



Date: Wednesday, 3 December 2025

Time: 10.30 am

Venue: The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

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CABINET

TO FOLLOW REPORT (S)

17 Annual Infrastructure Funding Statement 2025 (Pages 1 - 28)

Lead Member – Councillor David Walker, Portfolio Holder for Planning

Lead Officer - Eddie West, Planning Policy and Strategy Manager

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Committee Meeting

Cabinet

3rd December 2025

Item

Public



Annual Infrastructure Funding Statement 2025

Responsible Officer:	Tim Collard	
email:	Tim.collard@shropshire.gov.uk	
Cabinet Member (Portfolio Holder):	Councillor David Walker	

1. Synopsis

This report seeks approval for the 2025 Infrastructure Funding Statement (Appendix 1).

2. Executive Summary

- 2.1. The Infrastructure Funding Statement (the Statement) is a statutory requirement for Councils to produce. It must be published before the end of the calendar year.
- 2.2. The key purpose of the Statement is to report on the developer contributions (Community Infrastructure Levy (CIL) and Section 106 Planning Obligations) which Shropshire Council has received, allocated and spent during the reported year (between 1st April 2024 and 31st March 2025) and to provide an Infrastructure List which sets out the infrastructure projects or types of infrastructure which Shropshire Council may fund wholly or partly by the CIL.
- 2.3. Appendix 1 to this report provides the Infrastructure Funding Statement for 2025. The recommendation is to approve this report for publication before the end of December 2025 to ensure the Council's meets its regulatory requirements. Should there be any amendments needed to the Statement this report recommends these can be made by the Service Director – Legal, Governance and Planning (Monitoring Officer) in consultation with the Portfolio Holder for Planning.
- 2.4. The collection and use of developer contributions, both through Section 106 and the Community Infrastructure Levy (CIL) are essential to ensure the delivery of

necessary infrastructure to support new development. The use of CIL and Section 106 funds are covered in national legislation which the Council must follow.

- 2.5. The purpose of CIL is fund the cumulative infrastructure requirements of new development. Whilst the range of items the Council can spend CIL on is not defined and is not exhaustive, national planning guidance states “The levy can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities”.
- 2.6. The majority of CIL collected remains the responsibility of Shropshire Council to administer. Some CIL is the responsibility of the relevant Parish and Town Councils in the form of the Neighbourhood Fund which is transferred to the relevant Parish and Town Council annually.
- 2.7. The **Infrastructure List**, included within the Infrastructure Funding Statement (Appendix 1) therefore only relates to the CIL which remains with Shropshire to allocate to infrastructure. It is important to note the purpose of the Infrastructure List is **not** to formally agree the projects where CIL will be used. Rather the list is intended to provide an indication as to the possible projects or types of projects where the Council intends to focus its CIL funds in order to mitigate the impacts of new development.
- 2.8. The current evidence base supporting decisions on CIL allocation are largely captured on the 18 Place Plans and the updated Strategic Infrastructure and Investment Plan. These documents have been informed by discussions with Parish and Town Councils and strategic infrastructure providers. The purpose of these documents is to identify current or forecast infrastructure capacity issues, and where known, projects to mitigate these issues. Where these infrastructure capacity issues have or are forecast to be caused or exacerbated by the impacts of new development, the Council can direct CIL funding towards their mitigation.
- 2.9. The Place Plans provide a level of priority to infrastructure items. The Infrastructure List (part 2) included in the Statement only include items where the Council believes Council CIL funding would be appropriate, having regard to relevant national regulations. Therefore, this does not include any item identified as a ‘Neighbourhood Project’ in the Place Plan, where it is expected the CIL Neighbourhood Fund, which rests with the relevant Parish and Town Councils, should be the primary source of funding.
- 2.10. The Infrastructure Funding Statement takes account of the Council’s emerging Capital Strategy, as well as other emerging strategies which either provide a context for additional growth, such as Local Plan, or provide a framework for the delivery of new infrastructure interventions, such as the Shrewsbury Movement strategy.

3. Recommendations

- 3.1. Cabinet:

- A. Agrees the Infrastructure Funding Statement - Appendix 1 to this report – for publication before the end of 2025
- B. Delegates responsibility to the Service Director – Legal, Governance and Planning, in consultation with the Portfolio Holder for Planning and Regulatory Services, to agree, if necessary, amendments to the Infrastructure Funding Statement before its publication.

Report

4. Risk Assessment and Opportunities Appraisal

- 4.1 It is a national requirement for Councils to prepare and publish annually an Infrastructure Funding Statement before the end of the calendar year. Failure to do so will lead to the Council being in breach of its regulatory obligations. It is therefore important that Cabinet resolve to approve Appendix 1 to this report as per recommendation or if changes are required as a result of Cabinet discussion, that authority be given to the Service Director – Legal, Governance and Planning (Monitoring Officer) in consultation with the Portfolio Holder for Planning to make necessary amendments, as per recommendation.
- 4.2. The Council must use the Infrastructure Funding Statement to set out, in principle, the projects or types of projects where it intends to use its CIL funds in the future. However, it is important to note that this does not constitute a formal agreement to use CIL funds for these purposes and there remains wider Council procedures that must be followed to formally agree CIL funding for projects, including where required, approval by Cabinet and Council. It is therefore considered there is limited risk to the Council of including an item on the Infrastructure List, and conversely of an item not being included, should additional evidence subsequently suggest the position regards funding has changed.
- 4.3. It is important the Council seeks to use available and future CIL funds for the most critical infrastructure, recognising that there is a need to prioritise projects to ensure that critical infrastructure is delivered. The Infrastructure Funding Statement seeks to do this by using the 18 published Place Plans and the Strategic Infrastructure and Investment Plan, as well as wider dialogue between relevant service areas (e.g. Education, Highways, Leisure), to establish a realistic list of potential infrastructure projects that meet the requirements of CIL regulations and are genuinely required to support the impacts of new development. It is considered there is little risk to the Council given the use of this evidence base.

5. Financial Implications

- 5.1. Shropshire Council continues to manage unprecedented financial demands and a financial emergency was declared by Cabinet on 10 September 2025. The overall financial position of the Council is set out in the monitoring position presented to Cabinet on a monthly basis. Significant management action has been instigated at all levels of the Council reducing spend to ensure the Council's financial survival. While all reports to Members provide the financial implications of decisions being taken, this may change as officers and/or Portfolio Holders review the overall financial situation and make decisions aligned to financial survivability. All non-essential spend will be stopped and all essential spend challenged. These actions may involve (this is not exhaustive):
- scaling down initiatives,
 - changing the scope of activities,
 - delaying implementation of agreed plans, or
 - extending delivery timescales.
- 5.2. The Infrastructure Funding Statement provides a detailed breakdown of the amount of Section 106 and CIL contributions the Council has received in the reporting year (2024-2025), as well as where these funds have been used or allocated to. Officers from the Finance department have supported in compiling these figures.
- 5.3. The Infrastructure List section of the Infrastructure Funding Statement provides a comprehensive overview of the projects or types of projects where the Council intends to focus its CIL funds. This list reflects the known infrastructure needs of the County forecasted through the planned growth scenarios. This will be influenced by the new Local Plan process due to commence in early 2026, as well as seeking to provide appropriate support to wider Council strategies and schemes.
- 5.4. The purpose of Section 106 and CIL funds is to mitigate the impacts of new development. These contributions are not intended to fund wider projects where a link to development cannot be established. Section 106 funds are established through discussions on separate planning applications, are governed by national legislation and must be used for the purposes set out in the legal agreements by which they are secured. CIL is also governed by national legislation, and is the responsibility of the Council to determine how to prioritise and spend (aside from the Neighbourhood Fund element which is the responsibility of the relevant Parish and Town Council). Given the importance of developer contributions to supporting necessary infrastructure it is vital the Council seeks to prioritise its use in the most appropriate manner, focussing in the first instance on those critical items necessary to enable development to take place.

6. Climate Change Appraisal

- 6.1. The Infrastructure Funding Statement includes information on where the Council intends to use CIL Local and Strategic funds. This can include items to support Active Travel and wider sustainable transport provision, where there is shown this is necessary to support new development.

7. Background

- 7.1 The Annual Infrastructure Funding Statement (the Statement) is a statutory requirement for Councils to produce. It must be published before the end of each Calendar year by the Local Authority.
- 7.2 The key purpose of the Statement is to report on the developer contributions which Shropshire Council has received, allocated and spent during the reported year (between 1st April 2024 and 31st March 2025) and to provide an Infrastructure List which sets out the infrastructure projects or types of infrastructure which Shropshire Council may fund wholly or partly by CIL.
- 7.3 Any authority which receives a contribution from development through the Community Infrastructure Levy (CIL) or Section 106 planning obligations (S106) must publish an Infrastructure Funding Statement on their website each year.
- 7.4 In Shropshire, the CIL has been collected since 2012 and is chargeable on developments which propose one or more new dwellings (with the exception of affordable housing and qualifying self-build schemes which follow a defined exemption process), or create more than 100m² of new floorspace through residential extensions or annexes for existing residential properties. Section 106 planning obligations are legal agreements which are entered into to mitigate the impacts of a specific development and can apply to a range of land uses.
- 7.5 Both CIL and Section 106 planning obligations are used by Shropshire Council to collect developer contributions to fund necessary infrastructure as a result of new development. Providing reports on these developer contributions will help local communities and developers to see how contributions have been used and how any future contributions may be spent.
- 7.6 Appendix 1 to this report provides the Infrastructure Funding Statement (the Statement) for 2025.
- 7.7 Section 2 of the Statement provides the CIL Report which reports on a range of nationally prescribed indicators for the reporting year 2024-25. This shows that in the reporting year the Council collected £6,536,551.86 of CIL receipts. In total, £8,760,442.54 of CIL was expended during the year, of which £1,148,551.24 was sent to relevant Parish and Town Councils as the CIL 'Neighbourhood Fund'. The total amount of CIL receipts retained at the end of the reporting year and not allocated to a project was £30,503,630.47. The £7,285,063.69 of CIL funds allocated by Shropshire Council in the reporting year includes £5,134,557.51 towards highways infrastructure, of which £5m was spent on the North-West Relief Road (NWRR) scheme, as part of the Council's match funding against the funding secured from the national Large Local Major Programme. Work on the NWRR has been paused. In the event the project is cancelled the £5m of CIL funding will be reallocated to other infrastructure projects
- 7.8 Section 3 of the Infrastructure Funding Statement provides the Section 106 Report. This shows that during the reported year, the Council entered into planning obligations to the value of £613,257. During the reported year (2024-25) the Council received £2,159,574.16 from planning obligations. The use of these funds is

dictated by the specific Planning Obligation (Section 106 Agreement) to which it relates

- 7.9 It is useful to recognise that both CIL and S106 income have decreased markedly from the 2023/24 reporting year. This is perhaps unexpected given the general reduction in housing completions over the same period reported in Shropshire, largely as a result of a general ‘cooling’ of the housing market. It is expected that as the housing market improves, both CIL and S106 income will increase in future years.
- 7.10. A key purpose of the Infrastructure List (Section 4 of the Statement) is to indicate which projects or types of projects the Council intend to use CIL funds to support sustainable growth and to mitigate the cumulative impacts of development. Part 1 of the Infrastructure List details the projects where CIL funding has already been agreed by the Council, but has not yet been expended. Part 2 of the Infrastructure List provides information on the projects or type of projects where the Council could direct unallocated CIL funding to support the infrastructure needs resulting from new development.
- 7.11. Whilst Part 2 of the Infrastructure List does not dictate how Shropshire Council must spend CIL, it does set out Shropshire Council’s intentions of how it could be used. The intention is for the Infrastructure List to be reviewed regularly (at least annually) through the updates to the Infrastructure Funding Statement. Therefore, future iterations of the list could include additional infrastructure projects where more information is known and where they are considered necessary to support new development.
- 7.12. For clarity, items not included on this Infrastructure List can receive CIL funding in advance of future updates to the Infrastructure List should there be sufficient evidence to support this. Whether or not a project is included in Part 2 of the Infrastructure List, the process of securing formal agreement to use CIL Local or CIL Strategic funds currently remains through a consideration of an Expression of Interest (EoI) by the Council’s Internal Infrastructure Group (IIG), and, depending on the value of the scheme, through additional agreement by Cabinet or Full Council. It is useful to recognise that as part of the future work programme of the Council’s Transformation and Improvement Overview and Scrutiny Committee, the process of CIL dispersion is currently being reviewed.
- 7.13 In line with CIL Regulations, the Neighbourhood Fund element of the CIL is distributed to relevant Town and Parish Councils annually, normally in April. The CIL Neighbourhood Fund is 15% of the gross amount of CIL received in the Parish or Town Council area, except for those areas with an adopted Neighbourhood Development Plan where this rises to 25% of gross CIL received. It is the responsibility of the respective Town and Parish Councils to administer and allocate CIL Neighbourhood Fund monies to appropriate infrastructure projects. Any potential Neighbourhood Fund schemes are therefore not detailed in the Annual Infrastructure Funding Statement.
- 7.14. CIL income from new development can be spent on anything that constitutes "infrastructure" as defined by section 216 of the 2008 Planning Act and the CIL Regulations (as amended). This includes, but is not limited to, roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, and open spaces. Shropshire Council

recognises that infrastructure needs vary from place to place and priorities vary over time in response to different development pressures.

- 7.15. In April 2024 the Council published a comprehensive review of the 18 Place Plans for the County, which included the outcomes of discussions with Parish and Town Councils and wider strategic infrastructure providers. The purpose of the Place Plans is to identify and assign a level of priority to current or predicted infrastructure capacity issues. Where these infrastructure capacity issues have or are predicted to be caused by the impacts of new development, the Council can direct CIL funding towards their mitigation. The Place Plans are ‘live’ documents and as information becomes available on infrastructure needs and opportunities, including through discussions with Parish and Town Councils, new items can be added via a recommendation of the Council’s Internal Infrastructure Group. The 18 Place Plans can be viewed here [Place plans | Shropshire Council](#).
- 7.16. Whereas the Place Plans include a wide range of potential projects, including those where the use of the Council’s CIL funds would not be appropriate as the need for the project has not resulted from the impact of new development, the Infrastructure List must **only** include projects where the Council believes Council CIL funding (CIL Local and CIL Strategic) would be appropriate to use. This does not include the Neighbourhood Fund element of CIL which rests with the relevant Parish and Town Councils to allocate to projects.
- 7.17. There will inevitably be a close correlation between the delivery of planned growth and the need to improve infrastructure. Whilst the Council’s draft Local Plan was withdrawn from examination in July, there is an expectation that many of the proposed site allocations included in the Plan will continue to come forward for development (subject to planning approval) in the coming years. Several of these allocations are strategic in nature where there will be a need to ringfence CIL generated from these schemes towards local infrastructure, such as education and highways; this important principal is established in the Infrastructure List.

8. Conclusions

- 8.1. Appendix 1 to this report provides the Infrastructure Funding Statement for 2025. The recommendation is to approve this report for publication before the end of December 2025 to ensure the Council’s meets its regulatory requirements. Should there be any amendments needed to the Statement this report recommends these can be made by the Service Director – Legal, Governance and Planning (Monitoring Officer) in consultation with the Portfolio Holder for Planning.
- 8.2. The collection and use of developer contributions, both through Section 106 and the Community Infrastructure Levy (CIL) are essential to ensure the delivery of necessary infrastructure to support new development. The use of CIL and Section 106 funds are covered in national legislation which the Council must follow.
- 8.3. The majority of CIL collected remains the responsibility of Shropshire Council for allocation. Some CIL is the responsibility of the relevant Parish and Town Councils to spend in the form of the Neighbourhood Fund which is transferred to the relevant Parish and Town Council annually.

- 8.4. A key purpose of the Infrastructure List (Section 4 of the Statement) is to indicate which projects or types of projects the Council intend to use its CIL funds to support sustainable growth and to mitigate the cumulative impacts of development. The Infrastructure List provides information on the projects or type of projects where the Council could direct unallocated CIL funding to, to support the infrastructure needs resulting from new development, although it formal agreement on the use of CIL funding would still need to be agreed.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

N/A

Local Member: ALL

Appendices [Please list the titles of Appendices]

Appendix 1 – Annual Infrastructure Funding Statement 2025

Shropshire Council Annual Infrastructure Funding Statement

For the reported year 2024-2025
(1st April 2024- 31st March 2025)

December 2025

Contents

Introduction	3
CIL Report	5
S106 Report	8
Infrastructure List	11
Glossary	20

1. Introduction

- 1.1 This Annual Infrastructure Funding Statement (the Statement) reports on the developer contributions which Shropshire Council has received, allocated and spent during the reported year. For this Statement, the reported year refers to the previous financial year. For clarification, this is between 1st April 2024 and 31st March 2025. Any authority which receives a contribution from development through the Community Infrastructure Levy (CIL) or Section 106 planning obligations (S106) must publish an Annual Infrastructure Funding Statement on their website each year.
- 1.2 CIL is a charge on new development to help fund supporting infrastructure across Shropshire and was adopted by Shropshire Council on 1st January 2012. CIL is chargeable in Shropshire on developments which propose one or more new dwellings (including self-contained residential annexes) or create more than 100sqm of new floorspace through residential extensions or residential annexes that are not self-contained. In Shropshire, CIL is not chargeable on commercial development. Further information on CIL and how it is collected can be found on the [website](#).
- 1.3 S106 planning obligations are legal agreements which were entered into to mitigate the impacts of a development. This is through a planning agreement entered into under [Section 106 of the Town and Country Planning Act 1990](#) by a person with an interest in the relevant land and Shropshire Council.
- 1.4 Both CIL and S106 planning obligations are used by Shropshire Council to collect developer contributions to fund infrastructure. Providing reports on these developer contributions will help local communities and developers to see how contributions have been used and how any future contributions may be spent.
- 1.5 The Statement consists of the following three sections:
- **The CIL Report** – sets out the CIL receipts, funding allocations and CIL spend for the reported year
 - **The S106 Report** – sets out the receipts from S106 planning obligations, funding allocations and S106 spend for the reported year
 - **The Infrastructure List** – sets out the infrastructure projects or types of infrastructure which Shropshire Council may fund wholly or partly by CIL. This provides a narrative for how CIL may be used in future
- 1.6 This Statement provides a snapshot for the collection and spend of developer contributions for the financial year 2024-25. Through the Infrastructure List, this Statement shows the context and intentions of Shropshire Council for the use of developer contributions. It is important to note that infrastructure planning changes over time and priorities for the use of developer contributions can also change. Future Statements will provide updated data for CIL and S106 receipts for each financial year, whilst providing an updated Infrastructure List. The infrastructure priorities listed in this Statement will be reviewed on an ongoing basis, in combination with regular reviews undertaken of the Place Plans.

- 1.7 There are a number of terms used throughout the Statement where their definition or application may not be clear. These terms have been defined in the Glossary which can be found at the end of the Statement.

2. CIL Report

- a) The total value of CIL set out in all Demand Notices issued in the reported year was **£5,519,838.21**. Please note Shropshire Council has adopted a CIL instalment policy (see [here](#) for further information) which means a proportion of this amount would not have been due for payment within the reported year.
- b) The total amount of CIL receipts collected within the reported year was **£6,536,551.86**.
- c) The total amount of CIL receipts collected by the authority prior to the reported year was **£69,243,104.36**. Of this, as at 31 March 2024 **£30,503,630.47** remained unallocated.
- d) The total amount of CIL receipts collected by the authority before the reported year, which were then allocated in the reported year – Please note the Council cannot identify in which year any allocated receipts were collected as this data is not recorded in this way. Please refer to the figures below for further information on CIL allocations and CIL spend in the reported year.
- e) The total amount of CIL expenditure for the reported year was **£8,760,442.54**. This includes:-
- Administration expenses - **£326,827.61**.
 - Monies spent by Shropshire Council from the CIL Local and Strategic funds - **£7,285,063.69**.
 - Monies passed to parish and town councils as Neighbourhood Fund - **£1,148,551.24**.
- f) The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year was **£2,532,349.54**.
- g) In relation to CIL expenditure for the reported year, summary details of
- The items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item. Please note that no land payments were collected in the reported year.

Education Infrastructure	£ 675,566.18
Medical Practice Facilities	£ 490,000.00
Highways Infrastructure	£5,134,557.51
Outdoor & Play Infrastructure	£ 4,940.00
Leisure Facilities	£ 980,000.00
Total	£7,285,063.69

- The amount of CIL 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) in the reported year was **£0.00**.
- The amount of CIL collected on administrative expenses in the reported year was **£326,827.61**. This amount was 5% of CIL collected in the reported year.

- h) In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year - summary details of the items of infrastructure on which CIL has been allocated, and the amount of CIL allocated to each item:

Highway Infrastructure	£1,854,961.23
Education	£ 119,328.31
Outdoor and Play Infrastructure	£ 355,060.00
Community Infrastructure	£ 203,000.00
Total	£2,532,349.54

- i) The amount of CIL passed to

- i. Any parish or town council under regulation 59A or 59B (neighbourhood fund) up to 31st March 2023 was **£8,820,457.24**.
- ii. Any person under regulation 59(4) (CIL passed to a third party to spend on infrastructure) during the reported year was **£490,000**.

- j) Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year.

- i. The total CIL receipts collected by Shropshire Council under regulation 59E (Recovery of CIL passed to local councils if not spent within 5 years) during the reported year was **£0.00**
- ii. The total CIL receipts collected by Shropshire Council under regulation 59F (Use of CIL in an area to which regulations 59A and 59B do not apply) during the reported year was **£0.00**.
- iii. The amount of CIL allocated or spent on items of infrastructure to which regulations 59E and 59F applied was **£0.00**.

- k) Summary details of any notices served in accordance with regulation 59E

- i. The total value of CIL receipts requested from parish and town councils under regulation 59E was **£0.00**
- ii. The total value of funds not yet recovered from parish and town councils at the end of the reported year under regulation 59E was **£0.00**.

- l) The total amount of –

- i. The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is **£5,061,173.01**.
- ii. CIL receipts retained at the end of the reported year was **£33,721,001.97**.
- iii. CIL receipts for the reported year to which regulations 59E or 59F applied retained at the end of the reported year was **£0.00**.
- iv. CIL receipts prior to the reported year to which regulations 59E or 59F applied retained at the end of the reported year was **£0.00**.

3. Section 106 Report

- a) The total amount of money to be provided under any planning obligations which were entered into during the reported year was **£613,257.00**.

Please Note:

- 1) The words 'entered into' are interpreted as meaning Agreements issued by the Council.
- 2) A number of these Agreements have been issued in connection with outline planning applications. As such, the exact amount of S106 contributions payable to the Council is not specified in the Agreement. This is only confirmed at Reserved Matters stage. The figure quoted above is therefore subject to change.

- b) The total amount of money under any planning obligations which was received during the reported year was **£2,159,574.16** (cash basis).

- c) The total amount of money under any planning obligations which was received before the reported year which has not been allocated by Shropshire Council is **-£1,865,360.68**. (Cumulative total).

We have assumed everything committed in capital programme as at 31.03.2025 was a commitment at the end of the year before the reporting year. We currently do not record commitments on a year-by-year basis - this is cumulative.

- d) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year:

- Public Open Space
- Domestic Waste Collection
- Car Park Land

- i. In relation to affordable housing, the total number of units which will be provided under planning obligations entered into during the reported year was **156**.

- ii. In relation to educational facilities, the number of school places for pupils which will be provided under planning obligations entered into during the reported year was **Nil**.

- e) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure was **£1,958,142.72**.

The use of the word 'allocated' has been interpreted in terms of what was allocated in the Capital Programme at the start of the reported year, i.e. what was budgeted to be funded through S106, less what was actually spent, giving the total of what was allocated/budgeted but not spent – as per the table below:

Budget/Allocated to capital programme – 2024/25	£5,266,142.62
Budget/Allocated to capital programme – 2025/26	£1,124,988.00
Budget/Allocated to capital programme – 2026/27	£ 640,734.00
Spent/Allocated as funding	-£5,073,721.90

Total amount of money allocated/budgeted but not spent £1,958,142.72

- 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) was **£5,658,262.16**.

Capital	£5,073,721.90
Revenue	£ 519,371.76
Returned / Transfer to Third Parties	£ 65,168.50
Total expenditure/transferred	£5,658,262.16

- g)** In relation to money (received under planning obligations – figure e.) 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;

We have interpreted 'allocated' to mean allocated/budgeted in the capital programme. This table is a breakdown/summary of the answer to question (e) – as per the table below.

	Budget in Capital Programme	Commitments	Spent / allocated 2024-25	Difference – not 'spent' during reported year
Highways Infrastructure	£ 3,060,527.18		£2,449,265.46	£ 611,261.72
Affordable Housing	£ 3,859,158.77		£2,588,814.59	£1,270,344.18
Play Areas / Community Facilities / Open Spaces / Estate Maintenance	£ 90,481.61		£ 34,581.61	£ 55,900.00
Education	£ 21,697.06		£ 1,060.24	£ 20,636.82
Total	£ 7,031,864.62	-	£5,073,721.90	£1,958,142.72

- h)** In relation to money (received under any planning obligations – figure f.) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

- (i) The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

Returned / Transferred to third parties:

Highways / Car Parks/ Environmental (Non-commuted sums)	£ 40,000.00
Highways /Car Parks/ Environmental (Commuted sums)	£ 25,168.50
Total Returned / Transferred to third parties	£ 65,168.50

Expenditure:

Capital	
Affordable Housing	£2,588,814.59
Highways / Car Parks / Environmental	£2,454,655.82
Play Areas / Community Facilities / Open Spaces / Estate Maintenance	£ 0.00

Education	£ 1,060.24
Revenue Expenditure from Capital	
Highways / Car Parks / Environmental	£ 400,151.37
Capital Admin charge	
Affordable Housing	£ 13,215.88
Commuted Sums	
Applied Capital	£ 29,191.25
Applied Revenue	£ 106,004.51
Total Expenditure	£5,593,093.66
Total Expenditure / Returned / Transferred	£5,658,262.16

- (ii) The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, was **£0.00**.
 - (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, was **£0.00**.
- i) The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year was **£12,617,363.23**. Of this retained money, the amount allocated for the purposes of longer-term maintenance ("commuted sums") was **£531,986.40**.

4. Infrastructure List

- 4.1 This infrastructure list sets out the infrastructure projects or types of infrastructure which Shropshire Council intends to be wholly or partly funded by the Community Infrastructure Levy (CIL). This refers to the use of the CIL local and strategic funds by Shropshire Council. This report will not dictate how Shropshire Council must spend CIL, but will set out Shropshire Council's intentions.
- 4.2 The CIL neighbourhood fund is distributed to local town and parish councils who are able to directly spend this money on infrastructure to support development within their local areas. Any potential neighbourhood fund spend is therefore not detailed here.
- 4.3 CIL income from new development can be spent on anything that constitutes "infrastructure" as defined by Regulation 216 of the 2008 Planning Act and the CIL Regulations (as amended). This includes but is not limited to roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, and open spaces.
- 4.4 Shropshire Council recognises that infrastructure needs vary from place to place and priorities vary over time in response to different development pressures. Shropshire's infrastructure requirements are detailed within Shropshire's Implementation Plan and the supporting Place Plans. An annual process of review is well established for these which ensures widespread and continual engagement in identifying and prioritising Shropshire's infrastructure requirements both with the local community and local infrastructure and service providers. The Implementation Plan and supporting Place Plans therefore provide a robust evidence base to assist in the targeted use of developer contributions as well as a mechanism for coordinating all available resources around an agreed set of priorities within a particular place.
- 4.5 In combination with the Implementation Plan and the Place Plans, the Infrastructure List sets out how Shropshire Council intends to spend CIL in future by identifying infrastructure projects which may be able to benefit from CIL funding.
- 4.6 Please note the Infrastructure List is not exhaustive. CIL Local and Strategic Funds may be spent on infrastructure projects not included on the Infrastructure List. The Infrastructure List provides an indication of the infrastructure projects which CIL funds may be spent on. The Infrastructure List does not dictate how CIL will be spent by Shropshire Council, but does set out the intentions of Shropshire Council for how the CIL Local and Strategic Funds may be spent. The Infrastructure List will be reviewed as part of the Annual Infrastructure Funding Statement for the next reported year which will be published prior to 31st December 2024.
- 4.7 The Infrastructure List is split into two parts. Part 1 of the List outlines the projects where CIL funds have been allocated but not yet spent. Some of these projects may have already received CIL funding but are due to receive further funding following the publication of this statement. Part 2 of the List sets out the aspirational projects where no CIL funding has yet been allocated, but Shropshire Council may intend to provide CIL funding for these projects in future.

Infrastructure List Part 1 – projects with allocated CIL

Place Plan Area	Title of project	Project Description
Bishop's Castle	Replacement swimming pool lining and re-configure of pool tank profile at SpArC Leisure Centre Bishop's Castle	Replace swimming pool lining and re-configure pool tank profile.
Bridgnorth	Bridgnorth High Street enhancement project	High Street enhancement project
Bridgnorth	Extension to the Nursery Building at Brown Clee Primary School at Ditton Priors	The project will create additional needed Nursery provision in the local area.
Cleobury Mortimer	Improvements to the Ford in Neen Savage	New signage for the ford and drainage improvements
Ellesmere	4 Classroom expansion at Lakelands School - Ellesmere	4 Classroom expansion at Lakelands School
Market Drayton	Upgrade of play equipment at Dutton Close Play Area, Stoke Heath	Upgrade and renewal of play equipment along with new equipment at Dutton Close Play Area, Stoke Heath
Market Drayton	Works to create public open space at Newcastle Road, Woore	Works to create public open space at Newcastle Road, Woore
Market Drayton	Upgrade and addition of sporting facilities Market Drayton	Upgrading of facilities at Greenfields sports ground, Market Drayton to include new club house, improved car parking and access and construction of new Astroturf pitch at The Grove school
Market Drayton	School hall and classroom at Moreton Say School	Creation of a school hall and expansion of current provision needed to ensure that the current provision is suitable in the long term
Minsterley and Pontesbury	Hall Bank junction improvements in Pontesbury	Design and build of improvements to junction at Hall Bank following development
Minsterley and Pontesbury	Creation of 3 new classroom at Mary Webb Secondary Academy Pontesbury	To provide additional classroom capacity at the secondary school in Pontesbury following a period of steady housing construction in the Minsterley and Pontesbury Place Plan area
Much Wenlock	New one form entry primary school - Buildwas	New one form entry primary school on former Ironbridge power station site
Much Wenlock	Improvements to Much Wenlock Leisure Centre to allow increased access	Improvements to access at the Leisure Centre to provide a separate entrance for school use and provide greater community access during school hours
Oswestry	Upgrade of zebra crossing to signalised puffin crossing, Overton Road, St Martins	Upgrade crossing at Stan's Roundabout from zebra to signalised puffin crossing due to increased traffic and safety concerns.

Shrewsbury	Upgrade of cycle route in Castlefields Shrewsbury	Upgrade of cycle route from Castle Bridge to Newpark Road - removing the paving and replacing with flexible footway
Shrewsbury	Upgrade of cycle route Underdale Road in Shrewsbury	To improve the cycle way from Underdale Road to Castle Bridge
Shrewsbury	Cycle way improvements on Pritchard Way Shrewsbury SITP project	Improvements to the cycle way including wider central splitter island, improved crossing facilities with tie ins each side
Shrewsbury	Speed reduction measures at Forton Heath, Near Shrewsbury	Speed reduction measures at Forton Heath
Shrewsbury	New footpath linking Clayton Way and the Coppice development in Shrewsbury	Create a footpath linking the Coppice new development with the hospice and The Uplands nursing home
Shrewsbury	Traffic safety and speeding review on A5191 Belle Vue/Hereford Road in Shrewsbury	Review of traffic safety and speeding along the A5191 Belle Vue and Hereford Road following residents concerns about speeding.
Shrewsbury	The Avenue - New road infrastructure within the Shrewsbury Riverside redevelopment	The Avenue will provide a new access road from Smithfield Road to Raven Meadow to maintain access to the multi story car park and bus station while the Shrewsbury Riverside redevelopment takes place
Shrewsbury	Highway layout changes at Roushill Shrewsbury	Downgrading of Roushill to one lane and integration with the adjacent new park proposed for the site
Shrewsbury	New gateway area into Smithfield Riverside redevelopment site phase one	New enhanced Landing Area Into Smithfield Riverside Development site on the Smithfield Road site
Shrewsbury	Development of Early Years provision Shrewsbury - Coleham School	Extra provision needed in Shrewsbury to meet the expansion of free 30 hour child care from 9 months +
Shrewsbury	Active travel improvements in Copthorne, Shrewsbury	Active travel improvements along Copthorne Road in Shrewsbury including a 20mph zone and improvements to pedestrian crossings
Wem	Purchase of land to create parking and recreational space in the village of Hadnall	Purchase of land to create parking and recreational space in the village of Hadnall
Whitchurch	Drainage at Whitchurch	Drainage at Whitchurch linked to new development

Part 2 – potential projects currently with no CIL allocations, but may benefit from future CIL funding

Place Plan Area	Title of project	Project Description
All	Flooding and drainage management infrastructure	Provision of flood and drainage management infrastructure that is appropriate to local conditions, including both surface water and flood risk linked to supporting development.
All	Public transport improvements	Public transport improvements to support the needs of new development, including on-demand bus provision as well as other interventions identified in the emerging Local Transport Plan.
All	Education provision and improvements	Provision of additional school and pre-school facilities, and associated infrastructure where need is identified as a result of new development.
All	Local walking and cycling infrastructure	Improvements to existing infrastructure, as well as creation of new provision evidenced through the Council's adopted Local Cycling and Walking Improvement Plan (LCWIP)
All	Highways infrastructure	Improvements to existing highways infrastructure to both the local and strategic networks, and creation of new infrastructure to support the needs of new development
All	Improvements linked to the Playing Pitch and Outdoor Sports Strategy (2020)	The Shropshire Playing Pitch and Outdoor Strategy identifies the potential for upgrades to existing facilities. Where upgrades are linked to new development CIL can be used to support.
All	Primary Health related infrastructure	Primary Health related infrastructure to enhance capacity at existing facilities and delivering new facilities, where necessary, to support the needs of new development
All	Necessary infrastructure to the delivery of strategic sites , including adopted Sustainable Urban Extensions (SUEs) and other mixed use sites approved through the planning system.	Shropshire has a number of strategically scaled mixed use sites (normally over 250 dwellings) either allocated for development on the adopted Local Plan, or proposed to allocated in the now 'withdrawn' Local Plan. The Local Planning Authority will determine each application on its merits, but it will be important that CIL funds derived from these schemes are used to support the identified infrastructure needs of the development ahead of consideration of using these funds elsewhere.

Bridgnorth	Highways improvements and speed restriction measures at Haughton Lane, Morville	Highways improvements and speed reduction measures to extend the existing 30mph at Haughton Lane, Morville
Church Stretton	Flood Risk management Hillside housing development Church Stretton	A potential Infrastructure scheme led by the Environment Agency's current investment programme.
Craven Arms	Craven Arms Flood Alleviation Scheme	The Craven Arms Flood Alleviation Scheme will be designed and delivered by Shropshire Council to alleviate flooding to a number of residential properties in Craven Arms and the A49.
Ludlow	Expansion of provision at Burford Primary School	Extension to current classroom needed at Burford primary school to meet demand resulting from recent developments in the area.
Minsterley and Pontesbury	New pedestrian footpath at Minsterley	Two recent housing developments on the eastern access to Minsterley and additional improvements could be considered to create a direct footpath access to nearby services.
Much Wenlock	Additional Class bases at William Brookes Secondary School, Much Wenlock	Expansion for the secondary aged pupils emerging from the development of the former Ironbridge power station site
Oswestry	Improvements to Oswestry bus station (Oswestry Town)	Modernisation of Oswestry Bus Station, which would include new shelters, stops and real-time information.
Shrewsbury	Shrewsbury Sports Village development of new swimming facility	Redevelopment of Shrewsbury Sports Village site to include provision for swimming through new pool provision
Shrewsbury	Modernisation of Park and Ride sites in Shrewsbury as part of Shrewsbury Connects project	Modernisation to the existing Park and Ride sites in Shrewsbury. Including, security such as improved barriers and CCTV. Improved access and landscaping.
Shrewsbury	Signal upgrade on London Road Shrewsbury	To support improvements resulting from increased footfall on London Road due to increased attendance to the Shrewsbury College of Arts and Technology and recent local housing development
Shrewsbury	Upgrade to pedestrian crossing Wenlock Road Shrewsbury	Upgrade the zebra crossing for Mereside school to a controlled crossing
Shrewsbury	Riverside redevelopment programme Shrewsbury town centre	The redevelopment will regenerate around 1.2 hectares of brownfield land in the Smithfield and Riverside area of Shrewsbury, to allow the creation of a mixed use, low carbon development.
Shrewsbury	6 New Classrooms teaching block at a Shrewsbury Secondary School - Belvidere	New 6 classroom teaching block. An new building designed to the Passivhaus standard which will guarantee low energy consumption, high efficiency and very good levels of internal comfort.

Shrewsbury	New Secondary School (4/5 Forms) in Shrewsbury	A need for secondary school provision has been identified in the next 6-8 years. This has resulted from the cumulative impact of development in the area, and as such the ringfencing of CIL funding now for this use could be considered.
Shrewsbury	Addition of an extra form of entry at Bowbrook primary school Shrewsbury	Additional form of entry at Bowbrook primary school - linked to the expansion of the new Bowbrook development
Shrewsbury	Segregated cycle land on Smithfield Road Shrewsbury as part of Riverside redevelopment project	Segregated Cycle Lane on Smithfield Road Adjacent To Smithfield Riverside Site Or Downgrading To an Informal Street
Shrewsbury	Transport interchange hub Shrewsbury	Development of a transport interchange hub in Shrewsbury as part of the Smithfield and Riverside redevelopment programme, to supported integrated travel into and around Shrewsbury
Shrewsbury	Oxon Link Road	Development of the Oxon Link Road from Churncote Island to Holyhead Road to support the continued development of the Shrewsbury SUE West urban extension.
Shrewsbury	2 extra classrooms at The Corbet School	Development of in house alternative provision to support young people at risk of exclusion as well as supporting new pupils to the school

5. Glossary

Administrative fees/expenses (admin fund) - expenses incurred during the implementation and enforcement of CIL

Affordable Housing – as defined by the [Type and Affordability of Housing SPD](#). This refers to social rented, affordable rented, low cost home ownership and other intermediate housing which are provided to eligible households whose needs are not met by the open market. Will also include provisions to remain available at an affordable price for future eligible households.

Allocated funds – a decision has been made by Shropshire Council to commit funds to a particular item of infrastructure or project.

Collecting Authority – refers to the authority which collects CIL from new development. In this case, this is Shropshire Council.

Community Infrastructure Levy (CIL) – a charge levied by Shropshire Council on new development. Funds are then used to help deliver infrastructure needed to support development.

Demand Notice – a document issued to liable parties/developers to confirm when CIL is due for payment on a particular development.

‘Entered into’ – refers to S106 planning agreements which were completed by Shropshire Council during the reported year.

Infrastructure – This includes roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces.

Land Payments – method of paying CIL through the provision of land by a developer or interested party which must then be used to deliver infrastructure.

Local Fund – the proportion of CIL used for local infrastructure priorities to meet the infrastructure needs in the area where development takes place within Place Plan areas.

Neighbourhood Fund – the proportion of CIL provided directly to the local Town/Parish Council to fund locally identified infrastructure projects, including Neighbourhood Projects identified in the Place Plans.

Place Plan – a document which focuses on local infrastructure needs in communities across Shropshire. Further information can be found on the [website](#).

Reported year – the financial year 2023-24. This is between the dates 1st April 2023 and 31st March 2024.

Strategic Fund – the proportion of CIL used for strategic infrastructure of county wide importance

Strategic Infrastructure and Investment Plan - forms part of the evidence supporting the implementation of the County's adopted and emerging Local Plans. It provides information on known infrastructure requirements for Shropshire's settlements, identifies whether developer contributions will be sought for each requirement, and sets out general principles as to whether these will be addressed through S106 Agreements, CIL or direct developer funding.

Section 106 planning obligations (S106) - legal planning agreements which were entered into to mitigate the impacts of a development. Refers to Section 106 of the Town and Country Planning Act 1990.

SUE – Sustainable Urban Extension. Includes large scale sites allocated in the adopted Development Plan, or proposed to be allocated in the draft Local Plan. These sites form a major development extending an existing settlement and normally require significant on-site infrastructure improvements.

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