



Stevenage Borough Council
Annual Infrastructure Funding
Statement

For
Community Infrastructure Levy and Section
106

Reporting Period:
From 01 April 2024 to 31 March 2025
(Published December 2025)

Introduction

In line with the amendments made to The Community Infrastructure Levy Regulations 2010 by The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, Councils are required to produce an Infrastructure Funding Statement (IFS).

The IFS is an annual report that sets out details of planning obligations secured through the Community Infrastructure Levy or by Section 106 legal agreements during a monitoring year ending on 31 March of that year. This IFS report covers the period 1 April 2024 – 31 March 2025. The figures in this report are therefore correct as of 31 March 2025. It is likely that obligations have been secured, received, allocated and/or spent since 31 March 2025.

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

The Council formally adopted a Community Infrastructure Levy (CIL) at a meeting of the Full Council on 29 January 2020. The Council started implementing the CIL Charging Schedule (available [here](#)) on 1 April 2020.

- a) The total value of demand notices issued in the reported period is £3,009,676.28.
This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.
- The total value from Liability Notices (liable floorspace after any relief that has been granted) is £3,009,676.28.
 - The total value from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £0.00.
 - The total value of the late payment interest accrued is £0.00.
- b) The total amount of CIL collected within the reported period totals £1,815,803.24.
- c) The amount of CIL collected prior to the reported period totals £1,383,065.28.
- d) The total CIL expenditure recorded for the reported period totals £182,419.00.

Type of expenditure	Amount
Administrative CIL	£45,262.91
Neighbourhood CIL	£137,156.09
Strategic CIL	£0

- e) The total amount of CIL spent on items of Infrastructure under Regulations 59A, 59B, 59E and 59F in the reported period totals £137,156.09.

Infrastructure type	Allocated	Spent
Play Area Improvement	£90,000.00	£90,000.00
Climate Change Community Fund	£97,500.00	£47,156.09

- The total amount of CIL allocated and not spent during the reported period is £50,343.91.
- f) The amount of CIL collected towards administration expenses is £90,790.16. This was 5% of the total CIL receipts (£1,815,803.24) in the reported period.
- The amount of CIL spent on administration expenses during the reported year was £45,262.91.
- g) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £1,452,642.59.
- h) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 January 2020 to the end of the reported year that had not been spent is £2,559,094.82.

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Paragraph 1(a): The Infrastructure List

The Council is obligated by Regulation 121A to publish a statement detailing the infrastructure projects and/or types of infrastructure which it intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies). This is known as “the infrastructure list”.

Since the formal adoption of CIL in April 2020, the Council has been developing its governance arrangements for the release of CIL funds, in advance of bids for funding being submitted. This includes detailed spending priorities, bidding procedures, funding approval procedures and the allocation of strategic and neighbourhood portions of the collected CIL receipts. It is important to note that it takes a significant period for the CIL ‘pot’ to grow to a level where it is able to fund large projects. This is due to the amount of time it takes for CIL Liabilities to commence on site, a demand notice to be issued, and the subsequent lag for payments in line with the authority’s [Instalments Policy](#). This instalment policy is currently under review and due to be updated in 2026.

Whilst the governance arrangements of Strategic CIL expenditure have not been determined in their entirety, the Council has agreed that the approval of CIL expenditure below £75,000 will be delegated to the Assistant Director of Planning & Regulation in conjunction with the Portfolio Holder, whereas Executive approval will be required for any expenditure above £75,000. The Council does not expect to use Strategic CIL to fund any infrastructure in the next monitoring year (April 2025 – March 2026), however the Council is currently in the process of allocating at least £5m of Strategic CIL to go towards funding the Stevenage Leisure Centre.

It has been agreed that a yearly sum of £7,500 in Local CIL will be allocated to each ward. The allocation of these funds commenced in the 23/24 monitoring period and was centred around climate change improvements. Future allocation of the Local CIL budget will go towards local environmental infrastructure improvements, and where possible, the funding will align with local climate change objectives and carbon reduction measures.

The Council has recently updated its [Infrastructure Delivery Plan](#) (IDP) and has undertaken engagement with key infrastructure providers to estimate expected funding gaps for key pieces of infrastructure within the IDP. Here, it is important to stress that these funding gaps are purely estimates. Key engagement will be undertaken on a yearly basis to ensure that the funding gap is accurately identified ahead of the prioritisation and allocation of any collected CIL monies. The Council’s Infrastructure Delivery Plan identifies a funding gap for infrastructure of over £200 million whilst the projected income from CIL is between £15m and £20m for the remainder of the Local Plan period up to 2031. As such, the Council’s CIL receipts are not expected to be large enough to fully fund any significant infrastructure projects, and the Council will look to use its CIL receipts to “top-up” the funding gaps for individual infrastructure schemes once S106 contributions and other potential funding streams have been secured or explored.

Where appropriate, developers will be expected to pay a financial contribution as mitigation for their scheme that is directly proportional to the impact on infrastructure of that development. CIL may be used to fund an infrastructure gap if these proportional S106 contributions do not fully fund the infrastructure alone. It was agreed in the 23/24 monitoring period that site-specific financial contributions towards secondary education provision will also be secured through S106 Agreements.

The expenditure of Local CIL will be guided by local people at street and neighbourhood level, through councillors, to go towards local environmental infrastructure improvements. Where possible, the funding will align with local climate change objectives and carbon reduction measures.

Reiterating that the Council does not expect to spend any strategic CIL receipts in the 25/26 monitoring period, for the sake of meeting Regulation 121A paragraph 1(a), and subject to the overriding principle set out in the paragraphs above that these funds will be used to top up any infrastructure gap once s106 contributions and other potential funding streams have been secured or explored, the Council expects to spend collected CIL receipts, other than those to which regulation 59e and 59f applies, to wholly or partly fund the following:

- Schemes within the SBC Infrastructure Delivery Plan as a priority, and
- Where possible, schemes within Council policy documents, particularly:
 - SBC Corporate Plan,
 - Climate Change Strategy,
 - Future Town, Future Transport,
 - Local Cycling and Walking Infrastructure Plan,
 - Biodiversity Action Plan,
 - Health and Wellbeing Strategy, and
 - Arts and Heritage Strategy.

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £25,301,894.04. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

Application No	Site Address	Amount
23/00502/FPM	58 - 90 Queensway And Forum Chambers, Town Centre, Stevenage, Herts, SG1 1EE	£205,226.00
22/00369/FPM	Barnwell Lower School, Collenswood Road, Stevenage, Herts, SG2 9HQ	£750.00
22/00963/FPM	Brent Court , Silam Road, Stevenage, Herts, SG1 1JN	£88,955.91
23/00066/FP	Land To Rear Of 48, 49 And 50 Conifer Walk, Stevenage, Herts, SG2 7QR	£42,542.63
23/00293/FPM	Land Adjacent To GSK Campus, Gunnels Wood Road, Stevenage, Herts, SG1 2FX	£318,621.22
24/00047/FPM	Walpole Court , Blenheim Way, Stevenage, Herts, SG2 8TZ	£348,171.00
24/00064/FPM	18 - 24 Ellis Avenue, Stevenage, Herts, SG1 3SA	£750.00
22/00965/FPM	224-230 Bedwell Crescent, Stevenage, Herts, SG1 1NG	£15,375.00
24/00525/FPM	Bond International, Cartwright Road, Stevenage, Herts, SG1 4QJ	£6,750.00
23/00920/FPM	Land To The West Of Lytton Way, Stevenage, Herts	£2,116.73
23/00357/OP	Land Adjacent To 2 Marlborough Road, Stevenage, Herts, SG2 9HP	£23,797.15
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	£24,248,838.40

- b) The total amount of money received from planning obligations during the reported year was £2,006,980.36. The majority of this money was collected on behalf of Hertfordshire County Council and the National Health Service.

Application No	Site Address	Covenant Type	Amount
24/00525/FPM	Bond International, Cartwright Road, Stevenage, Herts, SG1 4QJ	Monitoring Fees SBC	£750.00
23/00502/FPM	58 - 90 Queensway And Forum Chambers, Town Centre, Stevenage, Herts, SG1 1EE	Monitoring Fees SBC	£1,900.00
22/00369/FPM	Barnwell Lower School, Collenswood Road, Stevenage, Herts, SG2 9HQ	Monitoring Fees SBC	£750.00
23/00293/FPM	Land Adjacent To GSK Campus, Gunnels Wood Road, Stevenage, Herts, SG1 2FX	Monitoring Fees SBC	£7,771.25

Application No	Site Address	Covenant Type	Amount
23/00357/OP	Land Adjacent To 2 Marlborough Road, Stevenage, Herts, SG2 9HP	Biodiversity SBC	£10,147.15
23/00357/OP	Land Adjacent To 2 Marlborough Road, Stevenage, Herts, SG2 9HP	Tree Replacement	£13,650.00
22/00965/FPM	224-230 Bedwell Crescent, Stevenage, Herts, SG1 1NG	Monitoring Fees SBC	£375.00
22/00931/FPM	MBDA UK, Six Hills Way, Stevenage, Herts, SG1 2DA	Monitoring Fees SBC	£750.00
23/00920/FPM	Land To The West Of Lytton Way, Stevenage, Herts	Monitoring Fees SBC	£2,116.73
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	Monitoring Fees SBC	£25,000.00
19/00123/FPM	Land To West Of A1(M) And South Of Stevenage Road, Todds Green, Stevenage, Herts	Biodiversity SBC	£105,491.73
19/00123/FPM	Land To West Of A1(M) And South Of Stevenage Road, Todds Green, Stevenage, Herts	Sustainable Transport - Bus Services	£275,264.58
19/00123/FPM	Land To West Of A1(M) And South Of Stevenage Road, Todds Green, Stevenage, Herts	Healthcare Contribution	£125,664.06
17/00862/OPM	Land To The North Of Stevenage, Stevenage, Herts, SG1 4DE	Healthcare Contribution	£420,891.08
17/00862/OPM	Land To The North Of Stevenage, Stevenage, Herts, SG1 4DE	Indoor Sports Facilities	£552,855.60
17/00862/OPM	Land To The North Of Stevenage, Stevenage, Herts, SG1 4DE	Outdoor Sports Facilities	£82,935.77
16/00511/FPM	Park Place, Town Centre, Stevenage, Herts	Youth Provision	£461.51
16/00511/FPM	Park Place, Town Centre, Stevenage, Herts	Travel Plan Monitoring	£5,127.84
16/00511/FPM	Park Place, Town Centre, Stevenage, Herts	Secondary Education	£11,543.62
16/00511/FPM	Park Place, Town Centre, Stevenage, Herts	Primary Education	£21,718.96
16/00511/FPM	Park Place, Town Centre, Stevenage, Herts	Parking Survey Contribution	£5,982.48
16/00511/FPM	Park Place, Town Centre, Stevenage, Herts	Off Site Public Open Space Contribution	£8,615.11
16/00511/FPM	Park Place, Town Centre, Stevenage, Herts	Library Facilities	£8,172.06
16/00511/FPM	Park Place, Town Centre, Stevenage, Herts	Healthcare Contribution	£91,898.45*
16/00511/FPM	Park Place, Town Centre, Stevenage, Herts	Car Parking Contribution	£20,125.62*
16/00511/FPM	Park Place, Town Centre, Stevenage, Herts	Car Club Contribution	£8,546.40

Application No	Site Address	Covenant Type	Amount
16/00511/FPM	Park Place, Town Centre, Stevenage, Herts	Affordable Housing	£163,996.13*
19/00743/FPM	SG1 Development Site, Town Centre, Stevenage	Traffic Management Order	£16,979.23
13/00595/REG3	Land Bounded By Bragbury Lane, Pembridge Gardens And Blenheim Way, Stevenage, Herts	HCC Covenants	£5,250.00
13/00595/REG3	Land Bounded By Bragbury Lane, Pembridge Gardens And Blenheim Way, Stevenage, Herts	Affordable Housing	£12,097.99
13/00595/REG3	Land Bounded By Bragbury Lane, Pembridge Gardens And Blenheim Way, Stevenage, Herts	Outdoor Sports Facilities	£79.99
13/00595/REG3	Land Bounded By Bragbury Lane, Pembridge Gardens And Blenheim Way, Stevenage, Herts	Children's Play Space	£72.02

*Of these contributions, £179,825.04 was allocated to a previous receipt, with the totals reflected in table f).

c) The total amount of money received prior to the reported year that has not been spent is £466,856.62

d) During the reported year the following non-monetary contributions have been agreed under planning obligations:

i) The total number of affordable housing units to be provided is 501.

Application No	Site Address	No. of Affordable units
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	450*
	* Calculated as 30% of dwellings across all phases. Subject to the submission of a detailed Affordable Housing scheme outlining exact figures.	
23/00920/FPM	Land to The West of Lytton Way, Stevenage, Herts	4*
	* An additional 4 units have been secured through a Deed of Variation.	
24/00047/FPM	Walpole Court, Blenheim Way, Stevenage, Herts, SG2 8TZ	6*
	* These 6 units were secured in conjunction with the Kenilworth Close s.106 Agreement and delivered on-site at Kenilworth Close (18/00398/FPM).	
22/00965/FPM	224-230 Bedwell Crescent, Stevenage, Herts, SG1 1NG	14*
	*All 14 units located on the Burwell Road Development and secured in conjunction with the Burwell Road s.106 (22/00437/FPM).	
22/00963/FPM	Brent Court, Silam Road, Stevenage, Herts, SG1 1JN	24
24/00064/FPM	18 - 24 Ellis Avenue, Stevenage, Herts, SG1 3SA	3

ii) The total number of self-build plots that have been agreed under S106 agreements is 15.

Application No	Site Address	No. of self-build plots
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	15

iii) The following provisions in respect of employment opportunities have been agreed under S106 agreements:

Application No	Site Address	Covenant Type
23/00502/FPM	58 - 90 Queensway And Forum Chambers, Town Centre, Stevenage, Herts, SG1 1EE	Local Apprenticeships
23/00502/FPM	58 - 90 Queensway And Forum Chambers, Town Centre, Stevenage, Herts, SG1 1EE	Local Jobs
22/00369/FPM	Barnwell Lower School, Collenswood Road, Stevenage, Herts, SG2 9HQ	Local Apprenticeships
22/00369/FPM	Barnwell Lower School, Collenswood Road, Stevenage, Herts, SG2 9HQ	Local Jobs
22/00377/FPM	Stewart House, Primett Road, Stevenage, Herts, SG1 3EE	Local Apprenticeships
22/00377/FPM	Stewart House, Primett Road, Stevenage, Herts, SG1 3EE	Local Jobs
22/00963/FPM	Brent Court, Silam Road, Stevenage, SG1 1JN	Local Apprenticeships
22/00963/FPM	Brent Court, Silam Road, Stevenage, SG1 1JN	Local Jobs
23/00293/FPM	Land Adjacent To GSK Campus, Gunnels Wood Road, Stevenage, Herts, SG1 2FX	Local Apprenticeships
23/00293/FPM	Land Adjacent To GSK Campus, Gunnels Wood Road, Stevenage, Herts, SG1 2FX	Local Jobs
24/00047/FPM	Walpole Court, Blenheim Way, Stevenage, Herts, SG2 8TZ	Local Apprenticeships
24/00047/FPM	Walpole Court, Blenheim Way, Stevenage, Herts, SG2 8TZ	Local Jobs
24/00064/FPM	18 - 24 Ellis Avenue, Stevenage, Herts, SG1 3SA	Local Apprenticeships
24/00064/FPM	18 - 24 Ellis Avenue, Stevenage, Herts, SG1 3SA	Local Jobs
22/00965/FPM	224-230 Bedwell Crescent, Stevenage, SG1 1NG	Local Apprenticeships
22/00965/FPM	224-230 Bedwell Crescent, Stevenage, SG1 1NG	Local Jobs

Application No	Site Address	Covenant Type
24/00525/FPM	Bond International, Cartwright Road, Stevenage, Herts, SG1 4QJ	Local Apprenticeships
24/00525/FPM	Bond International, Cartwright Road, Stevenage, Herts, SG1 4QJ	Local Jobs
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	Local Apprenticeships
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	Local Jobs

iv) The following education provision has been agreed under S106 agreements:

Application No	Site Address	Education Provision
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	Primary School Land

v) The following transport provisions have been agreed under S106 agreements:

Application No	Site Address	Transport Provision
23/00502/FPM	58 - 90 Queensway And Forum Chambers, Town Centre, Stevenage, Herts, SG1 1EE	Sustainable Travel Voucher
22/00963/FPM	Brent Court, Silam Road, Stevenage, SG1 1JN	Residential Cycle Voucher
22/00963/FPM	Brent Court, Silam Road, Stevenage, SG1 1JN	Residential Travel Voucher
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	Residential Cycle Voucher
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	Residential Travel Voucher

vi) The following outdoor sports provision has been agreed under S106 agreements:

Application No	Site Address	Outdoor Sports provision
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	Cricket Pavilion and Sports Pitch
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	Multi-Use Games Area
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	Meadway Pavillion

vii) The following healthcare/older person's provision has been agreed under S106 agreements:

Application No	Site Address	Healthcare/OP Provision
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	GP Surgery*
21/00356/FPM	Land To The West Of Stevenage, Stevenage, Herts, SG1 2TS	Care Home

*If not provided on site, a cash contribution in lieu will be received.

e) The total amount of money from planning obligations spent during the reported year was £34,800.13.

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Spend Description
Biodiversity Net Gain	£4,728.00	Biodiversity Works at Chells Park / Canterbury Park
Replacement Trees	£3,500	Planting trees at Stirling Close
S106 Monitoring Fees	£21,452.50	Towards S106 officer wages
Car Park Study – Town Centre	£5,119.63	Towards a car parking survey in Stevenage Town Centre

ii) An additional amount of £100,000 was borrowed and spent during the reported year. This sum was allocated to the following infrastructure delivered during the reported year and is due to be repaid through s.106 receipts expected in the 25-26 FY period.

Infrastructure	Borrowed/Spent	Spend Description
Sustainable Transport	£100,000.00	Towards the borough-wide cycle hire scheme

iii) The amount of planning obligation money spent on repaying money borrowed, including any interest is £0.

iv) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £21,452.50, as noted in the above table.

f) The total amount of money retained at the end of the reported year is £2,259,211.81. Of this amount, a large proportion is held on behalf of third parties. The majority of which is likely to be transferred within the next financial year period.

- i) The monies held towards Hertfordshire County Council services totals £402,156.34
- ii) The monies held towards Healthcare Services totals £651,873.81
- iii) The monies held towards Stevenage Borough Council services totals £1,205,181.66

Infrastructure	Remaining
Children's Playspace, Outdoor Sports Facilities / Open Space	£757,938.12
Affordable Housing	£69,252.08
Biodiversity Net Gain	£200,370.30
Gardening Club/Replacement Trees	£18,225.63
Parking/Car Club Contribution	£69,213.54
Employment Programmes	£16,250.00
Monitoring	£39,412.98
Transport/Miscellaneous (East Herts)	£34,519.01
Healthcare Services (NHS)	£651,873.81
Hertfordshire County Council Services	£402,156.34