WEST OXFORDSHIRE DISTRICT COUNCIL

West Oxfordshire District Council

Infrastructure Funding Statement (IFS) 2025/2026

October 2026

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Introduction

What is the Infrastructure Funding Statement?

Local Planning Authorities (LPAs) are required to publish an **Infrastructure Funding Statement (IFS)** annually[1]. The IFS is a report on how developer contributions including Section 106 and CIL have been secured, collected, allocated, and spent during the preceding financial year. This IFS relates to the financial period 01 April 2025- 31 March 2026[2].

The IFS also provides a forward-looking overview of how the Council anticipates allocating its future **Community Infrastructure Levy (CIL)** receipts.

West Oxfordshire District Council (WODC) secures developer contributions on behalf of a range of infrastructure providers and partner organisations, including Oxfordshire County Council (for services such as education, transport and flood risk management) and the Thames Valley Integrated Care Board[3] (for primary Health Care provision). While WODC secures and, in some cases, collects these contributions, responsibility for spending the contributions and delivering the associated infrastructure rests with those partner organisations. This IFS should therefore be read alongside any equivalent reporting published by those organisations, including Oxfordshire County Council's IFS[4]

The IFS refers to the following terms:

- **Developer Contributions** - See definition below.
- **Secured** - Contributions which have either been agreed via a legal agreement (**Section 106 agreement (s106)**) or via CIL. Whilst secured, these contributions have not necessarily been received by the Council. If the relevant planning application is not implemented, the relevant contributions will not be liable for collection and will not become received.
- **Received -** Contributions received by the Council for either spending or transferring to an infrastructure partner organisation. Developer contributions are often received in

[1] Regulation 121A of the Community Infrastructure Regulations 2010 (as amended)
[2] Referred to as 2025/2026.
[3] The Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB ICB) became part of the NHS Thames Valley Integrated Care Board on 1 April 2026.
[4] https://www.oxfordshire.gov.uk/residents/environment-and-planning/planning/planning-policy/developer-contributions

instalments and may be held by the Council until such time as the full funding is available to deliver infrastructure projects.

- **Pooled -** The Council holds some contributions whilst it; collects the total sum due (if in instalments), is collecting other contributions towards the same infrastructure project (to make a project deliverable), and/or whilst it is working to with delivery partners to plan and deliver the schemes for which the contributions have been earmarked. These funds are referred to as Pooled. Pooled contributions are either earmarked towards a specific project or the terms of the s106 agreement specifically define the type of infrastructure the contribution is to be spent on. There are no statutory limits on pooling; allowing the Council to direct several s106 contributions towards the same projects.

- **Earmarked -** Pooled contributions which have been received and for which there is a known spending intention or project in a developmental stage, but which has not reached the point of a formal request for transfer of funds (allocated).

- **Allocated -** The Council formally allocates s106 funds when the scope of an infrastructure scheme or project has been sufficiently defined, and robust cost estimates have been established to support a funding allocation or drawdown request. Once the request has been reviewed and approved, the funding is recorded as 'allocated'. This means that infrastructure schemes reach an advanced stage before they are formally reported in the IFS as 'allocated'.

- **Spent or delivered** - Contributions which have been spent (funds have been transferred) or delivered (i.e. project underway/completed).

- **Affordable housing** - Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership) of the following tenures; social rent, other affordable housing for rent (including Affordable Rent), discounted market sales housing, other affordable routes to home ownership (including Shared Ownership and Rent to Buy)[5]. The exact tenure of homes secured cannot be broken down in the IFS as s106 contributions are usually worded flexibly to allow the Council to agree the mix later in response to changes in local need, as the development takes place. S106 agreements also often include a provision to secure a financial contribution in lieu of units onsite should the required mix not be deliverable onsite.

[5] As defined in the National Planning Policy Framework.

What are developer contributions?

To support planned growth and mitigate the impacts of development, developers are expected to contribute towards the provision, enhancement, or maintenance of infrastructure required to meet the needs of local communities. In West Oxfordshire, developer contributions are primarily secured through the **Community Infrastructure Levy (CIL)** and **Section 106 planning obligations (S106).**

CIL is a charge on development (in the form of a levy) with the sole purpose of funding infrastructure. CIL is not automatically chargeable within an LPA's area; to begin charging CIL, the LPA must demonstrate a need for infrastructure funding and evidence that the introduction of a CIL Charging Schedule will not undermine the viability of planned development. The Council became a CIL Charging Authority on 01 October 2026 when it adopted its Charging Schedule[6], and it began charging on 31 January 2026. As this IFS covers only a short period during which charging was in effect, there is limited CIL activity to report.

The CIL Charging Schedule makes residential development of all kinds and large format retail/ retail warehousing liable for CIL. Several specific named strategic sites (as defined in the Charging Schedule) are £0 rated for CIL and infrastructure will be secured by s106 planning obligations only for those sites. Several reliefs and exemptions may apply, so a liable development is not necessarily chargeable for CIL. The rate of CIL charge is indexed annually, and the relevant rate is published on the Council's website[7]. As the indexation is based on a calendar year, the rate of charge may change during an IFS financial period.

The CIL Charging Schedule will be reviewed alongside the emerging draft West Oxfordshire Local Plan 2043; this will include an update on the defined list of 'Strategic Sites' which may be CIL exempt.

CIL becomes payable to the Council on commencement of liable and chargeable development, in line with the Council's Instalments Policy[8]. CIL Receipts are divided into three "pots":

- **Cost of administering the charge** at 5%
- **Neighbourhood CIL (NCIL)** to be transferred to the parish or town council/ meeting in whose area the CIL liable development has taken place. NCIL is transferred in April and October of the year of receipt at a rate of either 15% (capped at £100 per council-taxable

[6] West Oxfordshire CIL Charging Schedule
[7] CIL charges - West Oxfordshire District Council
[8] final-instalments-policy.pdf

dwelling in the neighbourhood) or 25% depending on whether the area has a made Neighbourhood Plan. NCIL must be applied to the provision, improvement, replacement operation or maintenance of infrastructure or anything else that is concerned with addressing the demands that development places on the area[9]. The District Council will shortly roll out CIL training guidance for parish and town councils/meetings.

- **Strategic CIL (SCIL)** is the remainder of the receipt. SCIL must be applied to the provision, improvement, replacement operation or maintenance of infrastructure to support the development of its area[10]. CIL offers greater flexibility than s106 planning obligations as it is not tied to a particular site/location and can be spent on a district-wide basis.

S106 planning obligations are legally binding agreements between developers and LPAs, or legally binding promises made by the developer (unilateral undertakings). They are used to ensure that specific development is acceptable in planning terms by mitigating its impact and are linked to the planning permission. S106 obligations can include on-site provision, such as affordable housing and public open space, as well as financial contributions towards off-site infrastructure in some circumstances. The agreements set out precisely what must be provided, who is responsible for delivery, and when it must be delivered and as such, financial contributions are earmarked to specific infrastructure projects or types from the outset.

Financial Report Overview for 2025/2026

During the financial period, the Council secured £3.39 million funding via s106 obligations; this was on par with the previous financial period, representing a minor decrease of 2%. A total of 273 affordable homes were secured, an increase of 4% on the previous period, and a further 35 self/custom build plots were also secured.

Residential and large format retail/ retail warehousing receiving planning permission on or after 31 January 2026 became liable for a CIL charge, however, CIL does not become payable until the commencement of development, so no CIL demand notices were issued during the financial period.

A total of £1.02 million of S106 was collected during the year, which is a decrease of 60% on the previous financial period. Whilst this appears stark, funding secured has not had a significant

[9] Regulation 59C Community Infrastructure Regulations 2010 (as amended)
[10] Regulation 59A Community Infrastructure Regulations 2010 (as amended)

decrease (as above). S106 financial obligations become payable in accordance with the terms of the legal agreement, usually at certain 'trigger points' (e.g. a specific number of dwellings completed or occupied) and are usually also payable in instalments. The drop in collections is reflective of the rate of development completions over the period, which does vary according to the market and the Local Plan period. Notably, s106 receipts have increased and decreased regularly year-on-year going back to the 2021/2022 period, so this the drop in collections is not anomalous.

The Council spent £1.89 million on infrastructure from s106 in the financial period, representing a significant increase of 72% on the previous financial period, exceeding the amount collected by £874,397.69 (86%).

The increase in spending during the period also reduced the total s106 funding held from £14.38 million on the previous period to £13.42 million (a 7% reduction of the balance).

Table 1 - Financial comparison between current and previous reporting years

Reporting Year 2025/26	**Amount (£)** 2025/26	**Reporting Year 2024/25**	**Amount (£)** 2024/25	**% Increase (Decrease)**
Funds Secured through S106 Agreements entered into in 2025/26	**3,389,413.73**	Funds Secured through S106 Agreements entered into in 2024/25	**3,440,837.95**	**(2%)**
Funds Collected in 2025/26	**1,018,599.75**	Funds Collected in 2024/25	**2,525,351.53**	**(60%)**
Funds Spent in 2025/26	**1,892,997.44**	Funds Spent in 2024/25	**1,101,130.81**	**72%**
Allocated Funds	**1,873,775.79**	Allocated Funds	**2,143,908.13**	**(13%)**
Pooled Funds	**9,404,621.88**	Pooled Funds	**8,506,287.75**	**11%**
Maintenance of Open Spaces	**982,970.75**	Maintenance of Open Spaces	**1,025,286.89**	**(4%)**
Maintenance of Attenuation Ponds (Brize Meadow)	**295,854.35**	Maintenance of Attenuation Ponds (Brize Meadow)	**295,854.35**	**0%**
Total balance held	**13,421,341.86**	Total balance held	**14,377,836.10**	**(7%)**

Infrastructure Delivered in 2025/2026 using Developer Contributions Investment

The overall picture

During the financial period, **£1.89 million of s106 funding was invested in community infrastructure projects** across the District, helping to enhance sports and recreation facilities, improve community assets, support affordable housing, strengthen community safety, and deliver environmental improvements. This expenditure represents a significant investment of developer contributions into projects that directly benefit local communities and our residents.

The largest share of funding was directed towards sport, recreation and community facilities, with several transformational projects supported for delivery across the District. Major investments included:

- £643,090 towards improvements at West Witney Sports & Social Club
- £466,601 for enhancements at Buckland Road Recreation Ground, Bampton (featured below)
- £125,562 towards a new Multi-Use Games Area (MUGA) at Aston (featured below)
- £113,850 for the extension of Hanborough Pavilion and changing rooms.

Together, these projects accounted for £1.3 million of investment and have helped expand opportunities for sport, recreation and active lifestyles across West Oxfordshire.

S106 funding also supported community safety and resilience initiatives, including:

- £120,161 towards the delivery of Automatic Number Plate Recognition (ANPR) cameras delivered through Thames Valley Police,
- More than £41,000 towards attenuation ponds in Brize Norton, helping to manage surface water and reduce flood risk.

Investment in housing and independent living included:

- £79,307 towards affordable housing provision at the Old Bakehouse, Chadlington (featured below)
- £30,933 towards affordable housing projects in Witney
- Funding associated with Extra Care Housing provision at Windrush Place, Witney.

A range of projects also enhanced town centres, public spaces and local community facilities, including:

- Marriotts Walk public realm improvements
- Carterton town centre improvements, signage and replacement bus shelters
- Recreation grounds and play areas in Kingham, Freeland, Standlake and Milton-under-Wychwood.

The Council also continued to support arts, culture and community wellbeing, funding public art and artist-led projects in Witney, Carterton, Hanborough, Ducklington and Chipping Norton. These initiatives contribute towards local identity, community participation and wellbeing.

Overall, the expenditure during the period demonstrates how developer contributions are being translated into tangible benefits for communities, delivering a broad range of infrastructure across the District. Several of the projects funding during the period are ongoing and will be receiving further funding from s106 (including Marriotts Walk and Witney town centre public realm).

The following pages highlight a selection of projects supported during the financial year, showcasing how Section 106 funding has contributed to infrastructure improvements and community benefits across the District.

Enhanced sports facilities at Buckland Road Recreation Ground, Bampton

Through the effective use of Section 106 financial contributions secured by the District Council, the Parish Council has successfully advanced a significant programme of improvements at Bampton Recreation Ground. This investment has transformed the site into a more inclusive and versatile hub for sport and recreation.

Key enhancements include the expansion of the popular skate park, providing improved opportunities for young people; the installation of a new Multi-Use Games Area (MUGA) and a modern padel court, broadening the range of sporting activities available; and upgrades to the existing tennis courts, including the addition of floodlighting to support extended year-round use.

Together, these improvements have strengthened the provision of high-quality, accessible facilities, encouraging greater community participation in sport and active lifestyles.







New Multi-Use Games Area at Cotes Road Recreation Ground, Aston

Section 106 funding secured by the District Council has enabled the Parish Council to deliver a brand-new Multi-Use Games Area (MUGA) at the Cote Road Recreation Ground, significantly enhancing the range and quality of local sports provision.

The modern facility provides a flexible space for a variety of activities, including football, basketball, netball, hockey, and tennis, supporting both informal play and organised sport for all ages. The inclusion of sports lighting ensures the MUGA can be used safely and effectively throughout the year, extending access into evenings and the winter months.

This investment represents a valuable addition to community infrastructure, promoting healthier lifestyles, increasing opportunities for physical activity, and creating a vibrant, accessible space for residents to enjoy.





Ducklington Village Art Trail

Section 106 funding, committed in 2024/25 and delivered over the following 18 months, supported the creation of the Ducklington Village Art Trail. The artist-led project was designed to improve connectivity between the development and the existing village community while providing features to aid orientation and wayfinding. The trail includes mosaic planters, a sensory garden, and a series of wooden and metal sculptures celebrating local heritage and wildlife. Developed with the involvement of local artists, volunteers and residents, the project has created an attractive community asset that enhances the public realm and local identity.



Bampton Parish Sculptures



Photo credit Gaynor Cooper

Section 106 Public Art funding enabled Bampton Parish Council to deliver two public sculptures: a stone sculpture outside Bampton Town Hall celebrating the village's history and Morris dancing traditions, and the *Tree of Life* sculpture at St Mary's Church. These artworks enhance Bampton's cultural identity, create community focal points, and help preserve local heritage for future generations.



Improving independence through accessible housing



Section 106 funding has supported the delivery of a specially adapted bungalow, helping to transform daily life for a local family and significantly improve independence for a young wheelchair user.

The property has been refurbished to provide fully accessible living, including step-free access, wider doorways and adapted kitchen and bathroom facilities, creating a safe, practical and empowering home environment.

Securing the future of Chadlington's Old Bakehouse

Section 106 funding has supported the refurbishment of The Old Bakehouse in Chadlington, helping to protect this much-valued supported living home for older residents.

Improvements have provided safe, modern and comfortable accommodation, bringing the building up to current standards and making better use of available space. As a result, residents can continue to live independently in familiar surroundings, close to family and support networks.



This investment has helped preserve a long-standing community asset and strengthened local provision, ensuring it remains an important part of village life for years to come.

Identifying Existing and Future Infrastructure Requirements for West Oxfordshire

West Oxfordshire Infrastructure Delivery Plan

The main source of information on strategic infrastructure needs in West Oxfordshire is the **Infrastructure Delivery Plan (IDP)**. An IDP is one of the evidence base documents which support the Local Plan, bringing together the infrastructure required to accommodate future development and helping to ensure that growth is coordinated, sustainable and supported by the necessary investment. The IDP sets out in broad terms, what infrastructure is required, when it is needed, who will deliver it and how it may be funded. IDPs focus on strategic level infrastructure required to support identified growth and do not provide an exhaustive list of localised infrastructure needs that may arise during the plan period.

The Council's current IDP was published in 2016 to identify necessary infrastructure to support residential and employment growth during the currently adopted Local Plan period 2011 – 2031.

The IDP includes a schedule of infrastructure projects based on three main categories of physical infrastructure, social infrastructure and green infrastructure. Several 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, improvements to the Downs Road/A40 junction at Witney and the Shores Green slip road improvements.

Other projects are currently in the process of coming forwards whilst some projects are expected to come forward at a later date.

A new, draft Infrastructure Delivery Plan has been prepared to inform and support the draft Local Plan 2043, which (at the time of producing this IFS) has been published for Regulation 19 public consultation.

The draft IDP builds on the 2025 Infrastructure Baseline Report and reviews existing infrastructure, committed schemes and future growth requirements as identified in the Local Plan 2043. The draft IDP divides the District into sub-areas based on the broad likely infrastructure catchments for the main settlements and their hinterland. It relies on extensive stakeholder engagement and has produced an extensive project schedule including estimated delivery costs and funding. The draft IDP is intended to be a 'live,' iterative document and will be updated as the draft Local Plan works its way through submission and examination.

Eynsham Area Infrastructure Delivery Plan (July 2020)

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 (Salt Cross) and the latter, a sustainable urban extension of around 1,000 homes (237 of which are already completed/underway) – the West Eynsham Strategic Development Area (SDA).

Delivery of Salt Cross is being led by an Area Action Plan (AAP) adopted in February 2026 and West Eynsham through a developer-led masterplan, endorsed by WODC in 2022.

As part of the preparation and examination of the Salt Cross AAP, an Eynsham Area IDP was prepared in 2019 and subsequently updated in 2020. Key infrastructure requirements from the Eynsham Area IDP are reflected in the AAP itself and it provides an important starting point for the site-specific IDP that the site promoters will need to prepare as part of their refreshed outline planning application. The Eynsham Area IDP is also informing ongoing discussions regarding future infrastructure provision at the West Eynsham SDA.

Woodstock Community and Infrastructure Delivery Plan (2019)

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.

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.

The report was taken into account in the production of the new draft West Oxfordshire IDP and is also considered, where relevant, in relation to planning applications in the Woodstock area.

Oxfordshire Infrastructure Strategy (OxIS)

There have been three previous iterations of OxIS in 2017, 2022 and 2026 respectively. The current iteration has identified a strategic infrastructure investment list for Oxfordshire covering the period up to 2050. It should be noted that the list is not exhaustive and is subject to change as the various Local Plan evidence bases develop. The latest iteration of OxIS is being taken into account in the preparation of the new Local Plan 2043.

Future Use of CIL

The Government's practice guidance makes it clear that whilst S106 and CIL are intended to co-exist, once CIL is introduced, S106 agreements are likely to be scaled back on focused primarily on site-specific infrastructure.

It is within this context that since the introduction of CIL charging in January 2026, some developers and landowners have raised concerns that they are potentially being charged twice for the same item of infrastructure by paying both S106 and SCIL.

Whilst the CIL Regulations do allow for S106 contributions and SCIL receipts to be spent on the same item of infrastructure (where a funding gap exists) the Council acknowledges that there is a need for greater clarity.

Officers are therefore currently in the process of preparing an 'interim position statement' the purpose of which is to set out which types of infrastructure the District Council will continue to seek through Section 106 (e.g. education) and which will 'fall away' because they are covered by SCIL instead (e.g. health).

Whether s106 obligations are sought in addition to SCIL will very much depend on the type of infrastructure required and the individual material planning considerations of the proposed development.

Importantly, any s106 planning obligation must meet the following statutory tests:

- 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.

In due course, the Council's position will be formalised through an update of its Developer Contributions Supplementary Planning Document (SPD), the new Infrastructure Delivery Plan (IDP) and a CIL Spending Governance Guide.

It is likely that, as part of the CIL Spending Governance Guide, the Council will earmark a proportion of CIL receipts towards certain infrastructure types and either allocate a portion of receipts to be passed to infrastructure stakeholders (such as the County Council and Integrated Care Board) and/or create a process for stakeholder infrastructure providers and relevant groups to make applications for CIL funding towards specific projects.

It is important to the Council to get this process right; to ensure that CIL funding is directed where it is most needed, most effective, most efficient and where it can have the greatest impact on the quality of life for our residents. It is not anticipated that the Council will have collected sufficient SCIL receipts to fund any infrastructure before the Interim Position Statement is published.

Priority projects for either s106 or SCIL funding will be identified via the IDP and other infrastructure need evidence studies, and these priorities will be kept under review to be responsive to consultation, change and the progress of the Local Plan 2043. Updates will be published annually as part of the IFS.

At present, the infrastructure listed within the existing current IDP, or newly identified projects in response to growth, remain the priority infrastructure to be delivered by way of developer contributions.

No infrastructure was funded during the period by SCIL or the NCIL.

Community Infrastructure Levy (CIL) Report

CIL Financial Summary

West Oxfordshire District Council began charging CIL with effect from **31 January 2026**. As a result, only a limited number of planning permissions granted during the 2025/26 reporting period were liable for CIL. CIL does not become liable for payment until the commencement of development and as such, no CIL demand notices were issued, and no CIL receipts were collected during the reporting year. Consequently, the figures reported in this section are nil.

The total value of CIL set out in all demand notices issued during 2025/26 was **£0.00**.

The total amount of CIL collected during 2025/26 was **£0.00**.

Section 106 Report

Set out below is an overview of S106 contributions which have been secured (i.e. formally agreed), collected, spent and allocated during the 2025/26 financial year.

S106 Summary for 2025/26

Table 2 - Financial comparison between current and previous reporting years

Reporting Year 2025/26	Amount (£) 2025/26	Reporting Year 2024/25	Amount (£) 2024/25	% Increase (Decrease)
Funds Secured through S106 Agreements entered into in 2025/26	**3,389,413.73**	Funds Secured through S106 Agreements entered into in 2024/25	**3,440,837.95**	**(2%)**
Funds Collected in 2025/26	**1,018,599.75**	Funds Collected in 2024/25	**2,525,351.53**	**(60%)**
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Allocated Funds	**1,873,775.79**	Allocated Funds	**2,143,908.13**	**(13%)**
Pooled Funds	**9,404,621.88**	Pooled Funds	**8,506,287.75**	**11%**
Maintenance of Open Spaces	**982,970.75**	Maintenance of Open Spaces	**1,025,286.89**	**(4%)**
Maintenance of Attenuation Ponds (Brize Meadow)	**295,854.35**	Maintenance of Attenuation Ponds (Brize Meadow)	**295,854.35**	**0%**

Table 3 - Annual comparison of Affordable Housing dwellings secured

Reporting Year 2025/26	Number 2025/26	Reporting Year 2024/25	Number 2024/25	% Increase (Decrease)
Affordable Housing dwellings required from S106 planning obligations signed in 2025/26	**273**	Affordable Housing dwellings required from S106 planning obligations signed in 2024/25	**263**	**4%**
S106 Agreements signed with S106 Affordable Housing planning obligations	**7**	S106 Agreements signed with S106 Affordable Housing planning obligations	**4**	**75%**

S106 contributions secured (formally agreed) in 2025/26

During 2025/26, the Council secured commitments totalling £3,389,413.73 in future financial contributions through signed S106 agreements. These funds are expected to be received as developments progress and relevant triggers are met. This sum is broken down in Table 3, which sets out the location of each development and the type of provision/contribution secured.

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.

The Council also secured non-monetary obligations from S106 agreements signed in 2025/26, including on-site affordable housing provision. These are categorised and listed by location in Tables 4, 5 and 6.

Table 4 - S106 Funds Secured through S106 Agreements entered into in 2025/26[11]

Reference	Location	Type	Amount (£)
24/00769/OUT	Land North of Banbury Road, Woodstock	Additional First Homes Contribution	TBC[12]
		S106 Monitoring Fee	5,500.00
		BNG Monitoring Fee	7,643.00
		Air Quality	22,520.00
		Public Art	13,104.00
		Primary Health Care Facilities	89,856.00
		Outdoor Pitch Provision	205,734.98
		Artificial Pitch Provision	7,406.00
		Sports Hall Provision	53,624.00
		Swimming Pool Provision	59,260.00
24/01565/FUL	University Farm, Witney Road, Hailey, Witney	BNG Monitoring Fee	15,000.00
24/02099/FUL	Asterleigh Farm, Over Kiddington, Woodstock	BNG Monitoring Fee	4,000.00
24/02171/FUL	Land North of Woodstock Road, Charlbury	S106 Monitoring Fee	1,500.00
		Swimming Pool Provision	14,384.00
		Offsite Play Space	15,772.00
		Outdoor Pitch Provision	51,433.72
		Primary Health Care Facilities	23,561.00
		Public Art	2,490.00

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

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

Reference	Location	Type	Amount (£)
		BNG Monitoring Fee	14,000.00
24/02901/OUT	Land North of Holliers Crescent, Middle Barton	S106 Monitoring Fee	1,500.00
		Additional First Homes Contribution	TBC[11]
		Swimming Pool Provision	44,544.50
		Outdoor Pitch Provision	158,257.60
		Sports Halls and Indoor Sports Provision	36,925.00
		Tennis Courts Provision	2,844.00
		Primary Health Care Facilities	72,975.00
		BNG Monitoring Fee	4,500.00
24/03261/FUL	Land Parcel North East of Tar Farmhouse, Tar Road, Stanton Harcourt	S106 Monitoring Fee	500.00
		BNG Monitoring Fee	4,500.00
25/00333/OUT	Land East of 87 - 123, Wroslyn Road, Freeland	S106 Monitoring Fee	1,500.00
		Outdoor Pitch Provision	118,693.32
		Artificial Pitch Provision	4,250.00
		Sports Hall Provision	27,694.00
		Swimming Pool Provision	16,704.50
		Tennis Courts Provision	2,133.00
		Primary Health Care Facilities	54,371.00
		Freeland Village Hub Contribution	36,000.00
		BNG Monitoring Fee	3,500.00
25/00423/OUT	Land to the South of Standlake Road, Ducklington	S106 Monitoring Fee	1,500.00
		Outdoor Pitch Provision	71,215.92
		Artificial Pitch Provision	2,813.00
		Sports Hall Provision	16,539.00
		Tennis Courts Provision	1,274.00
		Glebelands Play Area	29,448.00
		Swimming Pool Provision	19,952.00
		Primary Health Care Facilities	32,623.00
		Waste and Recycling	3,546.19
		BNG Monitoring Fee	3,500.00
25/00487/OUT	Land (E) 428789 (E) 208512, Burford Road, Brize Norton	S106 Monitoring Fee	10,500.00
		Cemeteries	26,250.00
		Community Facilities	250,000.00
		Swimming Pool Provision	194,885.00
		Outdoor Pitch Provision	692,377.00
		Sports Halls and Indoor Sports Provision	161,548.00
		Police Contribution	56,628.00
		Primary Health Care Facilities	317,166.00
		Public Art	47,880.00
		Carterton Regeneration Initiatives	200,000.00
		Waste and Recycling	30,338.00
		BNG Monitoring Fee	7,000.00

Reference	Location	Type	Amount (£)
25/01511/FUL	Land North East of Cherry Tree Cottage, Main Road, Curbridge, Witney	BNG Monitoring Fee	5,500.00
Radford.Farm. BNG1	Land at Radford Farm, Chipping Norton	S106 Monitoring Fee	1,750.00
		BNG Monitoring Fee	7,000.00
		Total Funds Secured	**3,389,413.73**

Table 5 - Affordable Housing required from S106 planning obligations signed in 2025/26

Reference	Location	Total Units
23/01422/FUL	Land West of Greenwich Lane, Leafield	11
24/00769/OUT	Land South of Charlbury Road, Chipping Norton	42
24/02171/FUL	Land North of Woodstock Road, Charlbury	12
24/02901/OUT	Land North of Holliers Crescent, Middle Barton	40
25/00333/OUT	Land East of 87 - 123, Wroslyn Road, Freeland	30
25/00423/OUT	Land to the South of Standlake Road, Ducklington	16
25/00487/OUT	Land (E) 428789 (E) 208512, Burford Road, Brize Norton	122
	Total Affordable Housing Units Required	**273**

Table 6 - Self/Custom Build Housing required from S106 planning obligations signed in 2025/26

Reference	Location	Total Units
24/02040/FUL	Pummys Cottage, 57 Sutton Lane, Sutton, Witney	1
25/00487/OUT	Land (E) 428789 (E) 208512, Burford Road, Brize Norton	18
24/00769/OUT	Land South of Charlbury Road, Chipping Norton	5
25/00523/FUL	Fourwinds, Burford Road, Shipton Under Wychwood, Chipping Norton	1
25/00699/OUT	Land North East of Manor Farm Cottage, 14 Manor Road, Woodstock	1
25/01099/FUL	Land South of Millwood End, Long Hanborough	1
25/01100/FUL	Land South of Millwood End, Long Hanborough	1
25/01227/OUT	Broadstone Farm, Ditchley Road, Charlbury, Chipping Norton	1
25/01504/FUL	Avening, Lower End, Alvescot, Bampton	1
25/01703/FUL	Land East of The Drive, Enstone	2
25/02578/FUL	Land Adjacent to Kencott Cottages, Kencot	1
25/02596/FUL	Greenacres, Churchill Road, Kingham, Chipping Norton	1
25/03159/FUL	The Gables, Oxford Road, Burford	1
	Total Self/Custom Build Housing Required	**35**

Table 7 - Non-monetary contributions secured through S106 planning obligations signed in 2025/26

Reference	Location	Type
24/00769/OUT	Land South of Charlbury Road, Chipping Norton	Play Area
		Public Open Space
24/02171/FUL	Land North of Woodstock Road, Charlbury, Oxfordshire	Biodiversity Net Gain
		Defibrillator
24/02901/OUT	Land North of Holliers Crescent, Middle Barton	Play Area
		Public Open Space
25/00333/OUT	Land East Of 87 - 123, Wroslyn Road, Freeland	Public Open Space
25/00423/OUT	Land to the South of Standlake Road, Ducklington	Public Open Space
25/00487/OUT	Land (E) 428789 (E) 208512, Burford Road, Brize Norton	Allotments
		Biodiversity Net Gain
		Play Area
		Public Open Space
Radford.Farm. BNG1	Land at Radford Farm, Chipping Norton	Biodiversity Net Gain

S106 contributions collected in 2025/26

The Council collected a total of £1,018,599.75 through S106 planning obligations in 2025/26. Table 7 below provides a full breakdown of the contributions.

Table 8 - S106 Funds Collected in 2025/26[13]

Reference	Location	Contribution for	Received (£)
14/0091/P/OP	Land East of Monahan Way, Carterton	Police	120,160.66
15/03070/FUL	Thames Water Plc, 1 Dark Lane, Witney	Affordable Housing	1,333.36
		Leisure	1,333.32
		Town Centre	1,333.32
16/01364/OUT	Land East of Woodstock	Police	70,310.71
		Sport and Recreation Facilities	484,676.12
22/03311/FUL	Mill House Hotel, Station Road, Kingham, Chipping Norton	Parish Council	20,000.00
22/03415/FUL	The Driving Centre, Enstone Airfield, Enstone, Chipping Norton	S106 Monitoring Fee	1,000.00

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

Reference	Location	Contribution for	Received (£)
22/03539/FUL	Land (E) 429494 (N) 207689, Monahan Way, Carterton	Primary Health Care	29,023.02
23/01206/FUL	Land West of Witney North Of A40 And East of Downs Road, Curbridge, Witney	Onsite Formal Outdoor Sports	183,667.83
		Primary Health Care	72,509.41
23/03071/FUL	Land South of Forest Road, Charlbury	S106 Monitoring Fee	1,500.00
24/02171/FUL	Land North of Woodstock Road, Charlbury	S106 Monitoring Fee	1,500.00
24/02901/OUT	Land North of Holliers Crescent, Middle Barton	S106 Monitoring Fee	1,500.00
24/03261/FUL	Land Parcel North East of Tar Farmhouse, Tar Road, Stanton Harcourt	S106 Monitoring Fee	500.00
25/00333/OUT	Land East of 87 - 123, Wroslyn Road, Freeland	S106 Monitoring Fee	1,500.00
25/00423/OUT	Land to the South of Standlake Road, Ducklington, Witney	S106 Monitoring Fee	1,500.00
25/00487/OUT	Land (E) 428789 (E) 208512, Burford Road, Brize Norton	S106 Monitoring Fee	10,500.00
Pudlicote.Farm. BNG1	Land at Pudlicote Farm, Chipping Norton	BNG Monitoring Fee	11,902.00
		S106 Monitoring Fee	1,100.00
Radford.Farm. BNG1	Land at Radford Farm, Chipping Norton	S106 Monitoring Fee	1,750.00
		Total S106 Funds Collected	1,018,599.75

S106 funds spent in 2025/26

A total of £1,892,997.44 collected from S106 planning obligations was spent in 2025/26. Table 8 below provides a full breakdown of this expenditure.

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

Table 9 - S106 Funds Spent in 2025/26

Reference	Contribution for	Recipient[14]	Amount (£)
08/1020/P/FP	Kilkenny Lane Country Park Car Park	Ubico Ltd	2,000.00
08/1341/P/FP	Ditch Clearance, Hazeldene Close, Eynsham	Contractor (Ubico Ltd)	1,180.00
12/0084/P/OP	Corn Exchange, Witney	Witney Town Council	35,043.48
12/0084/P/OP	Public Art (Witney)	Creative Workshops (Artist)	250.00
12/0084/P/OP	Public Art (Witney)	Facilitator (Oxfordshire Play Association)	2,500.00
12/0084/P/OP	Public Art (Witney)	Creative Workshops (Artist)	300.00
12/0084/P/OP	Public Art (Witney)	Creative Workshops (Artist)	400.00
12/0084/P/OP	Public Art (Witney)	Creative Workshops (Artist)	250.00
13/0345/P/FP	Marriotts Walk Public Realm Improvements (Witney)	Woodsford Landscape Ltd	1,500.00
13/0345/P/FP	Marriotts Walk Public Realm Improvements (Witney)	ASA Landscape Architects Ltd	5,650.00
13/1752/P/FP	Public Art (Carterton)	Facilitator (Carterton Celebrates Week)	984.00
14/0091/P/OP	ANPR Cameras	Thames Valley Police	120,160.66
14/0091/P/OP	Attenuation Pond, Brize Meadow	JS Bloor (Services) Ltd	41,102.71
14/0091/P/OP	Attenuation Pond, Brize Meadow	Ubico Ltd	68.00
14/01496/FUL	Affordable Housing (Witney)	Wilsdon and Buckingham Building and Carpentry Limited	30,933.00
14/01496/FUL	Extra Care Housing Windrush Place, Witney	Legal (Bevan Brittan)	1,369.50
14/1046/P/FP	Kingham Recreation Ground	Kingham Parish Council	21,600.00
15/03128/OUT	Milton-under-Wychwood Recreation Ground	Milton-under-Wychwood Parish Council	3,767.86
15/03797/OUT	Public Art (Hanborough)	Hanborough Parish Council	9,496.00
15/04061/OUT	Signage (Carterton)	Carterton Town Council	6,147.00
15/04061/OUT	Town Centre Improvements (Carterton)	Carterton Town Council	18,440.00
15/04061/OUT	5x Replacement Bus Shelters (Carterton)	Carterton Town Council	36,880.00

[14] 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[14]	Amount (£)
16/01353/OUT	Freeland Playing Fields Play Area	Freeland Parish Council	6,729.40
16/03416/OUT	Chipping Norton Town Hall Murals	Chipping Norton Town Council	3,242.80
Various[15]	Chipping Norton Artist-Led Wellbeing Projects	Facilitator (The Branch Trust)	5,580.44
16/04244/FUL	Chipping Norton Artist-Led Wellbeing Projects	Facilitator (Transition Chipping Norton)	9,540.44
16/04244/FUL	Chipping Norton Artist-Led Wellbeing Projects	Facilitator (Chipping Norton Theatre)	9,325.45
16/04244/FUL	Chipping Norton Artist-Led Wellbeing Project Management	West Oxfordshire District Council	265.76
17/00426/OUT	Sports Floor, Enstone Parish Hall	Enstone Parish Hall	5,545.00
17/00629/FUL	Rack End and Windrush Way Play Parks, Standlake	Standlake Parish Council	3,290.78
17/00629/FUL	Rack End Recreation Ground, Standlake	Standlake Parish Council	3,247.09
17/01174/FUL	Affordable Housing (Chadlington)	The Old Bakehouse	79,307.00
17/01859/OUT	Wash Meadow Sewage System, Minster Lovell	Minster Lovell Parish Council	9,357.80
18/03403/FUL	Public Art (Hanborough)	Hanborough Parish Council	1,775.00
20/01756/FUL	Village Gateway Planters, North Leigh	North Leigh Parish Council	2,000.00
22/03415/FUL	S106 Monitoring Fee	West Oxfordshire District Council	1,000.00
23/03071/FUL	S106 Monitoring Fee	West Oxfordshire District Council	1,500.00
24/02171/FUL	S106 Monitoring Fee	West Oxfordshire District Council	1,500.00
24/02901/OUT	S106 Monitoring Fee	West Oxfordshire District Council	1,500.00
24/03261/FUL	S106 Monitoring Fee	West Oxfordshire District Council	500.00
25/00333/OUT	S106 Monitoring Fee	West Oxfordshire District Council	1,500.00
25/00423/OUT	S106 Monitoring Fee	West Oxfordshire District Council	1,500.00
25/00487/OUT	S106 Monitoring Fee	West Oxfordshire District Council	10,500.00
Radford.Farm.BNG1	S106 Monitoring Fee	West Oxfordshire District Council	1,750.00
Pudlicote.Farm.BNG1	S106 Monitoring Fee	West Oxfordshire District Council	1,100.00
STC032	Maintenance of Open Spaces	West Oxfordshire District Council	42,316.14

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

Reference	Contribution for	Recipient[14]	Amount (£)
Various	MUGA, Cote Road Recreation Ground, Aston	Aston, Cote, Shifford and Chimney Parish Council	125,561.50
Various	Hanborough Pavilion Extension and Changing Rooms	Hanborough Parish Council	113,849.52
Various	Buckland Rd Recreation Ground, Bampton	Bampton Parish Council	466,600.73
Various	West Witney Sports & Social Club	Witney Town Council	643,090.38
		Total S106 Funds Spent	**1,892,997.44**

S106 money received by the Council in prior years but not spent in 2025/26

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.

A total of £1,873,775.79 received prior to 1 April 2025 was allocated for funding infrastructure but not spent during 2025/26. Table 9 below provides a breakdown of these allocated funds.

Table 10 - Allocated S106 Funds, received prior to 1 April 2025, 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	15,724.89
12/0084/P/OP	Public Art Features in West Witney	80,103.82
13/0345/P/FP	Public Art Features in Witney	2,603.27
13/1494/P/OP	MUGA, Cote Road Recreation Ground, Aston	11,575.00
13/1595/P/FP	Affordable Housing in Carterton	142,295.00
13/1752/P/FP	Temporary Public Art and Interpretation in Carterton Provided by West Oxfordshire District Council	33,906.90
14/0091/P/OP	Public Art Features and Programme in Village and Brize Meadow by Brize Norton Parish Council	29,640.98
14/01884/FUL	Temporary Public Art Programmes for Youth and Community in Chipping Norton Delivered by Various Organisations	1,889.71
14/01496/FUL	Extra Care Housing in Witney	359.50
15/04215/FUL	Affordable Housing in Carterton	116,360.59
16/03416/OUT	Chipping Norton Cricket Club	10,000.00
16/03415/OUT	Buckland Rd Recreation Ground, Bampton	27,810.00
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[16]	3G Pitch at West Witney Sports Ground	1,002,100.88
	Total Allocated S106 Funds	**1,873,775.79**

A total of £9,404,621.88 was received through S106 planning obligations before 1st April 2025, and which had not yet been allocated by the District Council at the end of the reporting period.

As highlighted in the definitions section in the Introduction of this report, the Council only formally allocates s106 funds when the scope of an infrastructure scheme or project has been sufficiently defined, and robust cost estimates have been established to support a funding allocation or drawdown request. Once the request has been reviewed and approved, the funding is recorded as 'allocated'. This means that infrastructure schemes must have reached an advanced stage before they are able to be formally reported in the IFS as 'allocated'.

It is also important to note that the value of contributions reported as "allocated" may appear relatively low, as infrastructure projects often require significant planning and preparation before funding can be formally committed. Contributions may also be pooled and earmarked for specific projects, with delivery dependent on the availability of that funding. The Council continues to work proactively with infrastructure providers, Parish and Town Councils, and other stakeholders to bring forward projects and make effective use of Section 106 contributions held within its control.

During the previous financial period (2024/2025), a review of available s106 funding for strategic infrastructure projects was undertaken. This review found that the pooled funds are either:

a) earmarked for strategic infrastructure projects (more than half of the total pooled 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.

A breakdown by category is set out in Table 10 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.

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

Table 11 - Pooled S106 Funds received before 1 April 2025

Contribution for	Amount (£)
Affordable Housing	2,914,055.99
Cemeteries	67,150.07
Community Facilities	299,984.00
Flood and Water Management (Aston)	9,625.00
Flood and Water Management (Brize Meadow)	98,223.94
Highways and Sustainable Transport	6,000.00
Kilkenny Lane Country Park	84,661.36
Primary Health Care Facilities	75,686.40
Public Art	306,408.64
Sports, Play and Leisure	4,683,166.31
Town Centre Improvements (Carterton)	63,899.61
Town Centre Improvements (Witney)	669,484.67
Waste and Recycling	126,275.89
Total Pooled S106 Funds	**9,404,621.88**

The District Council held a total of £13,421,341.86 in S106 monies on 1st April 2026 as per the table below, which is a reduction on the total held at the end of the previous financial year due to increased spending.

Table 12 - Overview of S106 Funds held on 1 April 2026

Contribution for	Amount (£)
Maintenance of Open Spaces	982,970.75
Maintenance of Attenuation Ponds (Brize Meadow)	295,768.35
Pooled	9,404,621.88
Allocated	1,873,775.79
Received (but not spent/allocated) in 2025/26	864,187.09
Total S106 Funds	**13,421,341.86**