



# **Plymouth City Council**

## **Annual Infrastructure Funding Statement**

**For**

**Community Infrastructure Levy and Section 106  
Contributions from Development**

**Reporting Period:**

**From 01 April 2019 to 31 March 2020**

***Infrastructure – energy, transport, utilities and digital communication – is the backbone of a successful modern economy. Well-designed infrastructure projects have long-term economic benefits, contributing to economic growth and productivity.***

(Institute for Government 2020)

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## **I. About this Statement**

In September 2019 a new regulation, Part 10A, Section 121A was inserted in to the CIL Regulations 2010 (as amended), relating to the Reporting and monitoring on CIL and planning obligations.

### **121A:**

(1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document (“the annual infrastructure funding statement”) which comprises the following—

- (a) 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”);
- (b) a report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“CIL report”);
- (c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).

(2) The first annual infrastructure funding statement must be published by 31st December 2020.

(3) A contribution receiving authority must publish each annual infrastructure funding statement on its website.

(4) Nothing in paragraph (1) requires a contribution receiving authority to include in its annual infrastructure funding statement any information in relation to CIL which it collects on behalf of another charging authority.

(5) In this regulation, “contribution receiving authority” means—

- (a) any charging authority which issues a liability notice during the reported year;
- (b) any local planning authority (within the meaning in section 1 of the TCPA 1990 as that section has effect subject to sections 2 to 9 of that Act) to which a sum is required to be paid under a planning obligation, entered into during the reported year, or which will receive a non-monetary contribution under the obligation.

Plymouth is required to publish an annual Infrastructure Funding Statement (IFS) as a result of the above regulations. The IFS will be published each year on the Council’s website and will replace previous annual reports.

**The IFS provides information on funding generated by development in the City for the past financial year (part 1) and the intended priorities for spending future funds on infrastructure (part 2).**

## **2. About Plymouth**

In March 2019, Plymouth City Council adopted its Core Strategy and Plan as part of the Plymouth and South West Devon Joint Local Plan - a joint plan between Plymouth City Council, South Hams District Council and West Devon Borough Council.

Plan adoption was a major step forward for the City, including ambitious growth, new homes, jobs and development targets. Importantly, the Plan sets out key strategic policies for the quantity and location of new housing, retail and employment provision, plus transport, green and other infrastructure. It also seeks to ensure that development is accompanied by the necessary infrastructure to develop quality places where people want to live and work, and can thrive. Infrastructure priorities are also identified in the Plan.

CIL was adopted in Plymouth in June 2013. At this time and up until recent regulation change, a CIL infrastructure list (CIL 123 list) identified the Council's intentions for CIL funding. This statement replaces the 123 List.

## **3. CIL and s106 so far**

The total amount of CIL collected in Plymouth since 1<sup>st</sup> June 2013 is just over £7.3 million. Key projects that have already been funded are:

New Central Library Facilities  
City Centre Public Realm

The total amount of s106 collected to offset the impact of development in Plymouth since 2005 is just over £48 million. Principle projects that have already been funded are:

Affordable Housing across the City  
Charles Cross Roundabout Scheme  
Laira Rail Bridge Pedestrian and Cycling Link  
Marjon Link Road  
Plymouth Primary School Expansion Programme

## **4. Reporting Year 2019/20 Headlines**

### **CIL and S106 Pipeline:**

- £381,000 in s106 contributions was signed into developer agreements and has helped developments to gain planning permission. The agreed contributions fall into the following infrastructure types:

Affordable Housing  
Education  
Greenspace  
Sport and Recreation  
Children's Play  
Local sections of the National Strategic Cycle Network  
Tree planting

### Strategic Transport Improvements

- Around £700,000 future CIL income is forecast for the next reporting year.
- Around £2.5 million future S106 income is forecast for the next reporting year.

The above does not take into account Brexit or COVID related uncertainties.

### Collected:

- A total of around £2.5 million was received in total developer obligations.
- Just over £800,000 in CIL has been gathered, from developments that either started in the reporting year, or in prior years. This will be used to fund vital infrastructure in our City area.
- £1.6 million in s106 has also been collected from developments required to offset their impacts, that either started in the reporting year, or in prior years.

### Commitments:

CIL and S106 commitments this year were focused on the following areas:

1. District Energy
2. Transport – Derriford, Eastern Corridor, Manadon Junctions and Marsh Mills
3. Education

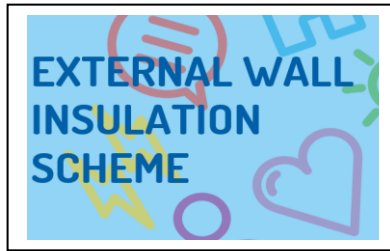
### Spending:

- A total of around £6.7 million in developer obligations were spent on strategic infrastructure types including:

Affordable Housing  
Children's Play Areas  
District Energy  
Energy Efficiency  
Education – Secondary and Primary  
European Marine Site (EMS)  
North Prospect Enabling Infrastructure  
Open Spaces  
Parks, Pitches and Playing Fields  
Safer Cycling and Walking  
Transport – Roundabouts and Road Improvements

Flagship projects include:

Charles Cross Transport Scheme  
Home Energy Efficiency  
North Prospect Housing Enabling Works  
Plymouth Sound and Tamar Estuaries (EMS)



- A total of around £140 thousand community income (known as the CIL Neighbourhood Portion) was spent on local improvements and initiatives across the City including:

Project Pollenize – Wildflower seeding by local children

Plymouth Art Weekender – Visual arts events, exhibitions and activities

Plymouth Brick Project – Inspiring people to look after their areas and create art

Spaceshot Youth Project – A safe place for young people to meet and socialize

Community Kitchen – Fresh local produce for free for those in need

Mayflower 'A Sea Change' – Promoting and publicising local stories, history and hidden gems



**Future Focus:**

CIL and s106 spending will be focussed in future on the following:

Strategic Transport Programme  
Sustainable Transport Programme  
Environmental Planning Programme  
Climate Emergency Measures  
City Centre and other Public Realm  
European Marine Site  
Other infrastructure as necessary

NOTE: CIL income is required to be split and spent as follows:

- 5% Admin, towards the implementation and ongoing administration by the City Council;
- 15% Neighbourhood Projects (or 25% if there is a Neighbourhood Development Plan in place)
- 80% Strategic Infrastructure (or 70% if there is a Neighbourhood Development Plan in place)

## 5. Detailed Reporting

### Community Infrastructure Levy (CIL) Matters:

The Community Infrastructure Regulations 2010 (as amended) previously required a Charging Authority such as Plymouth to report on the following information. This is still part of the reporting requirement along with IFS so the format of previous reports has been replicated below.

#### Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

- a) The total value of demand notices issued in the reporting period is £1,200,153.43.

The amount from Liability Notices (liable floorspace after any relief that has been granted) is £1,194,979.50.

Most people follow the CIL process properly and pay CIL on time because they appreciate that CIL provides vital infrastructure for the City and Community projects. So the amount from surcharges and late payment interest is usually quite small.

The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £2,750.13.

The total value of the late payment interest accrued is £2,423.80.

- b) The total amount of CIL collected within the reported period totals £818,555.04.
- c) The amount of CIL collected prior to the reported period totals £6,506,225.12. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Type	Received	Unallocated
Cash	£6,506,225.12	£3,571,812.90
Land Payment	£0.00	£0.00

- d) The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
Admin CIL	£49,154.72
Neighbourhood CIL	£141,046.00
CIL Land Payments	£0.00
Other CIL Cash	£860,940.56
<b>Total Value</b>	<b>£1,051,965.88</b>

- e) The total amount of CIL allocated and not spent during the reported period is as follows, this does not include allocations made within the reported year that have been fully spent:



Type	Allocated	Spent	Remaining
<b>Admin CIL</b>	£49,979.72	£49,154.72	£824.48
<b>Neighbourhood CIL</b>	£161,046.00	£141,046.00	£20,000.00
<b>CIL Land Payments</b>	£0.00	£0.00	£0.00
<b>Other CIL Cash</b>	£430,000.00	£0.00	£430,000.00

- f) i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item is as follows:

Infrastructure	Date	Amount	Description
<b>North Prospect Community Infrastructure</b>	30 May 2019 to 01 January 2020	£821,688.77	Open space, Public Realm and Environmental improvements to streets, Transport related improvements and Sewerage, drainage and flood prevention infrastructure.
<b>European Marine Site (EMS) - Managing Recreational Impacts Programme Phases I-II</b>	31 March 2020	£39,251.79	Works to deliver improvements, community elements and habitat restoration to address impacts on the European Marine Site caused by increased population growth and recreational use.

- ii) The amount of CIL spent 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) is as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	£0.00	£0.00	None

- iii) The amount of CIL collected towards administration expenses is £40,927.75. This was 5% of the total CIL receipts collected (£818,555.04) in the reported period.

The amount of CIL spent on administration expenses during the reported year was £49,154.72.

- g) Regarding CIL collected and allocated within the reported year that has not been spent, summary details are as follows:

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
<b>Manadon Junction</b>	£430,000.00	£430,000.00	30 March 2020

- h) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone), collected and allocated towards Neighbourhood CIL, and 59B (provided by the Charging Authority to Neighbourhood Zones) are as follows:

Zone	Date	Amount Passed
Plympton St Mary	N/A	£0.00

The following amounts were allocated towards neighbourhood zones under Regulation 59B, provided by the Charging Authority to Neighbourhood Zones, during the reported year:

Zone	Amount	Date	Re-allocated from
Plympton St Mary	£0.00	N/A	N/A

- ii) The following spends within the reported year have been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4):

Infrastructure	Amount	Date	Spend Description
None	£0.00	N/A	None

- i) i) The total collected by Plymouth City Council for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was £0.00 and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was £0.00.

- ii) The amount of CIL allocated during the reported year under Regulation 59E, CIL returned to the Charging Authority, having previously been passed to a Neighbourhood Zone and not been applied to infrastructure after a 5 year period, during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
None	Plympton St Mary	£0.00	N/A

The amount of CIL spent under Regulation 59E during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
None	£0.00	N/A	None

The amount of CIL allocated during the reported year under Regulation 59F during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
None	Plympton St Mary	£0.00	N/A

The amount of CIL spent under Regulation 59F during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
None	£0.00	N/A	

- j) i) The amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone:

Neighbourhood Zone	Amount Requested
Plympton St Mary	£0.00

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- ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is as follows for each neighbourhood zone:

Neighbourhood Zone	Amount Outstanding
Plympton St Mary	£0.00

- k) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, and unspent for the reported year is £0.00.

ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 June 2013 to the end of the reported year and unspent is £4,631,576.39.

- iii) The amount CIL collected and unspent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£0.00

- iv) The amount of CIL collected from 01 June 2013 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£0.00

**Section 106 Matters:****Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A  
Schedule 2 Section 3**

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £381,694.00. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- b) The total amount of money received from planning obligations during the reported year was £1,696,101.41.
- c) The total amount of money received prior to the reported year that has not been allocated is £6,741,202.63.
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:
- i) The total number of affordable housing units to be provided is 203.
- ii) The following on-site education provisions have been agreed under S106 agreements:

Education Type	Number of school places
None	0

The following education provisions have been funded by offsite S106 and other funding sources allocated during the reported year:

Education Type	Number of school places	Funding Source
Secondary Basic Need (Expansion)	200	07/01094/OUT

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	MHCLG Type	Deed Signed	Planning Application
<b>Affordable Housing - On Site Provisions</b>	None	08/04/2019	13/00854/OUT
<b>Affordable Housing - On Site Provisions</b>	None	06/09/2019	19/00133/FUL
<b>Trees (Local) Provision</b>	None	06/09/2019	19/00133/FUL
<b>Affordable Housing - On Site Provisions</b>	None	09/07/2019	18/01288/FUL
<b>Sport &amp; Rec (Local) - Provisions</b>	None	09/07/2019	18/01288/FUL
<b>Affordable Housing - On Site Provisions</b>	None	12/11/2019	19/01052/FUL
<b>Affordable Housing - On Site Provision</b>	None	12/11/2019	19/01052/FUL
<b>Affordable Housing - On Site Provision</b>	None	06/11/2019	14/01317/FUL
<b>Transport (Local) - Provisions</b>	None	22/10/2019	18/01234/FUL
<b>Affordable Housing - On Site Provision</b>	None	14/01/2020	17/01216/FUL

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £4,716,023.18. Of this amount £3,890,719.68 was not spent during the reported year.
- f) The total amount of money from planning obligations spent during the reported year was £5,676,260.35. Of this amount £0.00 was spent by a third party.
- g) The following items have had money allocated towards them during the reported year with unspent allocations:

<b>Infrastructure</b>	<b>Allocated</b>	<b>Unspent</b>
<b>Derriford Transport Scheme</b>	£90,000.00	£90,000.00
<b>ECO Top Up Funds</b>	£8,000.00	£8,000.00
<b>Pomphlett Primary School Expansion</b>	£208,151.43	£208,151.43
<b>Forder Valley Link Road (FVLR)</b>	£2,248,094.17	£2,248,094.17
<b>Eastern Corridor Junction Improvement Programme</b>	£350,000.00	£350,000.00
<b>North Yard EFW Visual Mitigation</b>	£59,584.97	£59,584.97
<b>Redwood Drive Play Area</b>	£82,050.00	£82,050.00
<b>Central Park Sports Plateau</b>	£32,875.86	£32,875.86
<b>Southway Community Football Hub</b>	£142,686.05	£122,686.05
<b>Marsh Mills Roundabout - MOVA</b>	£100,000.00	£95,503.50
<b>Barbican Lock Footbridge</b>	£25,529.81	£25,529.81
<b>Northern Corridor Bus Services</b>	£5,000.00	£5,000.00
<b>West Quay Repairs</b>	£54,466.12	£54,466.12
<b>Sherford Bus Service</b>	£98,902.00	£44,034.59
<b>Devonport to Ham Bus Service</b>	£9,658.68	£9,658.68
<b>Civic Centre District Energy</b>	£176,160.66	£170,684.47
<b>Natural Play for Chaucer Way Open Space</b>	£9,768.44	£9,768.44
<b>Ebrington Street Art Project</b>	£10,000.00	£10,000.00
<b>West Hoe Tennis Improvements</b>	£2,767.55	£2,767.55
<b>Central Park Tree Improvements</b>	£36,373.46	£36,373.46
<b>Langley Crescent Play Facilities</b>	£40,594.73	£40,594.73
<b>Growing the EV Chargepoint Network</b>	£9,058.86	£9,058.86
<b>Southside Street and Prysten House</b>	£1,135.76	£1,135.76
<b>STEM Delivery</b>	£50,000.00	£25,000.00
<b>Devonport Tennis Improvements</b>	£88,148.68	£87,770.40
<b>Mayflower 400</b>	£9,407.43	£9,407.43
<b>Bretonside Pedestrian Links</b>	£416.67	£416.67
<b>Bus Services Pomphlett</b>	£39,752.95	£39,752.95

h) In relation to money which was spent by Plymouth City Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

<b>Infrastructure</b>	<b>Spent</b>	<b>Spend Description</b>
<b>ECO Top Up Funds</b>	£167,856.36	Infrastructure
<b>Marsh Mills Green Gateway</b>	£26,159.66	Infrastructure
<b>How Street Extra Care Scheme</b>	£200,000.00	Infrastructure
<b>Broxton Drive to The Ride Cycle Route</b>	£66,058.13	Infrastructure
<b>National Cycle Network Signage</b>	£20,000.00	Infrastructure
<b>Seaton Neighbourhood Bus Service</b>	£5,900.00	Provision
<b>North Yard Community Trust</b>	£179,873.95	Fund transfer
<b>CCTV Junction Woodford Avenue/Plymouth Road</b>	£8,000.00	Infrastructure
<b>Eastern Corridor Junctions</b>	£143,120.26	Infrastructure/Improvement
<b>Sendalls Way Junction</b>	£5,000.00	Infrastructure/Improvement
<b>North Yard EFW Visual Mitigation</b>	£32,125.00	Infrastructure
<b>North Yard EFW Biodiversity Sites</b>	£8,325.67	Infrastructure/Improvement
<b>Efford Marsh Local Nature Reserve</b>	£20,000.00	Infrastructure/Improvement
<b>Central Park Sports Plateau</b>	£89,541.86	Infrastructure/Improvement
<b>Higher Efford Playing Pitches</b>	£47,910.58	Infrastructure/Improvement
<b>Southway Community Football Hub</b>	£20,000.00	Infrastructure/Improvement
<b>Victoria Park Changing Rooms</b>	£2,458.18	Infrastructure
<b>Central Park Masterplan Skate Expansion</b>	£3,648.00	Infrastructure
<b>Charles Cross Roundabout</b>	£2,061,509.96	Infrastructure
<b>Tothill Park Amenity Space</b>	£40,546.83	Infrastructure/Improvement
<b>Blockhouse Pk Playground</b>	£2,350.20	Infrastructure/Improvement
<b>Hessary Drive and Staple Close Play</b>	£6,932.08	Infrastructure/Improvement
<b>Teats Hill Access for Play and Recreation</b>	£6,000.00	Infrastructure/Improvement
<b>West Hoe Play Park and Recreation</b>	£2,192.54	Infrastructure/Improvement
<b>Houndiscombe Park Play and Recreation</b>	£2,400.00	Infrastructure/Improvement
<b>Derriford Community Park</b>	£4,019.00	Infrastructure
<b>King George V Playing Field Cycle Path</b>	£292,087.99	Infrastructure
<b>Tamar/Plymouth Science Park Solar PV</b>	£25,000.00	Infrastructure
<b>Marsh Mills Roundabout - MOVA</b>	£4,496.50	Infrastructure
<b>Plymstock Secondary Basic Need</b>	£994,863.44	Infrastructure
<b>Tamar View Community Centre Laptops</b>	£48.82	Infrastructure
<b>Brickfields Sports Centre Upgrade</b>	£2,353.55	Infrastructure/Improvement
<b>Manadon Changing Room</b>	£9,999.00	Infrastructure/Improvement
<b>Plympton St Mary &amp; Staddiscombe Playing Fields</b>	£1,850.71	Infrastructure/Improvement
<b>Millbay Boulevard District Energy</b>	£170,000.00	Infrastructure
<b>Air Quality Monitoring</b>	£7,157.53	Infrastructure/Improvement

Infrastructure	Spent	Spend Description
<b>Electric Vehicle Charge Facs Mutley Plain CP</b>	£1,306.41	Infrastructure
<b>Barne Barton General Amenity</b>	£80.17	Infrastructure/Improvement
<b>Sherford Bus Service</b>	£98,883.99	Provision
<b>Four Greens Wellbeing Hub</b>	£7,478.98	Infrastructure
<b>Millbay Traffic Management Scheme</b>	£52,178.28	Infrastructure
<b>Emergency Active Travel</b>	£32,125.00	Infrastructure
<b>Victoria Park Cycling</b>	£76,211.25	Infrastructure/Improvement
<b>Civic Centre District Energy</b>	£79,315.53	Infrastructure
<b>Natural Play for Chaucer Way Open Space</b>	£24,587.68	Infrastructure
<b>Central Park</b>	£17,255.98	Infrastructure/Improvement
<b>Charles Church Eng Feasibility</b>	£14,000.00	Infrastructure/Improvement
<b>North Hill Public Highway/Transport</b>	£6,037.97	Infrastructure
<b>Honicknowle Green Outdoor Play</b>	£40,040.68	Infrastructure/Improvement
<b>STEM Delivery</b>	£25,000.00	Infrastructure/Improvement
<b>Frankfort Gate Play Area</b>	£50,000.00	Infrastructure/Improvement
<b>Devonport Tennis Courts</b>	£4,585.00	Infrastructure/Improvement
<b>Plymouth Affordable Housing Delivery - Plan for Homes</b>	£50,000.00	Infrastructure
<b>Plymouth Energy Community Redress Project</b>	£19,689.52	Infrastructure/Improvement
<b>Kings Tamerton Active Neighbourhoods</b>	£341.43	Infrastructure
<b>Domestic Energy Efficiency</b>	£397,356.68	Infrastructure/Improvement

ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide are as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	£0.00	£0.00	N/A

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £13,419.64.

i) The total amount of money retained at the end of the reported year is £21,061,797.84. Of this amount retained an amount of £0.00 has been retained for long term maintenance.

Description	Amount
<b>Total collected for long term maintenance</b>	£0.00
<b>Total allocated towards maintenance</b>	£0.00
<b>Total spent on maintenance</b>	£0.00

**Section 278 Matters:****Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A  
Schedule 2 Section 4**

The following matters are agreements entered into during the reported year in respect to Highways Agreements under Section 278 of the Highways Act 1980. The financial values of these are included in the matters under **Schedule 2 Section 3** of this report. Please see the allocation and spending sections to see the allocation and spending of any financial matters described below.

<b>Date</b>	<b>Application/Deed/Clause/Covenant</b>	<b>Amount</b>
15/05/2019	Glen Road H/PL0248	£195,202.00
14/06/2019	The Range H/PL0267	£300,000.00
27/08/2019	Pennycross Close H/PL0232	£232,606.00