

West Oxfordshire District Council

Infrastructure Funding Statement (IFS) 2024/2025

15 October 2025



WEST OXFORDSHIRE
DISTRICT COUNCIL

Infrastructure Funding Statement

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1. Introduction

- 1.1. To mitigate the impact of development and support planned growth, developers are expected to make contributions towards new or improved infrastructure (schools, roads etc.) by way of Section 106 planning obligations (S106).
- 1.2. Section 106 agreements can relate to direct provision of onsite infrastructure, such as provision of affordable housing as part of a residential scheme and they can also include financial contributions towards the improvement of nearby community facilities. The terms of the S106 agreement determine when and how the contribution can be spent.
- 1.4. To provide transparency around how developer contributions are secured, collected, transferred and spent, Local Planning Authorities (LPAs) are required to publish an Infrastructure Funding Statement (IFS) annually¹. The IFS 'looks back' over the previous financial year².
- 1.6. The IFS must also 'look forward' to set out likely future infrastructure spending priorities for the Council.
- 1.7. Whilst there is no single format for preparing an IFS, the Community Infrastructure Regulations 2010 (as amended) (CIL Regulations) require the following information to be included as a minimum:
 - A S106 planning obligations report;
 - A Community Infrastructure Levy report (where CIL is in place - note that CIL was not in place for 2024/2025 in West Oxfordshire District); and
 - A report on the infrastructure projects or types of infrastructure that the Council intends to fund wholly or partly through CIL.
- 1.8. It is important to note that West Oxfordshire District Council receives funding from developer contributions, which it is required to pass directly to partner agencies, such as the County Council (for roads, education, and flood alleviation) and the Integrated Care Board (for healthcare). While the District Council is responsible for securing these funds, it does not control how or when the partner agencies allocate them, except as outlined in any Section 106 agreement. Therefore, the County Council must produce its own Infrastructure Funding Statement (IFS), and the District Council's IFS should be interpreted in that context.

¹ Regulation 121A- community Infrastructure Regulations 2010 (as amended)

² This IFS covers the financial period 01 April 2024 to 31 March 2025, which is referred to as 2024/2025.

- 1.9. West Oxfordshire District Council plays a key role in securing funding for a range of infrastructure types by:
- Collaborating closely with stakeholder and partner agencies to compile infrastructure requirements (Infrastructure Delivery Plans – IDPs) and identify funding needs;
 - Establishing planning policy requirements and publishing guidance on developer contributions;
 - Negotiating planning obligations with developers;
 - Assessing site and plan viability;
 - Exploring available funding sources, including the Community Infrastructure Levy (CIL). Adoption of a CIL charge must be robustly justified;
 - Proactively monitoring existing developer contribution receipts and allocating those within its control to the most urgent and high-priority infrastructure projects.
- 1.10. This IFS contains information on the infrastructure funding collected and spent by West Oxfordshire District Council and should also be read in conjunction with Oxfordshire County Council’s IFS which is available to view separately at <https://www.oxfordshire.gov.uk/> .

2. Infrastructure Needs in West Oxfordshire

West Oxfordshire Infrastructure Delivery Plan

- 2.1. The main source of information on infrastructure needs in West Oxfordshire is the District Council’s Infrastructure Delivery Plan (IDP) 2016.
- 2.2. The IDP identifies the infrastructure that is needed to support housing and employment growth in West Oxfordshire during the currently adopted Local Plan period 2011 – 2031.
- 2.3. It considers infrastructure needs under three broad categories.
- Physical infrastructure (including transport, water, energy, waste and recycling, minerals and telecommunications);
 - Social infrastructure (including education, leisure and sport, health, public safety, community and culture, social care and criminal justice); and
 - Green infrastructure (including informal and formal green space, public rights of way, Local Wildlife Sites, Conservation Target Areas etc.)

- 2.4. The IDP includes a schedule of infrastructure projects based on these three main categories. For each project, the schedule provides details of the anticipated costs (where known) expected delivery partners, any funding which has already been secured and how any shortfall is expected to be funded (e.g. S106, CIL).
- 2.5. A number of key projects identified in the IDP have now been completed including Phase 2 of Carterton Leisure Centre, a pedestrian crossing on Bridge Street in Witney and improvements to the Downs Road/A40 junction at Witney.
- 2.6. Others such as the Shores Green Slip Road improvements (SGSR) are currently in the process of coming forwards whilst some projects such as the West End Link Road in Witney are expected to come forward in the later period of the Local Plan. A new Infrastructure Delivery Plan/Strategy will be prepared to inform the new Local Plan.

Eynsham Area Infrastructure Delivery Plan (July 2020)

- 2.7. The West Oxfordshire Local Plan 2031 identifies the provision of around 3,200 new homes to the north and west of Eynsham, the former comprising a new garden village of around 2,200 homes and the latter, a sustainable urban extension of around 1,000 homes (237 of which are already completed/underway).
- 2.8. Delivery of the garden village (now referred to as Salt Cross) is being led by an Area Action Plan (AAP) and West Eynsham through a developer-led masterplan.
- 2.9. An Eynsham Area IDP (Stage 1 Draft Report, May 2019 and Updated Draft Report, July 2020) has been prepared, forming part of the evidence base for the Salt Cross AAP and helping to inform discussions on future infrastructure provision at West Eynsham.

Woodstock Community and Infrastructure Delivery Plan (2019)

- 2.10. In February 2019 the Blenheim Estate and Woodstock Town Council commissioned Community First Oxfordshire (CFO) to consult the community about the current and future infrastructure needs of Woodstock.
- 2.11. Following extensive consultation during 2019, the findings of the CFO work were launched at community events held in November 2019. Their report can be viewed online including a series of supporting appendices.
- 2.12. The report will be taken into account in the review of the West Oxfordshire IDP (2016) and also in relation to the consideration of relevant planning applications in the Woodstock area.

Oxfordshire Infrastructure Strategy (OxIS)

- 2.13. There have been two previous iterations of OxIS in 2017 and 2022 respectively. The current iteration of OxIS has identified a strategic infrastructure list for Oxfordshire which is, at the time of writing, out to consultation with internal stakeholders. The next stage of the OXIS working group project is to prioritise the infrastructure on that list. It should be noted that the list is not exhaustive and is subject to change as the various Local Plan evidence bases develop. This work will be taken into account in preparation of the new Local Plan.

Community Infrastructure Levy (CIL)

- 2.14 The Council adopted its CIL charging schedule on 1 October 2025 with the implementation of CIL due to go live from the end of January 2026. CIL will provide additional income from developer contributions which is less geographically constrained in terms of its spending than S106 agreements. CIL can be used towards the improvement of existing infrastructure or the provision of new infrastructure support growth in the wider district area³ (and can be pooled with other planning authority's CIL receipts towards infrastructure beyond the boundaries of the district).
- 2.15 As a Charging Authority (CA) the Council will be able to determine the best ways to direct CIL to meet infrastructure needs for its area. The Council proposes to do this via a Spending Policy, as part of a time-bound implementation project for CIL. In addition to addressing core infrastructure needs the Spending Policy will seek to make funding available to promote healthy and sustainable communities within the district, and to respond to the climate and ecological emergency declared by the Council in 2019.

³ Community Infrastructure Levy Regulations 2010 (as amended) - Regulation 59

3. Section 106 Planning Obligations

- 3.1. Planning obligations (generally set out in S106 agreements) are legal obligations entered into in order to mitigate the impacts of a development proposal and make it acceptable in planning terms.
- 3.2. Most often, this will be via a planning agreement under Section 106 of the Town and Country Planning Act 1990 – known as a Section 106 or S106 agreement - and will involve both the person with an interest in the land and the Council. It can also be achieved via a unilateral undertaking without the Council's involvement.
- 3.3. Planning obligations should only be used where it is not possible to address the unacceptable impact of development through a planning condition or by the use of other statutory controls. They are legally binding and enforceable if planning permission is granted and they are tied to the land.
- 3.4. Importantly, planning obligations must meet three legal tests; they must be:
 - 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.
- 3.5. The District Council has been negotiating, securing and entering into S106 agreements for many years and has used this process to successfully deliver a raft of benefits to West Oxfordshire residents including new affordable housing, highway improvements, pedestrian and cycling routes, leisure and sports facilities, culture and art, primary health care provision and so on.
- 3.6. Set out below is an overview of S106 contributions which have been secured (i.e. formally agreed), collected, spent and allocated during the 2024/25 financial year.

S106 Summary for 2024/25

Table 1 - Financial comparison between current and previous reporting years

Reporting Year 2024/25	Amount (£) 2024/25	Reporting Year 2023/24	Amount (£) 2023/24	% Increase (Decrease)
Funds Secured through S106 Agreements entered into in 2024/25	3,440,837.95	Funds Secured through S106 Agreements entered into in 2023/24	3,183,352.60	8%
Funds Collected in 2024/25	2,525,351.53	Funds Collected in 2023/24	892,062.70	183%
Funds Spent in 2024/25	1,101,130.81	Funds Spent in 2024/25	1,510,850.55	(27%)
Allocated Funds	2,143,908.13	Allocated Funds	2,281,472.15	(6%)
Non-Allocated Funds	8,506,287.75	Non-Allocated Funds	8,603,240.35	(1%)
Maintenance of Open Spaces	1,025,286.89	Maintenance of Open Spaces	1,171,107.35	(12%)
Maintenance of Attenuation Ponds (Brize Meadow)	295,854.35	Maintenance of Attenuation Ponds (Brize Meadow) ⁴	270,115.81	10%

Table 2 - Annual comparison of Affordable Housing dwellings secured

Reporting Year 2024/25	Number 2024/25	Reporting Year 2023/24	Number 2023/24	% Increase (Decrease)
Affordable Housing dwellings required from S106 planning obligations signed in 2024/25	263	Affordable Housing dwellings required from S106 planning obligations signed in 2023/24	287	(8%)
S106 Agreements signed with S106 Affordable Housing planning obligations	4	S106 Agreements signed with S106 Affordable Housing planning obligations	7	(43%)

⁴ In 2023/24, the Maintenance of Attenuation Ponds figure was reported under Non-Allocated Funds. However, given the specific nature of the contribution, supporting the upkeep of attenuation ponds constructed on-site, it was separated out for clarity in the 2024/25 reporting. To enable a meaningful comparison, the 2023/24 figures have been adjusted accordingly in Table 1

S106 contributions secured (formally agreed) in 2024/25

- 3.7. During 2024/25, the Council secured commitments totalling £3,440,837.95 in future financial contributions through signed S106 agreements. These funds are expected to be received as developments progress. This sum is broken down in Table 3, which sets out the location of each development and the type of provision/contribution made.
- 3.8. These contributions are expected to come forward in a phased manner and it is important to note that the majority of the contributions will be index-linked and therefore this total should not be taken to be an exact sum that will be received by the District Council.
- 3.9. The Council also secured non-monetary obligations from S106 agreements signed in 2024/25, including on-site affordable housing provision. These are categorised and listed by location in Table 4 and Table 5.

Table 3 - S106 Funds Secured through S106 Agreements entered into in 2024/25⁵

Reference	Location	Type	Amount (£)
20/02654/OUT	Land South East Of Oxford Hill, Witney	Biodiversity Net Gain Monitoring Fee	12,000.00
		Healthcare Facilities	388,800.00
		Community and Culture	56,700.00
		Lower Windrush Valley Project	33,711.00
		Outdoor Pitch Provision	805,500.00
		Eton Close Play Park Upgrade	20,000.00
		Sports Hall Provision	195,494.00
		Swimming Pool Provision	215,806.00
		Additional First Homes Contribution	TBC ⁶
21/00217/OUT	Land North Of Banbury Road, Woodstock	Healthcare Facilities	211,594.00
		S106 Monitoring Fee	5,000.00
		S106 Registration Fee	500.00
		Outdoor Pitch Provision	420,650.00
		Swimming Pool Provision	112,698.95
		Additional First Homes Contribution	TBC ⁶
22/03311/FUL	Mill House Hotel, Station Road, Kingham	Village Hall/Sports Pavilion Improvements	20,000.00
		S106 Monitoring Fee	500.00
22/03415/FUL	The Driving Centre, Enstone Airfield, Enstone	S106 Monitoring Fee	1,000.00
22/03539/FUL	Land (E) 429494 (N) 207689, Monahan Way, Carterton	S106 Monitoring Fee	1,500.00
		Elder Bank Hall	70,000.00
		New Community Hub/Sports Pavilion	240,000.00

⁵ Excludes payments secured that are to be paid direct to Oxfordshire County Council who will provide this information in their statement.

⁶ This will only become due if First Homes are sold as market housing. Contribution will depend on the sales value.

Reference	Location	Type	Amount (£)
		Healthcare Facilities	85,536.00
		Additional First Homes Contribution	TBC ⁶
23/00794/OUT	Land South Of 1 New Yatt Road, North Leigh	S106 Monitoring Fee	1,500.00
		Additional First Homes Contribution	TBC ⁶
		MUGA Maintenance	50,000.00
23/01206/FUL	Land West Of Witney North Of A40 And East Of Downs Road, Curbridge, Witney	Onsite Formal Outdoor Sports Facilities	349,800.00
		Healthcare Facilities	69,048.00
		Additional First Homes Contribution	TBC ⁶
		S106 Monitoring Fee	1,500.00
23/02245/FUL	Wychwood Garage, Fairspear Road, Leafield	S106 Monitoring Fee	1,000.00
		Affordable Housing Contribution	71,000.00
Total Funds Secured			3,440,837.95

Table 4 - Affordable Housing required from S106 planning obligations signed in 2024/25

Reference	Location	Total Units
20/02654/OUT	Land South East Of Oxford Hill, Witney	180
22/03539/FUL	Land (E) 429494 (N) 207689, Monahan Way, Carterton	35
23/00794/OUT	Land South Of 1 New Yatt Road, North Leigh	18
23/01206/FUL	Land West Of Witney North Of A40 And East Of Downs Road, Curbridge, Witney	30
Total Affordable Housing Required		263

Table 5 - Non-monetary contributions from S106 planning obligations signed in 2024/25

Reference	Location	Type
20/02654/OUT	Land South East Of Oxford Hill, Witney	23 Self/Custom Build Housing
		Allotments
		Biodiversity Net Gain
21/00217/OUT	Land North Of Banbury Road, Woodstock	Community Engagement Role
		Biodiversity Net Gain
22/03539/FUL	Land (E) 429494 (N) 207689, Monahan Way, Carterton	Green Infrastructure
		Play Area
		Public Open Space
23/00794/OUT	Land South Of 1 New Yatt Road, North Leigh	Public Open Space
23/01206/FUL	Land West Of Witney North Of A40 And East Of Downs Road, Curbridge, Witney	Green Infrastructure
23/01732/FUL	The Bungalow, Station Road, Bampton	Green Infrastructure

S106 contributions collected in 2024/25

3.10. The Council collected a total of £2,525,351.53 through S106 planning obligations in 2024/25. Table 6 below provides a full breakdown of the contributions.

Table 6 - S106 Funds Collected in 2024/25⁷

Reference	Location	Contribution for	Received (£)
12/0084/P/OP	Land At West Witney, Downs Road, Curbridge, Witney	Affordable Housing	567,579.00
14/0091/P/OP	Land East Of Monahan Way, Carterton	Football Pitches	475,697.30
		Carterton Leisure Centre	796,617.45
		Kilkenny Lane Country Park	68,803.09
		Public Art	152,895.75
20/01511/FUL	1 Farley Lane, Stonesfield	Affordable Housing	39,586.15
20/01933/FUL	Police Station, Banbury Road, Chipping Norton	Affordable Housing	7,698.65
20/02422/FUL	Land East Of Swinbrook Road, Carterton	Healthcare Facilities	75,686.40
		Play and Recreation	54,299.78
		Sport and Recreation	95,540.35
		Public Art	11,756.54
20/02654/OUT	Land South East Of Oxford Hill, Witney	Biodiversity Net Gain Monitoring Fee	12,000.00
21/00217/OUT	Land North Of Banbury Road, Woodstock	S106 Monitoring Fee	5,000.00
		S106 Registration Fee	500.00
22/00986/FUL	Land North Of Cote Road, Cote Road, Aston	S106 Monitoring Fee	500.00
		Leisure	80,832.10
22/03240/OUT	Land South Of Burford Road, Minster Lovell	S106 Monitoring Fee	5,500.00
22/03311/FUL	Mill House Hotel, Station Road, Kingham	S106 Monitoring Fee	500.00
22/03539/FUL	Land (E) 429494 (N) 207689, Monahan Way, Carterton	Elder Bank Hall	70,358.97
		S106 Monitoring Fee	1,500.00
23/01206/FUL	Land West Of Witney North Of A40 And East Of Downs Road, Curbridge, Witney	S106 Monitoring Fee	1,500.00
23/02245/FUL	Wychwood Garage, Fairspear Road, Leafield	S106 Monitoring Fee	1,000.00
12/0084/P/OP	Land At West Witney, Downs Road, Curbridge, Witney	Affordable Housing	567,579.00
Total S106 Funds Collected			2,525,351.53

⁷ Excludes payments made direct to Oxfordshire County Council, Parish and Town Councils or other organisations under the terms of any Agreements.

S106 funds spent in 2024/25

3.11. A total of £1,101,130.81 collected from S106 planning obligations was spent in 2024/25.

Table 7 below provides a full breakdown of this expenditure.

3.12. The Council did not spend any funds collected from S106 planning obligations on repaying borrowed money.

Table 7 - S106 Funds Spent in 2024/25

Reference	Contribution for	Recipient ⁸	Amount (£)
08/1341/P/FP	Eynsham Village Hall	Eynsham Parish Council	28,513.70
08/1341/P/FP	Community Notice Boards, Eynsham	Eynsham Parish Council	1,718.30
12/0084/P/OP	Public Art (Witney)	Installer (UBICO Ltd)	160.00
12/0084/P/OP	Public Art (Witney)	Windrush CofE Primary School	3,460.00
12/0084/P/OP	Public Art (Witney)	Artist	290.00
12/0084/P/OP	Public Art (Witney)	Facilitator (Oxfordshire Play Association)	2,500.00
12/0084/P/OP	Public Art (Witney)	Artist	100.00
12/0084/P/OP	Public Art (Witney)	The Little Blue Van	400.00
12/0084/P/OP	Public Art (Witney)	Artist	3,205.47
12/0084/P/OP	Public Art (Witney)	Artist	180.00
12/0084/P/OP	Public Art (Witney)	Artist (Flourish Oxford Ltd)	180.00
12/0084/P/OP	Public Art (Witney)	Artist	410.00
12/0084/P/OP	Public Art (Witney)	Community Choir (Windrush Church)	6,970.00
12/0084/P/OP	Public Art (Witney)	Venue (Windrush CofE Primary School)	120.00
12/1217/P/FP	Highway Land Trees Maintenance (Carterton)	Oxfordshire County Council	13,000.00
12/1217/P/FP	Travel Plan Monitoring (Carterton)	Oxfordshire County Council	900.00
13/0345/P/FP	Raleigh Crescent Play Area, Witney	Witney Town Council	75,000.00
13/1465/P/OP	Public Art (Bampton)	Bampton Parish Council	23,752.00
13/1465/P/OP	Bampton Primary School	Bampton Primary School	9,947.00
13/1465/P/OP	Buckland Road Recreation Ground, Bampton	Bampton Parish Council	51,795.46
13/1752/P/FP	Public Art (Carterton)	Creative Workshops (AGE UK)	5,480.00
13/1752/P/FP	Kilkenny Lane Country Park Toilets	West Oxfordshire District Council	11,133.00
14/0091/P/OP	Brize Meadow Attenuation Pond 1, Brize Norton	West Oxfordshire District Council	6,826.70
14/01496/FUL	Extra Care Housing Windrush Place, Witney	West Oxfordshire District Council	1,521.00
14/01884/FUL	Public Art (Chipping Norton)	Facilitator (The Branch Trust)	10,000.00

⁸ West Oxfordshire District Council has passed on the contributions and the responsibility for the actual spend is normally with the recipient of the S106 monies.

Reference	Contribution for	Recipient ⁹	Amount (£)
15/00320/FUL	Northmoor Play Area	Northmoor Parish Council	26,584.00
15/01934/OUT	North Leigh Pictorial Village Sign	North Leigh Parish Council	8,032.00
15/03148/OUT	Old Witney Road Play Area, Eynsham	Eynsham Parish Council	32,472.05
16/00758/OUT	Public Art (Ducklington)	Ducklington Parish Council	2,639.00
16/01450/OUT	Curbridge Parish Hall	Curbridge & Lew Parish Council	3,597.00
16/03416/OUT	Public Art (Chipping Norton)	Chipping Norton Town Council	5,805.00
16/03627/OUT	Stanton Harcourt Village Hall	Stanton Harcourt Parish Council	78,265.04
17/00629/FUL	Standlake Recreation Ground Play Area	Standlake Parish Council	5,355.13
17/00629/FUL	Standlake Village Hall	Standlake Parish Council	1,100.00
17/01859/OUT	Ripley Avenue Play Area, Minster Lovell	Minster Lovell Parish Council	72,294.19
17/03509/FUL	Automated Prescription System	Chipping Norton Health Centre	16,645.87
19/00728/FUL	Ducklington Arts Trail	Ducklington Parish Council	25,858.00
22/03539/FUL	Elder Bank Hall, Brize Norton	Brize Norton Parish Council	70,358.97
CGU008	Waterford Road Play Area	West Oxfordshire District Council	3,918.60
20/02654/OUT	S106 Monitoring Fees	West Oxfordshire District Council	12,000.00
21/00217/OUT	S106 Monitoring Fees	West Oxfordshire District Council	5,500.00
22/00986/FUL	S106 Monitoring Fees	West Oxfordshire District Council	500.00
22/03240/OUT	S106 Monitoring Fees	West Oxfordshire District Council	5,500.00
22/03311/FUL	S106 Monitoring Fees	West Oxfordshire District Council	500.00
22/03539/FUL	S106 Monitoring Fees	West Oxfordshire District Council	1,500.00
23/01206/FUL	S106 Monitoring Fees	West Oxfordshire District Council	1,500.00
23/02245/FUL	S106 Monitoring Fees	West Oxfordshire District Council	1,000.00
STC032	Maintenance of Open Spaces	West Oxfordshire District Council	145,820.46
Various ⁹	Biodiversity Net Gain at Radford Farm, Chipping Norton	Trust for Oxfordshire's Environment	117,832.35
Various	Kilkenny Lane Country Park Car Park Extension	West Oxfordshire District Council	161,528.15
Various	Kilkenny Lane Country Park Play Area	West Oxfordshire District Council	37,462.37
Total S106 Funds Spent			1,101,130.81

⁹ Various indicates that a combination of contributions from different developments have been spent on these projects

S106 money received by the Council in prior years but not spent in 2024/25

- 3.13. The CIL Regulations require local authorities to report on the total amount of money under any planning obligations that was received before the reported year but which has not been allocated by the authority, and the total amount of money under any planning obligations that was allocated but not spent during the reported year.
- 3.14. A total of £2,143,908.13 received prior to 1 April 2024 was allocated for funding infrastructure but not spent during 2024/25. Table 8 below provides a breakdown of the allocations.

Table 8 - Allocated S106 Funds, received prior to 1 April 2024, but not yet spent

Reference	Allocated to	Amount (£)
07/1970/P/FP	Temporary Public Art Programme at Windrush Place, Witney	788.24
08/1341/P/FP	Annual Maintenance Programme Flood Management, Hazeldene Close, Eynsham	16,904.89
12/0084/P/OP	Public Art Features in West Witney	83,983.82
13/0345/P/FP	Public Art Features in Witney	2,603.27
13/1752/P/FP	Temporary Public Art and Interpretation in Carterton provided by West Oxfordshire District Council	34,890.90
14/0091/P/OP	Public Art Features and Programme in Village and Brize Meadow by Brize Norton Parish Council	29,640.98
14/01496/FUL	Affordable Housing in Witney	32,662.00
14/01884/FUL	Temporary Public Art Programmes for Youth and Community in Chipping Norton Delivered by Various Organisations	1,889.71
14/1215/P/OP	West Witney Sports Ground	356,669.58
16/03416/OUT	Chipping Norton Town Hall Window Murals	3,000.00
16/04230/FUL	Chipping Norton Leisure Centre	5,545.92
18/01517/FUL	Kilkenny Lane Country Park Trees	19,875.67
21/00228/FUL	3G Pitch at Carterton Football Club	373,195.42
Various ¹⁰	3G Pitch at West Witney Sports Ground	1,002,100.88
Various	Skate Park Extension for Buckland Rd Recreation Ground, Bampton	120,000.00
Various	Kilkenny Lane Country Park Car Park Extension	38,351.85
Various	Chipping Norton Artist Led Wellbeing Projects	21,805.00
Total Allocated S106 Funds		2,143,908.13

¹⁰ Various indicates that a combination of contributions from different developments have been allocated towards these projects

- 3.15. A total of £8,506,287.75 was received through S106 planning obligations before 1st April 2024, and which had not yet been allocated by the District Council at the end of the reporting period.
- 3.16. The Council only formally allocates s106 funds once the infrastructure scheme in question has reached the commencement/ implementation stage and a successful request for draw down of funds has been made. Once this request is reviewed and the transfer of funds has been approved, then the amount is identified as 'allocated'. This means that infrastructure schemes reach an advanced stage before they are formally acknowledged in our IFS reporting as 'allocated'.
- 3.17 The Council is doing to bring infrastructure schemes to this point and the way it pools funding towards infrastructure, and because of this the 'allocated' financial figure can appear disproportionately low. Whilst funding might be held (or pooled), it is often earmarked towards specific infrastructure projects, and those projects are planned in reliance of that funding. Officers are continually and proactively working with stakeholders (including Parish and Town Councils) to bring infrastructure projects forward using the s106 funds which remain within the Council's control.
- 3.18. During the 2024/2025 financial year, a review of available s106 funding for strategic infrastructure projects was undertaken. This review found that the unspent or unallocated funds are either:
- a) earmarked for strategic infrastructure projects (more than half of the total unspent funds), or
 - b) not eligible to be earmarked for strategic projects due to being already committed to specific infrastructure schemes as defined by the terms of the individual s106 Agreements.
- 3.19. A breakdown by category is set out in Table 9 below. As and when decisions are made to allocate these various S106 contributions, this will be set out in future iterations of the IFS as in Table 8 above.

Table 9 - Non-Allocated S106 Funds received before 1 April 2024

Contribution for	Amount (£)
Affordable Housing	2,755,134.67
Cemeteries	67,150.07
Community Facilities	533,841.08
Flood and Water Management	18,982.80
Flood and Water Management (Brize Meadow)	98,223.94
Green Infrastructure	36,880.00
Highways and Sustainable Transport	12,147.00
Public Art	153,027.35
Sports, Play and Leisure	3,954,020.67
Town Centre Improvements (Carterton)	82,339.61
Town Centre Improvements (North Leigh)	2,000.00
Town Centre Improvements (Witney)	666,264.67
Waste and Recycling	126,275.89
Total Non-Allocated S106 Funds	8,506,287.75

3.20. The District Council held a total of £14,377,836.10 in S106 monies on 1st April 2025 as per the table below.

Table 10 - Overview of S106 Funds held on 1 April 2025

Contribution for	Amount (£)
Maintenance of Open Spaces	1,025,286.89
Maintenance of Attenuation Ponds (Brize Meadow)	295,854.35
Non-allocated	8,506,287.75
Allocated	2,143,908.13
Received (but not spent/allocated) in 2024/25	2,406,498.98
Total S106 Funds	14,377,836.10

Some of the impactful projects made possible by S106 funding during 2024/25.

New extension at Elder Bank Hall, Brize Norton

The Elder Bank Hall extension provides a versatile meeting room with accessible facilities for both the Parish Council and local community groups. When not in use for meetings, it serves as a hot-desking space to support remote workers seeking social interaction. Additionally, the project includes a secure office for the Parish Clerk, enhancing the management of council affairs.



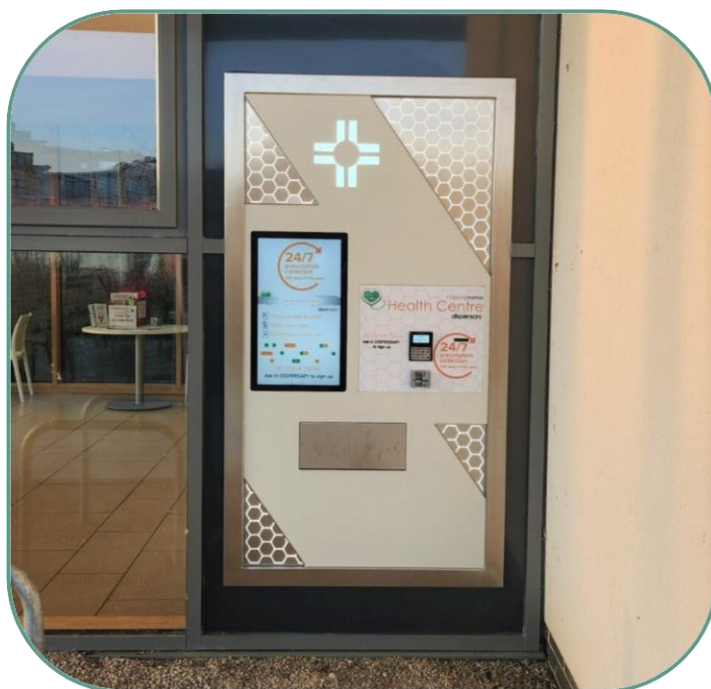
Refurbishment of Ripley Avenue Play Area, Minster Lovell

Using Section 106 financial contributions, the Parish Council has successfully expanded and upgraded the Ripley Avenue Play Area in Minster Lovell. The improved space now offers a diverse and stimulating environment designed to engage children of all ages, from toddlers to teenagers, encouraging active play, social interaction, and outdoor enjoyment.



Automated Prescription System, Chipping Norton Health Centre

Thanks to Section 106 financial contributions, a 24/7 medicine vending machine has been installed at the Health Centre. This innovative service allows patients to request their prescriptions be delivered to the machine, enabling convenient, secure collection at any time, day or night. It improves access to medication, reduces pressure on pharmacy staff, and offers greater flexibility for those with busy schedules or mobility challenges.



4. Community Infrastructure Levy (CIL)

- 4.1 CIL is a charge which can be levied by local authorities on new development in their area to help fund supporting infrastructure. It can only be levied if there is an adopted charging schedule in place. The Council did not have an adopted charging schedule in place during the reporting period but has since formally adopted its CIL charging schedule on 1 October 2025, following an examination held in July 2025.
- 4.2 The Council will begin charging CIL from 31 January 2026 and will thus be reporting on CIL receipts from the 2025/2026 financial year onwards.
- 4.3 Further detail, including the examination report, draft charging schedule and relevant guidance are available on the Council's website¹¹.

¹¹ <https://www.westoxon.gov.uk/planning-and-building/community-infrastructure-levy/community-infrastructure-levy-examination/>

5. Infrastructure Funding Need and Future Spending Priorities

- 5.1. West Oxfordshire District Council has previously undertaken an Infrastructure Funding Gap Analysis to assess the level of infrastructure funding required to support planned growth across the district. This analysis forms a vital part of the evidence base used to justify the need for developer contributions towards infrastructure delivery¹².
- 5.2. The latest analysis (March 2025) identifies an overall infrastructure funding requirement of between £143.9 million and £176.7 million, based on anticipated costs and known funding sources. This figure reflects the majority of infrastructure needs for the current Local Plan period (2011–2031). The analysis will also be reviewed and updated to support the development of the new Local Plan. It is important to note that this is a conservative estimate, and the actual funding need is likely to be higher due to evolving infrastructure demands over time. This level of funding need is broadly typical for a local authority area. Based on this evidence, the Council has demonstrated the justification for introducing the Community Infrastructure Levy (CIL), which it plans to begin charging in January 2026.
- 5.3. The Council continues to proactively address these infrastructure needs by identifying, securing and efficiently utilising all possible funding streams. Developer contributions play an important role in meeting the infrastructure needs arising from economic and residential growth. As set out in Section 4 above, the Council has now adopted a CIL charging schedule to increase income for investment in infrastructure. Income and expenditure from CIL will be reported in the next IFS for the financial year 2025-2026.
- 5.4. As well as securing as much investment funding as possible, the Council also prioritises spending to ensure that the most vital and pressing needs are met first. Future infrastructure spending priorities in West Oxfordshire are in part set out at section 2 of this report. They will be influenced by a number of factors including the West Oxfordshire Infrastructure Delivery Plan (2016) and any subsequent update/replacement prepared to inform the new Local Plan. Regard will also be had to any locally specific evidence of infrastructure needs such as the Eynsham Area IDP and Woodstock Community and Infrastructure Delivery Plan (2019) as well as any relevant countywide assessments of need set out in the Oxfordshire Infrastructure Strategy (OxIS).

¹² i.e. The shortfall in funding available to meet identified infrastructure requirements when the total cost (where known) is set against known or likely available funding.

- 5.5. In considering infrastructure priorities emerging from these studies the Council will have regard to relevant changes in circumstance (e.g. projects since having been completed, or additional/alternative sources of funding having been identified etc.) as well as the respective degree of importance of each infrastructure item in supporting planned growth.
- 5.6. Future funding will be drawn from a variety of sources including Section 106 legal agreements (planning obligations), CIL and other potential sources of funding where applicable and available (e.g. from Central Government).
- 5.7. Further information on the District Council's future spending priorities is set out in the Developer Contributions Supplementary Planning Document (SPD) which was adopted in July 2023 and will be further clarified in the future CIL Spending Policy. The SPD provides information on what contributions will be sought from new development in West Oxfordshire and from what source i.e. Section 106 and/or CIL.