

Hull Infrastructure Funding Statement 2019-2020



Hull City Council, December 2020

Introduction

- 1.1 Local Authorities are now required under amendments to regulations (The Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103 that came into force 1 September 2019) to produce an Infrastructure Funding Statement annually that sets out details about planning obligation receipts and anticipated expenditure, as at April in each year. This is to provide clarity and transparency to local communities and developers on the infrastructure and expenditure and in aligning this to planned development, as envisaged in the Local Plan.
- 1.2 The Local Plan sets out the basis for delivering physical change across the city up to the year 2032 although a review of this is expected to start in 2022. It envisages land supply sufficient to meet projected needs to accommodate over 11,700 dwellings and 126 ha of business development.
- 1.3 In terms of meeting housing projections the city centre and Kingswood are main locations in the city where housing allocations are made. Over 2,500 dwellings are allocated in the city centre and 2,800 dwellings are allocated at Kingswood. Further allocations on the eastern edge of the city are not likely to be realised until the back end of the plan period.
- 1.4 There will be an ageing of the population. There will be a continued focus on renewing outmoded housing stock in west and east Hull through re-development.
- 1.5 De-industrialisation of the 'inverted – T' shaped business area to accommodate changing business needs will also continue.
- 1.6 A continuation of small infill brownfield sites will continue for housing purposes. These are likely to place additional demands on existing services including open spaces.
- 1.7 The growth areas where continued major investment is or will occur include:
 - City Centre – this will be the focus for renewal of the built form including new apartment style living and related facilities, with a renewed focus on leisure and bringing tourists to stay for longer. The City Centre will continue to be a focus for change in serving those living in the city and beyond. Critical to this will be making the environment more attractive to follow the huge investment already made to the public realm.
 - Kingswood – forming an urban extension to the city involving a mix of business, housing, retail, leisure and community uses serving over 12,000 people. Further primary school expansion is envisaged along with new parks and linear open spaces. New roads are in place to accommodate links to community facilities.
 - West Hull – with a focus around the Newington and St. Andrew's areas of the city, where continued housing renewal will occur. Radial routes that serve as local centres or community hubs will become more enlivened. Environmental improvements continue as before including to the quality of existing open spaces/play areas are expected to occur.

- East Hull – with a focus on the Park and East Area Committee wards of the city, renewal of existing housing is anticipated including new housing within close proximity to Holderness Road shopping centre. Significant improvements continue to East Park and open spaces serving new housing are proposed.

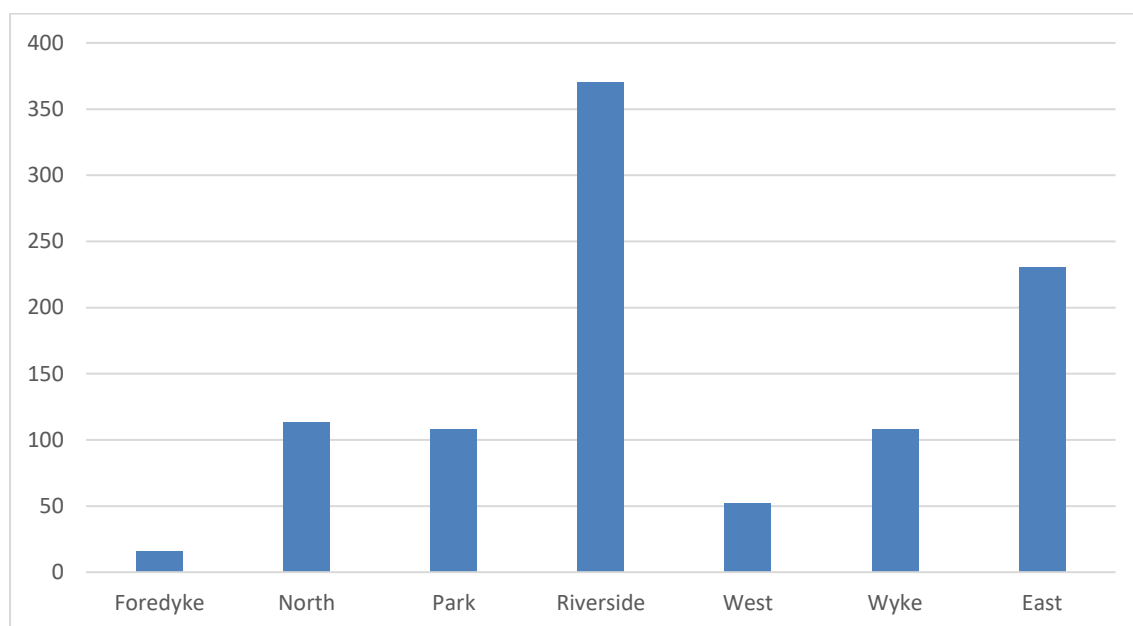
1.8 A key feature of the Local Plan is an infrastructure delivery programme to help support this growth and change across the different parts of the city. Key infrastructure gaps were identified that focused around three themes involving:

- Strategic infrastructure – critical building/improvements to support growth including addressing flood risks through estuary and river defences and road building including the A63 Castle Street upgrading;
- Enabling infrastructure – designed to bring forward development and remove development constraints; and
- Place Shaping infrastructure – designed to improve the environment of benefit to current or future residents.

Infrastructure delivery and contributions from S106/CIL

- 1.9 The Local Plan envisaged the route to a future city would depend on various funding streams including those in private ownership or utilities companies. Spending programmes that align to these opportunities were scrutinised. Potential funding streams were taken into account to ensure the effective allocation of resources. These should be reviewed alongside the Local Plan given 5 years has elapsed since its adoption in 2017.
- 1.10 Funding for the delivery of infrastructure was and is being sought by the Council from multiple sources. This will include main programmes, Environment Agency, Highways England, Sport England, Department of Education grants and sources from health. It is generally expected that CIL and S106 will make a small contribution to this and more than likely only be able to fund elements of the ‘place shaping’ theme.
- 1.11 Planning contributions sought from the previous year (to April 2020) have largely derived from a need to address open space deficits within existing housing areas, as well as meeting needs derived from areas where major change was anticipated in the Local Plan.
- 1.12 In terms of actual figures as at April 2020 £998.1K s106 funds was available for prospective open space/play provision projects relating to the place shaping theme. This funding is distributed in a way that relates to where development requires mitigation, as shown in the following table 1 overleaf.

Table 1 – Available s106 ('000) funds by Area Committee at April 2020



1.13 Over last year between April 2019 and March 2020, 35 planning consents featured planning obligations required in mitigating development proposals. It is difficult to estimate the potential financial contributions from these consents but the majority were small scale with the exception of a 24 flat conversion scheme at the former East Hull Pool involving £38K to be used toward public open space provision nearby.

1.14 In Hull there are requirements to make provision for local deficits in open space and play space provision. This is based on calculating the current and anticipated demand on existing open spaces that equates to a financial sum.

1.15 S106 funding is the consequence of legal agreements between the Council and developers/landowners, arising from particular development proposals requiring planning consent, although more latterly most of these are known as Unilateral Undertakings, where the developer has offered contributions in meeting Local Plan policy requirements. Financial contributions must be spent in accordance with restrictions set out in a legal agreement. Funds are normally related to the approved consented development. They are normally applied in cases where some form of mitigation is required to offset the impact of development.

1.16 In terms of delivery the following open and/or play space projects were committed by Area Committee decisions as at April 2020 although the Covid pandemic has effected delivery in the last year. These relate to areas of physical change in the Local Plan in the following ways:

City Centre

1.17 In terms of 'place shaping' the City Centre has benefitted from considerable investment including £25m for public realm and lighting improvements that concluded in 2017 and

around the time of the highly successful City of Culture events. This requires further support and continued expansion. Works are sought for improvements around the Rose Bowl and Queens Gardens in providing an attractive approach to the proposed new Yorkshire Maritime Museum.

- 1.18 Heritage Action Zone expenditure in protecting and making the most from the historic heritage of the Old Town is progressing with building envelope improvements. A significant portion of this will be to enhance Whitefriargate in addressing increased vacancy and in building on the successful transformation of the Trinity Market that now boasts a high quality street food market. Enveloping improvements on Whitefriargate are also underway.
- 1.19 In terms of other infrastructure the £30m pedestrian bridge across the A63 Trunk Road is nearing completion, linking the waterfront to the rest of the city centre. This is complementary to a £50m scheme to renew the A63 Castle Street in providing a less congested road link between the port and the rest of the UK, with works for this already started and due to complete in 2025.
- 1.20 Planning obligation receipts within the city centre includes initial payments from the Blanket Row housing development site. Expenditure has yet to be committed by the Area Committee.

Kingswood

- 1.21 Historic receipts from planning contributions include £350K for use to improve sports facility provision at Bude Park in serving Kingswood residents and those living nearby. This involves new sports pitches along with enhanced parking provision. These works are being progressed with the Football Association leading to further funding to enhance provision including improved pitches (rather than an artificial pitch as first anticipated) and permanent changing room to serve growing demand for junior football and latent demand for other provision.

West Hull – Newington and St Andrews

- 1.22 Significant s106 funds have been provided and targeted at open /play space improvements within these wards. West Park has recently been improved through planning contributions to improve adventure play, paddling pool and skate park (that total £859K) leading toward the KCom Stadium along with further planned improvements in connection with the aviary that total £92.6K and new lighting.

East Hull – Holderness Road Corridor

- 1.23 Historic planning contributions have been used to fund improvements in serving the wider eastern side of the city (combining Park and East Area Committee areas) including at East Park, for play equipment, cycle track and footpath improvements. Gleneagles Park (Sutton) has been improved with a £175K contribution including new planting and playing surfaces alongside new landscaping to improve flood attenuation. These elements were sought as part of regeneration proposals in the former Area Action Plan.
- 1.24 Other projects where work is anticipated include details given in the table 3.

Table 3 - Projects listed by Area Committee using s106 funding, at April 2020

PROJECT	Ward	Details	S106 fund
EAST			
Alderman Kneeshaw Park	Ings		£6,999
Barbara Robson Park	Sutton	Awaited	£16,735
Ings POS linked to drg RF12-059LO2A	Ings	New POS as part of new development	£349,067
Gleneagles Park	Ings	Remodelled play area and flood alleviation	£175,154
Hamilton Park	Sutton	Details awaited	£10,626
Western Gales Way	Ings	TBD	£69,751
FOREDYKE			
Bude park improvements	West Carr	Sports provision improvements, toilet and changing room	£349,654
Zeals Garth	North Carr	POS and play equipment	£7,522
NORTH			
Shaw Park	Orchard Park	Improvements to park	£153,621
King George V PFs	University	Extended footpath, new play equipment and seating	£58,632
Oak Road Playing Fields	Beverley and Newland	Oak Road Playing Fields improvements	£15,421
PARK			
Brandsby/Lingdale Park (T9491)	Marfleet	Provide upgraded play facilities and planting.	£3,288
East Park	Holderness	Footpath and drainage improvement to Ferens Bridge link	£7,766
East Park	Holderness	East Park play equipment	£40K
East Park cycle scheme	Holderness	New and improved access routes and cycle stand/cover	£11,507.97
Hedon Road Memorial garden	Marfleet	Provision of benches, planters and litter bins.	£1200
Lorenzo Way, St Johns Grove and Mappleton Fields (A9049)	Southcoates	TBD	£153,568

PROJECT	Ward	Details	S106 fund
Mayville Avenue	Holderness	TBD	
Rosmead Street play area and East Hull rugby pavilion	Southcoates	TBD	£33,267
Rustenbug Street - former D Lister Primary School	Southcoates	TBD	£31K
RIVERSIDE			
Hawthorn Avenue Street scene improvements	Newington and Gipsyville	Works to footpaths landscaping and planting/seating	£545K
		Road re-surfacing (s278 highways)	£225K
Pickering Park improvements	Newington and Gipsyville	Works to paths and open space but also possible aviary in part subject to confirming the variation of a legal agreement.	£92,621
Welsted Street play area	St Andrews and Docklands	New play equipment	£14.5K
West Park	Newington and Gipsyville	Partial lighting of park	£30,057
WEST			
Chancery Court	Boothferry	POS improvements	£7,604
Gower Park	Pickering	Play equipment	£1,289
WYKE			
Waterloo Street Park	Central	Play equipment	£38,574
Pearson Park	Avenue	New play equipment	£53,377
Middleton Street	Central	New play equipment and seating/games area	£14,250 and £4,093
Sculcoates Park		Basket ball hoops and planting and improved lighting	£11,441

1.25 Future needs for urban greenspace are expected to increase as house building continues and residents move to Hull. Urban greenspaces are recognised as being important to attracting and retaining key workers. They are important as 'green lungs' and have health benefits, much needed in a built up place like Hull. They can have flood alleviation benefits. The Local Plan therefore seeks to protect current greenspace provision. Investment in urban greenspace (and its maintenance) is therefore important especially if this brings strategic benefits.

1.26 Other likely s106 planning contributions to be received stem from Local Plan policies requiring tree planting. Around £2,600 is currently expected from legal agreements agreed up to April 2020 for tree planting.

Community Infrastructure Levy

1.27 The Community Infrastructure Levy charging schedule for Hull came into force on 1 January 2018. The intention was to raise levies from anticipated housing and retail development to be used to improve or provide pre-determined or planned 'place shaping infrastructure' that includes public open space and public realm works. New working arrangements in managing this fund have been put in place. Cabinet endorses major expenditure and Area Committees will receive updates similar in nature to the s106 tables, although it is likely that s106 will also continue. CIL differs from s106 planning obligations as it addresses infrastructure shortfalls. Funds can be combined in a way that addresses infrastructure gaps that have already been identified.

1.28 New CIL regulations require consideration of anticipated levies. The current charging schedule requires a £60 per sqm charge relating to housing and other rates for retail in certain parts of the city. The income is also affected by the timing of development, with the larger elements associated with housing allocations in East Hull.

1.29 Since April 2018 19 development proposals have come forward that were CIL liable, although most of these also had s106 planning obligation requirements in mitigating impacts.

1.30 No CIL funding has been received as at April 2020. The majority of the consented schemes involve exemptions including for charitable or self-build purposes. The details of CIL liable development involve the following:

Table 4 - CIL related proposals and details

Address and application reference		Description of development	Estimated CIL liability (£)	Status at Dec 2020
Askew Avenue, 93	19/00871/FULL	Single dwelling	7,500	Self build Pt 1 exemption granted 25/1/21
Burnham Road/Anlaby Park Road South (The Schooner PH)	19/01066/FULL	8 dwellings	57,240	Liability Notice needed No CIL forms
Calvert Lane, east side	17/01450/FULL	50 dwellings	TBD	Appeal in progress
Chamberlain Road (O'Sullivans)	19/00860/OUT	9 dwellings	48,456	Liability Notice needed No CIL forms
Hessle Road, 900	20/00786/FULL	2 dwellings	TBD	Self build Pt 1 exemption granted

Address and application reference		Description of development	Estimated CIL liability (£)	Status at Dec 2020
Hessle Road, 2050-2052	17/01183/FULL	7 dwellings proposed	35,910	Charitable exemption granted 15/10/19
Hessle Road, 2052 - 2058	20/00501/FULL	29 dwellings	92,100	Charitable exemption granted 27/11/20
Holderness Road, 709	19/000745/FULL	Erection of single dwelling	8,400	Self build Pt 1 exemption granted 25/10/19
Lawns, Sutton	19/00451/FULL	Erection of 2 dwellings	15,600	2 x self build pt 1 exemptions granted 18/10/19
Leads Cottages, 1	18/01360/FULL and 19/01312/FULL	Single dwelling	5,340	Demand Notice served
Newland Park, 115	20/00253/FULL	Single dwelling	9,180	Liability Notice served 6/3/20
Rockford Avenue, 77	20/00035/FULL	Single dwelling		Liability Notice needed
Saltshouse Road, 347	18/01299/FULL	Erection of 24 dwellings	1. 42,317.70 2. 84,635.40 3. 42,317.70	Demand Notice served.
Tween Dykes Road, 74	18/00543/FULL	Erection of single dwelling	11,640	Self build Pt 1 exemption granted 25/11/19
Wadsworth Avenue, 28	17/00137/FULL	Single dwelling	6,300	Self build Pt 1 exemption granted 25/11/19
Westlands Road, 80	18/00455/FULL	Erection of dwelling	4,320	Self build Pt 1 exemption granted 11/1/19
Wold Road, 108	18/00692/FULL	Single dwelling	4,272	Demand Notice served.

1.31 CIL receipts are based on the speed of housing development and take up of allocations made in the Local Plan. Some of these allocations are constrained, meaning it will take longer for

certain sites to come forward. Table 5 sets out potential for CIL liable development likely to come forward.

Table 5 – CIL anticipated receipts

Site ref in Local Plan	Address	Housing allocation remaining capacity	Anticipated CIL yield
	Kingswood (Riverbank)	450	£2.47m anticipated back end of plan period 2032
17	Holderness House	13	£58K
22	Balham Avenue	100	£450K
27	West of Sharp Street	15	£67K
43	Pearson Park, 48	6	£27K
54	Sutton Place safe Centre, Saltshouse Road	23	£103K
120	East of Stoneferry Road/Foredyke Avenue	28	£126K
137	Wansbeck Road/Frome Road	16	£72K
138	Viking PH, Shannon Road	8	TBD
219	Goodfellowship, Cottingham Road	8	£36K
232	Land at Bishop Alcock Road	12	TBD
234	Bishop Alcock Road (former W Gee School)	71	TBD
254	Wath Grove	32	£144K
291	114 Blenheim St	5	TBD
561	Trinity House, Calvert Lane	185	£832K
861	Danby Close	432	£1.9m
862	Danby Close	270	£1.2m
914	Gleneagles Park	25	£112K
936	Priory Road	10	TBD

*assumes average density of 35 dph and each house is 75 sqm, plus consented sites being re-submitted and no existing buildings being netted off through demolition. Also assumes abnormals not impacting on scheme viability such as flood defences or poor ground conditions but CIL charge allows for these.

1.32 Based on charging rates and eligible areas around £7.5m is expected from house building on land allocated in the Local Plan indicated in the above table. This is reduced from the first year of this reporting (2018/19) as certain planning consents are unlikely to be resubmissions especially those at Kingswood. Further adjustments can be made in estimating future funding including exemptions as set out in the CIL regulations. These include affordable/social housing (such as shared ownership schemes and lettings involving a private registered provider), self builds and charitable trust housing. Policy 5.2 in the Local Plan requires 10% affordable housing in general and 15% at Kingswood so the total figure could be reduced.

1.33 Further additions to the CIL yield could include retail consents although these are limited by Local Plan provisions and there is no estimated future need for convenience retailing over the plan period. Should a 1,500 sqm store come forward this could generate around £75K or for a retail warehouse proposals around £37K, but given the policy requirements these figures should not be relied upon to fund place shaping infrastructure.

Future spending priorities

- 1.34 CIL regulations require clarity about future anticipated infrastructure to be funded by planning obligations and Community Infrastructure Levy. These are set out in Table 6 but these projects are in the main about public realm improvements. Small scale funded projects below £20K are also excluded from this table.
- 1.35 This table puts forward an indicative priority order of projects funded via planning obligations taken from the former schedule 123 list that establishes a funding gap for ‘place shaping infrastructure’. This is based on the identified list of projects and anticipated funding receipts. It also combines s106 funded schemes where these are anticipated. It is feasible that projects will drop into later stages. Some projects may become undeliverable as they may be dependent on other funding sources.
- 1.36 Part 1 to this table is based on S106 receipts anticipated over the next 5 years (by Area Committee) so projects funded via this route should continue in the near future, although resource is dependent on the location of development where s106 is sourced. Proposals also have to be related to the development. It also identifies ‘on-site’ pos/play provision being sought or required through standards arising from housing schemes. Provision for both s106 funded projects and on-site provision is also assumed to occur within the next 5 years.
- 1.37 Part 2 identifies a list of CIL funded projects that covers up to the next 10 years, as CIL becomes more available.
- 1.38 Part 3 identifies a longer term list of CIL funded projects likely to occur beyond 10 years on the basis of CIL becoming available and projects being realised based on housing delivery.

Table 6 – Proposed Place Shaping Infrastructure Programme

1. Current proposed S106 fund supported projects by Area Committee, deliverable within the next 5 years

Project description	Anticipated costs	s106 contribution made/allocated	Reference from former Schedule 123 list, Dec 2016	Commentary	Progress
Wilberdyke Park including playing pitches	Not known	£96K	S1		
Kingswood – Wawne View*	Not known	Provision of a new Park is funded from the sale of the land by the Council.		Park is tied into the planning consent by planning condition and as required through AAP.	Planning consent via condition includes park provision linked to phasing currently at 428 completed units.
Bude Park including improvements	Not known	£350K		Required through s106 payments from	Scheme being progressed with bid for FA

Project description	Anticipated costs	s106 contribution made/allocated	Reference from former Schedule 123 list, Dec 2016	Commentary	Progress
to PFs, changing rooms and parking				a 1994 consent renewed in 2004	funding to improve scope of works.
Shaw Park – park improvements		£153K			
King George PF – Skate park		£65K			
Pelican Park multi games area	£255K	£20K	S2		
East Park – play equipment		£40K			
West Park improvements – further phases		TBD	G6	Park is tied into the planning consent.	Aviary and lighting improvement schemes being progressed.
Amy Johnson pos/play area**				Playing Fields and play improvements are tied into the planning consent.	Play provision in place but playing fields yet to be re-instated.
Pickering Park – phased improvements	£0.8m	£0.8m	G20		
Peter Pan Park, Pickering Road	£0.3m	£180K	G21		
Dorchester Road/Sutton Road landscaping		£35K			
Langsett Road play ground		£66K			
Bellfield Park		TBD			
Western Gales Way		TBD			
A Kneeshaw Park – skate park		TBD		Water play and parking already funded through s106 so this is next phased improvement.	
B Robson Park			G24		

*liable for CIL on application for, or renewal of, planning consent ** pos/play is provided as part of the scheme development

2. CIL 'place shaping infrastructure' funded projects (up to 10 years)

Project description	Anticipated costs	Likely CIL required contribution	Reference from former Schedule 123 list, Dec 2016	Commentary
City Centre Public Realm – phases 2 and 3	£10m	£5m	G1	Early CIL contributions should be targeted toward this.
Beverley Road Heritage Investment	£2.7m	TBD	G2	
Pearson Park Heritage Investment	£3.2m	£617K	G11	Gates to entrance re-instated.
Nature conservation sites*	£350K	£350K	G25	Arco, Priory Park to make re-provision at Hamling Way
General pos improvements*	£165K	£165K	G27	
General play provision improvements*	£943K	£923K	G28	

*various local projects are included in the Infrastructure Study, 2017

3. CIL 'place shaping infrastructure' funded projects beyond the next 10 years and where on-site* provision is also to be made

Project description	Anticipated costs	Likely CIL required contribution	Reference from former Schedule 123 list, Dec 2016	Commentary
Kingswood – Riverside pos* including provision of aqua-green and cycle track/footpaths	TBD but only for the provision of pos/play	£663K	G19	Referenced in the Kingswood AAP.
Massey Fields	£30K	£30K	G5	
Newbridge Road	£350K	£350K	G16	
East Park entrance	£350K	£350K	G17	
Allotment provision	£50K	£50K		
Blue Bell Fields	TBD	TBD	G10	
Holderness Drain links	TBD	TBD	G14	