential
26. Tewkesbury Borough Active Travel network improvements – Section 106 / Neighbourhood / County Council / Challenge Funding Potential
27. Tewkesbury Borough Community Places creation and improvement - Section 106 /Neighbourhood Funding Potential
28. Tewkesbury Borough Youth Facilities project creation and improvement - Section 106 /Neighbourhood Funding Potential
29. Tewkesbury Borough enhanced play facilities project - Section 106 /Neighbourhood Funding Potential
30. Tewkesbury Borough enhanced sports facilities project - Section 106 /Neighbourhood Funding Potential
31. Gloucester City GL1 Leisure Centre - Section 106 Potential/Neighbourhood Funding Potential
32. Gloucester City Oxstalls Sports Park - Section 106 Potential/Neighbourhood Funding Potential
33. Gloucester City Blackbridge Community and Sports Hub - Section 106 Potential
34. Gloucester Nature Park - Section 106 Potential/Neighbourhood Funding Potential
35. Gloucester Crematoria / Cemeteries - Section 106 Potential
36. Gloucester Strategic Green Infrastructure - Section 106 Potential/Neighbourhood Funding Potential

Shared

37. NHS GP Surgeries - Section 106 Potential
38. Expressbus Corridors – Section 106/County Council/Challenge Funding Potential
39. Brockworth to Cheltenham cycle link (via Shurdington) – Section 106/County Council/Challenge Funding Potential
40. Brockworth to Gloucester cycle link – Section 106/County Council/Challenge Funding Potential
41. Gloucester to Hartpury College cycle link – Section 106/County Council/Challenge Funding Potential
42. M5 J10 Scheme
43. M5 J9 & A46 Improvement Scheme

44. All Education requirements

Format:

The partner councils at the time of drafting this IFS are progressing proposals to set up a CIL Joint Committee. It should be noted that the Joint Committee proposal relates **only** to the strategic element of CIL, the Infrastructure Fund, responsibility for the neighbourhood element of CIL sits wholly with the individual councils. The Joint Committee would be responsible for the allocation of CIL monies using the Infrastructure List as a starting point for consideration.

For information, the Infrastructure List has been compared to the funding available in the three council's Infrastructure Funds, both as is reported in this Infrastructure Funding Statement (December 2023) and in the first 6 months of this financial year 2023/24.

Funding Available

CIL Authority	Regulation 59i Strategic 'Infrastructure Fund'	
	Date	Amount
Cheltenham Borough Council	31/03/2023	£1,199,537.68
	25/10/2023	£2,564,105.08
Tewkesbury Borough Council	31/03/2023	£7,053,286.54
	25/10/2023	£8,058,663.30
Gloucester City Council	31/03/2023	£825,367.24
	25/10/2023	£1,274,784.90
	31/03/2023	£9,078,191.46
	25/10/2023	£11,897,553.28

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Costed Requests for Funding

CIL Authority	Projects seeking funding		
	List	Project	Amount
Cheltenham Borough Council	Local	1.	£617,000.00
	Local	2.	£1,310,000.00
	Local	3.	£600,000.00
	Local	4.	£25,000.00
	Local	5.	£70,000.00

	Local	6.	£1,300,000.00
	Local	7.	£600,000.00
CBC Local Sub-total			£4,522,000.00
	Shared	15.	£17,100,000.00
	Shared	16.	£666,666.67
CBC Shared Sub-total			£17,766,666.67
CBC Joint Sub-total			£22,288,666.67
Tewkesbury Borough Council	Local	8.	£1,500,000.00
	Local	9.	£75,000.00
	Local	10.	£20,000.00
	Local	11.	£10,000.00
	Local	12.	£10,000.00
TBC Local Sub-total			£1,615,000.00
	Shared	15.	£11,400,000.00
	Shared	16.	£666,666.67
TBC Shared Sub-total			£12,066,666.67
TBC Joint Sub-total			£13,681,666.67
Gloucester City Council	Local	13.	£850,000.00
	Local	14.	£5,000,000.00
GCC Local Sub-total			£5,850,000.00
	Shared	16.	£666,666.67
GCC Shared Sub-total			£666,666.67
GCC Joint Sub-total			£6,516,666.67
All Councils Local Total			£11,987,000.00
All Councils Shared Total			£32,115,000.00
All Councils Joint Total			£44,102,000.00