

ROADS

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ENERGY EFFICIENCY

INFRASTRUCTURE FUNDING STATEMENT 2021 – 2022

What is Infrastructure?

'Infrastructure are those facilities, systems, sites, information, people, networks and processes, necessary for a country to function and upon which daily life depends.' The Economist (2020):

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1. About this Statement

The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) require all local planning authorities who issue CIL liability notices or enter into Section 106 planning obligations during a reporting year to publish an Infrastructure Funding Statement (IFS) at least annually. This reporting requirement came about in September 2019 when a new regulation, Part 10A, [Section 121A](#) was inserted in to the Regulations.

The IFS should, as a minimum, include the information set out in [Schedule 2 to the CIL Regulations 2010 \(as amended\)](#).

The IFS will be published each year on the Council's website. The current report for the previous financial year will replace past annual reports.

The purpose of this Infrastructure Funding Statement (IFS) is to give better insight into how developer contributions are supporting new development and local infrastructure. IFS relates to Community Infrastructure Levy (CIL) and planning obligations.

This IFS report provides information on funding generated by development in the City for the past financial year (April 2020-March 2021).

2. About Plymouth

In March 2019, Plymouth City Council adopted the Plymouth and South West Devon Joint Local Plan (JLP) - a joint plan between Plymouth City Council, South Hams District Council and West Devon Borough Council.

The JLP was adopted by South Hams District Council on 21 March 2019, Plymouth City Council on 26 March 2019 and West Devon Borough Council on 26 March 2019. The JLP forms part of the Development Plan for these areas.

Plan adoption was a major step forward for the City, including ambitious growth, new homes, jobs and development targets. Importantly, the JLP 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 identified in the JLP.

CIL was adopted in Plymouth in June 2013. At this time and up until the 2019 regulation change, a CIL infrastructure list (previously called the CIL Regulation 123 list) identified the Council's intentions for CIL funding. This Infrastructure Funding Statement replaces the Regulation 123 List.

3. CIL and s106 so far

The total amount of CIL collected in Plymouth since 1st June 2013 is just over £9.1 million. These contributions have been spent on:

- Delivery of a new central library for Plymouth
- Public realm works in the City Centre
- Community infrastructure related to the regeneration of North Prospect
- Delivery of the Forder Valley interchange
- Delivery of 'blue' infrastructure works to ensure that the impacts of development on the European Marine Site are mitigated.

The total amount of s106 collected to offset the impact of development in Plymouth since 2005 is just over £55 million. Principal project areas on which money has been spent include:

- Affordable housing delivery
- Works to mitigate the impact of development on greenspace and natural infrastructure.
- Low carbon energy infrastructure
- Increased low carbon capacity and energy efficiencies
- Transport infrastructure, including:
 - new link roads
 - junction and roundabout improvements
 - pedestrian and cycling infrastructure
- Support for new bus routes
- Mitigating the impacts of development on primary and secondary schools and on healthcare facilities
- Sports and leisure facilities.

4. Reporting Year 2021/22

CIL & S106 Headlines

Collected:

S106

- The total amount of S106 money received from planning obligations during the reported year was £3,479,803.90. This is £2,096,801.19 lower than the previous year.
- The total amount of s106 money to be provided under any planning obligations which were entered during the reported year is £632,835.13.

CIL

- The total amount of CIL collected within the reported period totals £1,094,344. This is £392,230 amount more on last year.

Commitments:

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

- CIL:
European Marine Site.
Strategic transport.
- S106:
Millbay Boulevard.
Central Park Improvements.
Affordable housing.
Subsidised support for bus services.
Home energy efficiency measures.
Supported local bus services.
Biodiversity enhancements.
Play Area improvements.

Spending:

S106

- The total amount of money from planning obligations spent during the reported year was £3,551,443.93. Of this amount £409,527.95 was spent by a third party on behalf of Plymouth City Council.

CIL

- The total CIL expenditure for the reporting year is £867,107.81 of which £430,000 has been spent towards investigating improvements towards Manadon Junction.
- A total of £382,650.00 community income (known as the CIL Neighbourhood Portion) was spent via Crowdfund Plymouth on local improvements and initiatives across the City.

Plymouth City Council
Annual Infrastructure Funding Statement
For
Community Infrastructure Levy and Section 106

Reporting Period:
From 01 April 2021 to 31 March 2022

Community Infrastructure Levy Matters

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

- a) The total value of demand notices issued in the reported period is £1,227,329.90. This is around £369,529.58 more than the previous year. This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.

Of the above total value, the amount from Liability Notices (liable floorspace after any relief that has been granted) is £1,175,210.75, which is £318,109.49 more on last year. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £35,914.45 and the total value of the late payment interest accrued is £16,204.70.

- b) The total amount of CIL collected within the reported period totals £1,094,344. This is £392,230 amount more on last year.
- c) The amount of CIL collected prior to the reported period totals £7,912,639. Of this total the following amount was collected in CIL Strategic (other CIL cash) and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Type	Received	Unallocated
Cash	£7,912,639	£0.00
Land Payment	£0.00	£0.00

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £7,912,639 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.
- e) The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
Admin CIL	£54,457.81
Neighbourhood CIL	£382,650.00
CIL Land Payments	£0.00
Other CIL Cash	£430,000.00
Total Value	£867,107.81

- f) 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
Admin CIL	£54,457.81	£54,457.81	£0.00
Neighbourhood CIL	£409,285.01	£382,650.00	£26,635.01
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£49,168.00	£0.00	£49,168.00
Value Totals	£512,910.82	£437,107.81	£75,803.01

g) Infrastructure spend

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
Manadon Junction Large Local Major Scheme	31 March 2022	£430,000.00	<p>Initial feasibility and project development (£2.3 million) to investigate improvements to:</p> <ul style="list-style-type: none"> • The Westbound Off-slip, • The Eastbound off-slip • The Westbound On-slip • An additional section of circulatory lane, • Widening of the A386 northbound • Improvements to provide a more direct, safer and more user-friendly route for cyclists • Improvements to journey times for buses • Highway asset reconstruction

ii. Of the money spent within the reported year, the number of affordable housing units provisioned via the spend of CIL money is zero. This is because CIL money cannot currently be used to fund affordable housing.

iii. Of this money spent within the reported year, the following number of education places have been provisioned:

Education Type	Number of school places
N/A	0

iv. 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		

h) Administration and management spend:

- i. The amount of CIL collected towards administration expenses is £54,457.81. This was 5% of the total CIL receipts collected (£1,094,344.00) in the reported period.
- ii. Plymouth City Council has set a collection percentage of 5.00%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses and Surcharges not being split with Neighbourhood Areas.
- iii. The amount of CIL spent on administration expenses during the reported year was £54,457.81. This was 5% of the total CIL collected within the reported year.

i) Regarding CIL collected and allocated within the reported year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
European Marine Site (EMS) - Managing Recreational Impacts Programme Phases I-II	£49,168.00	£49,168.00	25 August 2021
Neighbourhood CIL sent to Crowdfunder but not spent on a project	£26,635.01	£26,635.01	31 March 2022

j) Neighbourhood proportion spend:

- i. The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone in cash), cash collected and allocated towards Neighbourhood CIL, and 59B (cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind), are as follows:

Zone	Date	Amount Passed
N/A		£0

ii. The following amounts were allocated towards neighbourhood zones under Regulation 59B, cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind, during the reported year:

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

iii) The following sums 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
Improving Water Safety at firestone Bay	£7,950.00	12 May 2021	2021 Crowdfund Plymouth Pledge
Farleys Food Co-Op Member Owned Grocery Store	£10,600.00	28 May 2021	2021 Crowdfund Plymouth Pledge
Reopening Twist and New Kitchen	£10,600.00	10 August 2021	2021 Crowdfund Plymouth Pledge
Shackleton Anniversary Expedition 2021	£15,900.00	23 November 2021	2021 Crowdfund Plymouth Pledge
Chaddlewood Subways Art Project	£4,950.00	03 September 2021	2021 Crowdfund Plymouth Pledge
Refurbishment of Plympton Cricket Club Pavilion and Viewing Area	£10,000.00	24 September 2021	2021 Crowdfund Plymouth Pledge
Help Plymouth fusion Make a Difference	£5,000.00	27 October 2021	2021 Crowdfund Plymouth Pledge
Plymouth Social Enterprise City Festival	£4,000.00	18 October 2021	2021 Crowdfund Plymouth Pledge

Infrastructure	Amount	Date	Spend Description
Hooe Primary Academy Play Area	£5,000.00	10 December 2021	2021 Crowdfund Plymouth Pledge
Cosmic Kitchen Climate Challenge	£50,000.00	15 December 2021	2021 Crowdfund Plymouth Pledge
34 to 36 Union Street Share Offer	£45,000.00	20 December 2021	2021 Crowdfund Plymouth Pledge
Snapdragons - Let's Bring the Change	£7,500.00	22 December 2021	2021 Crowdfund Plymouth Pledge
Our Planet Your Path	£52,500.00	22 December 2021	2021 Crowdfund Plymouth Pledge
Spirit of Christmas Appeal	£2,000.00	05 January 2022	2022 Crowdfund Plymouth Pledge
Precious Plastic, Precious Plymouth!	£3,250.00	21 January 2022	2022 Crowdfund Plymouth Pledge
Save Plympton Tennis Courts	£21,000.00	14 February 2022	2022 Crowdfund Plymouth Pledge
Jar Plymouth 2.0	£11,250.00	01 March 2022	2022 Crowdfund Plymouth Pledge
Plympton Cricket Club - New Frontage and External Pation Extension	£20,000	03 March 2022	2022 Crowdfund Plymouth Pledge
THINKTANQ - Planet Positive Workspace	£30,000.00	14 March 2022	2022 Crowdfund Plymouth Pledge
A New Home for Hey Bakery	£7,500.00	23 March 2022	2022 Crowdfund Plymouth Pledge
Borrow Don't Buy's BIG BOOST	£15,400.00	24 March 2022	2022 Crowdfund Plymouth Pledge
Stamp Out Spiking	£10,000.00	24 March 2022	2022 Crowdfund Plymouth Pledge
PEOPLE - Plymouth	£3,500.00	24 March 2022	2022 Crowdfund Plymouth Pledge
Bounty Education Centre	£2,250.00	29 March 2022	2022 Crowdfund Plymouth Pledge

Infrastructure	Amount	Date	Spend Description
Sustainable Cycling Symposium	£27,500.00	31 March 2022	2022 Crowdfund Plymouth Pledge

k) Regulations 59E (CIL returned to the Charging Authority after 5 years if not spent) and 59F (CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones):

i. The total collected by Plymouth City Council for the reported year under Regulation 59E was £0.00 and under Regulation 59F was £0.00.

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

Infrastructure	Neighbourhood Zone	Amount	Date
N/A		£0.00	

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

Infrastructure	Amount	Date	Spend Description
N/A	£0.00		

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

Infrastructure	Neighbourhood Zone	Amount	Date
N/A		£0.00	

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

Infrastructure	Amount	Date	Spend Description
N/A	£0.00		

vi. The amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone:

Neighbourhood Zone	Amount Requested
N/A	£0.00

vii. 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
N/A	£0.00

viii. The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 June 2013 to the end of the reported year that had not been spent is £5,141,703.00.

ix. The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

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

x. 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 £632,835.13. 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 £3,479,803.90. This is £2,096,801.19 lower than the previous year.
- c) The total amount of money received prior to the reported year that has not been allocated is £8,823,839.20. This is £29,543.48 lower than the previous year.
- 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 as on-site provision agreed under planning obligations is 35. This is 32 units lower than the previous year.

The total number of affordable housing units to be provided by S106 off site funding allocations made within the reported period is equivalent to the sum of £117,808.00.

- ii. The following education provisions have been agreed under S106 agreements:

Education Type	Number of school places
Primary/ Secondary	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
Primary/Secondary	0

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

Covenant Type/Service	Deed Signed	Planning Application
Local Tree Provision	29/07/2021	19/01542/FUL
Affordable Housing - O/S Provision	01/10/2021	20/01737/FUL

Carbon Offset - Provision/Low Carbon - Paul Elliott	20/12/2021	07/01094/OUT
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e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £4,810,387.29. Of this amount £3,833,046.53 was not spent during the reported year.

f) The total amount of money from planning obligations spent during the reported year was £3,551,443.93. Of this amount £409,527.95 was spent by a third party on behalf of Plymouth City Council.

g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Seaton Neighbourhood Supported Local Buses	£718,000.13	2021/22	£718,000.13
North Yard EFW Biodiversity Sites Imp/Enhancement	£24,679.23	2021/22	£24,349.49
Derriford Community Park - Phase I Biodiversity Enhancements	£174,065.14	2021/22	£160,947.39
Unity Park/Efford Road Bus Service	£51,399.81	2021/22	£51,399.81
Plymstock Quarry/Saltram Meadow Bus Service	£1,148,817.12	2021/22	£1,148,817.12
Net Zero Energy Housing at Land off Coombe Way	£330,000.00	2021/22	£330,000.00
Next 7 - PCC Building Decarbonisation	£241,564.83	2021/22	£241,564.83
Home Energy Project - Reduced Energy Use and Emissions	£350,000.00	2021/22	£325,884.64
Secondary Basic Need 2018/19 - Plymstock	£61,681.04	2021/22	£55,304.50

Infrastructure	Allocated	Date Allocated	Unspent
Powisland Drive TRO	£5,000.00	2021/22	£3,000.00
Big 4 Decarbonisation	£163,390.53	2021/22	£163,390.53
Millbay Boulevard (inc District Energy)	£351,534.88	2021/22	£351,534.88
Supported Local Bus Service - Sherford (Service 2A)	£102,995.55	2021/22	£27,470.92
Galileo Close/Torbridge Road Access Works	£7,873.64	2021/22	£7,873.64
Central Park Improvements Prog - P1 & 2	£123,757.88	2021/22	£123,757.88
Bus Services Pophlett - Services 18 and 19	£10,660.50	2021/22	£10,660.50
Fraser Place/Road Play Area Improvement	£25,593.75	2021/22	£25,593.75
King George V Site Improvements	£61,936.52	2021/22	£61,936.52
Plympton Tennis Club Improvements	£1,560.00	2021/22	£1,560.00
Value Total:	£3,954,510.55	2021/22	£3,833,046.53

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:

Infrastructure	Spent	Date Spent	Spend Description
ECO Top Up Funds	£15,648.20	31 March 2021 to 31 March 2022	Capital and Revenue
Broxton Drive to The Ride Cycle Route (former railway course)	£60,329.86	31 March 2022	Capital

Infrastructure	Spent	Date Spent	Spend Description
Seaton Neighbourhood Supported Local Buses	£20,357.61	31 March 2019 to 31 March 2022	Revenue
Forder Valley Link Road (FVLR)	£1,767,265.88	31 March 2021 to 31 March 2022	Revenue
Eastern Corridor Strategic Cycle Network	£86,161.62	30 March 2016 to 31 March 2022	Capital
North Yard Community Trust CIO - Annual Community Fund	£192,205.09	25 November 2013 to 29 October 2021	Revenue
Eastern Corridor Junction Improvement Programme	£141,252.75	31 December 2015 to 31 March 2022	Capital and Revenue
North Yard EFW Biodiversity Sites Imp/Enhancement	£451.30	31 March 2014 to 31 March 2022	Capital and Revenue
Central Park Masterplan Sports Plateau - Phase I	£1,591.47	31 March 2015 to 31 March 2022	Capital
Higher Efford Playing Pitches	£155,638.40	31 March 2015 to 31 March 2022	Capital and Revenue
Southway Football Hub (Bond Street)	£76,465.67	31 March 2016 to 31 March 2022	Capital
Hartley Pk Recreational Infrastructure Improvement	£3,958.27	31 March 2017 to 31 March 2022	Capital
Plympton St Mary Play and Local Greenspace	£371.29	31 March 2012 to 31 March 2022	Capital
Houndiscombe Park Play and Recreation	£4,529.72	31 March 2020 to 31 March 2022	Capital
Derriford Community Park Phases 1 to 3 and future Masterplanning (Phase 4)	£24,442.00	31 March 2015 to 31 March 2022	Capital
Plymouth Energy Service Co - ESCO	£15,648.20	02 July 2012 to 31 March 2022	Revenue

Infrastructure	Spent	Date Spent	Spend Description
Somerset Place to Ponsonby Road Cycling	£32,135.63	31 March 2022	Capital
Plymouth Major Road Network - MRN (West)	£101,685.63	31 March 2022	Capital
Derriford Community Park - Phase I Biodiversity Enhancements	£13,117.75	31 March 2022	Capital
Home Energy Project - Reduced Energy Use and Emissions	£24,115.36	31 March 2019 to 31 March 2022	Capital
Sherford Pool (part of Sherford Indoor Sports Centre)	£201,674.66	31 March 2014 to 19 October 2021	Capital and Revenue
Secondary Basic Need 2018/19 - Plymstock	£255,013.03	31 March 2019 to 31 March 2022	Capital and Revenue
Powisland Drive TRO	£2,000.00	31 March 2022	Capital
European Marine Site (EMS) - Managing Recreational Impacts Programme Phases I-II	£55,395.37	31 March 2018 to 31 March 2022	Capital and Revenue
Millbay Boulevard (inc District Energy)	£76,674.87	31 March 2020 to 31 March 2022	Capital
Electric Vehicle Charge Facs Mutley Plain CP	£716.68	31 March 2019 to 31 March 2022	Capital
Southway Drive Pedestrian Facilities and Northern Corridor SCN	£76,465.56	31 March 2009 to 31 March 2022	Capital
Supported Local Bus Service - Sherford (Service 2A)	£75,524.63	31 March 2019 to 31 March 2022	Revenue

Infrastructure	Spent	Date Spent	Spend Description
Mayflower 400 Public Realm - Lighting Improvements	£9,407.43	31 March 2022	Capital
Mayflower Environmental Improvements The Hoe	£61,200.00	31 March 2022	Capital

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		

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 £35,000.00.

i) The total amount of money retained at the end of the reported year is £16,686,409.56. Of this amount retained an amount of £0.00 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
Total collected for long term maintenance	£0.00
Total allocated towards maintenance	£0.00
Total spent on maintenance	£0.00