



Portsmouth
CITY COUNCIL

INFRASTRUCTURE FUNDING STATEMENT 2022/23

November 2023
Portsmouth City Council

Portsmouth City Council reserves the right to amend the information in this document at any time. Information correct at time of publishing.

INFRASTRUCTURE FUNDING STATEMENT 2022/23

- 1. Introduction**
- 2. Community Infrastructure Levy Report**
- 3. Section 106 (Planning Obligations) Report**
- Appendix A. Replaced Regulation 123 List**

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 2022 – 31 March 2023.

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 2022/23	£2,145,828.27
CIL receipts received in 2022/23	£2,095,182.23
CIL receipts that CIL regulations 59E and 59F applied to (neighbourhood CIL) in 2022/23	£311,855.30
CIL expenditure in 2022/23	£4,170,775.35

2.2. CIL infrastructure expenditure in 2022/23

2.2.1. Summary details of the items of infrastructure on which CIL (including land payments) has been spent or caused to be spent in 2022/23, and the amount of CIL spent on each item:

- (i) City Centre North Regeneration - **£1,582,138**
- (ii) City Centre Road - **£625,302**
- (iii) Local Transport Plan 4 - **£158,278**
- (iv) Business Case for Extension to Tipner Park and Ride - **£118,381**
- (v) Queen Alexandra (QA) Hospital Emergency Ward Support - **£864,354.26**

2.3. Other CIL expenditure in 2022/23

2.3.1. Total amount of CIL spent in 2022/23 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)**

2.3.2. Total amount of CIL spend on administrative expenses in 2022/23 and that amount expressed as a percentage of the total CIL received in 2022/23:

CIL spent on Administration	Percentage of total CIL received
£104,759.11	5%

2.3.3. The amount of CIL passed to any parish or town council under CIL regulations 59A and 59B: **£0 (zero)**

2.3.4. The amount of CIL passed to external organisations (other than parish/town councils) under CIL regulation 59(4): **£864,354.26** (see 2.2.1.(v) above).

2.3.5. Summary details of the expenditure of CIL on infrastructure, to which CIL regulations 59E or 59F applied during 2022/23:

Reg	Description	Ward	Amount
59F	Play equipment (Galleon) at Moorings Way Infant School	Baffins	£3,416.50
59F	Redeployable CCTV camera	Baffins	£9,485.00
59F	CIL Transformation Fund (CTF) Living Streets Project	Central Southsea	£1,000.00
59F	Public Realm Improvements	City Wide	£302,396.00
59F	Storage boxes for the Moving on Project	Charles Dickens	£600.00
59F	Planting project within the grounds of Darwin House	Charles Dickens	£637.87
59F	CIL Transformation Fund (CTF) Octopus Art Project	Charles Dickens	£2,500.00
59F	Equipment for Men's Shed	Charles Dickens	£2,689.96
59F	CIL Transformation Fund (CTF), Repair Café	Charles Dickens	£2,900.00
59F	Renovation and refurbishment works to Landport Community Centre	Charles Dickens	£26,370.00
59F	Victoria Park Revival Project	Charles Dickens	£30,000.00
59F	Refurbishment of a community space known as the Portsea Community Hub	Charles Dickens	£30,757.45
59F	Defibrillators located at North End Baptist Church	Copnor	£1,000.00
59F	CIL Transformation Fund (CTF) Crowdfunder - 'Get Growing in Wymering' Community Garden Project	Cosham	£1,500.00
59F	Redeployable CCTV camera	Cosham	£9,485.00
59F	Contribution towards the provision of a patient rehabilitation garden located within the grounds of Queen Alexandra Hospital	Cosham	£35,697.71
59F	Outdoor exercise area and rubbing posts located within Cosham Park and Portsdown Hill	Cosham	£50,000.00
59F	Contribution towards the provision of a new public multi-storey car park at the Queen Alexandra Hospital	Cosham	£116,835.39
59F	Solar panels and battery system to the Drayton Centre	Drayton & Farlington	£25,000.00
59F	Sheffield Cycle Toastrack that will make up part of the Pompey Parklets project (Albert Road)	Eastney & Craneswater	£1,262.15
59F	Royal Marines Memorial Garden (Eastney)	Eastney & Craneswater	£1,350.00
59F	Enhancements to Canoe lake and Melville Parks	Eastney & Craneswater	£5,000.00
59F	Vinyl flooring located within Havelock Community Centre	Eastney & Craneswater	£5,273.00

Reg	Description	Ward	Amount
59F	Chainsaw sculptures in Canoe Lake area	Eastney & Craneswater	£7,500.00
59F	Defibrillators located at North End Baptist Church	Fratton	£1,000.00
59F	Installation of an Automated Defibrillator within Fratton Community Centre	Fratton	£1,255.00
59F	CIL Transformation Fund (CTF) Crowdfunder - Manor Green Oasis	Fratton	£3,000.00
59F	Contribution towards a roundabout within Kingston Recreation Grounds	Fratton	£4,057.00
59F	CCTV provision on Howard Road	Hilsea	£3,333.00
59F	CIL Transformation Fund (CTF) Living Streets Project	Milton	£2,000.00
59F	IT equipment to support the running and offerings within the Milton Village Hall	Milton	£2,277.97
59F	Play equipment (Galleon) at Moorings Way Infant School	Milton	£3,416.50
59F	White goods to support Spark Community Space	Milton	£4,535.96
59F	Items to support the offerings within Stamshaw & Tipner Community Centre	Nelson	£1,000.00
59F	CCTV provision located at Buckland Community Centre	Nelson	£2,512.23
59F	CIL Transformation Fund (CTF) Living Streets Project	St Jude	£1,500.00
59F	Vinyl flooring located within Havelock Community Centre	St Jude	£5,273.00
59F	Victoria Park Revival Project	St Thomas	£800.00
59F	Installation of 2 Manchester style bollards on Highstreet, Old Portsmouth	St Thomas	£952.52
59F	Installation of 3 Manchester style bollards on High Street, Old Portsmouth	St Thomas	£1,500.00
59F	Planting project located at St Pauls Square and St Pauls Road	St Thomas	£6,493.77

2.4. CIL receipts retained (allocated and unallocated)

2.4.1. The total amount of CIL receipts, received prior to 2022/23, which have been allocated (to an infrastructure project or item) in 2022/23: **£409,342.68**

2.4.2. The total amount of CIL receipts, received prior to 2022/23, which had not been allocated (to an infrastructure project or item) by the end of 2022/23: **£797,395.96**

2.4.3. The total amount of CIL receipts, whenever collected including 2022/23, which were allocated (whether allocated prior to or during 2022/23) but not spent during 2022/23: **£10,354,912.34**

2.4.4. Summary details of the infrastructure projects or items to which CIL receipts, whenever collected including 2022/23, 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 2023/28 and includes projected CIL income for 2023/24.

The full details can be found on the [Full Council Meeting 28 February 2023 webpage](#).

Capital Programme	Scheme	2023/28
Children, Families & Education Portfolio	Accommodation for Special Education Needs (additional school places)	£2,312,700
Children, Families & Education Portfolio	Beechside Outside Space	£21,000
Culture, Leisure & Economic Development Portfolio	Southsea Coastal Flood Defence	£4,800,000
Culture, Leisure & Economic Development Portfolio	Castle Road Phase 2	£100,000
Culture, Leisure & Economic Development Portfolio	Canoe Lake De-silting	£25,000
Culture, Leisure & Economic Development Portfolio	Museum Store Phase 1	£44,100
Culture, Leisure & Economic Development Portfolio	Mountbatten Centre Roofing Project	£1,800,000
Leader Portfolio	Tipner Regeneration	£972,213
Safety in the Community	Unauthorised Encampment	£70,000
Transport Portfolio	Local Transport Plan 3	£699,500
Transport Portfolio	Non PFI Asset Management	£50,000
Transport Portfolio	City Centre Road	£1,324,994
Transport Portfolio	Local Transport Plan 4	£1,130,922
Transport Portfolio	Active Pompey Neighbourhoods	£100,000
Transport Portfolio	Cycle Improvements in the City	£105,000
Transport Portfolio	Full Business Case for Extension to Tipner Park & Ride Multi Storey Car Park	£8,948
Transport Portfolio	Bike Hangars	£25,000
Transport Portfolio	Transport Hub at Tipner (Phase 1)	£100,000
Transport Portfolio	Phase 3 On-Street Electric Vehicle Chargepoints	£80,000

2.4.5. Summary details of the allocation of CIL on infrastructure, to which CIL regulations 59E or 59F applied but has not yet been expended:

Reg	Description	Ward	Amount
59F	Lighting infrastructure at Shore Avenue	Baffins	£4,593.14
59F	Refurbishment works at Omega Centre	Charles Dickens	£3,700.00
59F	Public Realm Improvements	City Wide	£131,758.00
59F	6 M Camden bike stands	Copnor	£988.35
59F	2 VAS signs each at Highbury Grove, Chatsworth Avenue and Hawthorn Crescent	Cosham	£38,000.00
59F	M Camden bike stands at Locksway Road	Milton	£806.85
59F	2 VAS signs at Port Way	Paulsgrove	£12,601.00
59F	Design and implementation of a one-way system within Bromyard Crescent and Beverston Road	Paulsgrove	£53,000.00
59F	Refurbishment for Southsea Community Cinema	St Jude	£10,000.00

2.4.6. 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 2022/23: **£0 (zero)**

2.4.7. CIL receipts received in 2022/23 retained at the end of 2022/23 (other than those to which CIL regulation 59E and 59F applied): **£1,678,567.82**

2.4.8. CIL receipts received before 2022/23 retained at the end of 2022/23 (other than those to which CIL regulation 59E and 59F applied):
£8,420,897.18

2.4.9. CIL receipts received in 2022/23 to which CIL regulation 59E or 59F applied, retained at the end of 2022/23: **£311,855.30**

2.4.10. CIL receipts received prior to 2022/23 to which CIL regulation 59E or 59F applied, retained at the end of 2022/23: **£1,051,843.34**

2.5. The (CIL) Infrastructure List

2.5.1. 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).

2.6. 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 2022/23	£ 250,503.20
Total money received through planning obligations (whenever agreed) in 2022/23	£ 194,114.93
Total money, received through planning obligations (whenever agreed), spent in 2022/23	£329,347
Total money, received through planning obligations (whenever agreed), retained at the end of 2022/23 (excluding “commuted sums” for longer term maintenance)	£970,128
Total money, received through planning obligations (whenever agreed), retained at the end of 2022/23 as “commuted sums” for longer term maintenance	£657,285

Non-Monetary Contributions

Total number of affordable housing units to be provided through planning obligations agreed in 2022/23	None
Total number of school places for pupils to be provided / were provided through planning obligations in 2022/23	None

App Ref	Site	Obligation	Details
19/01323/FUL	Lakeside Business Park	Habitat Management Plan	Provide for the enhancement, establishment, maintenance and management of the mitigation land.
22/00085/FUL	Voyager Park North	Employment & Skills Plan and Travel Management Plan	Measures aimed at improving the training skills and employability of the workforce. Encouraging a reduction in car ownership and use of more sustainable travel modes.
19/00747/OUT	Clock House Spur Road	Employment & Skills Plan, Travel Management Plan and Student Occupation	Measures aimed at improving the training skills and employability of the workforce. Encouraging a reduction in car ownership and use of more sustainable travel modes. Limiting occupation of the site.

3.2. Summary details of the items of infrastructure on which money received through planning obligations (whenever received) has been spent in 2022/23, and the amount of money, received through planning obligations, spent on each item:

Invest in Football facilities	£4,750
Southsea Enhancement Design	£13,852
CCTV Upgrades	£24,627
Local Transport Plan 3 and specific obligations	£203,490
Grants to Registered Social Landlords	£53,801
Karen Avenue Open Space	£14,735
Former St Mary's Hospital site Open Space Maintenance	£14,092

3.3. Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2022/23 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 2022/23 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: **£0 (zero)**

3.5. Section 106 receipts retained (allocated and unallocated)

3.5.1. The total amount of money, received through planning obligations prior to 2022/23, which had not been allocated (to an infrastructure project or item) by the end of 2022/23: **£0 (zero)**

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 2022/23 but which had not been spent: **£0 (zero)**

3.5.3. Summary details of the infrastructure items to which receipts from planning obligations, whenever collected including 2022/23, have been allocated (but not spent) and the amount allocated to each item:

Infrastructure Type	Planning Obligation receipts allocated
Affordable Housing	£610,942
Open Space	£744,076
Highways / Travel	£267,084
Project Management	£5,311
	£1,627,413

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.'