



## Introduction

- 1.1 Local Authorities are required under amendments to regulations (The Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103 that came into force 1 September 2019) to produce an Infrastructure Funding Statement annually that sets out details about planning obligation receipts and anticipated expenditure, as at April in each year. This is to provide clarity and transparency to local communities and developers on the infrastructure and expenditure and in aligning this to planned development, as envisaged in the Local Plan. This report covers the period 1 April 2022 to 31 March 2023 and provides the fifth report since the requirement.
- 1.2 The Local Plan sets out the basis for delivering physical change across the city to 2032 although a review of this has already commenced including considering the current economic and social context. The current plan adopted in 2017 envisaged land supply sufficient to meet projected needs to accommodate over 11,700 dwellings and 126 ha of business development. It is now under review and various evidence base documents are being produced including those relating to housing supply and employment needs.
- 1.3 In terms of meeting housing projections the city centre and Kingswood are main locations in the city where housing allocations are made. Over 2,500 dwellings are allocated in the city centre and 2,800 dwellings are allocated at Kingswood. Progress on completions is reported separately in an annual monitoring report.
- 1.4 In terms of the social context, there is likely to be a continued ageing of the local population. There will be a continued focus on renewing outmoded housing stock in west and east Hull through re-development.
- 1.5 In terms of the changing economic context, de-industrialisation of the 'inverted – T' shaped business area (running along the frontage of the estuary and the River Hull to accommodate changing business needs) is also expected to continue. Large scale housing renewal schemes continue to be progressed but none have yet to come to fruition, along with newly completed purpose built office accommodation on the west bank of the River Hull.
- 1.6 Development on small scale infill brownfield sites have been a feature of growth in the city in recent years that contributes to meeting identified housing needs and this trend is also expected to continue, but with a particular focus on the city centre, where retailing demand has more evidently begun to shrink. These changing residential dynamics are likely to place additional demand on existing services including health provision (GP practices and dentists) along with open spaces.
- 1.7 The Council has recently agreed a Climate Change Strategy. This has implications for land use planning but issues like flood risk have already been covered in the Local Plan. Effective implementation of these policies or newer provisions may be needed to further decarbonise the city and help it adapt to the consequence of rising sea levels and more intense rainfall events, generating renewable sources of energy, and ensuring high intensity uses occur in accessible locations. The extent to which the planning system can further positively contribute

to this agenda will be considered as part of the Local Plan review, although policies have been in place to combat these effects for a long time.

1.8 A key element of this strategy involves greater use of public transport and the roll out of 'on road' cycle lanes across the city with the intention of encouraging more people to use the bus or cycle rather than use private cars, especially for shorter journeys. Newly installed cycle lanes on certain radial routes have not been without public controversy and the scheme is under review, including removal of certain stretches of cycle lanes along Freetown Way.

1.9 The growth areas in the city where continued major investment is or will occur include:

- City Centre – this will be the focus for renewal of the built form as retail shrinks further including new apartment style living and related facilities, with a renewed focus on leisure and bringing tourists to stay for longer. The City Centre will continue to be a focus for change in serving those living in the city and beyond. Critical to this will be making the environment more attractive to follow the huge investment already made to the public realm. Further phases are envisaged to this in knitting disparate parts back together. Heritage assets will be protected and brought back into active use through active management.
- Kingswood – forming an urban extension to the city involving a mix of business, housing, retail, leisure and community uses serving over 12,000 people. Final further housing will continue alongside further primary school expansion along with new parks and linear open spaces. New roads are in place to accommodate links to community facilities.
- West Hull – with a focus around the Newington and St. Andrew's areas of the city, where continued housing renewal will change the housing offer to a mix of tenures and property types. Radial routes that serve as local centres or community hubs will become more enlivened. Work has been completed on a plan for a renewed Hull Royal Infirmary and potential new housing and route improvements in making the hospital more accessible. Environmental improvements continue as before including to the quality of existing open spaces/play areas are expected to occur.
- East Hull – with a focus on the Park and East Area Committee wards of the city, renewal of existing housing is anticipated including new housing within close proximity to Holderness Road shopping centre. Significant improvements continue to East Park and open spaces serving new housing are proposed.

1.10 A key feature of the Local Plan is an infrastructure delivery programme to help support this growth and change across the different parts of the city. Key infrastructure gaps were identified that focused around three themes involving:

- Strategic infrastructure – critical building/improvements to support growth including addressing flood risks through estuary and river defences and road building including the A63 Castle Street upgrading;

- Enabling infrastructure – designed to bring forward development and remove development constraints; and
- Place Shaping infrastructure – designed to improve the environment of benefit to current or future residents.

1.11 These will need to be reviewed in due course but especially in light of the climate change emergency, alongside meeting any necessary changes in making land allocations to meet housing and business needs.

1.12 A further event that occurred over 2022/23 (but post April 2023 for the purposes of this report) involved the reconfiguration Area Committee's (to West, North and East). These changes will be reflected at the next annual review in 2024 although wards will continue to be reported on.

### **Infrastructure delivery and contributions from S106/CIL**

1.13 The Local Plan envisaged the route to a successful and sustainable future city would depend on various funding streams including those in private ownership or utilities companies. Spending programmes that align to these opportunities were scrutinised. Potential funding streams were taken into account ensuring the effective allocation of resources.

1.14 Funding for the delivery of certain forms of infrastructure was and is being co-ordinated by the Council from multiple sources alongside its own main programme. These will include Environment Agency, National Highways, Sport England, Department of Education grants and sources from health. There were and remain challenges about co-ordinating these funding streams in making sense of them in a robust and coherent plan.

1.15 It is generally expected that CIL and S106 will make a small contribution in meeting future infrastructure needs and more than likely only be able to fund elements of the 'place shaping' theme. This approach may well have to change given climate change emergency considerations although planning consents for proposals, such as for housing, must be able to demonstrate no undue adverse impacts, such as on flood risk grounds. This may well be ameliorated in the form of enabling infrastructure normally to be provided at the expense of the developer and its delivery secured via a planning obligation.

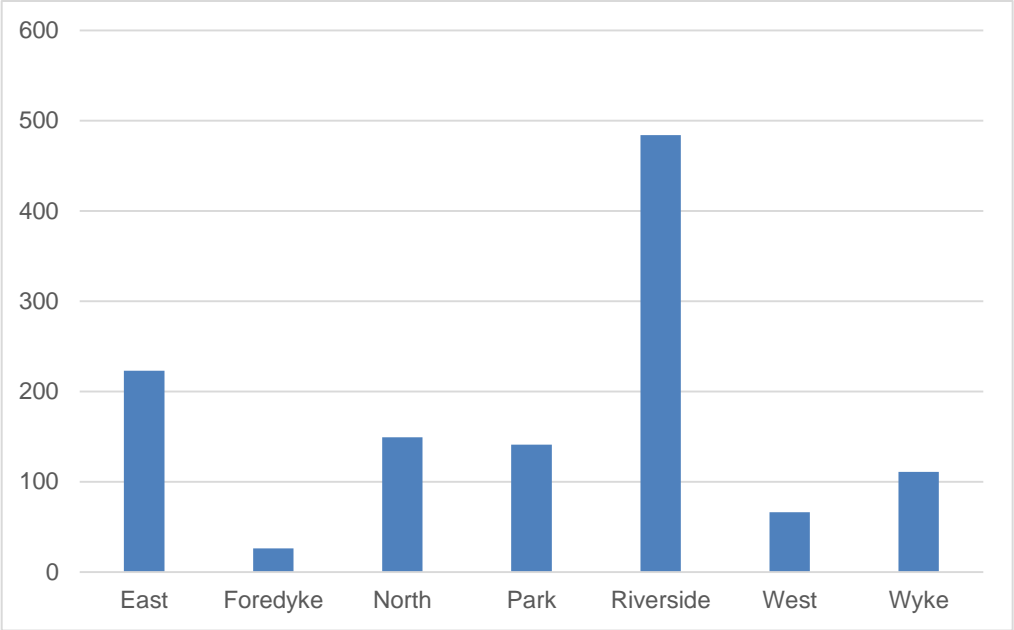
1.16 As before, S106 planning contributions sought from the previous year (to 31 March 2023) have largely been derived from a need to address open space deficits within existing housing areas. Additional new functional public open space is being sought in meeting new community needs derived from areas where major development or change was anticipated in the Local Plan.

1.17 In terms of actual figures, as at April 2023, £1.2m s106 funds (including from unallocated sums carried forward from previous years) was available for prospective open space/play provision projects relating to the place shaping theme. This differs somewhat from funds received in the year amounting to £1.4m including the tail end of payments toward an education contribution at Wawne View (£914K in Foredyke/North) and a large receipt generated for the last payment toward open space provision at Hawthorn Avenue (£324K in Riverside/West) from the former Amy Johnson site. There is a further £2.8m S106 funding which has been allocated/committed through decisions made at Area Committee for public/play space provision but this also

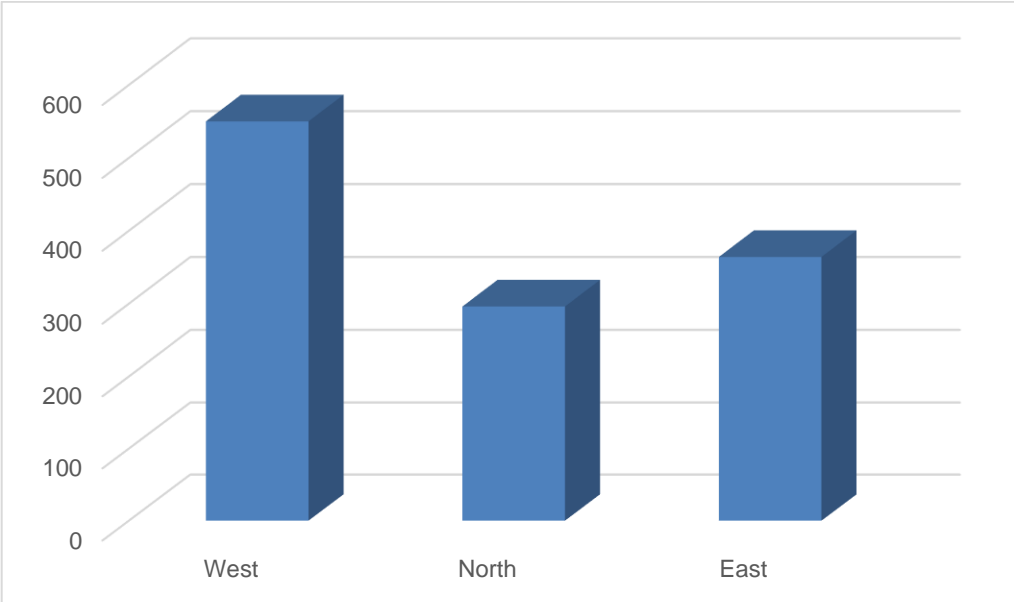
includes carry forward from previous years alongside certain requirements specified in S106 planning obligation clauses in legal agreements e.g. junction improvements at Calvert Lane.

1.18 The available (but unallocated) S106 funding is distributed in a way that relates to where development requires mitigation, as shown in Table 1 below, relating to Area Committee’s at the time of the report deadline. Table 2 also reports funding distribution by the newer Area Committee boundaries as from June 2023. Table 3 also shows the distribution by wards.

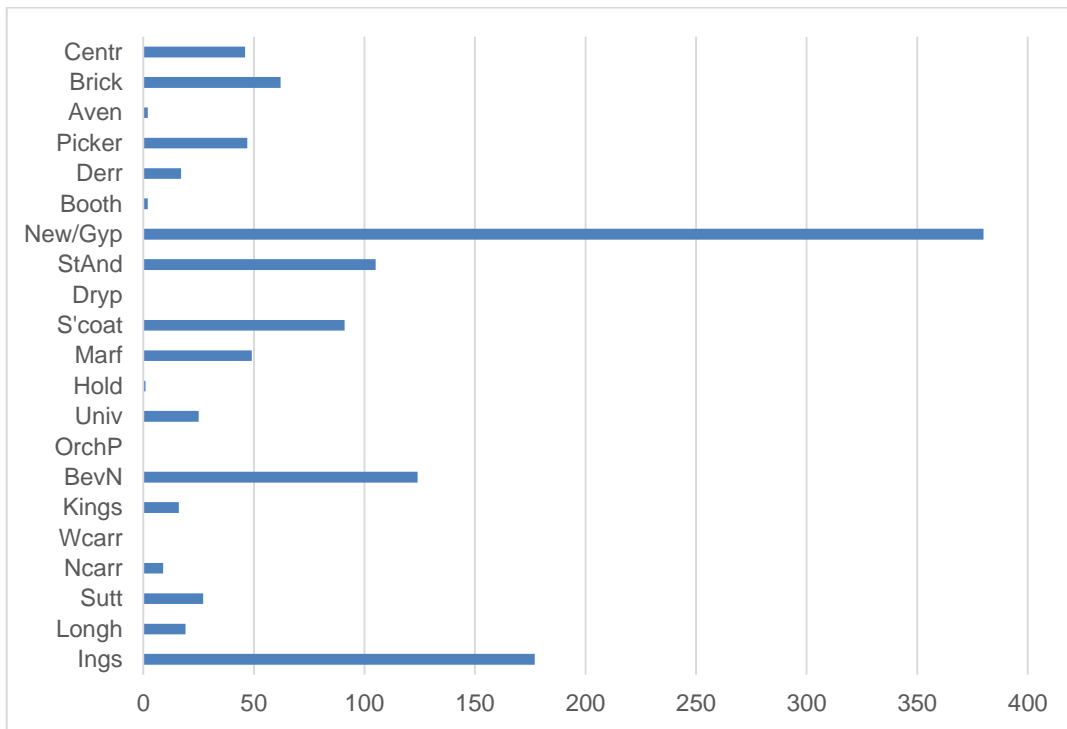
*Table 1 – Available s106 (‘000) funds by Area Committee at April 2023*



*Table 2 – Distribution of available S106 funding (£’000) by new Area Committees, June 2023*

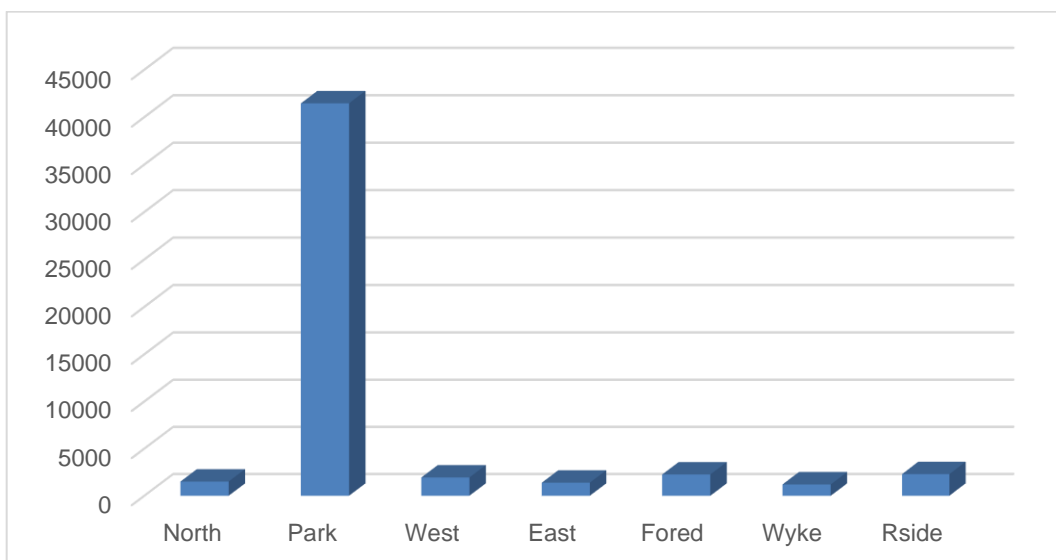


*Table 3 – available s106 funds by ward (‘000’s), April 2023*



1.19 A number of S106 planning contributions amounting to £52K toward tree replacement provision has also been forthcoming and will shortly be allocated to a cost centre once established. Table 4 outlines the available funds received on a pre-June 2023 Area Committee basis but spending is not limited to addressing local impacts.

*Table 4 – Available tree planting contributions receipts by pre-June 2023 Area Committees (£'s)*



1.20 In Hull there are requirements in the Local Plan to make provision for local deficits in open space and play space provision. This is based on calculating the current and anticipated demand on existing open spaces that equates to a financial sum. Over the period 1 April 2022 to 31 March 2023, 33 planning consents featured planning obligations required in mitigating development proposals. It is difficult to estimate the potential financial contributions from the

totality of these consents as there is a time lag between determining the planning consent and endorsement of the S106 legal agreement (Unilateral Undertaking) but the major ones relate to East Carr Road - Gleneagles (East), Orchard Park Road (North), Falkland Road (Park) and Lindsey Place (West).

- 1.21 S106 funding is the consequence of legal agreements between the Council and developers/landowners, arising from housing proposals requiring planning consent, although more latterly most of these are known as Unilateral Undertakings, where the developer has offered contributions in meeting Local Plan policy requirements. Financial contributions must be spent in accordance with restrictions set out in a legal agreement, normally including s106 funds being spent within 1 km of the development site. Funds have to be related to the approved consented development. They are applied in cases where some form of mitigation is required to offset the impact of development and the Area Committee determines the nature of what this will be.
- 1.22 In terms of delivery the following open and/or play space projects were committed by Area Committee decisions as at April 2023 although the Covid pandemic continues to effect the speed of delivery of these improvements over the last year. These improvements relate to areas of physical change in the Local Plan in the following ways:

### **City Centre**

- 1.23 The public realm in the city centre continues to be improved with further works sought for improvements around the Rose Bowl and Queens Gardens in providing an attractive approach to the proposed new Yorkshire Maritime Museum. These works are being progressed involving start of works at Queens Gardens following the completion of the former Police Station to high end apartments. Planning approval for these works was granted in November 2021. Works are underway to improve access to Queens Gardens.
- 1.24 Other forms of infrastructure that have occurred within the area over the last year (which are not S106 funded) include several 'parklets' being installed along Princes Dock Street following the Council's efforts to improve the former dockside space within a defined Conservation Area. The parklets are being progressed including a roll-out across other areas prior to being in use in Summer 2024.
- 1.25 Although not S106 funded, Heritage Action Zone expenditure in protecting and making the most from the historic heritage of the Old Town is progressing with building envelope improvements. A significant portion of this will be to enhance Whitefriargate in addressing increased vacancy and in building on the successful transformation of the Trinity Market that now boasts a high quality street food market. Some building 'enveloping' schemes on Whitefriargate are also well underway along with conversion and external enhancements to the former Burton Store.
- 1.26 In terms of other infrastructure the £30m pedestrian bridge across the A63 Trunk Road has been completed, linking the waterfront to the rest of the city centre. This is complementary to a £355m scheme to renew the A63 Castle Street in providing a less congested road link

between the port and the rest of the UK, with works for this are on-going but due to complete in 2025.

- 1.27 Despite the number of flat conversion planning consents being given in the city centre planning obligation receipts have been limited this year but £165K from the previous year from Blanket Row housing development site and Police HQ conversion are being utilised to fund projects benefitting the public realm. Expenditure has been committed by the Area Committee to funding improvements in Walker Street (play area and multi-use-games area), in Queens Gardens (tying in the Maritime Museum to the public realm) and public art works beneath Garrison Road bridge to enhance the link between the Old Town and Fruit Market. £42K has also been secured from the Blanket Row housing scheme to fund maintenance of public open spaces in connection with the above works.

### **Kingswood**

- 1.28 Historic receipts from S106 planning contributions include £350K for use to improve sports facility provision at Bude Park in serving Kingswood residents and those living nearby. This involves improved sports pitches along with enhanced parking provision. These works continue to be progressed with the Football Foundation (£250K) leading to further funding (£2.2m from Council main programme) to enhance provision including new drainage to pitches to bring them to a Football Association quality playing surface (rather than an artificial pitch as first anticipated) and permanent changing rooms to serve growing demand for junior football and latent demand for other provision. This work needs to be completed prior to expiry of a 10 year expected procurement (by September 2025) written into the related S106 legal agreement.
- 1.29 A new park is proposed as part of the Wawne Road scheme on the east side of Kingswood, and details are required by planning condition. This should include play space, allotments, café, wetland planted habitat, BMX/skate trail, pavilion, cycle loop neighbourhood squares and pocket parks plus play equipment. A start has been made on these works over 2022/23 including mounding, paths and some play equipment, along with a small multi-use games area. Further details are awaited.
- 1.30 Broadacre Primary School expansion is also nearing completion to accommodate an anticipated rise in local students, funded by £3.6m from s106 contributions. Some of this funding has been received to date (£1.2m) and the remainder is due shortly on completion of the 750<sup>th</sup> dwelling.
- 1.31 As part of the Levelling Up fund bid a project to assess the feasibility of linking Kingswood with the city centre by guided bus has been re-activated, initially planned in 1998. This was previously shelved because of concerns raised by local councillors about use of cycle tracks that would form part of the route, and that the current bus route/facilities would work equally as well in serving local people, plus the viability was very much down to a critical mass of people able to use the service. A related park and ride facility is also under review. Proposals have yet to be finalised.

### **West Hull including Newington and St Andrews**



- 1.32 Significant S106 funds have been provided and targeted at open /play space improvements within these wards covering large parts of west Hull. West Park has recently been improved through S106 planning contributions to improve adventure play, the paddling pool and skate park (at a total cost of £859K) leading toward the MKM Stadium along with further planned improvements in connection with the aviary that total £93K and new lighting, which have now been completed. A new park has been provided on the former Riley College site.
- 1.33 Hawthorn Avenue street scene has or will continue to be improved using £545K S106 funds paid by the developers, including new high quality hard landscaping and greening (tree planting), although these works are not anticipated until the end of housing construction which is nearing completion, and £225K (from S278 highways funding) associated with the extra care site has been used to improve nearby local footpath and road re-surfacing. In combination, these works will lead to a much improved place for the local community in line with the former Area Action Plan proposals that now form part of the Local Plan. Discussions are on-going about the nature and timing of these proposals.
- 1.34 Part of the Newington ward was designated a neighbourhood plan area in 2015. A plan has recently been approved by the local community forum (and endorsed by the Council) which provides some context to land use, spending and investment within the area. Certain key projects have been endorsed by an independent examiner, and the plan is due to go before a referendum of local residents, in November 2023.
- 1.35 A masterplan for west Hull docklands has also been developed to help focus the renewal of land adjacent to the A63 (south side) for employment and housing uses. This includes former land holdings associated with Arco Ltd and on-going relocation proposals for Smith and Nephew Ltd.
- 1.36 Beyond the outside edge of the city centre a masterplan for the expansion of Hull Royal Hospital has been developed. A number of options for the expansion of health service facilities including residential accommodation to prevent acute care bed blocking issues, are coming forward. A key feature will be making the hospital more accessible along with new multi-storey parking near to the existing tower block but this will require significant investment in Anlaby Road. The recent completion of a new entrance building provides the start of this renewal.

#### **East Hull – Holderness Road Corridor**

- 1.37 Historic S106 planning contributions have been used to fund improvements in serving the wider eastern side of the city (combining Park and East Area Committee areas) including at East Park, for play equipment, cycle track and footpath improvements. Gleneagles Park (Sutton) has been improved with a £175K contribution including new planting and playing surfaces alongside new landscaping to improve flood attenuation, along with seating (see over page). Ings Public Open Space is also to be provided using £350K s106's from 2 development schemes on Perivale Close and Saltshouse Road. These elements were sought as part of regeneration proposals in the former Area Action Plan.



*Gleneagles Park improvements*

1.38 Other projects where work is anticipated are set out in Table 5 as confirmed by Area Managers.

*Table 5 - Projects listed by Area Committee using s106 funding, at April 2023*

PROJECT	Ward	Details	S106 fund	Lead officer and reported Area Team progress made as at April 2023
EAST				
Alderman Kneeshaw Park	Ings		£6,999	None reported
Barbara Robson Park	Sutton	Awaited	£16,735	None reported
Ings POS linked to drg RF12-059LO2A	Ings	New POS as part of new development	£349,067	None reported
Gleneagles Park	Ings	Remodelled play area and flood alleviation	£175,154	Completed but need date?
Grasby Park	Ings	New play equipment	£19,948	Completed in January 2022.
Western Gailles Way	Ings	TBD	£69,751	None reported

PROJECT	Ward	Details	S106 fund	Lead officer and reported Area Team progress made as at April 2023
FOREDYKE				
Bude park improvements	West Carr	Sports provision improvements, toilet and changing room	£349,654	Work on going
Hamilton Park	North Carr	Details awaited	£10,626 and £3,381	Play equipment provided and completed but need date?
Minehead Road	West Carr	Play equipment	£46,804	None reported
Zeals Garth	North Carr	POS and play equipment	£7,522	None reported
NORTH				
Shaw Park	Orchard Park	Improvements to park	£153,621	None reported
Shaw Park	Orchard Park	New play equipment	£40,600	Potential for funds to be re-allocated. Confirmed by JS by email 5/7/23.
King George V PFs	University	Extended footpath, new play equipment and seating	£58,632	None reported
King George V PFs	University	Forest planting	£12,750	Planting completed.
King George V PFs	University	Playing field improvements	£14,722	None reported
Oak Road Playing Fields	Beverley and Newland	Oak Road Playing Fields improvements	£15,421	None reported
Quill Court		New play equipment	£20,600	Works completed in Spring 2021. Confirmed by JS by email 5/7/23.
PARK				
Brandsby/Lingdale Park (T9491)	Marfleet	Provide upgraded play facilities and planting.	£3,288	None reported
East Park	Holderness	Footpath and drainage improvement to Ferens Bridge link	£7,766	None reported
East Park	Holderness	East Park play equipment	£40K	None reported
East Park cycle scheme	Holderness	New and improved	£11,508	None reported

PROJECT	Ward	Details	S106 fund	Lead officer and reported Area Team progress made as at April 2023
		access routes and cycle stand/cover		
Hedon Road Memorial garden	Marfleet	Provision of benches, planters and litter bins.	£1,200	None reported
Lorenzo Way, St Johns Grove and Mappleton Fields (A9049)	Southcoates	TBD	£153,568	None reported
Mayville Avenue	Holderness	TBD	£10K	None reported
Rosmead Street play area and East Hull rugby pavilion	Southcoates	TBD	£33,267	None reported
Rustenbug Street - former D Lister Primary School	Southcoates	TBD	£31,000	None reported
RIVERSIDE				
Hamling Way	Newington and Gipsyville	Improvements to natural environment to replace habitat loss	£99,313	Project on going including reconfiguring wetland area
Hawthorn Avenue Street scene improvements	Newington and Gipsyville	Works to footpaths landscaping and planting/seating  Road re-surfacing (s278 highways)	£545,000  £225,000	Some improvements have occurred but clarity is needed about spend and future intentions.  Funds transferred and some seemingly spent on Rhodes Street.
Healthfield Sq and Somerset Street	St Andrews and Docklands	POS improvements	£14,000	None reported
Kingston Square	St Andrews and Docklands	Footpath and landscaping	£15,000	None reported
Myton Street underpass	St Andrews and Docklands	Public art	£30,000	None reported
Pickering Park improvements	Newington and Gipsyville	Works to paths and open space but also possible aviary in part subject to confirming the variation of	£92,621	None reported

PROJECT	Ward	Details	S106 fund	Lead officer and reported Area Team progress made as at April 2023
		a legal agreement.		
Queens Gardens	St Andrews and Docklands	Improvements to QG	£80,000	None reported
Walker Street play area	St Andrews and Docklands	Play area improved	£8,000	None reported
Walker Street MUGA	St Andrews and Docklands	Multi-use games area improved	£90,000	None reported
Welsted Street play area	St Andrews and Docklands	New play equipment	£14,500	None reported
West Park	Newington and Gipsyville	Partial lighting of park	£30,057	None reported
WEST				
Brookland Road, Chancery Court	Boothferry	POS improvements	£7,604	Play eq provided completed June 2022
Gower Park	Pickering	Play equipment	£1,289	None reported
Celandine Close	Derringham	Replacement play equipment	£3,330	Completed Jan 2023
Wymersley Road Park	Derringham	Play equipment	£4,164	Completed Jan 2023
WYKE				
Waterloo Street Park	Central	Play equipment	£38,574	Play equipment provided
Pearson Park	Avenue	New play equipment	£53,377	None reported
Middleton Street	Central	New play equipment and seating/games area	£14,250 and £4,093	None reported
Sculcoates Park		Basket ball hoops and planting and improved lighting	£11,441	Works completed but need date?
Stafford Street		Metal hooped fencing/planting at Stafford Street. Funds are required to make the public space more accessible for use by children	£14,793	None reported

PROJECT	Ward	Details	S106 fund	Lead officer and reported Area Team progress made as at April 2023
		and to prevent current anti-social behaviour when motor cycles track across it. P barriers and gates are also to be installed.		

- 1.39 Future needs for urban greenspace are expected to increase as house building continues and residents move to Hull. Urban greenspaces are recognised as being important to attracting and retaining key workers. They are important as ‘green lungs’ and have health benefits, much needed in a built up place like Hull. They can (and increasingly will be designed to) have flood alleviation benefits. The Local Plan therefore seeks to protect current greenspace provision. Investment in urban greenspace (and its maintenance) is therefore important especially if this brings strategic benefits.
- 1.40 Other s106 planning contributions receipts stem from Local Plan policies requiring tree planting. Around £52K is currently available from receipts taken from legal agreements agreed up to April 2023 for tree planting. These are largely generated from 2 schemes at Grange Road (£16K) and Preston Road (£25K) in the Park Area, although unlike S106 planning obligation related open/play space provision, replacement is not required to be in the locality.
- 1.41 S106 has also been received in connection with making improvements to the road junction at Calvert Lane with Anlaby Road. £239K has been received associated with the housing scheme west side of Calvert Lane and works are underway to investigate delivery. The Head of Highways has reported a contract is in the process of being let and construction is expected 2025/26.

#### **Affordable housing sought via planning obligations**

- 1.42 This is the first time that affordable housing derived from the application of planning obligations has been recorded. From tracking planning applications there are numerous consents which have affordable housing (as defined in appendix 1) affiliated as part of the approved housing mix, and as required through Local Plan provisions. There is usually no exchange of financial sums here, but the planning consent outlines the location of those properties and a planning obligation legal agreement secures this provision for the future.
- 1.43 These provisions relate to numerous units likely to be delivered in time and then retained in perpetuity. The Council will only be aware of the numbers if the properties are offered for ownership to be managed as social housing. It is likely that other forms of tenure through a Registered Social Landlord or equity share will come forward. Table 6 provides details of the

estimated provision of affordable housing based on the following consents liable to a planning obligation.

Table 6 – Affordable housing provision estimate via planning obligations at April 2023

Location	Units/S106	Application reference (by year)	Land owner	Progress as at April 2023	Possible action
Hawthorn Avenue	17 (starter)	12/00070/FULL as amended by 15/01344/RES and 18/00125/S73	Keepmoat	Under Construction Site 01/367 - 106 of 129 constructed (between 2016 and 2023) but details awaited of tenure. None of completions in 2022-23 were AH. Phase 2 under construction.	Check tenure of starter homes or nature of affordable units in line with NPPF definitions. Suspect no starter units have been provided. Possible enforcement?
Portobello Street	142	15/01618/FULL	Strata Homes and Home Group	All completed - 142 dwellings but details awaited about tenure. 01/328 but details of nature awaited.	No details provided by the developer so possible enforcement?
Wawne Road	7 (starter units)	16/00601/FULL	Strata Homes, Home Group, Keepmoat	Site has started but nature of tenure awaited.	Awaiting details from developer but need pre-emptive agreement.
Calvert Lane	10% X 166 market units or 17 AH?	17/00871/OUT	Hull Trinity House Charity and Citycare	Under construction and awaiting confirmation of tenure.	No details provided by the developer but need pre-emptive agreement.
Albion Square	10% affordable	18/01094/OUT	Vinci construction	Not started.	TBC.

Location	Units/S106	Application reference (by year)	Land owner	Progress as at April 2023	Possible action
Grange Road, west	3 (starter)	18/01431/FULL	Keepmoat	Completed - Site 01/199 – 12 dwellings but awaiting details of nature of tenure.	Check tenure of starter homes or nature of affordable units in line with NPPF definitions. Possible enforcement?
East Hull Pool	2 units or £21,600	19/00241/FULL	East Hull Baths Ltd	Not started.	TBC.
Hessle Road, 2052-58	29 (completed)	20/00501/FULL	Azza Construction Ltd	Completed units suspected available for social rentals.	Check nature of tenure here.
Preston Road	10% or 25 AH units	20/00566/FULL	Strata Homes Ltd, Keepmoat Homes and Home Group	Under construction 25 units from the 224 are to be transferred to Hull City Council on completion.	Awaiting further confirmation about transfer.
Park Street	13	20/00829/FULL	Trippett Street Ltd	Not started.	TBC.
Barnes Way	15% or 23 AH units required by planning condition and £48,741 (triggers not met) in PO	21/01691/FULL	Beals Developments Ltd	Not started but Beals says 6 starter units and remainder AH to be determined through Registered Provider.	Registered Provider TBC with the Council.
Bodmin Road	24	21/01664/FULL	Pickering and Ferens Homes	Not started	TBC.
Lindsey Place	10% or 3.4 units AH	21/01365/FULL	Wardolls Ltd	Under construction.	TBC.



Location	Units/S106	Application reference (by year)	Land owner	Progress as at April 2023	Possible action
				Developer reviewing position on affordable element.	
Ryde Avenue	8 bungalows for the elderly (specialist)	21/00293/FULL	?	Completed	NFA.
Gleneagles	4 from a total of 27 units approved	22/00018/FULL	KWL Hull Ltd	Developer reviewing the position on AH but likely 'discounted market' awaiting confirmation.	TBC.
James Reckitt Avenue	3	22/00330/FULL	James Reckitt Avenue Properties Ltd	Under construction and awaiting details of AH tenure out of 28 units proposed.	Company in liquidation so not able to secure details.
Falkland Road	10% or 1.6 AH units	22/0442/FULL	Trezor Property Services Ltd	Awaiting details but 2 flats from total of 16. Development stalled.	TBC.
	Estimated total 325 units				

1.44 The Council is in the process of developing a more robust procedure for checking that affordable housing as approved is actually delivered (although there is no particular reason to suggest that this is not already the case) and this will be included in next year's IFS. This will include also further detail on the type and nature of affordable housing in each case.

## Community Infrastructure Levy

- 1.45 The Community Infrastructure Levy charging schedule for Hull came into force on 1 January 2018. The intention was to raise levies from anticipated housing and retail development to be used to improve or provide pre-determined or planned ‘place shaping infrastructure’ that includes public open space and public realm works. New working arrangements in managing this fund have been put in place. Cabinet endorses major expenditure and Area Committees will receive updates similar in nature to the s106 tables, although it is likely that s106 will also continue. CIL differs from s106 planning obligations as it can be used/spent to meet infrastructure needs rather than local impacts. They can be combined but must be used to address previously identified infrastructure gaps across the city.
- 1.46 New CIL regulations require consideration of anticipated levies. The current charging schedule requires a £60 per sqm charge relating to housing and other rates for retail in certain parts of the city. The income is also affected by the timing of development, with the larger elements associated with housing allocations made in different locations in the Local Plan.
- 1.47 Since April 2018, 35 development proposals have come forward that were CIL liable although a number of these were either subsequently withdrawn or refused. Many of those approved also had s106 planning obligation requirements in mitigating impacts.
- 1.48 £181K CIL funding has been received as at April 2023 although no receipts occurred over last year, including £172K in East, £4K in West and £570 in Park Committee Areas. This funding has yet to be allocated to particular place shaping related projects/schemes. However, the majority of the consented schemes where CIL may have been liable involve exemptions including for charitable or self-build purposes. The detail of CIL liable development is set out in Table 7 below:

Table 7 - CIL related proposals and details, as at April 2023

<i>Address and application reference</i>	<i>Application reference</i>	<i>Description of development</i>	<i>Estimated CIL liability (£)</i>	<i>Status</i>
<i>Anlaby Road, 997</i>	<i>21/01662/FULL</i>	<i>2 x dwellings following demolition of one</i>		<i>Pending consideration</i>
<i>Askew Avenue, 93</i>	<i>19/00871/FULL</i>	<i>Single dwelling</i>	<i>7,500</i>	<i>Self build Pt 1 exemption granted 25/1/21</i>
<i>Barnes Way</i>	<i>21/01691/FULL</i>	<i>157 dwellings</i>	<i>£633,300</i>	<i>Includes exemption for affordable housing. Demand Notice issued</i>

<i>Address and application reference</i>	<i>Application reference</i>	<i>Description of development</i>	<i>Estimated CIL liability (£)</i>	<i>Status</i>
				27.6.2023 with first instalment due 25 Sept 2023.
Burnham Road/Anlaby Park Road South (The Schooner PH)	19/01066/FULL	8 dwellings	57,240	No CIL forms received. Liability Notice needed
Chamberlain Road (O'Sullivans)	19/00860/OUT	9 dwellings	48,456	No CIL forms received Liability Notice needed
Chamberlain Road	22/01567/FULL	New store	376 x 5	Check parameters of application
Connaught Road, south	22/00134/FULL	Lidl foodstore		LN served 4/1/2023
Cranbrook Avenue, 241	22/00096/FULL	Single dwelling to end of terrace	75.6 sqm single dwelling	CIL Form 1 received 28.1.2022. LN sent 24.10.2022
Gleneagles	22/00018/FULL	27 dwellings		LN served 7.8.2023
Hessle Road, 900	20/00786/FULL	2 dwellings	2 dwellings	Self build Pt 1 exemption granted
Hessle Road, 2050-2052	17/01183/FULL	7 dwellings proposed	35,910	Charitable exemption granted 15/10/19
Hessle Road, 2052 - 2058	20/00501/FULL	29 dwellings	92,100	Charitable exemption granted 27/11/20
Holderness Road, 709	19/000745/FULL	Erection of single dwelling	8,400	Self build Pt 1 exemption granted 25/10/19
Ings Road, 261	19/00338/FULL	Single dwelling		No CIL forms. Check on progress?
Lawns, Sutton	19/00451/FULL	Erection of 2 dwellings	15,600	2 x self build pt 1 exemptions granted 18/10/19
Leads Cottages, 1	19/01312/FULL	Single dwelling	5,340	Demand Notice served and payment

<i>Address and application reference</i>	<i>Application reference</i>	<i>Description of development</i>	<i>Estimated CIL liability (£)</i>	<i>Status</i>
				<i>received 17/5/21</i>
<i>Leads Road cottages</i>	<i>18/01360/FULL</i>	<i>Single dwelling</i>		<i>Decision pending</i>
<i>Leads Road, 199</i>	<i>20/00930/FULL</i>	<i>Single dwelling</i>	<i>2,280</i>	<i>Not a self build and netted off demolition. Demand Notice sent and payment received</i>
<i>Lindsey Place</i>	<i>21/01365/FULL</i>	<i>Single dwelling</i>		<i>LN received</i>
<i>Lomond Road, 125</i>	<i>23/00381/FULL</i>	<i>Single dwelling</i>	<i>88.92 x 60 = 5335.2</i>	<i>Application received</i>
<i>Manor Road, 188 R/O</i>	<i>21/01462/FULL</i>	<i>Single dwelling</i>		<i>CIL forms received LN dated 24/10/2022</i>
<i>Manor Road, 118 R/O</i>	<i>23/02763/FULL</i>	<i>Single dwelling</i>	<i>36.96 sqm</i>	<i>CIL forms 1 and 2 received. LN sent 12/9/2023.</i>
<i>Newland Park, 18</i>	<i>22/00028/FULL</i>	<i>Single dwelling</i>		<i>CIL form 1 received</i>
<i>Newland Park, 115</i>	<i>21/00995/FULL</i>	<i>Single dwelling</i>	<i>9,180</i>	<i>Liability Notice served 26/7/21</i>
<i>Newland Park, 117</i>	<i>22/01057/FULL</i>	<i>Single dwelling</i>		<i>CIL Form 1 and 2 received. LN served 20/9/23</i>
<i>Rockford Avenue, 77</i>	<i>20/00035/FULL and 21/00276/FULL</i>	<i>Single dwelling</i>		<i>Liability Notice required but no CIL forms received. Check progress?</i>
<i>Richmond Way, Kingswood</i>	<i>19/01511/FULL</i>	<i>450 dwellings</i>		<i>Draft Liability Notice sent</i>
<i>Saltshouse Road, 347</i>	<i>18/01299/FULL</i>	<i>Erection of 24 dwellings</i>	<i>1. 42,317.70 2. 84,635.40 3. 42,317.70</i>	<i>Demand Notice served – Payments made.</i>
<i>Teasdale Close, Priors Road</i>	<i>20/00832/FULL</i>		<i>9,084</i>	<i>Exemption for part 1 self build granted May 2021</i>
<i>Tween Dykes Road, 74</i>	<i>18/00543/FULL</i>	<i>Erection of single dwelling</i>	<i>11,640</i>	<i>Self build Pt 1 exemption granted 25/11/19</i>
<i>Wadsworth Avenue, 28</i>	<i>17/00137/FULL</i>	<i>Single dwelling</i>	<i>6,300</i>	<i>Self build Pt 1 exemption</i>

<i>Address and application reference</i>	<i>Application reference</i>	<i>Description of development</i>	<i>Estimated CIL liability (£)</i>	<i>Status</i>
				<i>granted 25/11/19</i>
<i>Westlands Road, 80</i>	<i>18/00455/FULL</i>	<i>Erection of dwelling</i>	<i>4,320</i>	<i>Self build Pt 1 exemption granted 11/1/19</i>
<i>Woodhall Street</i>	<i>23/03224/FULL</i>	<i>4 x 3 bed dwellings</i>	<i>22,260</i>	<i>Planning application submitted Oct 2023 including demolition of existing house</i>
<i>Wold Road, 108</i>	<i>18/00692/FULL</i>	<i>Single dwelling</i>	<i>4,272</i>	<i>£4,272 payment made</i>

1.49 Of the total CIL funds received £45K (25%) can be retained within the ward where development has occurred and £127K (70%) is available for confirmation of spend by Cabinet on city wide determined 'place shaping' priorities including city centre civic space, in accordance with the Council endorsed CIL Protocol. £9K (5% of the total CIL receipts) is retained as Planning Service income.

1.50 CIL receipts are based on the speed of housing development and take up of housing allocations made in the Local Plan. Some of these allocations are constrained, meaning it will take longer for certain sites to come forward. Table 8 sets out potential for CIL liable development based on existing allocations in the Local Plan.

*Table 8 – CIL anticipated receipts, as at April 2023*

Site ref in Local Plan	Address	Housing allocation remaining capacity	Anticipated CIL yield
	Kingswood (Riverbank)	450	£2.47m anticipated toward back end of Local Plan period
17	Holderness House	13	£58K
22	Balham Avenue	100	£450K
27	West of Sharp Street	15	£67K
43	Pearson Park, 48	6	£27K
54	Sutton Place safe Centre, Saltshouse Road	23	£103K
120	East of Stoneferry Road/Foredyke Avenue	28	£126K
137	Wansbeck Road/Frome Road	16	£72K
138	Viking PH, Shannon Road	8	TBD
219	Goodfellowship, Cottingham Road	8	£36K
232	Land at Bishop Alcock Road	12	TBD

Site ref in Local Plan	Address	Housing allocation remaining capacity	Anticipated CIL yield
234	Bishop Alcock Road (former W Gee School)	71	TBD
254	Wath Grove	32	£144K
291	114 Blenheim St	5	TBD
861	Danby Close	432	£1.9m
862	Danby Close	270	£1.2m

\*assumes average density of 35 dph and each house is 75 sqm, plus consented sites being re-submitted and no existing buildings being netted off through demolition. Also assumes abnormals not impacting on scheme viability such as flood defences or poor ground conditions.

- 1.51 Based on charging rates and eligible areas, around £6.5m is expected from house building on land allocated in the Local Plan indicated in the above table. This is reduced from the first year of this reporting (2018/19) as certain planning consents are unlikely to be resubmissions especially those at Kingswood. Further adjustments can be made in estimating future funding including exemptions as set out in the CIL regulations. These include affordable/social housing (such as shared ownership schemes and lettings involving a private registered provider), self builds and charitable trust housing. Policy 5.2 in the Local Plan requires 10% affordable housing in general and 15% at Kingswood so the total figure could be reduced.
- 1.52 Further additions to the CIL yield could include retail consents although these are limited by Local Plan provisions and there is no estimated future need for convenience retailing over the plan period. Should a 1,500 sqm store come forward this could generate around £75K or for a retail warehouse proposals around £37K, but given the policy requirements these figures should not be relied upon to fund place shaping infrastructure.

### Future spending priorities

- 1.53 CIL regulations require clarity about future anticipated infrastructure to be funded by planning obligations and Community Infrastructure Levy. These are set out in Table 9 but these projects are in the main about public realm improvements. Small scale funded projects below £20K are also excluded from this table.
- 1.54 This table puts forward an indicative priority order of projects funded via planning obligations taken from the former schedule 123 list that establishes a funding gap for 'place shaping infrastructure'. This is based on the identified list of projects and anticipated funding receipts. It also combines s106 funded schemes where these are anticipated. It is feasible that projects will drop into later stages. Some projects may become undeliverable as they may be dependent on other funding sources.
- 1.55 Part 1 to this table is based on S106 receipts anticipated over the next 5 years (by Area Committee) so projects funded via this route should continue in the near future, although resource is dependent on the location of development where s106 is sourced. Proposals also have to be related to the development. It also identifies 'on-site' public open space/play

provision being sought or required through standards arising from housing schemes. Provision for both S106 funded projects and on-site provision is also assumed to occur within the next 5 years.

- 1.56 Part 2 identifies a list of CIL funded projects that covers up to the next 10 years, as CIL becomes more available.
- 1.57 Part 3 identifies a longer term list of CIL funded projects likely to occur beyond 10 years on the basis of CIL becoming available and projects being realised based on housing delivery.
- 1.58 An issue arising from the application of CIL is the ability of housebuilders to bring forward land for development and the impact of this on scheme viability. At Kingswood, for example, CIL is to be used toward the provision of an ‘aqua-green’ associated with the Riverbank housing allocation (as described in the adopted Area Action Plan, 2016). A figure of £663K was used as a proxy and referenced as a CIL payment but this is based on a simple estimate of s106 planning obligation contributions from the Local Plan, 2000.
- 1.59 Although public open space including play provision for children and young people is designated on the Kingswood AAP Policies Map (and also described as an aqua green, where flooding could occur) is to be made available on undevelopable land beneath overhead pylons, this figure needs updating along with any provision sought through more up to date Local Plan provisions under Policy 42, that may also involve s106 planning obligations. This amendment made in the 2020/21 Funding Statement is re-affirmed.
- 1.60 The review of the Kingswood Area Action Plan has begun (5 years from adoption, as required by the National Planning Policy Framework) so clarity is sought in terms of necessary flood risk mitigations and the ‘open book’ costs of these works – necessary in supporting the housing allocation and any subsequent planning application. CIL is not able to be used for flood defence works.

*Table 9 – Update of Place Shaping Infrastructure Programme, as at April 2023*

Part 1 - Current S106 fund supported projects by Area Committee, 2019-2024

Project description	Anticipated costs	s106 contribution made/allocated	Reference from former Schedule 123 list, Dec 2016	Commentary	Progress
Wilberdyke Park including playing pitches	Not known	£96K	S1		
Kingswood – Wawne View*	Not known	Provision of a new Park is funded from the sale of the land by the Council.		Park is tied into the planning consent by planning condition and	Planning consent via condition includes park provision linked to phasing

Project description	Anticipated costs	s106 contribution made/allocated	Reference from former Schedule 123 list, Dec 2016	Commentary	Progress
				as required through AAP.	currently at 425 completed units. Park being provided on phased basis.
Bude Park including improvements to PFs, changing rooms and parking	Not known	£350K		Required through s106 payments from a 1994 consent renewed in 2004	Scheme being progressed with bid for external funding to improve scope of works.
Shaw Park – park improvements		£153K			Completed.
King George PF – Skate park		£65K			
Pelican Park multi games area	£255K	£20K	S2		Completed.
East Park – play equipment		£40K			Completed.
West Park improvements – further phases		TBD	G6	Park is tied into the planning consent.	Aviary and lighting improvement schemes being progressed.
Amy Johnson pos/play area**		TBD		Playing Fields and play improvements are tied into the planning consent.	Play provision in place but playing fields yet to be re-instated.
Pickering Park – phased improvements	£0.8m	£0.8m	G20		None reported by Area Team.
Peter Pan Park, Pickering Road	£0.3m	£180K	G21		None reported by Area Team.
Dorchester Road/Sutton Road landscaping		£35K			Completed
Langsett Road play ground		£66K			Completed



Project description	Anticipated costs	s106 contribution made/allocated	Reference from former Schedule 123 list, Dec 2016	Commentary	Progress
Bellfield Park		Play equipment			Completed
Western Gales Way		Play equipment			Completed
A Kneeshaw Park – skate park		TBD		Water play and parking already funded through s106 so this is next phased improvement.	
B Robson Park		Play equipment	G24		Completed

\*liable for CIL on application for, or renewal of, planning consent    \*\* pos/play is provided as part of the scheme development

Part 2 – S106/CIL ‘place shaping infrastructure’ funded projects (up to 10 years, to 2030)

Project description	Anticipated costs	Likely CIL required contribution	Reference from former Schedule 123 list, Dec 2016	Commentary
City Centre Public Realm – phases 2 and 3	£10m	£5m	G1	Early CIL contributions should be targeted toward this.
Beverley Road Heritage Investment	£2.7m	TBD	G2	
Pearson Park Heritage Investment	£3.2m	£617K	G11	Gates to entrance re-instated.
Nature conservation sites*	£350K	£350K	G25	Arco, Priory Park to make re-provision at Hamling Way
General pos improvements*	£165K	£165K	G27	
General play provision improvements*	£943K	£923K	G28	

\*various local projects are included in the Infrastructure Study, 2017

Part 3 - CIL 'place shaping infrastructure' funded projects beyond the next 10 years and where on-site\* provision is also to be made

Project description	Anticipated costs	Likely CIL required contribution	Reference from former Schedule 123 list, Dec 2016	Commentary
Kingswood – Riverside pos* including provision of aqua-green and cycle track/footpaths	£TBD but only for the provision of pos/play	TBD	G19	Referenced in the Kingswood AAP.
Massey Fields	£30K	£30K	G5	
Newbridge Road	£350K	£350K	G16	
East Park entrance	£350K	£350K	G17	
Allotment provision	£50K	£50K		
Blue Bell Fields		TBD	G10	
Holderness Drain links		TBD	G14	

## Appendix 1 – Affordable housing definitions

### General definitions:

#### Affordable housing as defined by NPPF Annex 2 including:

- a. housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016, meaning a building or part of a building that a person buys to get on the housing ladder, including a new dwelling for first time buyers (including no outstanding mortgage payments and is aged between 23 and 40 years old) only, and is sold at a discount of at least 30% of the current market value, with a price cap of £250,000 at the first point of sale, after the discount has been applied. Purchasers of First Homes, whether individuals, couples or group purchasers, should have a combined annual household income not exceeding £80,000 in the tax year immediately preceding the year of purchase. A purchaser of a First Home should have a mortgage or home purchase plan (if required to comply with Islamic law) to fund a minimum of 50% of the discounted purchase price. The standard criteria should also apply at all future sales of a First Home.
- c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.