



Portsmouth  
CITY COUNCIL

# INFRASTRUCTURE FUNDING STATEMENT 2024/25

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 2024/25**

- 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 2024 – 31 March 2025.

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 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 2024/25                                     | <b>£1,725,245.17</b> |
| CIL receipts received in 2024/25                                                        | <b>£1,114,568.23</b> |
| CIL receipts that CIL regulations 59E and 59F applied to (neighbourhood CIL) in 2024/25 | <b>£167,363.20</b>   |
| CIL expenditure in 2024/25                                                              | <b>£3,946,193.59</b> |

### 2.2. CIL infrastructure expenditure in 2024/25

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 2024/25, and the amount of CIL spent on each item:

| <b>Capital Programme</b>                          | <b>Scheme</b>                              | <b>Amount</b> |
|---------------------------------------------------|--------------------------------------------|---------------|
| Children, Families & Education Portfolio          | Beechside Outside Space                    | £43,900       |
| Culture, Leisure & Economic Development Portfolio | Castle Road Phase 2                        | £48,489       |
| Leader Portfolio                                  | City Centre North Regeneration             | £772,000      |
| Climate Change & Greening the City Portfolio      | High Street Improvements and GtC           | £32,600       |
| Climate Change & Greening the City Portfolio      | Greening the City                          | £149,100      |
| Community Safety, Leisure & Sport Portfolio       | Unauthorised Encampment                    | £62,000       |
| Community Safety, Leisure & Sport Portfolio       | Mountbatten Centre Roofing Project         | £837,400      |
| Planning Policy & City Development Portfolio      | QA Hospital Infrastructure Provision Grant | £436,900      |
| Transport Portfolio                               | Non PFI Asset Management                   | £39,500       |
| Transport Portfolio                               | Cycle Improvements in the City             | £26,800       |
| Transport Portfolio                               | City Centre Road                           | £298,200      |
| Transport Portfolio                               | Local Transport Plan 4                     | £770,500      |

## 2.3. Other CIL expenditure in 2024/25

2.3.1. Total amount of CIL spent in 2024/25 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 2024/25 and that amount expressed as a percentage of the total CIL received in 2024/25:

| CIL spent on Administration | Percentage of total CIL received |
|-----------------------------|----------------------------------|
| <b>£55,728.41</b>           | <b>5%</b>                        |

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): **£436,900**

2.3.5. Summary details of the expenditure of CIL on infrastructure, to which CIL regulations 59E or 59F applied during 2024/25:

| Reg | Description                                                                            | Ward                  | Amount     |
|-----|----------------------------------------------------------------------------------------|-----------------------|------------|
| 59F | Outdoor learning project located at Moorings Way School                                | Baffins               | £2,500.00  |
| 59F | Lighting infrastructure at Shore Avenue                                                | Baffins               | £4,593.14  |
| 59F | Public open space enhancement scheme at White Cloud Place                              | Central Southsea      | £2,444.00  |
| 59F | Planting enhancement project at Darwin House                                           | Charles Dickens       | £2,473.93  |
| 59F | Creation of community space - Motiv8                                                   | Charles Dickens       | £7,500.00  |
| 59F | Equipment to support the youth services facility - Urbond                              | Charles Dickens       | £9,580.00  |
| 59F | Relocation of the youth service recreation facility run by Urbond                      | Charles Dickens       | £9,972.00  |
| 59F | Guildhall basement                                                                     | Charles Dickens       | £10,000.00 |
| 59F | Skills Garden at Lords Court (Landport)                                                | Charles Dickens       | £10,000.00 |
| 59F | Planting schemes at Arundel Court Primary School                                       | Charles Dickens       | £10,000.00 |
| 59F | Enhancement works to Cornwallis Community Orchard                                      | Charles Dickens       | £15,000.00 |
| 59F | Defibrillator located at Anchorage Lodge                                               | Copnor                | £433.00    |
| 59F | Six M Camden bike stands                                                               | Copnor                | £988.35    |
| 59F | Defibrillator                                                                          | Cosham                | £3,785.00  |
| 59F | Second redeployable CCTV camera                                                        | Cosham                | £9,485.00  |
| 59F | Public artwork (LOOK UP Portsmouth)                                                    | Cosham                | £10,000.00 |
| 59F | Sensory project at Highbury Primary School                                             | Cosham                | £21,500.00 |
| 59F | Outdoor forest classroom at Redwood School                                             | Cosham                | £27,569.00 |
| 59F | 2no. VAS signs within each of: Highbury Grove, Chatsworth Avenue and Hawthorn Crescent | Cosham                | £38,000.00 |
| 59F | Enhancements to Drayton and Waterworks Parks                                           | Drayton & Farlington  | £7,000.00  |
| 59F | Improvement to Braemar Park entrance                                                   | Drayton & Farlington  | £8,938.00  |
| 59F | Defibrillator located on Carmarthen Avenue                                             | Drayton & Farlington  | £10,244.17 |
| 59F | Play park enhancements to Drayton and Waterworks Parks                                 | Drayton & Farlington  | £65,898.24 |
| 59F | Defibrillator located near Henderson Park                                              | Eastney & Craneswater | £3,098.60  |
| 59F | Biodiversity scheme at Cumberland House                                                | Eastney & Craneswater | £3,243.25  |
| 59F | Two benches within Bransbury Park                                                      | Milton                | £660.00    |
| 59F | M Camden bike stands at Locksway Road                                                  | Milton                | £806.85    |
| 59F | CCTV at Eastney Community Centre                                                       | Milton                | £2,475.00  |
| 59F | Works to the Nave roof of St Margarets Church                                          | Milton                | £10,000.00 |
| 59F | New flooring within Stamshaw & Tipner Community Centre                                 | Nelson                | £29,900.00 |
| 59F | Equipment within Paulsgrove Community Centre                                           | Paulsgrove            | £5,331.91  |
| 59F | 2no. VAS signs on Port Way                                                             | Paulsgrove            | £12,601.00 |
| 59F | Interpretation panels at FitzClarence Monument                                         | St Thomas             | £565.00    |
| 59F | Thermoplastics and bike rack at St Jude School                                         | St Thomas             | £769.19    |
| 59F | Autism Hub located at the Spithead Resource Centre                                     | St Thomas             | £1,879.00  |
| 59F | Defibrillator in phone box at Broad Street                                             | St Thomas             | £2,990.00  |
| 59F | 7 Manchester style bollards located on Nobbs Lane                                      | St Thomas             | £3,479.75  |
| 59F | 6 Gazebos for Castle Road Community Association                                        | St Thomas             | £7,372.80  |

## **2.4. CIL receipts retained (allocated and unallocated)**

2.4.1. The total amount of CIL receipts, received prior to 2024/25, which have been allocated (to an infrastructure project or item) in 2024/25: **£336,721.70**

2.4.2. The total amount of CIL receipts, received prior to 2024/25, which have not been allocated (to an infrastructure project or item) by the end of 2024/25: **£875,046.33**

2.4.3. The total amount of CIL receipts, whenever collected including 2024/25, which were allocated (whether allocated prior to or during 2024/25) but not spent during 2024/25: **£5,729,670**

2.4.4. Summary details of the infrastructure projects or items to which CIL receipts, whenever collected including 2024/25, 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 2025/30 and includes projected CIL income for 2025/26.

The full details can be found [Full Council Meeting 25 February 2025 webpage.](#)



| <b>Capital Programme</b>                          | <b>Scheme</b>                                                               | <b>Amount</b> |
|---------------------------------------------------|-----------------------------------------------------------------------------|---------------|
| Children, Families & Education Portfolio          | Accommodation for Special Education Needs (additional School Places)        | £1,671,300    |
| Children, Families & Education Portfolio          | Early Years' Demand                                                         | £120,000      |
| Culture, Leisure & Economic Development Portfolio | Southsea Coastal Flood Defence                                              | £4,800,000    |
| Culture, Leisure & Economic Development Portfolio | Castle Road Phase 2                                                         | £43,800       |
| Culture, Leisure & Economic Development Portfolio | Canoe Lake De-Silting                                                       | £25,000       |
| Culture, Leisure & Economic Development Portfolio | Museum Store Phase 1                                                        | £44,100       |
| Leader Portfolio                                  | City Centre North Regeneration                                              | £1,783,900    |
| Climate Change & Greening the City Portfolio      | High Street Improvements and GtC                                            | £11,500       |
| Climate Change & Greening the City Portfolio      | Greening the City                                                           | £218,200      |
| Community Safety, Leisure & Sport Portfolio       | Bransbury Park Pavilion                                                     | £300,000      |
| Transport Portfolio                               | Local Transport Plan 3                                                      | £102,800      |
| Transport Portfolio                               | Non PFI Asset Management                                                    | £10,500       |
| Transport Portfolio                               | City Centre Road                                                            | £624,700      |
| Transport Portfolio                               | Local Transport Plan 4                                                      | £273,600      |
| Transport Portfolio                               | Cycle Improvements in the City                                              | £78,200       |
| Transport Portfolio                               | Full Business Case for Extension to Tipner Park & Ride Multi Story Car Park | £8,900        |
| Transport Portfolio                               | Transport Hub                                                               | £100,000      |

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:

| <b>Reg</b> | <b>Description</b>                                          | <b>Ward</b> | <b>Amount</b> |
|------------|-------------------------------------------------------------|-------------|---------------|
| 59F        | Accessible ramp at North End Baptist Church Community Hall  | Copnor      | £1,000.00     |
| 59F        | 2no. VAS signs on Anchorage Road                            | Copnor      | £4,672.00     |
| 59F        | Youth service facility within Stamshaw Adventure Playground | Nelson      | £45,000.00    |

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 2024/25: **£0 (zero)**

2.4.7. CIL receipts received in 2024/25 retained at the end of 2024/25 (other than those to which CIL regulation 59E and 59F applied): **£891,476.62**

2.4.8. CIL receipts received before 2024/25 retained at the end of 2024/25 (other than those to which CIL regulation 59E and 59F applied):  
**£4,787,521.38**

2.4.9. CIL receipts received in 2024/25 to which CIL regulation 59E or 59F applied, retained at the end of 2024/25: **£167,363.20**

2.4.10. CIL receipts received prior to 2024/25 to which CIL regulation 59E or 59F applied, retained at the end of 2024/25: **£943,313.66**

## **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 2024/25                                                                                    | £1,893,743 |
| Total money received through planning obligations (whenever agreed) in 2024/25                                                                               | £116,881   |
| Total money, received through planning obligations (whenever agreed), spent in 2024/25                                                                       | £255,376   |
| Total money, received through planning obligations (whenever agreed), retained at the end of 2024/25 (excluding “commuted sums” for longer term maintenance) | £784,390   |
| Total money, received through planning obligations (whenever agreed), retained at the end of 2024/25 as “commuted sums” for longer term maintenance          | £655,019   |

##### Non-Monetary Contributions

|                                                                                                                 |   |
|-----------------------------------------------------------------------------------------------------------------|---|
| Total number of affordable housing units to be provided through planning obligations agreed in 2024/25          | 4 |
| Total number of school places for pupils to be provided / were provided through planning obligations in 2024/25 | 0 |

| App Ref      | Site                   | Obligation                                                                                                                                                       |
|--------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22/01292/FUL | Tipner East            | Public Open Space provision, Sea Defences and Coastal Way, Ecological Management and Enhancement, Highways Spine Road and Linkage and Employment and Skills Plan |
| 18/00848/OUT | 6 Wickham Street       | Resident Management Plan and Car Club                                                                                                                            |
| 20/00152/FUL | Slindon Street Hotel   | Car Club Vehicle Parking Bay                                                                                                                                     |
| 23/01613/OUT | 1 - 3 Warwick Crescent | Student Management and Occupation                                                                                                                                |

3.2. Summary details of the items of infrastructure on which money received through planning obligations (whenever received) has been spent in 2024/25, and the amount of money, received through planning obligations, spent on each item:

|                                      |          |
|--------------------------------------|----------|
| CCTV Upgrades                        | £17,112  |
| Southsea Enhancement Design          | £7,052   |
| Southsea Sea Defences                | £55,948  |
| Highbury Community Centre Heat Pump  | £5,000   |
| Local Transport Plan 3               | £3,490   |
| Specific Planning Obligations        | £107,913 |
| Local Transport Plan 4               | £461     |
| Open space maintenance and works     | £26,393  |
| Grants to Registered Social Landlord | £27,007  |

3.3. Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2024/25 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 2024/25 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: **£5,000**

### 3.5. Section 106 receipts retained (allocated and unallocated)

3.5.1. The total amount of money, received through planning obligations prior to 2024/25, which had not been allocated (to an infrastructure project or item) by the end of 2024/25: **£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 2024/25 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 2024/25, have been allocated (but not spent) and the amount allocated to each item:

| Infrastructure Type | Planning Obligation receipts allocated |
|---------------------|----------------------------------------|
| Affordable Housing  | £434,095                               |
| Open Space          | £729,319                               |
| Highways / Travel   | £237,780                               |
| Project Management  | £38,215                                |
| Total               | <b>£1,439,409</b>                      |

**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.'