



INFRASTRUCTURE FUNDING STATEMENT 2020/21

**December 2021
Portsmouth City Council**

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1. Introduction

1.1. This report provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in Portsmouth, and the subsequent use of those contributions by Portsmouth City Council. The report covers the financial year 1 April 2020 – 31 March 2021.

1.2. Portsmouth seeks developer contributions through the Community Infrastructure Levy (CIL) and Section 106 agreements (also known as “planning obligations”).

CIL

1.3. CIL was introduced in 2010 and has been charged in Portsmouth since April 2012. CIL is a set charge, based on the gross internal area floorspace of buildings, on most new development to help fund the infrastructure needed to address the cumulative impact of development across our area. Our CIL charging schedule, setting out our CIL charging rates, is available on [our website](#).

1.4. Local planning authorities must use CIL to fund ‘the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area’. There is also a neighbourhood portion of CIL – ‘Local CIL’ – which is similarly able to fund infrastructure but can also fund ‘anything else that is concerned with addressing the demands that development places on an area’ following engagement with local communities.

Planning Obligations

1.5. Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement – a planning obligation - to mitigate the impact of a specific development, to make it acceptable in planning terms. The planning obligation might, for example, require the provision or contribution to a new or improved road or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments.

2. Community Infrastructure Levy Report

2.1 Headline Figures

CIL invoiced (set out in Demand Notices) in 2020/21	£1,606,111
CIL receipts received in 2020/21	£2,131,424
CIL receipts that CIL regulations 59E and 59F applied to (neighbourhood CIL)	£319,714
CIL expenditure in 2020/21	£8,859,699
CIL retained at end of 2020/21	£14,038,878

2.2. CIL infrastructure expenditure in 2020/21

2.3. Summary details of the items of infrastructure on which CIL (including land payments) has been spent in 2020/21, and the amount of CIL spent on each item:

(i) Accommodation for Special Education Needs (additional School Places) - **£335,100**

(ii) Redevelopment of City Centre - **£6,500,000**

(iii) Local Transport Plan & Road Safety - **£699,500**

(iv) Full Business Case for Extension to Tipner Park & Ride Multi Storey Car Park - **£150,000**

2.4. Other CIL expenditure in 2020/21

2.4.1. Total amount of CIL spent in 2020/21 on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part): **£0 (zero)**

2.4.2. Total amount of CIL spend on administrative expenses in 2020/21 and that amount expressed as a percentage of the total CIL received in 2020/21:

CIL spent on Administration	Percentage of total CIL received
£106,571	5%

2.4.3. The amount of CIL passed to any parish or town council under CIL regulations 59A and 59B or passed to external organisations (other than parish/town councils) under CIL regulation 59(4): **£0 (zero)**

2.4.4. Summary details of the expenditure of CIL on infrastructure, to which CIL regulations 59E or 59F applied during 2020/21:

Reg	Description	Ward	Amount
59F	Provision of a soft play area located at St Margaret's Church, Highland Road	Central Southsea	£10,000
59F	Construction of a two-storey side extension to Mosque	Charles Dickens	£15,000
59F	Upgrades at Landport Community Centre	Charles Dickens	£27,388
59F	Public art sculpture project at Historic Dockyard	Charles Dickens	£18,000
59F	Music equipment to support the Rant Music Project	Charles Dickens	£11,244
59F	Refurbishment works to the rear hall at St George's Church Portsea	Charles Dickens	£24,800
59F	Tools to support the work the Moving On Project undertake	Charles Dickens	£521
59F	Community Use building at Wickham Street Car Park	Charles Dickens	£10,575
59F	Art work mural located within the Charles Dickens Community Centre	Charles Dickens	£4,000
59F	Public realm improvements to Station Square & Isambard Brunel Road	City Wide	£372,940
59F	City Centre public realm improvements	City Wide	£437,200
59F	Renovating the facilities of the Drayton Centre	Drayton and Farlington	£50,000
59F	Refurbishment works to the Cockleshell Community Sports Club	Eastney and Craneswater	£30,000
59F	Refurbishment works to two historical coal fired boilers located within Eastney Beam Engine House	Eastney and Craneswater	£12,500
59F	32 Christmas lights motifs for Fratton Road	Fratton	£7,782
59F	Publishing of 133 Books consisting of poems written by the residents of Coronation Homes	Hilsea	£600
59F	Soft play area located at St Margaret's Church	Milton	£5,000
59F	Refurbishment works to two historical coal fired boilers located within Eastney Beam Engine House	Milton	£12,500

Reg	Description	Ward	Amount
59F	Planting scheme and associated works located on Derby Road	Nelson	£672
59F	20 Christmas lights motifs	Nelson	£4,864
59F	Installation of 1no. Automated External Defibrillator	Paulsgrove	£1,495
59F	Reversal of existing one-way system at Bredenbury Crescent and Blakemere Crescent (consultation only)	Paulsgrove	£600
59F	Installation of artwork to the ground floor window display of the former Knight & Lee department store	St Jude	£2,000
59F	Installation of a physical (bronze) and virtual (augmented reality) sculpture of 'Luna Park'	St Jude	£5,000
59F	Installation of a tree pit to accommodate a 30ft. Christmas Tree located in Palmerston Road precinct	St Jude	£3,847
	Total		£1,068,528

2.5. CIL receipts retained (allocated and unallocated)

2.5.1. The total amount of CIL receipts, received prior to 2020/21, which had been allocated (to an infrastructure project or item), but not spent, by the end of 2020/21: **£11,157,274**

2.5.2. The total amount of CIL receipts, received prior to 2020/21, which had not been allocated (to an infrastructure project or item) by the end of 2020/21: **£856,751**

2.5.3. The total amount of CIL receipts, whenever collected including 2020/21, which were allocated (whether allocated prior to or during 2020/21) but not spent during 2020/21: **£12,862,413**

2.5.4. Summary details of the infrastructure projects or items to which CIL receipts, whenever collected including 2020/21, have been allocated (but not spent) and the amount allocated to each item:

As part of the rolling 5 year Capital Programme approved by Cabinet and Full Council, CIL receipts are allocated to appropriate infrastructure schemes. The following table shows allocation for 2021/23.

The full details can be found on the [Full Council Meeting 9 February 2021](#) webpage.

Capital Programme	Scheme	2021/23
Children, Families & Education Portfolio	SEND School places	£1,977,600
Leader Portfolio	Redevelopment of City Centre	£1,000,000
	Tipner Regeneration	£972,213
Planning, Policy & City Development Portfolio	Southsea Coastal Flood Defence	£4,800,000
Traffic & Transportation Portfolio	Full business case for extension to Tipner multi story car park	£350,000
	City Centre Road	£3,762,600
		£12,862,413

2.5.5 Summary details of any Notices served in accordance with regulation 59E (to recover CIL previously passed to a parish or town council) and whether sums had been recovered by end of 2020/21: **£0 (zero)**

2.5.6. CIL receipts received in 2020/21 retained at the end of 2020/21 (other than those to which CIL regulation 59E and 59F applied): **£1,705,139**

2.5.7 CIL receipts received before 2020/21 retained at the end of 2020/21 (other than those to which CIL regulation 59E and 59F applied): **£11,157,274**

2.5.8. CIL receipts received in 2020/21 to which CIL regulation 59E or 59F applied, retained at the end of 2020/21: **£319,714**

2.5.9. CIL receipts received prior to 2020/21 to which CIL regulation 59E or 59F applied, retained at the end of 2020/21: **£856,751**

2.6. The (CIL) Infrastructure List

2.7. Regulation 121A(1)(a) requires the infrastructure funding statement to include:

“a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”)”

This Infrastructure List replaces the previous Regulation 123 list (see appendix A).

Infrastructure which may be wholly or partly funded by CIL:

- Transport (including road networks, transport interchanges and park & ride)
- Flood Defences (including Portsea Island Coastal Defence Strategy)
- Schools (including academies and free schools)
- Hospitals (including healthcare and social care facilities)
- Green Infrastructure (including play areas, open spaces and parks)
- Recreational Facilities (including cultural and sports facilities)
- Community Safety Facilities (including police stations).

2.8 Narrative

The Portsmouth City Council five year rolling Capital Programme which is approved at Cabinet and Full Council includes details of infrastructure to be funded by CIL. The flexibility afforded by the infrastructure list will allow CIL income to be directed/redirected to the most needed supporting infrastructure in the event of changing priorities. Updates on spending and allocations will be provided in the annual infrastructure funding statement.

The cost of infrastructure needed to support the development of Portsmouth continues to outstrip income received from developer contributions and a significant funding gap exists. After publication of the new Portsmouth Plan, it is anticipated that a CIL charging schedule review will be undertaken to ensure an appropriate charging rate is set.

3. Section 106 (Planning Obligations) Report

3.1. Headline Figures

Monetary Contributions

Total money to be provided through planning obligations agreed in 2020/21	£325,780
Total money received through planning obligations (whenever agreed) in 2020/21	£685,820
Total money, received through planning obligations (whenever agreed), spent in 2020/21	£1,133,615
Total money, received through planning obligations (whenever agreed), retained at the end of 2020/21 (excluding “commuted sums” for longer term maintenance)	£964,638
Total money, received through planning obligations (whenever agreed), retained at the end of 2020/21 as “commuted sums” for longer term maintenance	£580,061

Non-Monetary Contributions

Total number of affordable housing units to be provided through planning obligations agreed in 2020/21	None
Total number of school places for pupils to be provided / were provided through planning obligations	None (as N/A)

App Ref	Site	Obligation	Details
18/02089/FUL	142 Milton Road	Affordable Housing	Viability Appraisal to be submitted to determine if a contribution is required
18/02089/FUL	142 Milton Road	Nutrient Neutral (Nitrates)	Viability Appraisal to be submitted to determine if a contribution is required
19/00768/FUL	Weston Court	Student Management and Community Liaison Plan	Manage and monitor operation of the student development

3.2. Summary details of the items of infrastructure on which money received through planning obligations (whenever received) has been spent in 2020/21, and the amount of money, received through planning obligations, spent on each item:

CCTV Upgrades	£40,000
Horsea Island Country Park - Fencing	£90,100
Tipner Regeneration	£266,891
Southsea Enhancement Design	£39,572
Traffic & Transportation	£190,973
Social Housing	£485,800

3.3. Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2020/21 on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide: **£0 (zero)**

3.4. Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2020/21 in respect of monitoring (including the preparation of the section 106 report for this Infrastructure Funding Statement) in relation to the delivery of planning obligations: **£20,279**

3.5. Section 106 receipts retained (allocated and unallocated)

3.5.1. The total amount of money, received through planning obligations prior to 2020/21, which had not been allocated (to an infrastructure project or item) by the end of 2020/21: **£0**

3.5.2. The total amount of money, received under any planning obligation in any year, which had been allocated (to an infrastructure project or type) for spending by the end of 2020/21 but which had not been spent: **£0**

3.5.3. Summary details of the infrastructure items to which receipts from planning obligations, whenever collected including 2020/21, have been allocated (but not spent) and the amount allocated to each item:

Infrastructure Type	Planning Obligation receipts allocated
Affordable Housing	£331,016
Open Space	£804,509
Highways / Travel	£374,806
Project Management	£34,368
	£1,544,699

End

APPENDIX A - REPLACED REGULATION 123 LIST

Regulation 123 list is valid from 1 April 2012.

Regulation 123 of the Community Infrastructure Levy Regulations 2010 restricts the use of planning obligations for infrastructure that will be funded in whole or in part by the Community Infrastructure Levy, to ensure no duplication between the two types of developer contributions*. A CIL charging authority is expected to publish a list of infrastructure that will benefit from CIL on its website.

The list below sets out those infrastructure projects that Portsmouth City Council intends will be, or may be, wholly or partly funded by CIL. In accordance with Regulation 123, developer contributions to the projects listed will not be sought through planning obligations.

The city council will review this list at least once a year, as part of its monitoring of CIL collection and spend.

NB inclusion of infrastructure types in this list does not signify a commitment from the city council to fund all the projects listed, or the entirety of any one project through CIL. The order in the table does not imply any order of preference for spend.

Infrastructure projects to be funded at least in part by the CIL
Flood Risk Management Infrastructure to protect Flood Cell 1 of the Portsea Island Coastal Defence Strategy
Flood Risk Management Infrastructure to protect Flood Cell 4 of the Portsea Island Coastal Defence Strategy
School Places (primary and secondary schools)
Improvements to Southsea Common and the Seafront
Improved City Centre road network
Horsea Island Country Park
Bridge Link Tipner to Horsea Island
M275 Junction at Tipner
Park & Ride at Tipner
The Hard Transport Interchange
Station Square Transport Interchange
City Centre Public Realm Improvements

* Regulation 123(2) of the Community Infrastructure Levy Regulation 2010 states that 'A planning obligation may not constitute a reason for granting planning permission for the development to the extent that the obligation provides for the funding or provision of relevant infrastructure.'