

Hull Infrastructure Funding Statement 2021-2022 (Fourth Edition)



Hull City Council, December 2022

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. This report covers the period 1 April 2021 to 31 March 2022 and provides the fourth report since the requirement.
- 1.2 The Local Plan sets out the basis for delivering physical change across the city to 2032 although a review of this has now commenced. It envisages land supply sufficient to meet projected needs to accommodate over 11,700 dwellings and 126 ha of business development. It is now under review and various evidence base documents are being undertaken including those relating to housing supply and employment needs.
- 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.
- 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 running along the frontage of the estuary and the River Hull to accommodate changing business needs will also continue.
- 1.6 Small scale infill brownfield sites have been a feature of growth in the city in recent years contributing to meeting identified housing needs and this trend is expected to continue. These are likely to place additional demand on existing services including open spaces.
- 1.7 The Council has agreed a Climate Change Strategy that has implications for land use planning. New provisions will be needed to decarbonise the city and help it adapt including combatting rising sea levels and more intense rainfall events, generating renewable sources of energy, and ensuring high intensity uses occur in accessible locations. The extent to which the planning system can positively contribute to this agenda will be considered as part of the Local Plan review.
- 1.8 A key element of this strategy involves the roll out of 'on road' cycle lanes across the city with the intention of encouraging more people to cycle rather than use private cars, especially for short journeys. This has not been without public controversy and the scheme is under review.
- 1.9 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. Further phases are envisaged to this in knitting disparate parts back together. Heritage assets will be protected and brought back into active use through active management.

- 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 planned 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. Work is underway in considering a plan for a renewed Hull Royal Infirmary and potential new housing and route improvements in making the hospital more accessible. 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.

1.10 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.

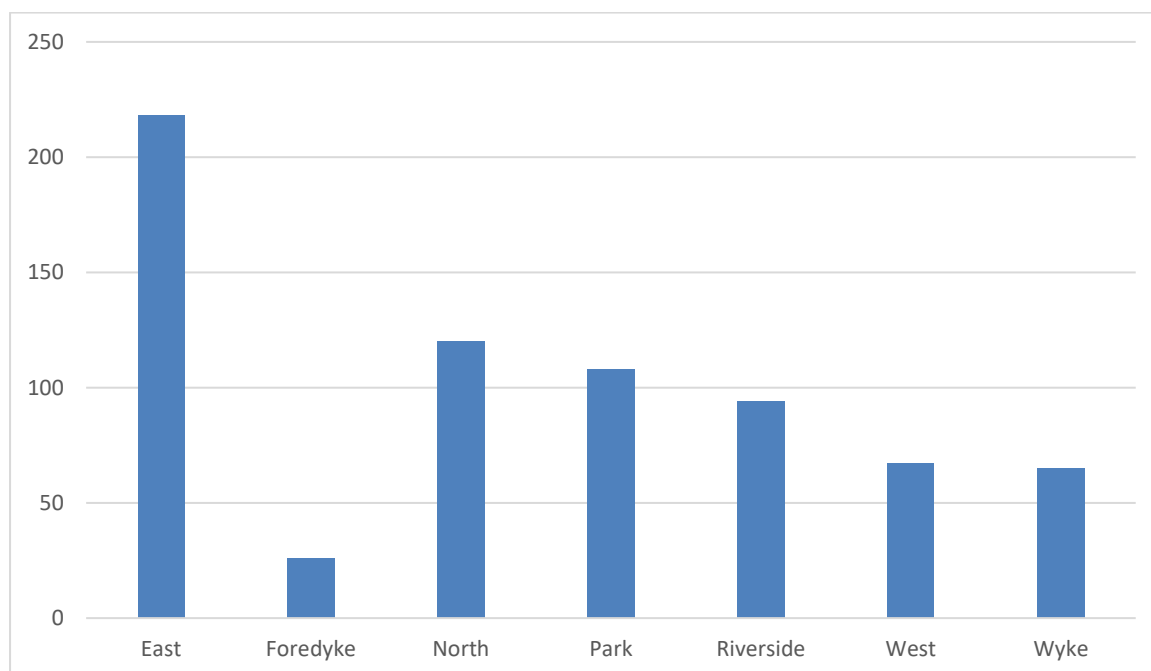
1.11 These will need to be reviewed in due course as part of the review of the Local Plan especially on light of the climate change emergency, alongside meeting further housing and business needs.

Infrastructure delivery and contributions from S106/CIL

1.12 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.

- 1.13 Funding for the delivery of infrastructure was and is being sought by the Council from multiple sources. This will include main programmes, Environment Agency, National Highways, 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. This approach may well have to change given climate change emergency considerations although planning consents for proposals, such as for housing, must be able to demonstrate no undue adverse impacts, such as on flood risk grounds. This may well be ameliorated in the form of enabling infrastructure normally to be provided at the expense of the developer and its delivery secured via a planning obligation.
- 1.14 Planning contributions sought from the previous year (to 31 March 2022) 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.
- 1.15 In terms of actual figures as at April 2022 £700K 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 Table 1 below.

Table 1 – Available s106 (£'000) funds by Area Committee at April 2022



- 1.16 Over the period 1 April 2021 to 31 March 2022, 30 planning consents featured planning obligations required in mitigating development proposals. It is difficult to estimate the potential financial contributions from these consents but the major ones relate to Preston Road (Park), Anne Street (Riverside) and Park Street, Victoria House (Wyke).
- 1.17 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.

- 1.18 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.
- 1.19 In terms of delivery the following open and/or play space projects were committed by Area Committee decisions as at April 2022 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

- 1.20 The public realm in the city centre continues to be improved with further works sought for improvements around the Rose Bowl and Queens Gardens in providing an attractive approach to the proposed new Yorkshire Maritime Museum. These works are being progressed involving start of works at Queens Gardens following the completion of the former Police Station to high end apartments. Planning approval for these works was granted in November 2021.
- 1.21 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 well underway.
- 1.22 In terms of other infrastructure the £30m pedestrian bridge across the A63 Trunk Road has been completed, 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 are on-going and due to complete in 2025.
- 1.23 Despite the number of flat conversion planning consents being given in the city centre planning obligation receipts have been limited this year but £165K from the previous year from Blanket Row housing development site and Police HQ conversion are being utilised to fund projects benefitting the public realm. Expenditure has been committed by the Area Committee to funding improvements in Walker Street (play area and multi-use-games area), in Queens Gardens (tying in the Maritime Museum to the public realm) and public art works beneath Garrison Road bridge to enhance the link between the Old Town and Fruit Market. £42K has also been secured from the Blanket Row housing scheme to fund maintenance of public open spaces in connection with the above works.

Kingswood

- 1.24 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 rooms to serve growing demand for junior football and latent demand for other provision.
- 1.25 A new park is proposed as part of the Wawne View scheme on the east side of Kingswood, and details are required by planning condition. Broadacre Primary School expansion is nearing completion to accommodate an anticipated rise in students, to be funded by £3.6m from s106 contributions, some of which have been received to date (£684K).
- 1.26 As part of the Levelling Up fund bid a project to assess the feasibility of linking Kingswood with the city centre by guided bus has been re-activated, initially planned in 1998. This was previously shelved because of concerns raised by local councillors about use of cycle tracks that would form part of the route, and that the current bus route/facilities would work equally as well in serving local people, plus the viability was very much down to a critical mass of people able to use the service. A related park and ride facility is also under review.

West Hull – Newington and St Andrews

- 1.27 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, the paddling pool and skate park (at a total cost of £859K) leading toward the KCOM Stadium along with further planned improvements in connection with the aviary that total £93K and new lighting, which have now been completed. A new park has been provided on the former Riley College site.
- 1.28 Hawthorn Avenue street scene has or will be improved using £545K s106 funds paid by the developers, including anticipated new high quality hard landscaping and greening (tree planting), although these works are not anticipated to be completed until the end of housing construction, although £225K (from S278 highways funding) associated with the extra care site has been used to improve local footpath and road re-surfacing. In combination, these works will lead to a much improved place for the local community in line with the former Area Action Plan proposals that now form part of the Local Plan. Discussions are on-going about the nature and timing of these proposals.

East Hull – Holderness Road Corridor

- 1.29 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. Ings Public Open Space is also to be

provided using £350K s106's from 2 development schemes on Perivale Close and Saltshouse Road. These elements were sought as part of regeneration proposals in the former Area Action Plan.

1.30 Other projects where work is anticipated are set out in Table 3 as confirmed by Area Managers.

Table 3 - Projects listed by Area Committee using s106 funding, at April 2022

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
Grasby Park	Ings	New play equipment	£19,948
Western Gales Way	Ings	TBD	£69,751
FOREDYKE			
Bude park improvements	West Carr	Sports provision improvements, toilet and changing room	£349,654
Hamilton Park	North Carr	Details awaited	£10,626 and £3,381
Minehead Road	West Carr	Play equipment	£46,804
Zeals Garth	North Carr	POS and play equipment	£7,522
NORTH			
Shaw Park	Orchard Park	Improvements to park	£153,621
Shaw Park	Orchard Park	New play equipment	£40,600
King George V PFs	University	Extended footpath, new play equipment and seating	£58,632
King George V PFs	University	Forest planting	£12,750
King George V PFs	University	Playing field improvements	£14,722

PROJECT	Ward	Details	S106 fund
Oak Road Playing Fields	Beverley and Newland	Oak Road Playing Fields improvements	£15,421
Quill Court		New play equipment	£20,600
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	£11,508
Hedon Road Memorial garden	Marfleet	Provision of benches, planters and litter bins.	£1,200
Lorenzo Way, St Johns Grove and Mappleton Fields (A9049)	Southcoates	TBD	£153,568
Mayville Avenue	Holderness	TBD	£10K
Rosmead Street play area and East Hull rugby pavilion	Southcoates	TBD	£33,267
Rustenburg Street - former D Lister Primary School	Southcoates	TBD	£31,000
RIVERSIDE			
Hamling Way	Newington and Gipsyville	Improvements to natural environment to replace habitat loss	£99,313
Hawthorn Avenue Street scene improvements	Newington and Gipsyville	Works to footpaths landscaping and planting/seating Road re-surfacing (s278 highways)	£545,000 £225,000
Healthfield Sq and Somerset Street	St Andrews and Docklands	POS improvements	£14,000
Kingston Square	St Andrews and Docklands	Footpath and landscaping	£15,000
Myton Street underpass	St Andrews and Docklands	Public art	£30,000
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
Queens Gardens	St Andrews and Docklands	Improvements to QG	£80,000

PROJECT	Ward	Details	£106 fund
Walker Street play area	St Andrews and Docklands	Play area improved	£8,000
Walker Street MUGA	St Andrews and Docklands	Multi-use games area improved	£90,000
Welsted Street play area	St Andrews and Docklands	New play equipment	£14,500
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
Celandine Close	Derringham	Replacement play equipment	£3,330
Wymersley Road Park	Derringham	Play equipment	£4,164
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
Stafford Street		Metal hooped fencing/planting at Stafford Street. Funds are required to make the public space more accessible for use by children and to prevent current anti-social behaviour when motor cycles track across it. P barriers and gates are also to be installed.	£14,793

1.31 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 (and increasingly will be designed to) 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.

1.32 Other likely s106 planning contributions to be received stem from Local Plan policies requiring tree planting and affordable housing. Around £25K is currently expected from legal agreements agreed up to April 2022 for tree planting but the majority of this is from proposals

on Rawling Way, Saltshouse Road and Preston Road. A single scheme on Anne Street (Riverside) is also expected to provide affordable housing as part of this scheme.

- 1.33 S106 has also been received in connection with making improvements to the road junction at Calvert Lane. £239K has been received associated with the housing scheme west side of Calvert Lane.

Community Infrastructure Levy

- 1.34 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.

- 1.35 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.

- 1.36 Since April 2018, 35 development proposals have come forward that were CIL liable although a number of these were either subsequently withdrawn or refused. Many of those approved also had s106 planning obligation requirements in mitigating impacts.

- 1.37 £181K CIL funding has been received as at April 2022. The majority of the consented schemes involve exemptions including for charitable or self-build purposes. The detail of CIL liable development is set out in Table 4 below:

Table 4 - CIL related proposals and details

Address and application reference	Application reference	Description of development	Estimated CIL liability (£)	Status
Anlaby Road, 997	21/01662/FULL	2 x dwellings following demolition of one		Pending consideration
Askew Avenue, 93	19/00871/FULL	Single dwelling	7,500	Self build Pt 1 exemption granted 25/1/21
Burnham Road/Anlaby Park	19/01066/FULL	8 dwellings	57,240	No CIL forms received

Address and application reference	Application reference	Description of development	Estimated CIL liability (£)	Status
Road South (The Schooner PH)				Liability Notice needed
Chamberlain Road (O'Sullivans)	19/00860/OUT	9 dwellings	48,456	No CIL forms received Liability Notice needed
Connaught Road, south	22/00134/FULL	Lidl foodstore		
Cranbrook Avenue, 241	22/00096/FULL	Single dwelling		Pending consideration
Hessle Road, 900	20/00786/FULL	2 dwellings	2 dwellings	Self build Pt 1 exemption granted
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
Ings Road, 261	19/00388/FULL	Single dwelling		
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	19/01312/FULL	Single dwelling	5,340	Demand Notice served and payment received 17/5/21
Leads Road cottages	18/01360/FULL	Single dwelling		Decision pending
Leads Road, 199	20/00930/FULL	Single dwelling	2,280	Not a self build and netted off demolition. Demand Notice sent and payment received
Lindsey Place	21/01365/FULL	Single dwelling		No CIL forms received
Manor Road, 188 R/O	21/01462/FULL	Single dwelling		CIL forms received

Address and application reference	Application reference	Description of development	Estimated CIL liability (£)	Status
Newland Park, 115	21/00995/FULL	Single dwelling	9,180	Liability Notice served 26/7/21
Newland Park, 117	22/01057/FULL	Single dwelling		
Rockford Avenue, 77	20/00035/FULL	Single dwelling		Liability Notice needed
Richmond Way, Kingswood	19/01511/FULL	450 dwellings		Draft Liability Notice sent
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 – Payments made.
Teasdale Close, Priors Road	20/00832/FULL		9,084	Exemption for self build granted May 2021
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	£4,272 payment made

1.38 However, of the total CIL funds received and in accordance with the Council endorsed CIL Protocol, £9K (5% of the total CIL receipts) is retained as Planning Service income, £45K (25%) can be retained within the ward where development has occurred and £127K (70%) is available for confirmation of spend by Cabinet on city wide determined 'place shaping' priorities including city centre civic space.

1.39 CIL receipts are based on the speed of housing development and take up of housing 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 based on existing allocations in the Local Plan.

Table 5 – CIL anticipated receipts

Site ref in Local Plan	Address	Housing allocation remaining capacity	Anticipated CIL yield
	Kingswood (Riverbank)	450	£2.47m anticipated toward back end of Local Plan period
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

*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.

1.40 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.

1.41 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

- 1.42 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.
- 1.43 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.
- 1.44 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' public open space/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.
- 1.45 Part 2 identifies a list of CIL funded projects that covers up to the next 10 years, as CIL becomes more available.
- 1.46 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.
- 1.47 An issue arising from the application of CIL is the ability of housebuilders to bring forward land for development and the impact of this on scheme viability. At Kingswood, for example, CIL is to be used toward the provision of an 'aqua-green' associated with the Riverbank housing allocation (as described in the adopted Area Action Plan, 2016). A figure of £663K was used as a proxy and referenced as a CIL payment but this is based on a simple estimate of s106 planning obligation contributions from the Local Plan, 2000.
- 1.48 Although public open space including play provision for children and young people is designated on the AAP Policies Map (and also described as an aqua green, where flooding could occur) is to be made available on undevelopable land beneath overhead pylons, this figure needs updating along with any provision sought through more up to date Local Plan provisions under Policy 42, that may also involve s106 planning obligations. This amendment made in the 2020/21 Funding Statement is re-affirmed.
- 1.49 The review of the Area Action Plan has begun (5 years from adoption, as required by the National Planning Policy Framework) so clarity is sought in terms of necessary flood risk mitigations and the 'open book' costs of these works – necessary in supporting the housing allocation and any subsequent planning application. CIL is not able to be used for flood defence works.

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 to PFs, changing rooms and parking	Not known	£350K		Required through s106 payments from a 1994 consent renewed in 2004	Scheme being progressed with bid for FA 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**		TBD		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		

Project description	Anticipated costs	s106 contribution made/allocated	Reference from former Schedule 123 list, Dec 2016	Commentary	Progress
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		TBD	G24		

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

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	TBD	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	G10	
Holderness Drain links		TBD	G14	