

Hull Infrastructure Funding Statement



Hull City Council, November 2019

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. This is to provide clarity and transparency to local communities and developers on the infrastructure and expenditure and in aligning this to planned development, as envisaged in the Local Plan.
- 1.2 The Local Plan sets out the basis for delivering physical change across the city up to the year 2032. It envisages land supply sufficient to meet projected needs to accommodate over 11,700 dwellings and 126 ha of business development.
- 1.3 In terms of meeting housing projections the city centre and Kingswood are main locations in the city where housing allocations are made. Over 2,500 dwellings are allocated in the city centre and 2,800 dwellings are allocated at Kingswood. Further allocations on the eastern edge of the city are not likely to be realised until the back end of the plan period.
- 1.4 There will be an ageing of the population. There will be a continued focus on renewing outmoded housing stock in west and east Hull through re-development.
- 1.5 De-industrialisation of the 'inverted – T' shaped business area to accommodate changing business needs will also continue.
- 1.6 A continuation of small infill brownfield sites will continue for housing purposes. These are likely to place additional demand on existing services including open spaces.
- 1.7 The growth areas where 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, leisure and community uses serving over 5,000 people. A new or much expanded primary school is envisaged along with new parks and linear open spaces. New roads are in place to accommodate links to community facilities.
 - West Hull – with a focus around the Newington and St. Andrew's areas of the city, where continued housing renewal will occur. Radial routes that serve as local centres or community

hubs will become more enlivened. Environmental improvements 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 to East Park and open spaces serving new housing are proposed.

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

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

Infrastructure delivery and contributions from S106/CIL

1.9 The Local Plan envisaged the route to a future city would depend on various funding streams including those in private ownership or utilities companies. Spending programmes that align to these opportunities were scrutinised. Potential funding streams were taken into account to ensure the effective allocation of resources.

1.10 Funding for the delivery of infrastructure was and is being sought by the Council from multiple sources. This will include main programmes, EA, DoT, DFE education grants and sources from health. It is generally expected that CIL and S106 will make a small contribution to this and more than likely only be able to fund elements of the 'place shaping' theme.

1.11 Planning contributions sought from the previous year (March 2018 to April 2019) have largely derived from a need to address open space deficits within existing housing areas, as well as meeting needs derived from areas where major change was anticipated in the Local Plan.

1.12 In terms of actual figures as at April 2019 £727K s106 funds was available for prospective open space/play provision projects relating to the place shaping theme. This funding is distributed in a way that relates to where development requires mitigation, as shown in the following tables 1 and 2 below.

Table 1 - showing available s106 funds (£'000) by Area Committee, at April 2019

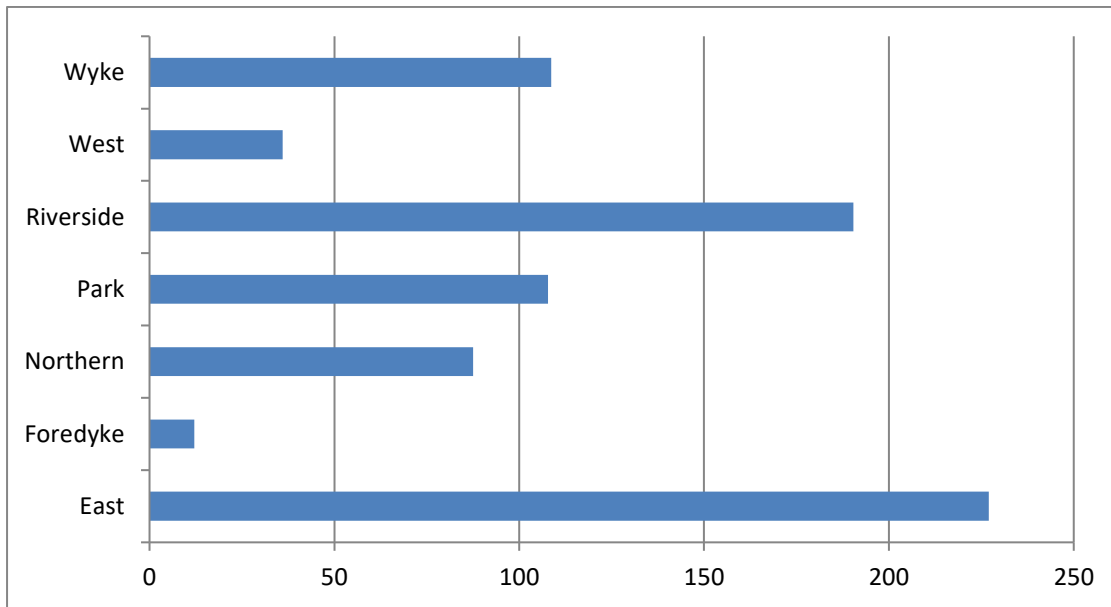
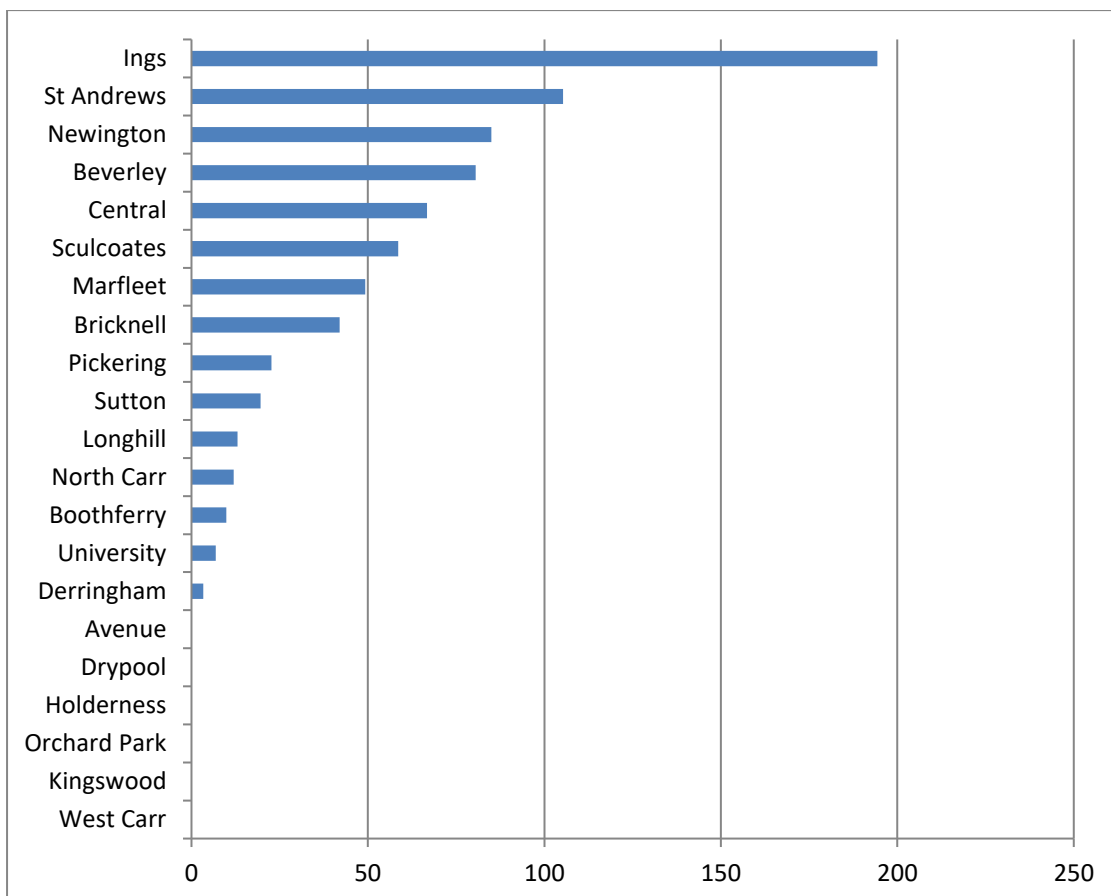


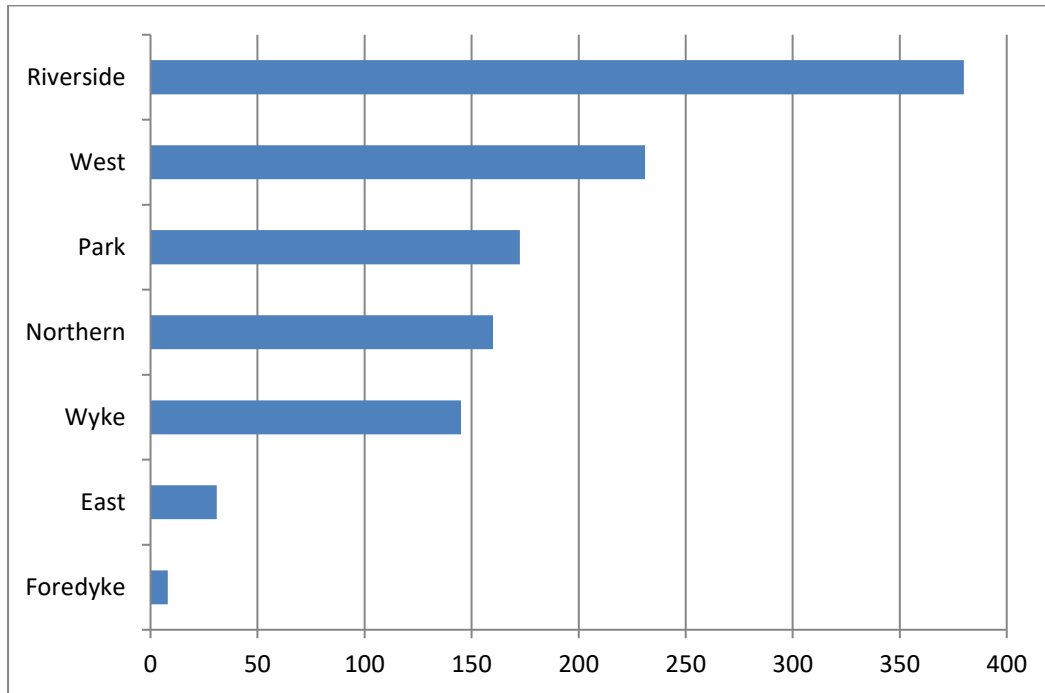
Table 2 - showing available s106 funds (£'000) by ward, at April 2019



1.13 There is a further anticipated potential for £4.8m based on 89 planning consents that remain live throughout 2018/19 period, although £3.6m of this is for Broadacre School at Kingswood,

leaving £1.17m for other planning contributions including £210K for Calvert Lane junction improvement and £21K for affordable housing. Table 3 provides more details in terms of how this relates to Area Committees.

Table 3 – showing potential s106 funds (£'000) arising from planning consents by Area Committee, at April 2019 (excluding £3.6m for Broadacre School improvements)



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

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

1.16 In terms of delivery the following open and/or play space projects were committed by Area Committee decisions as at April 2019. These relate to areas of physical change in the Local Plan in the following ways:

City Centre

1.17 In terms of 'place shaping' the City Centre has benefitted from considerable investment including £25m for public realm and lighting improvements that concluded in 2017 and around the time of the highly successful City of Culture events. This requires further support

and continued expansion. Works are sought for improvements around the Rose Bowl and Queens Gardens in providing an attractive approach to the proposed new Yorkshire Maritime Museum.

- 1.18 The Council submitted a £25m bid for Future of the High Street Fund in bolstering Heritage Action Zone expenditure in protecting and making the most from the historic heritage of the Old Town. 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.
- 1.19 In terms of other infrastructure £30m has been sought for a pedestrian bridge across the A63 Trunk Road which is underway. The intention is to link different parts of the city centre together with its water frontage. This is complimentary 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.
- 1.20 Planning obligation receipts within the city centre over the last year includes £165K from the Blanket Row housing development site. Although yet to be confirmed by Area Committee there is potential for this funding to be used toward temporarily improving the public realm at Portside Marina (on the former Pepe's casino site).

Kingswood

- 1.21 Historic receipts from planning contributions include £350K for use to improve sports facility provision at Bude Park in serving Kingswood residents and those living nearby. This involves new sports pitches along with enhanced parking provision. Current discussions involve working with the Football Association leading to further funding to enhance provision including possible artificial pitch and permanent changing room to serve growing demand for junior football and latent demand for other provision. Works to improve a small play area at Hamilton Park including £10.6K from planning contributions was also agreed in April 2018.
- 1.22 Planning consent was granted in April 2017 for further phases of housing development, west of Wawne Road. A new park is proposed as part of this, and details are required by planning condition. Broadacre Primary School is to be expanded in accommodating an anticipated rise in students, to be funded by £3.6m from s106 contributions, although triggers for payment are based on future phased housing completions.
- 1.23 As part of the initial outline consent renewed in 2004, there was a requirement in the s106 legal agreement to make a planning contribution toward public transport improvements serving the western development area. This amounted to around £330K to be paid on annual tranches, dependent upon phasing. The first instalments were agreed in May 2018 for improved services linking the retail park with bus services to the city centre.

West Hull – Newington and St Andrews

- 1.24 Significant s106 funds have been provided and targeted at open /play space improvements within these wards. Pickering Park has recently been improved through planning contributions

to improve adventure play, paddling pool and skate park (that total £859K) leading toward the KCom Stadium along with further planned improvements in connection with the aviary that total £92.6K. A new park has been provided on the former Riley College site. Hawthorn Avenue street scene has or will be improved using £720.5K s106 funds. In combination, these works 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.

East Hull – Holderness Road Corridor

1.25 £916K 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 that total £62K. 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 £280K s106's from 2 development schemes on Perivale Close and Saltshouse Road. A club house at Pelican Park has also been provided using £158K via a third party (Friends from Pelican Park). These elements were sought as part of regeneration proposals in the former Area Action Plan that now form part of the Local Plan.

1.26 Other projects where work is anticipated include details given in the table 4 below.

Table 4 - Projects listed by Area Committee using s106 funding, at April 2019

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	£280,157
Langsett Road Playground	Sutton	Play equipment refurbishment	£61,659
Gleneagles Park	Sutton	Remodelled play area including kickabout and planting in addition to flood alleviation, although not within 1km of the source where development occurred at Leads Road.	£175,154
Gleneagles Park	Ings	Gleneagles Park ug - fencing to open space and dog walking area	£31,500
Western Gales Way	Ings	Western Gales Way - TBD	£69,751
FOREDYKE			
Hamilton Park	North Carr	New 5 - a -side goals and planting	£3,381

PROJECT	Ward	Details	S106 fund
Hamilton Park - new play equipment	North Carr	TBD	£10,625
Bude park improvements	West Carr	Sports provision improvements, toilet and changing room	£349,654
NORTH			
Shaw Park	Orchard Park	Improvements to park	£153,621
King George V PFs	University	Extended footpath, new play equipment and seating	£58,632
Courtlands Road Park	Orchard Park	New play equipment	£61,235
Oak Road Playing Fields	Beverley and Newland	Oak Road Playing Fields improvements (£1399.20)	£1,399
PARK			
Brandsby/Lingdale Park (T9491)	Marfleet	Provide upgraded play facilities and planting.	£3,288
Pelican Park club house (A9032)	Holderness (but source from within Drypool)	Club house provision required as part of the planning approval allowed on appeal.	£157,949
East Park	Holderness	Footpath and drainage improvement to Ferens Bridge link	£7,766
East Park	Holderness	East Park play equipment	£40K
East Park cycle scheme	Holderness	New and improved access routes and cycle stand/cover	£11,507.97
Hedon Road Memorial garden	Marfleet	Provision of benches, planters and litter bins.	£1200
Lorenzo Way, St Johns Grove and Mappleton Fields (A9049)	Southcoates	TBD	£153,568
Rosmead Street play area and East Hull rugby pavilion	Southcoates	TBD	£33,267
Rustenburg Street - former D Lister Primary School	Southcoates	TBD	£31K
RIVERSIDE			
Hawthorn Avenue Street scene improvements	Newington and Gipsyville		£720,493
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

PROJECT	Ward	Details	S106 fund
Tattersall Close	Central	Muga at Tattersall Close/Mitchell Community Centre	£9,177
WEST			
Gower Park	Pickering	Play equipment	£1,289
Wymersely Road Park	Derringham	Play equipment	£4,164
WYKE			
Britannia House	Central	New Led lighting and features	14250
Pearson Park	Avenue	Improvements to bowling pavilion (forming part of the HLF bid for Pearson Park improvements)	£22,242.65
Pearson Park	Avenue	New play equipment at Pearson Park	£43,373
Pearson Park	Avenue	Development costs in making a bid for National Lottery funding for total of £2.5m.	£7,745
Pearson Park	Avenue	Play equipment	£30,024

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

1.28 Other likely s106 planning contributions to be received stem from Local Plan policies requiring tree planting and affordable housing. Around £8,900 is currently expected from legal agreements agreed between April 2018 and 2019 for tree planting but the majority of this is from 2 proposals on Rawling Way and Saltshouse Road (£7.2K). A single scheme on Holderness Road is expected to provide 2 affordable housing units in addition to open space mitigations.

Community Infrastructure Levy

1.29 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.

1.30 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.

1.31 Since April 2018 only 10 development proposals have come forward that were CIL liable, although most of these also had s106 planning obligation requirements in mitigating impacts. No CIL funding has yet been received although a number of the consented schemes involve exemptions including for charitable or self build purposes. The details of CIL liable development involve the following:

Table 5 - CIL related proposals and details

<i>Address and application reference</i>	<i>Description of development</i>	<i>CIL liability and exemption if appropriate (£)</i>
<i>261 Ings Road - 18/00547/FULL</i>	<i>Erection of single dwelling</i>	<i>9,480</i>
<i>Rear Of 74 Tween Dykes Road - 18/00543/FULL</i>	<i>Erection of single dwelling</i>	<i>11,640</i>
<i>347 Saltshouse Road - 18/01299/FULL</i>	<i>Erection of 24 dwellings</i>	<i>TBD</i>
<i>Land To The North Of The Lawns - 19/00451/FULL</i>	<i>Erection of 2 dwellings</i>	<i>15,600 x 2 dwellings</i>
<i>adj 28 Wadsworth Avenue - 17/00137/FULL</i>	<i>Single dwelling</i>	<i>6,300</i>
<i>709 Holderness Road- 19/000745/FULL</i>	<i>Erection of single dwelling</i>	<i>Self build exemption</i>
<i>108 Wold Road - 18/00692/FULL</i>	<i>Single dwelling</i>	<i>5,940</i>
<i>2050-2052 Hessle Road 17/01183/FULL</i>	<i>7 dwellings proposed</i>	<i>Charitable exemption</i>
<i>80 Westlands Road - 18/00455/FULL</i>	<i>Erection of dwelling</i>	<i>Self build exemption</i>
<i>Calvert Lane, east side - 17/01450/FULL</i>	<i>Outline consent for residential use</i>	<i>Appeal in progress</i>
<i>Total</i>		<i>64,560</i>

1.32 CIL receipts are based on the speed of housing development and take up of allocations made in the Local Plan. Some of these allocations are constrained, meaning it will take longer for certain sites to come forward. Table 6 sets out potential for CIL liable development likely to come forward.

Table 6 – CIL anticipated receipts

Site ref in Local Plan	Address	Housing allocation remaining capacity	Anticipated CIL yield
	Kingswood (Western Development Area)	780	Most has pp subject to s106 but 220 could be re-submitted likely to generate £990K.
	Kingswood (Eastern Development Area)	1,650 (of this 750 with full pp)	Planning consent subject to funding for new Park and s106 for school but could be liable on expiry of the outline consent - £4m anticipated based on 900 re-submission.
	Kingswood (Riverbank)	550	£2.47m anticipated but around 2021-2032
17	Holderness House	13	£58K
22	Balham Avenue	100	£450K
26	1-41 Sharp Street	15	Consented subject to s106
27	West of Sharp Street	15	£67K
43	Pearson Park, 48	6	£27K
46	50 Pearson Park	14	Consented and implemented
51	20-24 Lambert Avenue	9	Consented and implemented subject to s106
54	Sutton Place safe Centre, Saltshouse Road	23	£103K
117	Reckitts recreation ground, Chamberlain Road	40	Consented and implemented subject to s106
120	East of Stoneferry Road/Foredyke Avenue	28	£126K
122	Corner Leads Road/Glebe Road	23	Consented and started
137	Wansbeck Road/Frome Road	16	£72K
138	Viking PH, Shannon Road	8	Consented but not started.
219	Goodfellowship, Cottingham Road	8	£36K
226	173-187 Cottingham Road	35	£157K??? (student accommodation)?
231	Bishop Alcock Road (former W Gee School)	17	Consented and under way
232	Land at Bishop Alcock Road	12	Consented but not started
234	Bishop Alcock Road (former W Gee School)	71	Consented but not started
254	Wath Grove	32	£144K
291	114 Blenheim St	5	Consented but not started
322	Middlesex Road	369	Consented and s106 plus u/c
325	Perivale Close	55	Consented with s106 and u/c
561	Trinity House, Calvert Lane	185	£832K
607	Former Boothferry Park	39	Consented and built
659	Pickering Road, former training centre	30	Consented and underway
861	Danby Close	432	£1.9m but after 2021
862	Danby Close	270	£1.2m but after 2021
875	Leads Road extra care	156	Has pp and subject to s106 payment made.
914	Gleneagles Park	25	£112K
936	Priory Road	10	Consented but not started
Totals		2,868	£13m

*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 abnormalities not impacting on scheme viability such as flood defences or poor ground conditions but CIL charge allows for these.

- 1.33 Based on charging rates and eligible areas around £13m is expected from house building on land allocated in the Local Plan. S106 consented schemes are already netted off but some assumptions are made about re-submissions that would trigger a need for CIL where these are eligible.
- 1.34 Further adjustments can be made in estimating future CIL funding including exemptions and policy requirements. There are exemptions to the levy are set out in the regulations. These include social housing (local authority lets, 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 and 15% at Kingswood so the total figure could be reduced from 2,868 to 2,460.
- 1.35 Taking Local Plan Policy 6 into account that requires dwelling sizes the following CIL yield can be estimated:
- 1 or 2 bed properties – 45% of total at 60 sqm - £3.96m (1,100 units);
 - 3 beds - 45% of total at 90 sqm - £5.94m (1,100 units); and
 - 4 bed plus - 10% of total at 100 sqm - £1.47m (246 units).
- 1.36 Based on the above housing allocations and sizes it is estimated that £11.37m would be generated by CIL within the more viable and therefore eligible areas.
- 1.37 Table 6 excludes windfall sites estimated to make a contribution of 50 dwellings per year but only 20 within eligible areas. Based on the above tariffs this is likely to generate around 300 units or £1.3m of CIL over the plan period although these are likely to be on previously developed land where viability might well be an issue.
- 1.38 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.
- 1.39 Based on the above provisions it is estimated that around £11-12m in total will be yielded from CIL over the life of the Local Plan. Of this total £7m (64%) will occur towards the back end of the plan period between 2028 and 2032 or longer, because this is mostly to be drawn from housing to be realised at Kingswood. This has implications for the roll out of any programmed place shaping infrastructure.

Future spending priorities

- 1.40 CIL regulations require clarity about future anticipated infrastructure to be funded by planning obligations and Community Infrastructure Levy. These are set out in Table 7 but these projects are in the main about public realm improvements. Small scale funded projects below £20K are also excluded from this table.
- 1.41 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.
- 1.42 Part 1 to this table is based on S106 receipts anticipated up to the next 5 years (by Area Committee) so projects funded via this route should continue in the near future, although resource is dependent on the location of development where s106 is sourced. Proposals also have to be related to the development. It also identifies 'on-site' pos/play provision being sought or required through standards arising from housing schemes. Provision for both s106 funded projects and on-site provision is also assumed to occur within the next 5 years.
- 1.43 Part 2 identifies a list of CIL funded projects that covers up to the next 10 years, as CIL becomes more prevalent.
- 1.44 Part 3 identifies a longer term list of CIL funded projects likely to occur beyond 10 years on the basis of CIL becoming available and projects being realised based on housing delivery.

Table 7 – 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	Other funding gap source	s106 contribution made/allocated	Reference from former Schedule 123 list, Dec 2016	Commentary
North Carr					
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.
Bude Park including improvements to PFs, changing rooms and parking	Not known		£350K		Required through s106 payments from a 1994 consent renewed in 2004
Northern					
Shaw Park – park improvements			£153K		
King George PF – Skate park			£65K		
Park					
Pelican Park club house			£158K		
Pelican Park multi games area	£255K		£20K	S2	
East Park – play equipment			£40K		
Riverside					
West Park improvements – further phases			£TBD	G6	Park is tied into the planning consent.
Amy Johnson pos/play area**					Playing Fields and play improvements are tied into the planning consent.
West					
Pickering Park – phased improvements	£0.8m		£0.8m	G20	
Peter Pan Park, Pickering Road	£0.3m		£180K	G21	
East					
Dorchester Road/Sutton			£35K		

Project description	Anticipated costs	Other funding gap source	s106 contribution made/allocated	Reference from former Schedule 123 list, Dec 2016	Commentary
Road landscaping					
Langsett Road play ground			£66K		
Bellfield Park			£XK?		
Gleneagles Park			£40K		
Western Gailes Way			£40K		
A Kneeshaw Park – skate park			£TBD		Water play and parking already funded through s106 so this is next phased improvement.
B Robson Park				G24	

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

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

Project description	Anticipated costs	Other funding gap source	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		?	G2	
Pearson Park Heritage Investment	£3.2m		£617K	G11	
Nature conservation sites*	£350K		£350K	G25	
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	Other funding gap source	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	Not known		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				G10	
Holderness Drain links				G14	