

Hull Infrastructure Funding Statement 2023-2024 (Sixth Edition)



Hull City Council, December 2024

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Introduction

- 1.1 Local Authorities are required under (The Community Infrastructure Levy (Amendment) (England) Regulations 2019) to produce a yearly Infrastructure Funding Statement. This should set out details about planning obligation receipts and anticipated expenditure, as of April each year. This is to provide clarity and transparency to local communities and developers on necessary infrastructure and expenditure and in aligning this to planned development, as envisaged in the Local Plan. The details contained in this document provide an update on projects previously reported on and also specifically new obligations covering the period 1 April 2023 to 31 March 2024.
- 1.2 The Local Plan sets out the basis for delivering physical change across the city to 2032 although a review of this has already commenced including considering the current economic and social context. The current plan adopted in 2017 envisaged land supply sufficient to meet projected needs to accommodate over 11,700 dwellings and 126 ha of business development. The review considers what has been built, land used, as well as rolling forward housing supply to cover a plan extended to 2039.
- 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 land reserved in meeting needs is being looked at, but significant completions have occurred.
- 1.4 In terms of the social context, there is likely to be a continued ageing of the local population. There will be a continued focus on renewing outmoded housing stock in west and east Hull through re-development. Different tenure and affordable housing stock will need to be brought forward.
- 1.5 In terms of the changing economic context, de-industrialisation of the 'inverted – T' shaped business area (running along the frontage of the estuary and the sides to the River Hull) is also expected to continue. Large scale housing renewal schemes continue to be progressed along with newly completed purpose built office accommodation on the west bank of the River Hull.
- 1.6 Development on small scale infill brownfield sites have been a feature of growth in the city in recent years that contributes to meeting identified housing needs. This trend is expected to continue, but with a particular focus on the city centre, where retailing demand has more evidently begun to shrink. These changing residential dynamics are likely to place additional demand on existing services including open spaces.
- 1.7 The Council has recently agreed a Climate Change Strategy. This has implications for land use planning but issues like flood risk have already been covered in the Local Plan. Effective implementation of these policies or newer provisions may be needed to further decarbonise the city, addressing the consequence of 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 further positively contribute to this

agenda will be considered as part of the Local Plan review, although policies have been in place to combat these effects for a long time.

1.8 A key element of this strategy involves greater use of public transport and the roll out of 'on road' cycle lanes across the city with the intention of encouraging more people to use the bus or cycle rather than use private cars, especially for shorter journeys. Newly installed cycle lanes on certain radial routes have not been without public controversy and the scheme reviewed with partial removal of certain stretches of cycle lanes along Freetown Way.

1.9 The growth areas in the city where continued major investment is or will occur include:

- City Centre – this will be the focus for renewal of the built form as retail shrinks further 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 by the Council. 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. The outlying areas of the city centre offer potential redevelopment opportunities.
- Kingswood – forming an urban extension to the city involving a mix of business, housing, retail, leisure and community uses serving over 12,000 people. Final phase housing will continue alongside further primary school expansion 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 change the housing offer to a mix of tenures and property types. Radial routes that serve as local centres or community hubs will become more enlivened. Work has been completed on a plan for a renewed Hull Royal Infirmary and potential new housing and route improvements in making the hospital more accessible. This plan needs taking forward, maybe in a way that informs changes to the Local Plan. 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 former Park and East Area Committee wards of the city, renewal of existing housing is anticipated close to Holderness Road shopping centre. Significant improvements continue to East Park and open spaces serving new housing are proposed.

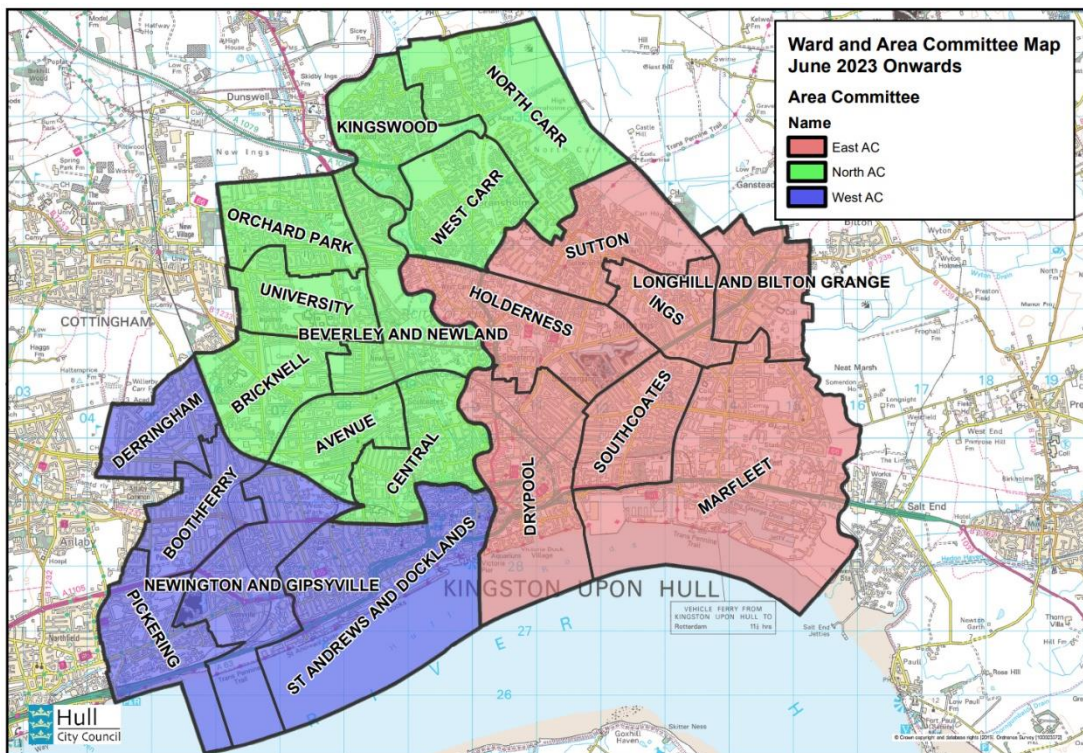
1.10 A key feature of the Local Plan is an infrastructure delivery programme to help support this growth and change across the different parts of the city. Key infrastructure gaps were identified that focused around three themes involving:

- 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 but especially in light of the climate change emergency, alongside meeting any necessary changes in making land allocations to meet housing and business needs.

1.12 A reconfiguration of the Area Committees (to West, North and East) in 2023 has also resulted in a change to previous reporting. The changes made are likely to impact local delivery of services, spending priorities and local delivery including use of S106 funding. These changes are reflected in this update although wards continue to be reported on. In essence, and apart from the name, the only major change is that Drypool ward now forms part of East Hull Area Committee. The enlargement of the respective areas also means there is potential for greater strategic thinking about the allocation of S106 resourcing and the distribution/nature of public open/play space provision.

Map 1 – Area Committees and wards



- 1.13 A further key feature of this report is an historic review of all s106 funds received. This includes a take on annual income and expenditure since planning obligations were introduced in the city since 2003, and the community benefits achieved through the planning system.

Infrastructure delivery and contributions from S106/CIL background

- 2.1 S106 funding is the consequence of legal agreements (also Unilateral Undertakings) between the Council and developers/landowners, that are necessary to make proposals acceptable in planning terms to meet both local plan and national policy requirements. For the vast majority of S106 planning obligations, financial contributions toward public open space/play provision must be spent in accordance with restrictions set out in a legal agreement, normally including funds being spent within 1 km of the development site. The requirements of the obligation in the legal agreement must be related to the consented development and cannot be used to resolve other pre-existing issues on site or in the surrounding area. They are applied in cases where some form of mitigation is required to offset the impact of development, and the Area Committee agrees what this will be. Funds received from developers are also held 'in trust' by the Council, in readiness to remedy the impacts of developments when sufficient funding has been collected in line with the requirements of the original legal agreements relating to the consented schemes.
- 2.2 The Local Plan envisaged the route to a successful and sustainable 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 ensuring the effective allocation of resources.
- 2.3 Funding for the delivery of certain forms of infrastructure was and is being co-ordinated by the Council from multiple sources alongside its own main programme. These will include Environment Agency, National Highways, Sport England, Department of Education grants and sources from health. There were and remain challenges about co-ordinating these funding streams in making sense of them in a robust and coherent plan.
- 2.4 It is generally expected that CIL and S106 will make a small contribution in meeting future infrastructure needs 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 developer's expense and its delivery secured via a planning obligation.
- 2.5 It is a key feature of current planning consents that there is a plethora of planning obligations involving lots of small pots of S106 funding. This poses difficulty in determining where and how this resource (albeit funded by income received in trust by developers) should be spent. Co-ordination is required in relation to the Councils' capital budget as this relates more locally, such that any gaps in provision could be covered through s106 funding.

- 2.6 An alternative to local mitigation projects is a focus on strategic parks which brings its own challenges – so a focus on major parks in serving larger catchments where people live. While providing access to a wider population, these facilities are more ‘local’ to some than others. This is not ideal should the objective be to have lots of accessible quality local spaces, important as these are for children and others to access, particularly in a highly built up area. From a project delivery perspective, it is considered more efficient to spend limited resource more strategically. Future spend of S106 could therefore be more targeted to fewer more accessible sites but this will have to be derived from consideration of prospective changes to Local Plan policy requirements, currently under review.

Annual S106 activity, income and use for 2023-24

- 3.1 As before, S106 planning contributions sought from 2023/24 have largely been derived from a need to address open space deficits within existing housing areas. Additional new public open space is being sought to meet new community needs derived from areas where major development or change was anticipated in the Local Plan.
- 3.2 In Hull there are requirements in the Local Plan 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. Over the period 1 April 2023 to 31 March 2024, 37 planning consents featured planning obligations required in mitigating development proposals. It is difficult to estimate the potential financial contributions from the totality of these consents as some do not come to fruition but the majority relate to changes of use within and edge of the city centre, for apartments/flats, including along Paragon Street, Saner Street, Park Street, South Street and Charles Street.
- 3.3 As at April 2024 £1.07m s106 funds were available for local mitigation projects including sums received carried forward from previous years that remains unallocated. The funds received during the last year includes tail end payments toward an education contribution at Wawne View (in Foredyke/North) and a large receipt generated for the last payment toward open space provision at Hawthorn Avenue (in Riverside/West) from the former Amy Johnson site.
- 3.4 The available (but unallocated) S106 funding is distributed in a way that relates to where development requires mitigation, as shown in Table 1 below, relating to Area Committee’s at the time of the report deadline. Table 2 also reports funding distribution by ward.

Table 1 – Distribution of total available S106 funding (£’000) by Area Committees, April 2024

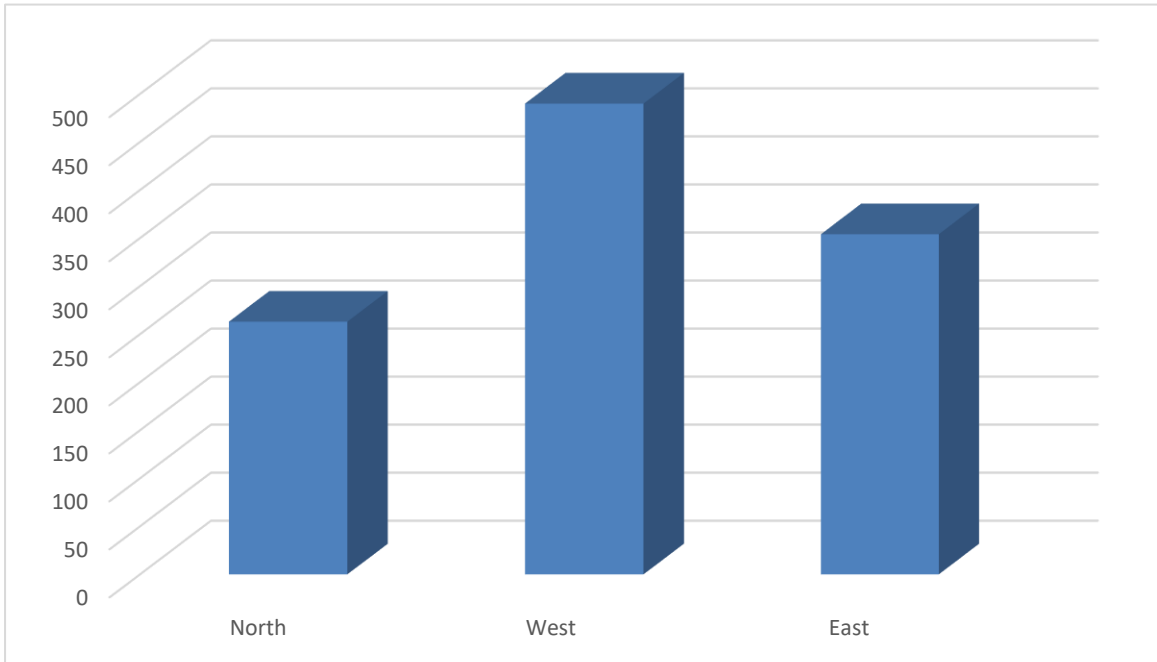
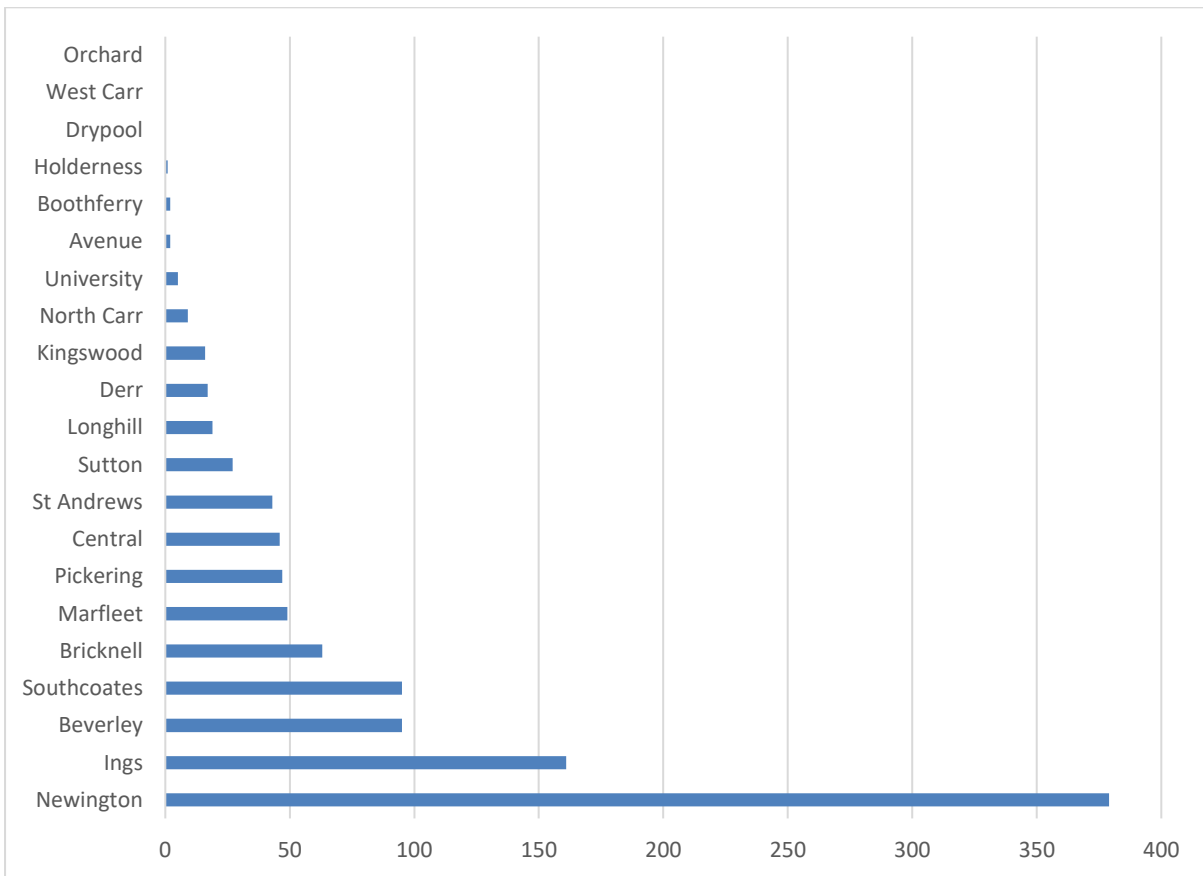


Table 2 – available s106 funds by ward ('000's), as at April 2024



Proposed S106 mitigation projects across the city by new Area Committee

- 4.1 Significant S106 funds have also been committed across the city for proposed improvements to public open spaces as required through requirements set out in respective planning obligation legal agreements. Proposed projects where work is anticipated are set out in Table 3 (below) as confirmed by Area Managers including reported progress.

Table 3 - Projects listed by Area Committee using s106 funding, at April 2024

PROJECT	Ward	Details	S106 fund	Progress made as at April 2024
NORTH (former Wyke) AREA COMMITTEE				
Waterloo Street Park	Central	Play equipment	£38,574	Play equipment provided
Pearson Park	Avenue	New play equipment	£53,377	Further details being sought from Area Teams
Middleton Street	Central	New play equipment and seating/games area	£14,250 and £4,093	Update on progress being sought from Area Team
Sculcoates Park		Basket ball hoops and planting and improved lighting	£11, 441	Works completed
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.	£14,793	Update on progress being sought from Area Team
NORTH (former Foredyke) AREA COMMITTEE				
Bude park improvements	West Carr	Sports provision improvements, toilet and changing room	£349,654	Work includes pitch improvements now installed and changing rooms under procurement.

PROJECT	Ward	Details	£106 fund	Progress made as at April 2024
Hamilton Park	North Carr	Details awaited	£10,626 and £3,381	Play equipment provided
Minehead Road	West Carr	Play equipment	£46,804	Update on progress being sought from Area Team
Zeals Garth	North Carr	POS and play equipment	£7,522	Update on progress being sought from Area Team
NORTH (former North) AREA COMMITTEE				
Shaw Park	Orchard Park	Improvements to park	£153,621	Update on progress being sought from Area Team
Shaw Park	Orchard Park	New play equipment	£40,600	Update on progress being sought from Area Team
King George V PFs	University	Extended footpath, new play equipment and seating	£58,632	Update on progress being sought from Area Team
King George V PFs	University	Forest planting	£12,750	Planting completed.
King George V PFs	University	Playing field improvements	£14,722	Update on progress being sought from Area Team
Oak Road Playing Fields	Beverley and Newland	Oak Road Playing Fields improvements	£15,421	Update on progress being sought from Area Team
Quill Court		New play equipment	£20,600	Works completed in Spring 2021.
EAST (former Park) AREA COMMITTEE				
Brandsby/Lingdale Park (T9491)	Marfleet	Provide upgraded play facilities and planting.	£3,288	Update on progress being sought from Area Team
East Park	Holderness	Footpath and drainage improvement to Ferens Bridge link	£7,766	Update on progress being sought from Area Team
East Park	Holderness	East Park play equipment	£40K	Multi-unit installed in 2016.
East Park cycle scheme	Holderness	New and improved access routes and cycle stand/cover	£11,508	Update on progress being sought from Area Team

PROJECT	Ward	Details	S106 fund	Progress made as at April 2024
Hedon Road Memorial garden	Marfleet	Provision of benches, planters and litter bins.	£1,200	Update on progress being sought from Area Team
Lorenzo Way, St Johns Grove and Mappleton Fields (A9049)	Southcoates	TBD	£153,568	Update on progress being sought from Area Team
Mayville Avenue	Holderness	TBD	£10K	Update on progress being sought from Area Team
Rosmead Street play area and East Hull rugby pavilion	Southcoates	TBD	£33,267	Update on progress being sought from Area Team
Rustenburg Street - former D Lister Primary School	Southcoates	TBD	£31,000	Update on progress being sought from Area Team
EAST (former East) AREA COMMITTEE				
Alderman Kneeshaw Park	Ings		£6,999	Update on progress being sought from Area Team
Barbara Robson Park	Sutton	Works including metal hoop fencing and play equipment	£16,735	Provided in 2018.
Ings POS linked to drg RF12-059LO2A	Ings	New POS as part of new development	£349,067	Update on progress being sought from Area Team
Gleneagles Park	Ings	Remodelled play area and flood alleviation	£175,154	Completed 2019/20.
Grasby Park	Ings	New play equipment	£19,948	Completed in January 2022.
Western Gales Way	Ings	TBD	£69,751	Update on progress being sought from Area Team
WEST (former Riverside) AREA COMMITTEE				
Hamling Way	Newington and Gipsyville	Improvements to natural environment to replace habitat loss	£99,313	Project on going including reconfiguring wetland area
Hawthorn Avenue Street scene improvements	Newington and Gipsyville	Works to footpaths landscaping and planting/seating	£545,000 £225,000	Some hard surface landscaping improvements have occurred toward northern end of street.

PROJECT	Ward	Details	S106 fund	Progress made as at April 2024
		Road re-surfacing (s278 highways)		Funds transferred and spent on Rhodes Street.
Healthfield Sq and Somerset Street	St Andrews and Docklands	POS improvements	£14,000	Update on progress being sought from Area Team
Kingston Square	St Andrews and Docklands	Footpath and landscaping	£15,000	Update on progress being sought from Area Team
Myton Street underpass	St Andrews and Docklands	Public art	£30,000	Update on progress being sought from Area Team
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	Update on progress being sought from Area Team
Queens Gardens	St Andrews and Docklands	Improvements to QG	£80,000	Update on progress being sought from Area Team
Walker Street play area	St Andrews and Docklands	Play area improved	£8,000	Update on progress being sought from Area Team
Walker Street MUGA	St Andrews and Docklands	Multi-use games area improved	£90,000	Works completed.
Welsted Street play area	St Andrews and Docklands	New play equipment	£14,500	Update on progress being sought from Area Team
West Park	Newington and Gipsyville	Partial lighting of park	£30,057	Update on progress being sought from Area Team
WEST (former West) AREA COMMITTEE				
Brookland Road, Chancery Court	Boothferry	POS improvements	£7,604	Play equipment provided completed June 2022
Gower Park	Pickering	Play equipment	£1,289	Update on progress being sought from Area Team
Celandine Close	Derringham	Replacement play equipment	£3,330	Completed Jan 2023
Wymersley Road Park	Derringham	Play equipment	£4,164	Completed Jan 2023

- 4.2 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.
- 4.3 In terms of detailed delivery and distribution in looking at respective areas, the following open and/or play space projects were committed by Area Committee decisions as of April 2024. In total approximately £2m has been committed to projects involving £880K in East, £597K in North and £591K in West Hull. There continues to be challenges concerning the speed of delivery of these improvements over the last year. These improvements relate to newly defined administrative areas but also defined areas in the city where major physical change was (and continues to be) anticipated within the Local Plan, in the following ways:

City Centre (containing parts of all newly created Area Committee areas)

- 4.4 The geography of the city centre is now impacted by Area Committee administrative area changes. The city centre (as defined in the Local Plan) is now covered by parts of the new Area Committee’s cutting into the boundary.
- 4.5 Development sites are under review given significant changes that have occurred since the Local Plan was adopted by the Council but also because of a successful bid for Levelling Up funding. This includes funding being used to pay for a masterplan for the city centre, alongside more detailed plans for key sites including at Mytongate, Colonial Street (St. Stephens) and East Bank. The intention of this work is to underpin future investment and focus interventions.
- 4.6 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. Works continue to improve access to Queens Gardens. Further extensive works are also being sought along major pedestrian thoroughfares including along Princes Dock Street, Humber Dock Street and the High Street between Blackfriargate and Liberty Lane. This will include improved routes and create new spaces for public events and street art celebrating the city’s maritime history.
- 4.7 Despite the number of flat conversion planning consents being given in the city centre planning obligation receipts have been limited this year but funding from the previous year from Blanket Row housing development site and Police HQ conversion are being used to benefit the public realm. Works funded via S106 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, remain ongoing over 2023/24. £42K has also

been secured from the Blanket Row housing scheme to fund maintenance of public open spaces in connection with the above works but details about where this is to be expended is needed.

North Area including Kingswood

- 4.8 Historic receipts from S106 planning contributions include £350K for use to improve sports facility provision at Bude Park in serving Kingswood residents and those living nearby. This involves improved sports pitches along with enhanced parking provision. These works continue to be progressed with the Football Foundation (£250K) leading to further funding (£2.2m from Council main programme) to enhance provision including new drainage to pitches to bring them to a Football Association quality playing surface (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. The drainage and pitch surfacing has been completed and hand over of the pavilion is expected early 2025. This is important in discharging the s106 planning obligation, as works need be completed prior to expiry of a 10 year expected procurement (by September 2025) written into the related S106 legal agreement.
- 4.9 A new park is proposed as part of the Wawne Road scheme on the east side of Kingswood, and details are required by planning condition. This should include play space, allotments, café, wetland planted habitat, BMX/skate trail, pavilion, cycle loop neighbourhood squares and pocket parks plus play equipment. These works continue to be rolled out following a start made in 2022/23 including mounding, paths and some play equipment, along with a small multi-use games area. Further details about the remaining parts of the park are awaited.
- 4.10 Broadacre Primary School redevelopment has occurred to accommodate an anticipated rise in local students, funded by £3.6m from s106 contributions. Some of this funding has been received to date (£1.2m) and the remainder is due shortly on completion of the 750th dwelling, but this will refund Council costs already incurred. The old primary school was demolished and part of the playing fields and soft landscaping works took place with final handover of the full scheme occurring in 2022 (2022/23).
- 4.11 In other parts of the newly formed administrative area of North Area, a number of small local improvements to play spaces have been made including at Alexandra Park using S106 funds.



Alexandra Park (North Area) improvements

West Hull including Newington and St Andrews renewal area

- 4.11 Significant S106 funds have historically been provided and targeted at open /play space improvements within these wards covering large parts of west Hull. West Park has recently been improved through S106 planning contributions to improve adventure play, the paddling pool and skate park (at a total cost of £859K) leading toward the MKM 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.
- 4.12 Significant change may well be progressed via proposals being considered next to the MKM Stadium, including new playing pitches. These have yet to be revealed in full but publicly available information shared by the management company suggests a focus for new training facilities. Any impact on S106 funded works should be considered alongside commitments to replace any provision lost through redevelopment.
- 4.13 Significant s106 funds (£325K) have been received in connection with the final instalment derived from new housing on the former Amy Johnson site. Discussions are ongoing about on the specific scheme linked back to the S106 requirements that the money will be spent on.
- 4.14 Hawthorn Avenue street scene improvements funded via S106 income have largely not been taken forward as previously envisaged. High quality hard landscaping at the top end of the road has occurred. S106 funds have been accepted for use as part of the wider regeneration of the area but also including its future use on footpath and road re-surfacing.
- 4.15 The Calvert Lane housing site continues to be built out with well over half units completed and occupied. A direct consequence of this scheme was provision for a new health hub which has now been completed and is open. New open space including a playing field was also secured as part of this planning permission. A planning obligation in connection with this housing scheme was also established to pay for the improvement of Calvert Lane and Derringham roundabout junction. £239K has been received. Works are underway to investigate delivery. The Head of Highways has reported a contract is in the process of being let and construction is expected 2025/26.
- 4.16 One final point is the potential investment in a new sporting village next to the MKM Stadium. This may well impact existing S106 funded play area improvements made at West Park, so there will be a need to make suitable replacements here as part of this regeneration, should it go forward.

East Hull including Holderness Road Corridor renewal area

- 4.17 Historic S106 planning contributions have been used to fund improvements in serving the wider eastern side of the city including at East Park, for play equipment, cycle track and footpath improvements.

4.18 Gleneagles Park (Sutton) has been improved with a £175K S106 planning contribution including new planting and playing surfaces alongside new landscaping to improve flood attenuation, along with seating (see below). Ings Public Open Space is also to be provided using £350K s106 funding from two development schemes on Perivale Close and Saltshouse Road. These elements were sought as part of regeneration proposals in the former Area Action Plan.



Gleneagles Park improvements

Affordable housing sought via planning obligations

- 5.1 Affordable housing derived from the application of planning obligations has been recorded. From tracking planning applications there are numerous consents which have affordable housing (as defined in appendix 1) affiliated as part of the approved housing mix, and as required through Local Plan provisions. There is usually no exchange of financial sums here, but the planning consent outlines the location of properties, and a planning obligation through a legal agreement seeks to secure this provision for the future.
- 5.2 These provisions relate to numerous units likely to be delivered in time and then retained in perpetuity. The Council will only be aware of the numbers if the properties are offered for ownership to be managed as social housing. It is likely that other forms of tenure through a Registered Social Landlord or equity share will come forward. Table 5 provides details of the estimated provision of affordable housing based on the following consents liable to a planning obligation.
- 5.3 From information supplied by Housing Services (November 2023), it appears that around 180 units have now been transferred to the Council as derived through the planning obligation process.

Table 5 – Affordable housing provision estimate via planning obligations at April 2024

Location	Units/S106	Application reference (by year)	Land owner	Progress as at April 2024
Hawthorn Avenue	17 (starter)	12/00070/FULL as amended by 15/01344/RES and 18/00125/S73	Keepmoat	Under Construction Site 01/367 - 106 of 129 constructed (between 2016 and 2023) but details awaited of tenure. None of completions in 2022-23 were AH. Phase 2 under construction.
Portobello Street	142	15/01618/FULL	Strata Homes and Home Group	All completed - 142 dwellings but details awaited about tenure. 01/328 but details of nature awaited.
Wawne Road	7 (starter units)	16/00601/FULL	Strata Homes, Home Group, Keepmoat	Site has started but nature of tenure awaited.
Calvert Lane	10% X 166 market units or 17 AH, required by planning condition and then legal agreement.	17/00871/OUT and 20/01048/RES	Hull Trinity House Charity and Citycare and Persimmon Homes Ltd	Under construction and awaiting confirmation of tenure.
Albion Square	10% affordable	18/01094/OUT	Vinci construction	Not started.
Saltshouse Road, 347	2 units required	18/01299/FULL	Tealby Homes Ltd	Site completed but no confirmation of affordable units being completed.
Grange Road, west	3 (starter)	18/01431/FULL	Keepmoat	Completed - Site 01/199 – 12 dwellings but awaiting details of nature of tenure.
East Hull Pool	2 units or £21,600	19/00241/FULL	East Hull Baths Ltd	Not started.

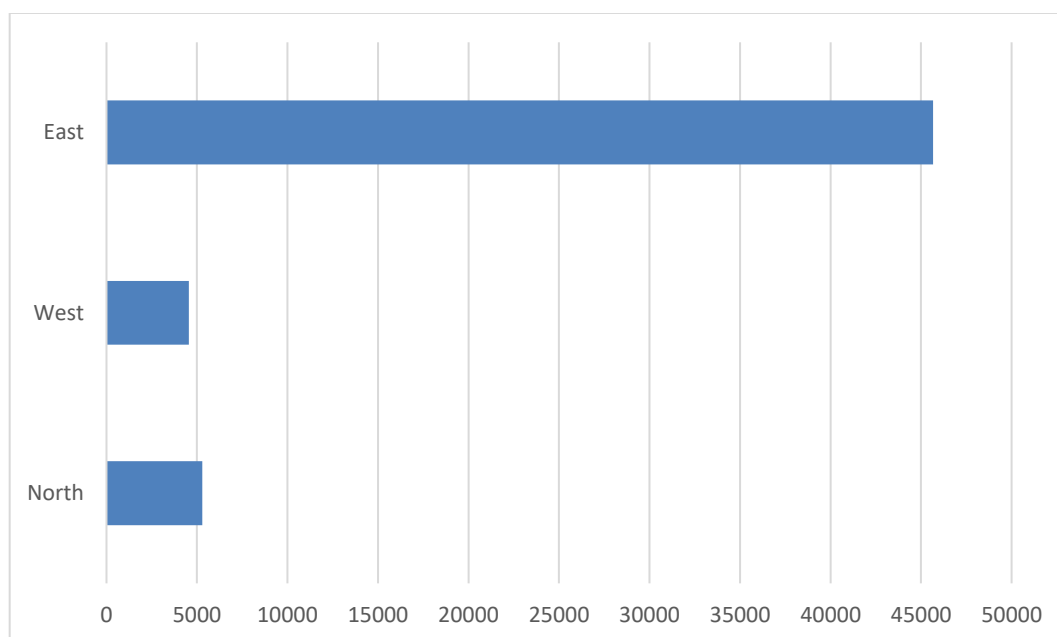
Location	Units/S106	Application reference (by year)	Land owner	Progress as at April 2024
Hessle Road, 2052-58	29 (completed)	20/00501/FULL	Azza Construction Ltd	Completed units suspected available for social rentals.
Preston Road	10% or 25 AH units	20/00566/FULL	Strata Homes Ltd, Keepmoat Homes and Home Group	Under construction 25 units from the 224 are to be transferred to Hull City Council on completion.
Park Street	13	20/00829/FULL	Trippett Street Ltd	Not started.
Barnes Way	15% or 23 AH units required by planning condition and £48,741 (triggers not met) in PO	21/01691/FULL	Beals Developments Ltd	Not started but Beals says 6 starter units and remainder Affordable Housing to be determined through Registered Provider.
Bodmin Road	24	21/01664/FULL	Pickering and Ferens Homes	Not started
Lindsey Place	10% or 3.4 units AH	21/01365/FULL	Wardolls Ltd	Under construction. Developer reviewing position on affordable element.
Ryde Avenue	8 bungalows for the elderly (specialist)	21/00293/FULL	Unknown	Completed
Gleneagles Park	4 from a total of 27 units approved	22/00018/FULL	KWL Hull Ltd	Deed of Variation confirmed involving plots 1, 2, 23 and 24 but likely 'discounted market' AH awaiting completion.
Kingston Street, Maritime House	2 from 20 units as a change of use	22/00333/FULL	Isberg Ltd	Not started

Location	Units/S106	Application reference (by year)	Land owner	Progress as at April 2024
James Reckitt Avenue	3	22/00330/FULL	James Reckitt Avenue Properties Ltd	Under construction and awaiting details of AH tenure out of 28 units proposed.
Falkland Road	10% or 1.6 AH units	22/0442/FULL	Trezor Property Services Ltd	Awaiting details but 2 flats from total of 16. Development stalled.
	Estimated total 325 units			

Planning contributions received for tree planting

- 6.1 Other s106 planning contributions receipts stem from Local Plan policies requiring tree planting. Around £55K is currently available from receipts taken from legal agreements agreed up to April 2024 for tree planting. These are largely generated from 2 schemes at Grange Road (£16K) and Preston Road (£25K) in the East Area, although unlike S106 planning obligation related open/play space provision, replacement is not required to be in the locality. Table 4 outlines the available funds received by Area Committee.

Table 4 – Available tree planting contributions receipts by Area Committee, April 2024 (£'s)

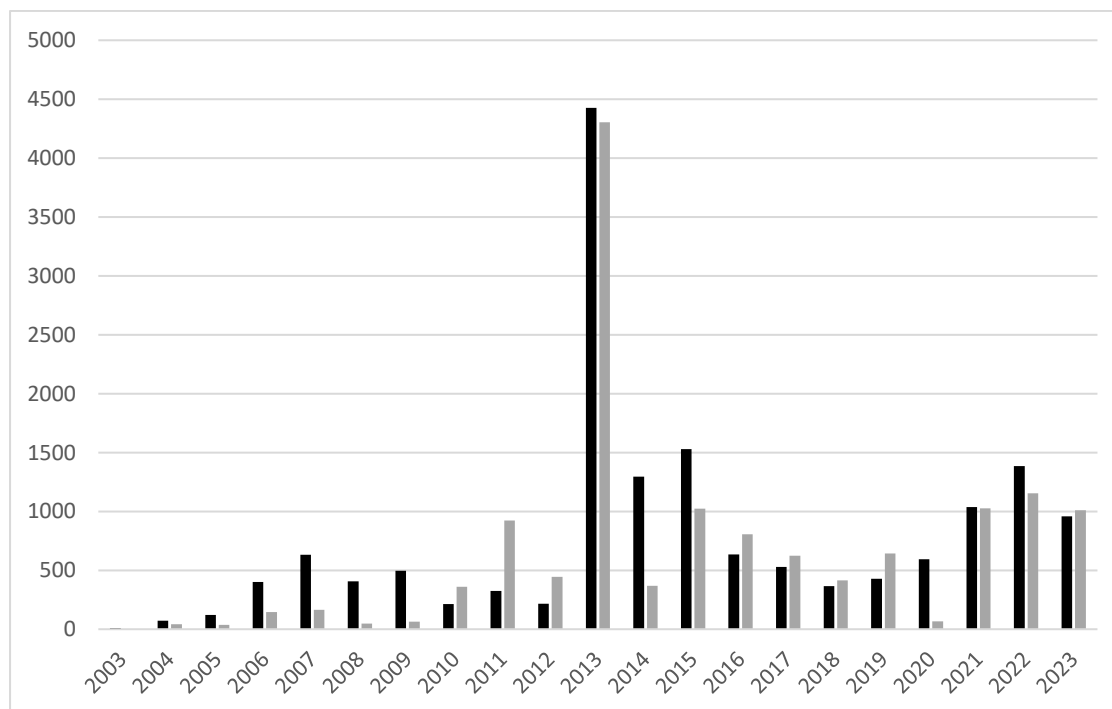


Historic S106 planning obligation contributions

7.1 The regular annual review of planning obligations is required, by Government regulations, to be made public. An opportunity is afforded this reporting year in considering the historic take on planning obligations stemming back to the year 2003. Open space mitigation related planning contributions are the consequence of the Local Plan being adopted in 2000, and its subsequent replacement in 2017. There are policies that require open space and other provisions. These provisions set the context for respective financial sums of planning contributions received over this longer term.

7.2 Table 6 provides details of S106 receipts and expenditure since 2003. This shows annual income and what has been spent within respective years. In total £16m has been received from private sector developers/land owners. Approximately £15m has been spent or is allocated by Area Committees. The cumulative total has made significant community benefits including, in particular, for new primary schools and open space provision at Kingswood and open space improvements mainly associated with the regeneration of west Hull. These benefits have taken time to come to fruition mainly because of the triggers for payment that are aligned to completion rates of development schemes, in addition to the procurement of mitigation measures required as part of planning consents. It is important to note, therefore, that required mitigations do not happen quickly.

Table 6 – S106 funds (£'000) received (black line) and spent (grey line) by year 2003 - 2023



Annual Community Infrastructure Levy income and monitoring

- 8.1 The Community Infrastructure Levy charging schedule for Hull began 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. 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. CIL differs from s106 planning obligations as it can be used/spent to meet infrastructure needs rather than local impacts caused by the specific schemes consented through planning permissions. They can be combined but must be used to address previously identified infrastructure gaps across the city.
- 8.2 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 made in different locations in the Local Plan.
- 8.3 Since April 2018, 37 development proposals have come forward that were CIL liable although a small number of these were either subsequently withdrawn or refused. Many of those approved also had s106 planning obligation requirements in mitigating impacts. Only 5 have been endorsed over the last year. Most of the consented schemes where CIL may have been liable involve exemptions including for charitable or self-build purposes. The detail of CIL liable development is set out in Table 7 below:

Table 7 - CIL related proposals and details, as at April 2024

Address	Application reference	Description of development	Estimated CIL liability (£)	Status of the scheme
997 Anlaby Road	21/01662/FULL	2 x dwellings following demolition of one		Pending consideration
93 Askew Avenue	19/00871/FULL	Single dwelling	7,500	Self build Pt 1 exemption granted 25/1/21
Barnes Way	21/01691/FULL	157 dwellings	£633,300	Includes exemption for affordable housing. Demand Notice issued 27.6.2023 with first instalment due 25 Sept 2023. £335,871.57 received as second instalment dated 18/11/24.
Burnham Road/Anlaby Park Road South (The Schooner PH)	19/01066/FULL	8 dwellings	57,240	No CIL forms received. Liability Notice to be issued.

Address	Application reference	Description of development	Estimated CIL liability (£)	Status of the scheme
Chamberlain Road (O'Sullivan's)	19/00860/OUT	9 dwellings	48,456	No CIL forms received Liability Notice to be issued.
Chamberlain Road	22/01567/FULL	New store	376 x 5	No Liability Notice served as yet
Connaught Road, south	22/00134/FULL	Lidl foods store	120,760	Liability Notice served 4/1/2023. Demand Notice served 17/4/2024. Payment made in April 2024 70% - £84,532.49, 25% - local £30,190.17 and 5% planning £6,038.04
241 Cranbrook Avenue	22/00096/FULL	Single dwelling to end of terrace	75.6 sqm single dwelling	CIL Form 1 received 28.1.2022. Liability Notice sent 24.10.2022
Gleneagles	22/00018/FULL	27 dwellings		LN served 7.8.2023
900 Hessle Road	20/00786/FULL	2 dwellings	2 dwellings	Self build Pt 1 exemption granted
2050-2052 Hessle Road	17/01183/FULL	7 dwellings proposed	35,910	Charitable exemption granted 15/10/19
2052 - 2058 Hessle Road	20/00501/FULL	29 dwellings	92,100	Charitable exemption granted 27/11/20
709 Holderness Road	19/000745/FULL	Erection of single dwelling	8,400	Self build Pt 1 exemption granted 25/10/19
261 Ings Road	19/00338/FULL	Single dwelling		CIL forms not received.
James Reckitt Avenue/Clifford Avenue	22/01010/FULL and 23/00163/FULL	5 dwellings and single bungalow	Excludes demolition of church not occupied 6 months within last 3 years	Demand Noticed served - £38,899.75 received 3/6/24
Lawns, Sutton	19/00451/FULL	Erection of 2 dwellings	15,600	2 x self build pt 1 exemptions granted 18/10/19
1 Leads Cottages	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 on planning permission pending
199 Leads Road	20/00930/FULL	Single dwelling	2,280	Not a self build and netted off demolition.

Address	Application reference	Description of development	Estimated CIL liability (£)	Status of the scheme
				<i>Demand Notice sent and payment received</i>
<i>Lindsey Place</i>	<i>21/01365/FULL</i>	<i>Single dwelling</i>		<i>Liability Notice received</i>
<i>125 Lomond Road</i>	<i>23/00381/FULL</i>	<i>Single dwelling</i>	<i>88.92 x 60 = 5335.2</i>	<i>Application received</i>
<i>Manor Road, Rear of</i>	<i>21/01462/FULL</i>	<i>Single dwelling</i>		<i>CIL forms received LN dated 24/10/2022</i>
<i>Manor Road, Rear of</i>	<i>23/02763/FULL</i>	<i>Single dwelling</i>	<i>36.96 sqm</i>	<i>CIL forms 1 and 2 received. LN sent 12/9/2023.</i>
<i>18 Newland Park</i>	<i>22/00028/FULL</i>	<i>Single dwelling</i>		<i>CIL form 1 received</i>
<i>115 Newland Park</i>	<i>21/00995/FULL</i>	<i>Single dwelling</i>	<i>9,180</i>	<i>Liability Notice served 26/7/21</i>
<i>Newland Park, 117</i>	<i>22/01057/FULL</i>	<i>Single dwelling</i>		<i>CIL Form 1 and 2 received. LN served 20/9/23</i>
<i>77 Rockford Avenue</i>	<i>20/00035/FULL and 21/00276/FULL</i>	<i>Single dwelling</i>		<i>CIL Form 1 and 2 required.</i>
<i>Richmond Way, Kingswood</i>	<i>19/01511/FULL</i>	<i>450 dwellings</i>		<i>Draft Liability Notice sent</i>
<i>347 Saltshouse Road</i>	<i>18/01299/FULL</i>	<i>Erection of 24 dwellings</i>	<i>1. 42,317.70 2. 84,635.40 3. 42,317.70</i>	<i>Demand Notice served – Payments made.</i>
<i>Teasdale Close, Priory Road</i>	<i>20/00832/FULL</i>		<i>9,084</i>	<i>Exemption for part 1 self build granted May 2021</i>
<i>Tween Dykes Road, 74</i>	<i>18/00543/FULL</i>	<i>Erection of single dwelling</i>	<i>11,640</i>	<i>Self build Pt 1 exemption granted 25/11/19</i>
<i>28 Wadsworth Avenue</i>	<i>17/00137/FULL</i>	<i>Single dwelling</i>	<i>6,300</i>	<i>Self build Pt 1 exemption granted 25/11/19</i>
<i>Wawne Road, north of Diversity Drive</i>	<i>24/00877/FULL</i>	<i>67 dwellings</i>	<i>348,180</i>	<i>CIL Form 1 received 28/8/24</i>
<i>80 Westlands Road</i>	<i>18/00455/FULL</i>	<i>Erection of dwelling</i>	<i>4,320</i>	<i>Self build Pt 1 exemption granted 11/1/19</i>
<i>93 Woodhall Street</i>	<i>23/03224/FULL</i>	<i>4 x 3 bed dwellings</i>	<i>22,260</i>	<i>Planning application submitted Oct 2023 including demolition of existing house</i>
<i>108 Wold Road</i>	<i>18/00692/FULL</i>	<i>Single dwelling</i>	<i>4,272</i>	<i>£4,272 payment made</i>

8.4 The CIL Protocol requires 25% funding received to be used locally, 70% strategically across the city and 5% is to cover costs in managing the CIL budget. In terms of CIL receipts to date approximately £350K has been received since the charging schedule came into force. This includes £182K CIL funding carried forward from previous years along with £168K received over the accounting year, as at April 2024. Some funding has been used to date locally but most remains available to spend, for particular place shaping related projects/schemes. Table 8 provides details of the distribution of funds received along with the relevant split. Certain funds have also been allocated to projects as indicated.

Table 8 – Available CIL funding (£) and its distribution, as at April 2024

Planning consent location and reference	Total CIL due (instalments indicated in brackets if applicable)	Funds available for strategic projects (70%)	Funds available locally (25%)	Planning Service income (5%)	Allocated use and minute
Barnes Way, 21/01691/FULL NORTH AREA	671,743.13 (167,935.75) (335,871.57) (167,935.81)	117,555	41,983.94	8,396.79	Funds and decision awaited
Saltshouse Road 18/01299/FULL EAST AREA	169,270.80	118,489.56	42,317.7	8,463.54	42,317.7 for use at Bellfield Park in conjunction with S106 (minute 51 5/3/24)
199 Leads Road 20/00930/FULL EAST AREA	2,280	1,596	570	114	Decision awaited
Leads Road 19/01312/FULL EAST AREA	5,340	3,738	1,335	267	1268.25 for use at Bellfield Park in conjunction with S106 (minute 51 5/3/24)
Wold Road 19/00805/FULL WEST AREA	4,272	2,990.4	1,068	213.60	Decision awaited
Totals		244,368.96	87,274.64	17,454.93	349,099

- 8.5 Of the total CIL funds received to date at April 2024, £87K can be retained within the area where development has occurred. Most of the funds received within the East Area have been allocated for Bellfield Park improvements. £244K is available for confirmation of spend by Cabinet on city wide determined 'place shaping' priorities including city centre civic space, in accordance with the Council endorsed CIL Protocol. £17K is retained as Planning Service income.
- 8.6 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 9 sets out potential for CIL liable development based on existing allocations in the Local Plan.

Table 9 – CIL anticipated receipts, as at April 2024 (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 key works associated with obtaining planning consent includes costs associated with flood defences, for example.)

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 to 2032
17	Holderness House	13	£58K
22	Balham Avenue	100	£450K
27	West of Sharp Street	15	£67K
43	48 Pearson Park	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
254	Wath Grove	32	£144K
291	114 Blenheim St	5	TBD
861	Danby Close	432	£1.9m
862	Danby Close	270	£1.2m

- 8.7 Based on charging rates and eligible areas, around £6m 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.

- 8.8 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 S106/CIL spending priorities

- 9.1 CIL regulations require clarity about future anticipated infrastructure to be funded by planning obligations and Community Infrastructure Levy. These are set out in Table 10, but these projects are in the main about public realm improvements linked to major renewal areas in the city, where new housing has occurred, but prompted by additional demands placed on existing open spaces. Likely/proposed small scale funded projects below £20K are also excluded from this table.
- 9.2 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.
- 9.3 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.
- 9.4 Part 2 identifies a list of CIL funded projects that covers up to the next 10 years, as CIL becomes more available.
- 9.5 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.
- 9.6 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 was based on a simple estimate of s106 planning obligation contributions from the Local Plan, 2000.

- 9.7 Although public open space including play provision for children and young people is designated on the Kingswood 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.
- 9.8 The review of the Kingswood 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 10 – Update of Place Shaping Infrastructure Programme, as at April 2024

Part 1 - Current S106 fund supported projects by Area Committee, 2019-2024

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 425 completed units. Park being provided on phased basis.

Project description	Anticipated costs	s106 contribution made/allocated	Reference from former Schedule 123 list, Dec 2016	Commentary	Progress
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 external funding to improve scope of works.
Shaw Park – park improvements		£153K			Completed.
King George PF – Skate park		£65K			None reported by Area Team
Pelican Park multi games area	£255K	£20K	S2		Completed.
East Park – play equipment		£40K			Completed.
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		None reported by Area Team.
Peter Pan Park, Pickering Road	£0.3m	£180K	G21		None reported by Area Team.
Dorchester Road/Sutton Road landscaping		£35K			Completed
Langsett Road play ground		£66K			Completed
Bellfield Park		Play equipment			Completed
Western Gales Way		Play equipment			Completed

Project description	Anticipated costs	s106 contribution made/allocated	Reference from former Schedule 123 list, Dec 2016	Commentary	Progress
A Kneeshaw Park – skate park		TBD		Water play and parking already funded through s106 so this is next phased improvement.	Completed
B Robson Park		Play equipment	G24		Completed

*liable for CIL on application for, or renewal of, planning consent

** pos/play is provided as part of the scheme development

Part 2 – S106/CIL ‘place shaping infrastructure’ funded projects (up to 10 years, to 2030)

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	Awaiting details
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	Completed.
General play provision improvements*	£943K	£923K	G28	Further review required.

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

Part 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	

Appendix 1 – Affordable housing definitions

General definitions:

Affordable housing as defined by NPPF Annex 2 including:

- a. 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 and/or is for essential local workers); and which complies with one or more of the following definitions:
 - a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

- b. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016, meaning a building or part of a building that a person buys to get on the housing ladder, including a new dwelling for first time buyers (including no outstanding mortgage payments and is aged between 23 and 40 years old) only, and is sold at a discount of at least 30% of the current market value, with a price cap of £250,000 at the first point of sale, after the discount has been applied. Purchasers of First Homes, whether individuals, couples or group purchasers, should have a combined annual household income not exceeding £80,000 in the tax year immediately preceding the year of purchase. A purchaser of a First Home should have a mortgage or home purchase plan (if required to comply with Islamic law) to fund a minimum of 50% of the discounted purchase price. The standard criteria should also apply at all future sales of a First Home.
- c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.