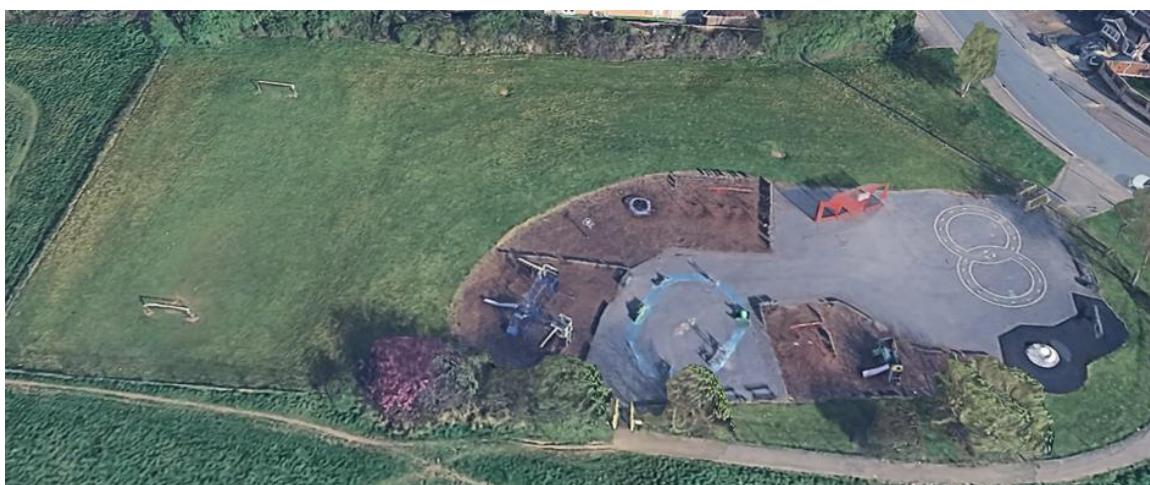
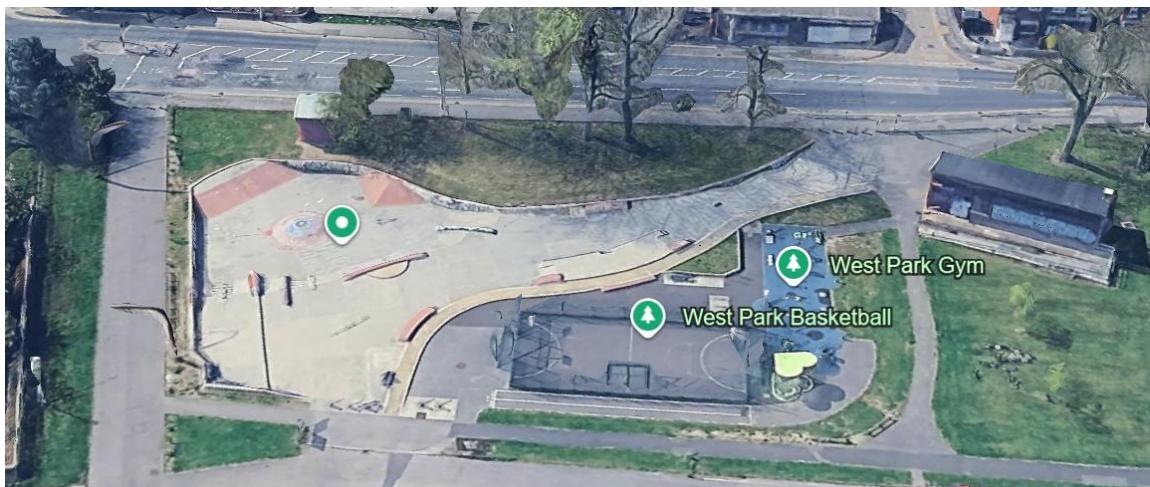


OFFICIAL

Hull Infrastructure Funding Statement 2024-2025 (Seventh Edition)



Hull City Council, December 2025

OFFICIAL

Contents	Page
Introduction	3-5
Infrastructure delivery and contributions from S106/CIL background	5-6
Annual S106 activity, income and use for 2024-25	6-9
Proposed S106 mitigation projects across the city by new Area Committee <ul style="list-style-type: none"> • City Centre (containing parts of all newly created Area Committee areas) • North Area including Kingswood • West Hull including Newington and St Andrews renewal area • East Hull including Holderness Road Corridor renewal area 	9-13
Affordable housing sought via planning obligations	13-17
Planning contributions received for tree planting	17
Biodiversity Net Gain	18
S278 Highways Agreements and contributions	18-27
Annual Community Infrastructure Levy income and monitoring	27-33
Future S106/CIL spending priorities	34-37
Appendix 1 – Affordable housing definitions	38
Cover page images produced courtesy of google maps	

Introduction

- 1.1 Local Authorities are required under (The Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103 that came into force 1 September 2019) to produce a yearly Infrastructure Funding Statement. This should set out details about planning obligation receipts and anticipated expenditure, as at April each year. This is to provide clarity and transparency to local communities and developers on necessary infrastructure and expenditure and in aligning this to planned development, as envisaged in the Local Plan. The details contained in this document updates previous reporting but also in covering the period 1 April 2024 to 31 March 2025.
- 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. The review considers what has been built, land used, as well as rolling forward housing supply to cover a plan extended to 2039.
- 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. Further land reserved in meeting needs is being looked at but significant completions have occurred.
- 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. Different tenure and affordable housing stock will need to be brought forward.
- 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 sides to the River Hull) is also expected to continue. Large scale housing renewal schemes continue to be progressed 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. This trend is 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, addressing 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

OFFICIAL

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 reviewed with partial 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 by the Council. 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. The outlying areas of the city centre offer potential redevelopment opportunities.
 - 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 phase 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. 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 former Park and East Area Committee wards of the city, renewal of existing housing is anticipated close 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 focussed 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 Place shaping infrastructure was the only viable theme that could be funded by the introduction of the CIL charging schedule in the city. As such only this form of infrastructure is able to be funded by CIL payments largely related from the provision of new housing, with funding to be geared toward public open space and public realm works. These will need to be reviewed in due course but especially in light of the climate change issues, alongside meeting any necessary changes in making land allocations to meet housing and business needs.

Infrastructure delivery and contributions from S106/CIL background

1.12 S106 funding is the consequence of legal agreements (also Unilateral Undertakings) between the Council and developers/landowners, largely arising from housing proposals requiring planning consent in meeting Local Plan policy requirements. Financial contributions must be spent in accordance with restrictions set out in a legal agreement, normally including funds being spent within 1 km of the development site. Funds must be related to the consented development. They are applied in cases where some form of mitigation is required to offset the impact of the development, and the Area Committee determines the nature of what this will be. This determination is constrained by the application of this funding to public greenspace and play provision or in addressing local deficits. Funds received from developers are also held 'in trust' by the Council, in readiness to remedy impacts, so they are not a Council budget as such.

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 developers' expense and its delivery secured via a planning obligation.

1.16 It is a key feature of current planning consents that there is a plethora of planning obligations involving lots of small pots of S106 funding. This poses difficulty in determining where and how this resource (albeit funded by income received in trust by developers) should be spent.

Co-ordination is required in relation to the Councils' capital budget as this relates more locally, such that any gaps in provision could be covered through s106 funding.

- 1.17 The sporadic nature of S106 does not help here nor does proper programming of related open space mitigation projects. The overall impact is that access to local open space provision is gradually being eroded over time. Combined with the loss of local spaces due to them being built on, does not help either. There are seemingly overriding principles in terms of making provision for housing and in meeting future needs in this respect. It could also be argued that the reduced total amount of public open spaces is offset by better quality ones or greater functionality. A separate report investigating the impact here would be required to help answer this more fully. It seems that a great deal of 'local improvements' relates to replacement play equipment. This does not seem adequate reimbursement for loss of open spaces that will be lost forever.
- 1.18 An alternative to local mitigation projects is a focus on strategic parks which brings its own challenges – so a focus on major parks in serving larger catchments where people live. While providing access to a wider population, these facilities are more 'local' to some than others. This is not ideal should the objective be to have lots of accessible quality local spaces, important as these are for children and others to access, particularly in a highly built up area. From a project delivery perspective, it is considered more efficient to spend limited resource more strategically. Future spend of S106 could therefore be more targeted to fewer more accessible sites, but this will have to be derived from consideration of prospective changes to Local Plan policy requirements, currently under review.
- 1.19 A seeming further feature of S106 spend this year seems to be on repairing or replacing play equipment that forms part of public open spaces/parks. Clarity is needed around definitions about what constitutes 'improvement' and what is meant as 'additionality' where S106 should be spent in a way that provides significant enhancement rather than small incremental works to cover repairs and lack of long term maintenance by the Council.

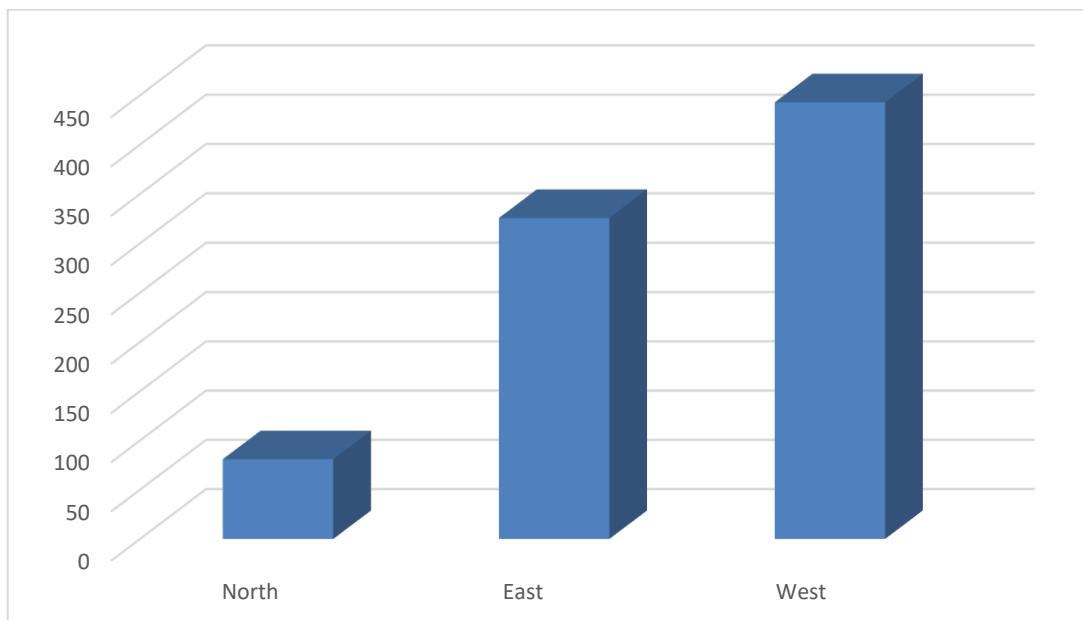
Annual S106 activity, income and use for 2024-25

- 1.20 As before, S106 planning contributions sought from 2024/25 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.
- 1.21 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 2024 to 31 March 2025, 34 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 some do not come to fruition, but the majority relate to changes of use within and edge of the city centre, for apartments/flats, including along Sylvester Street, George Street and Alfred Gelder Street.

1.22 As of April 2025, £936K s106 funds were received in this year and were available for local mitigation projects. The funds received during the year includes tail end payments toward an education contribution at Wawne View (in Foredyke/North) and a large receipt generated toward open space provision at Saltshouse Road/Middlesex Street (in East Hull).

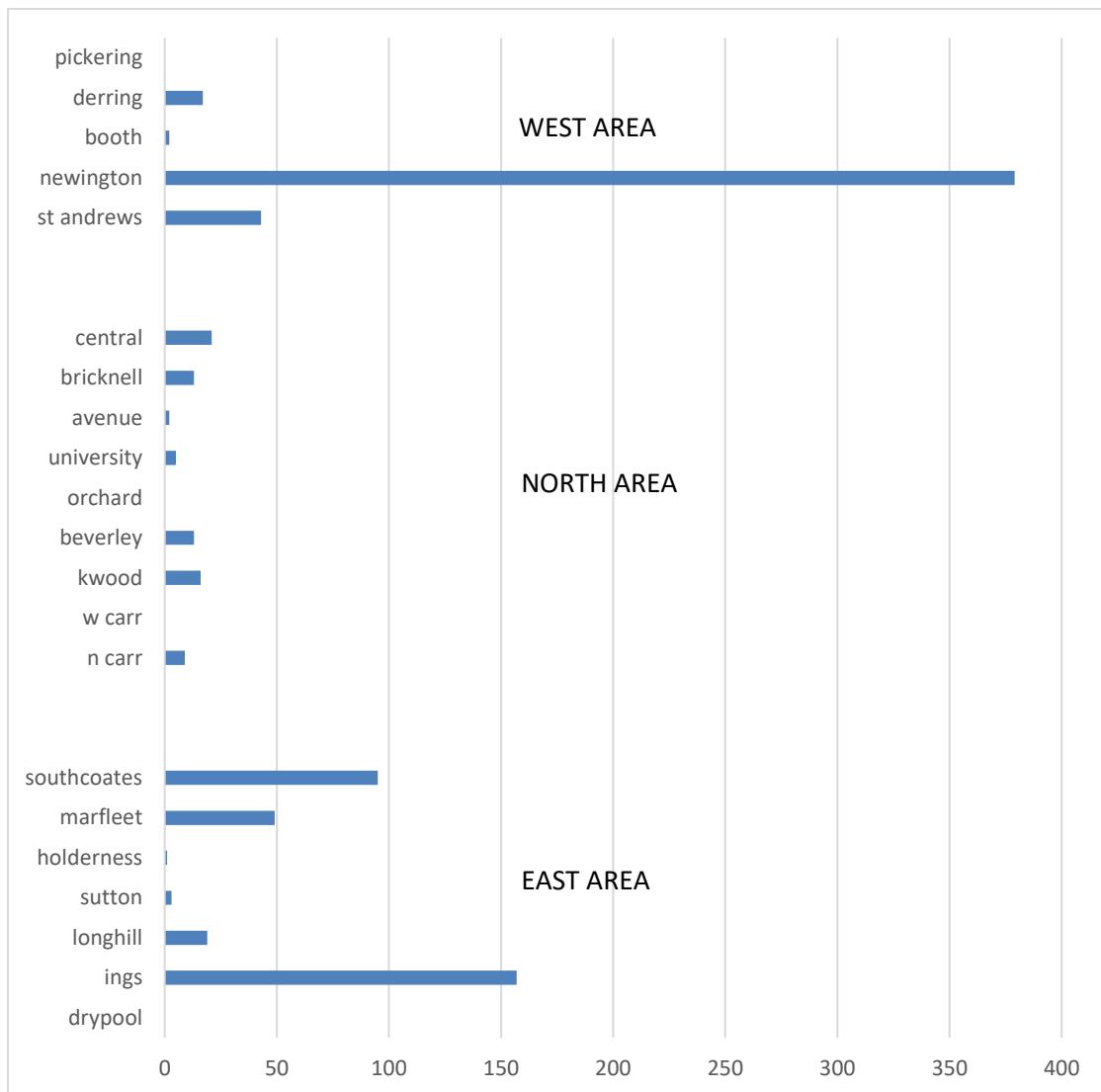
1.23 The available (but unallocated) S106 funding is distributed in a way that relates to where development requires mitigation, as shown in Figure 1 below, relating to Area Committee's at the time of the report deadline.

Figure 1 – Distribution of total available S106 funding (£'000) by Area Committees, April 2025



1.24 As far as ward distribution that includes S106 contributions from previous years that remains unallocated, Newington remains the highest, followed by Ings and the Southcoates. There are a number of wards were no S106 is available, spread across the city, linked to where there are limited amounts of new housing development. Figure 2 outlines the distribution in more detail.

Figure 2 – available s106 funds by ward (£'000's), as at April 2025



1.25 The actual figures by ward are indicated below:

Area Committee	Ward	Available funds at April 2025 (£)
WEST	Pickering	0
	Derringham	17,420
	Boothferry	2,329
	Newington	379,679
	St Andrews	43,468
NORTH	Central	20,892
	Bricknell	7,588
	Avenue	2,658
	University	5,074
	Orchard Park	0
	Beverley	13,272
	Kingswood	16,159
	West Carr	0
	North Carr	7,522
EAST	Southcoates	95,167
	Marfleet	49,260

	Holderness	1,221
	Sutton	3,500
	Longhill	19,442
	Ings	162,494
	Drypool	0

Proposed S106 mitigation projects across the city by new Area Committee

1.26 Significant S106 funds have also been committed across the city for proposed improvements to public open spaces as required through requirements set out in respective planning obligation legal agreements. Proposed projects where work is anticipated are set out in Figure 3 (overleaf) as confirmed by Area Managers including reported progress.

Figure 3 - Projects listed by Area Committee using s106 funding, at April 2025

PROJECT	Ward	Details	S106 fund	Lead officer and reported Area Team progress made as at April 2025
NORTH AREA				
Bude park improvements	West Carr	Sports provision improvements, toilet and changing room	£349,654	Work includes pitch improvements now installed and changing rooms under development.
Hamilton Park	North Carr	Details awaited	£10,626 and £3,381	Play equipment provided and completed but date to be confirmed.
Jack Kaye Walk	Bricknell	Planting and seating	£13,474	Works progressing including order for works being raised.
King George V PFs	University	Extended footpath, new trim trail	£58,632	None reported
King George V PFs	University	Forest nature trail and sky rail	£12,750	Planting completed.
King George V PFs	University	Playing field improvements	£14,722	None reported
Minehead Road	West Carr	Play equipment	£46,804	None reported
Oak Road Playing Fields	Beverley and Newland	Oak Road Playing Fields improvements	£15,421	Zip line completed
Pearson Park	Avenue	New play equipment	£53,377	None reported
Peel Street Park	Central	Play equipment	£26K	Project progressing
Stafford Street		Metal hooped fencing/planting	£14,793	None reported

OFFICIAL

PROJECT	Ward	Details	S106 fund	Lead officer and reported Area Team progress made as at April 2025
		at Stafford Street. Funds are required to make the public space more accessible for use by children and to prevent current anti-social behaviour when motor cycles track across it. P barriers and gates are also to be installed.		
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 to an alternative scheme.
Sidmouth Street School		Play provision and fencing	£77,833	Awaiting clearance from DfE
Zeals Garth	North Carr	POS and play equipment	£7,522	Likely part of larger local £80K project
EAST AREA				
Alderman Kneeshaw Park	Ings		£6,999	None reported
B Robson Park	Sutton	Trimtrail	23,947	Update required
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 cycle scheme	Holderness	New and improved access routes and cycle stand/cover	£11,508	None reported
Grasby Park	Ings	Fencing	17K	Update required.
Hamilton Park	Sutton		10,626	Update required.

OFFICIAL

PROJECT	Ward	Details	S106 fund	Lead officer and reported Area Team progress made as at April 2025
Ings POS linked to drg RF12-059LO2A	Ings	New POS as part of new development	£349,067	Project currently under development.
Lorenzo Way, St Johns Grove and Mapleton 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
Rustenburg Street - former D Lister Primary School	Southcoates	TBD	£31,000	None reported
WesternGailes Way	Ings		69,751	Project update required.
WEST AREA				
Hamling Way	Newington and Gipsyville	Improvements to natural environment to replace habitat loss	£99,313	Project on-going including reconfiguring wetland although Hamling way is now overgrown so may need to switch location.
Healthfield Sq and Somerset Street	St Andrews and Docklands	POS improvements	£14,000	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 a legal agreement.	£92,621	Investigating potential works
Queens Gardens	St Andrews and Docklands	Improvements to QG	£80,000	Under construction
Welsted Street play area	St Andrews and Docklands	New play equipment	£14,500	None reported

1.27 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 in bringing such benefits to the local community.

1.28 In terms of detailed delivery and distribution in looking at respective areas, the following open and/or play space projects were committed by Area Committee decisions as at April 2025. In total approximately £2m has been committed to projects involving £880K in East, £597K in North and £591K in West Hull. There continues to be challenges concerning the speed of delivery of these improvements over the last year. These improvements relate to newly defined administrative areas but also defined areas in the city where major physical change was (and continues to be) anticipated within the Local Plan, in the following ways:

City Centre (containing parts of all newly created Area Committee areas)

1.29 The public realm in the city centre continues to be improved with works continuing around the Rose Bowl and Queens Gardens in providing an attractive approach to the proposed new Yorkshire Maritime Museum. S106 planning obligations are playing a small part in funding these over the last year.

North Area including Kingswood

1.30 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. The drainage and pitch surfacing has been completed and hand over of the pavilion is expected early 2025. This is important in discharging the s106 planning obligation, as works need be completed prior to expiry of a 10 year expected procurement (by September 2025) written into the related S106 legal agreement.

1.31 Improvements have occurred at Minehead Road play area as indicated in the photo below.



1.32 Broadacre Primary School redevelopment has occurred to accommodate an anticipated rise in local students, funded by £3.6m from s106 contributions. Instalments were agreed for this and the final payments have now been received. The old primary school was demolished and part of the playing fields and soft landscaping works took place with final handover of the full scheme occurring in 2022 (2022/23). The instalments were used to replace funds already incurred by the Council.

West Hull including Newington and St Andrews renewal area

1.33 Significant S106 funds have historically been provided and targeted at open /play space improvements within these wards covering large parts of west Hull. These were generated by major renewal of the area directed via an Area Action Plan. The final amounts of S106 funding have been received (£325K) in connection with the final instalment derived from new housing on the former Amy Johnson site. Discussions are ongoing about what this should be spent on.

1.34 The Calvert Lane housing site continues to be built out with well over half units completed and occupied. A direct consequence of this scheme was provision for a new health hub which has now been completed and is open. New open space including a playing field was also secured as part of this planning permission. A planning obligation in connection with this housing scheme was also established to pay for the improvement of Calvert Lane and Derringham roundabout junction. £239K has been received. 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.

East Hull including Holderness Road Corridor renewal area

1.35 Historic S106 planning contributions have been used to fund improvements in serving the wider eastern side of the city including at East Park, for play equipment, cycle track and footpath improvements. Clarity is being sought from the Area Manager on works funded via S106.

1.36 Gleneagles Park (Sutton) has been improved with a £175K S106 planning contribution including new planting and playing surfaces alongside new landscaping to improve flood attenuation, along with seating.

1.37 Ings Public Open Space is also to be provided using £350K s106 funding from two development schemes on Perivale Close and Saltshouse Road. These elements were sought as part of regeneration proposals in the former Area Action Plan.

Affordable housing sought via planning obligations

1.38 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 properties, and a planning obligation legal agreement seeks to secure this provision for the future.

1.39 These provisions relate to numerous units likely to be delivered in time and then retained in perpetuity. The Council will mainly 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. Figure 4 provides details of the estimated provision of affordable housing based on the following consents liable to a planning obligation.

Figure 4 – Affordable housing provision estimates via planning obligations as of April 2025

Location	Units/S106	Application reference (by year)	Land owner	Progress as at April 2025	Possible action
Balham Avenue	9 units from total	24/00431/FULL	Lovells	Plots 28 – 36 (evens)	Await details
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	July 2025 update – 5 Shared Ownership provided with further 12 to be built, plus 6 First Homes provided	Together Housing is Registered Provider with the Council.
Bodmin Road	24	21/01664/FULL	Pickering and Ferens Homes	Request made to confirm AH approach – 3/2/25	Await details
Calvert Lane	10% X 166 market units or 17 AH, required by planning condition and then legal agreement.	17/00871/OUT and 20/01048/RES	Hull Trinity House Charity and Citycare and Persimmon Homes Ltd	Under construction and awaiting confirmation of tenure.	No details provided by the developer. Contact with the developer is needed to check progress.
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.

OFFICIAL

Location	Units/S106	Application reference (by year)	Land owner	Progress as at April 2025	Possible action
Gleneagles Park	4 from a total of 27 units approved	22/00018/FULL	KWL Hull Ltd	DOV confirmed involving plots 1, 2, 23 and 24 but likely 'discounted market' AH awaiting completion.	Developer reviewing position on AH – Nov 2024
Grange Road, west	3 (starter)	18/01431/FULL	Keepmoat	Completed - Site 01/199 – 12 dwellings but awaiting details of nature of tenure.	25 affordable rentals acquired by the Council - confirmed on 20/11/23
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.	17 affordable rental properties have been acquired and are managed by the Council – confirmed on 20/11/23
Hessle Road, 2052-58	29 (completed)	20/00501/FULL	Azza Construction Ltd	Completed units available for social rentals.	Check nature of tenure here.
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 discussions with the Council. 4 units transferred to the Council, but other units

OFFICIAL

Location	Units/S106	Application reference (by year)	Land owner	Progress as at April 2025	Possible action
					are under discussion.
Kingston Street, Maritime House	2 from 20 units as a change of use	22/00333/FULL	Isberg Ltd		TBC.
Lindsey Place	10% or 3.4 units AH	21/01365/FULL	Wardolls Ltd	Under construction. Developer reviewing position on affordable element.	TBC.
Portobello Street	142	15/01618/FULL	Strata Homes and Home Group	All completed - 142 dwellings but details awaited about tenure.	93 affordable rentals acquired and managed by HCC in addition to 49 affordable rent managed by Home Group – confirmed on 20/11/23
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.
Saltshouse Road, 347	2 units required	18/01299/FULL	Tealby Homes Ltd	Site completed but no confirmation of affordable units being completed.	TBC.

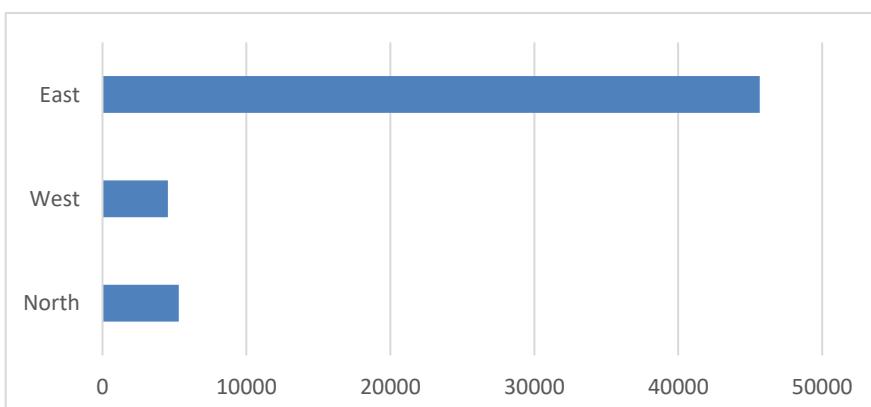
Location	Units/S106	Application reference (by year)	Land owner	Progress as at April 2025	Possible action
Wawne Road	7 (starter units)	16/00601/FULL	Strata Homes, Home Group, Keepmoat	Site has started but nature of tenure awaited.	Awaiting details from developer but need pre-emptive agreement.
	Estimated total 325 units				

1.40 From information supplied by Housing Services (November 2024), it appears that around 180 units have now been transferred to the Council as derived through the planning obligation process. There remain challenges in determining the exact status of units to ensure their continued use as affordable housing in perpetuity. It may be appropriate for clauses to be added to future legal agreements, to require annual reporting by applicants, on progress in achieving the required affordable homes provisions.

Planning contributions received for tree planting

1.41 Other s106 planning contributions receipts stem from Local Plan policies requiring tree planting. Around £55K is currently available from receipts taken from legal agreements agreed up to April 2025 for tree planting. These are largely generated from two schemes at Grange Road (£16K) and Preston Road (£25K) in the East Area, although unlike S106 planning obligation related open/play space provision, replacement is not required to be in the locality. Figure 5 outlines the available funds received by Area Committee, but no confirmation has been received about where or how these funds have been spent as yet. Unlike the provision to require local open spaces, there is no requirement to make provision within 1km of the consented scheme, mainly because the benefits of tree planting are more ecological than amenity based.

Figure 5 – Available tree planting contributions receipts by Area Committee, April 2025 (£'s)



Biodiversity Net Gain

1.42 Biodiversity net gain (BNG) is a way of creating and improving natural habitats through mitigations carried out because of development. It is derived from application of Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. Developers are subject to making 10% BNG benefit with on or off-site or on land owned by the developer. As such the Council seeks to secure funding in monitoring these benefits and this is where S106 funding is applied. BNG is in early developmental stages but updates on liable schemes will be provided as part of an ongoing monitoring process governed under separate legislation, and despite these gains being sought through a planning obligation legal agreement.

S278 Highways Agreements and contributions

1.43 S278 Highway Agreements can be used to mitigate the impact of development on road infrastructure. Agreements can include funding that will be used to make improvements to road junctions or other parts to the highway but only where there is a demonstrable impact. To date, these agreements have not been recorded. From this year the only schemes where funding has been forthcoming is shown on figure 6 below but only those over £10K in value. These total £628K and most works appear to have been installed or progressed to having been started.

Figure 6 – S278 Highway agreements 2022 - 2025

Planning application reference	Address or location	Value (£) of agreed related S278 Highway works	Related project description or works	Date of payment	Status of project
21/00687/FULL	Albert Avenue Baths	£23,263.94	<ul style="list-style-type: none"> • Removal of existing raised bus border platform and associated kerbs and fencing and the reinstatement of full height kerbs and footpath • Installation of bus border platform and associated kerbs 	10/08/2022	Adopted

OFFICIAL

Planning application reference	Address or location	Value (£) of agreed related S278 Highway works	Related project description or works	Date of payment	Status of project
			<p>in revised location.</p> <ul style="list-style-type: none"> •Relocation of litter bin and bus stop pole / sign. •Relocation of speed hump and reinstatement of existing carriageway. •Alterations to existing access arrangements on Albert Avenue to create a single vehicular access and reinstatement of existing full height kerbs and footway. •Relocation of street lighting column. •Installation of road markings and signage. •Relocation of CCTV cabinet/column 		
22/00134/FULL	Lidl, Barnes Way	£95,427.25	Alterations to existing vehicular access on Connaught Road, installation of pedestrian tactile crossing points, relocation of existing street lighting columns,	18/08/2023	Completed but not adopted yet

OFFICIAL

Planning application reference	Address or location	Value (£) of agreed related S278 Highway works	Related project description or works	Date of payment	Status of project
			installation of signage and line markings, formation of footway/cycleway on Connaught Road including the installation of ladder tactile paving and associated signage and lining.		
21/00450/FULL	Bedford Street/Mount Pleasant (Travellers Site)	N/A Council scheme	Formation of new vehicular access to Mount Pleasant, installation of pedestrian tactile crossing point, installation of drainage, widening of carriageway, installation of traffic island on Mount Pleasant to allow vehicles to turn left into site only and exit left only, installation of associated line markings	N/A	Works have started on site but formation of access and installation of traffic island cannot be granted a permit until 2026.
22/00161/FULL	Former Central Fire Station, Worship Street	£39,775.63	Footway and carriageway works including construction of footpath, creation of new kerb line, including repositioning of existing gully's	04/07/2023	Adopted

OFFICIAL

Planning application reference	Address or location	Value (£) of agreed related S278 Highway works	Related project description or works	Date of payment	Status of project
			and reinstatement of associated line markings.		
22/01567/FULL	Tesco Express, Chamberlain Road	£49,683.20	<p>Tying into the existing concrete carriageway on Chamberlain Road.</p> <ul style="list-style-type: none"> • Installation of new kerb line. • Installation of pedestrian tactile crossing point. • Tying into existing footpath on Chamberlain Road. • Installation of road markings at junction with Chamberlain Road (subject to a new Traffic Regulation Order). • Installation of new road gullies at radius. • Installation of signage at junction with Chamberlain Road. • Reinstatement of any damaged kerbs and grass verge as required. 	19/03/2024	On maintenance due for adoption 1st May 2026

OFFICIAL

Planning application reference	Address or location	Value (£) of agreed related S278 Highway works	Related project description or works	Date of payment	Status of project
23/00427/FULL	Ideal Standard, National Avenue	£56,161.49	<p>Tying into the existing concrete carriageway on National Avenue.</p> <ul style="list-style-type: none"> • Installation of new kerb line. • Construction of new footpath. • Installation of pedestrian tactile crossing point. • Removal of existing gully on National Avenue. • Removal of existing masonry wall and fencing. • Installation of road markings at junction with National Avenue. • Installation of new gully at radius. • Alterations to existing signage. 	07/05/2024	Works ongoing on site
13/01216/OUT	Bellfield Avenue/Savoy Road (Lovells housing development)	£344,717.84	<ul style="list-style-type: none"> (i) Installation of pedestrian refuge islands with pedestrian dropped crossing facilities on Bellfield Avenue as approved. (ii) Installation of road markings and signage on 	21/11/2022	Adopted

OFFICIAL

Planning application reference	Address or location	Value (£) of agreed related S278 Highway works	Related project description or works	Date of payment	Status of project
			<p>Bellfield Avenue, Willesden Close and Savoy Road as approved.</p> <p>(iii) Removal of existing pedestrian crossing, refuge/pinch point and priority system as approved.</p> <p>(iv) Construction of new 2m wide footway link on Bellfield Avenue to Middlesex Road which narrows as it meets the underpass as approved.</p> <p>(v) Realignment of Savoy Road and Bellfield Avenue junction to suit widening of carriageway on Bellfield Avenue as approved.</p> <p>(vi) Realignment of tactile crossing points at the junction of Savoy Road and Bellfield Avenue junction as approved.</p> <p>(vii) Removal of two bus stops on Bellfield Avenue</p>		

OFFICIAL

Planning application reference	Address or location	Value (£) of agreed related S278 Highway works	Related project description or works	Date of payment	Status of project
			<p>and made good as approved.</p> <p>(viii) Construction of 2m wide footway link on Bellfield Avenue to Tottenham Close as approved.</p> <p>(ix) Realignment of pedestrian tactile crossing point and dropped kerb on Bellfield Avenue as approved.</p> <p>(x) Relocation of existing bus stop on Bellfield Avenue and made good as approved.</p> <p>(xi) Installation of new Ghost lanes on Bellfield Avenue to facilitate right turns into Willesden Close and Savoy Road as approved.</p> <p>(xii) Relocation of Willesden Close junction and existing junction stopped up as approved.</p> <p>(xiii) Construction of raised table and associated</p>		

OFFICIAL

Planning application reference	Address or location	Value (£) of agreed related S278 Highway works	Related project description or works	Date of payment	Status of project
			<p>ramps and pedestrian tactile crossing points on Willesden Close, construction of 2m wide footways and verge on both sides of Willesden Close as approved.</p> <p>(xiv)Verge to be re-graded as required on Bellfield Avenue as approved.</p> <p>(xv)Widening of Bellfield Avenue with concrete slabs as approved.</p> <p>(xvi)Installation of new and relocation of existing street lighting on Bellfield Avenue and Willesden Close as approved.</p> <p>(xvii)Installation of street name plates on Willesden Close as approved.</p> <p>(xviii)Construction of pedestrian tactile crossing points with dropped kerbs on</p>		

OFFICIAL

Planning application reference	Address or location	Value (£) of agreed related S278 Highway works	Related project description or works	Date of payment	Status of project
			<p>Tottenham Close as approved.</p> <p>(xix) Removal of cycleway road markings and give way markings on Bellfield Avenue as approved.</p> <p>(xx) Removal of various gullies on Bellfield Avenue as approved.</p>		
21/01527/COU	Mitcham Road Limetree Children's Home	£20,225.72	Carriageway, footway and kerbing works to Mitcham Road which includes the installation of traffic calming features, tactile pedestrian crossing point with the installation of Manchester bollards, relocation of existing street sign, relocation of existing gully and capping off of existing gully, installation of two vehicular access points which includes tying into existing footpath and installation of new footpath, relocation of street lighting	17/02/2025	On maintenance until 17/02/2026

Planning application reference	Address or location	Value (£) of agreed related S278 Highway works	Related project description or works	Date of payment	Status of project
			columns and installation of associated line markings.		

Annual Community Infrastructure Levy income and monitoring

1.44 The Community Infrastructure Levy charging schedule for Hull began 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. 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. 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.

1.45 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.

1.46 Since April 2018, 37 development proposals have come forward that were CIL liable although a small number of these were either subsequently withdrawn or refused. Many of those approved also had s106 planning obligation requirements in mitigating impacts. Only 5 have been endorsed over the last year. Most of the consented schemes where CIL may have been liable involve exemptions including for charitable or self-build purposes.

1.47 Importantly, the applicant for Richmond Way site (east of River Hull at Kingswood) has also been served a Liability Notice for over £2.5m plus Indexation for 450 dwellings, to be used for local open space provision once aqua greens and river defences have been installed. The East Carr proposal at Danby Close (418 dwellings) has also been submitted so a Liability Notice needs serving should this be consented, where liability is likely to be around £2.3m plus indexation. The detail of CIL liable development is set out in Figure 7 overleaf:

OFFICIAL

Figure 7 - CIL related proposals and details, as at April 2025

Address and application reference	Application reference	Description of development	Estimated CIL liability (£)	Status
Anlaby Road, 997	21/01662/FULL	2 x dwellings following demolition of one		Pending consideration
Askew Avenue, 93	19/00871/FULL	Single dwelling	7,500	Self build Pt 1 exemption granted 25/1/21
Barnes Way	21/01691/FULL	157 dwellings	£633,300	Includes exemption for affordable housing. Demand Notice issued 27.6.2023 with first instalment 25 Sept 2023. Second instalment for £335,871.57 received dated 18/11/24. Final instalment required July 2025.
Balham Avenue, 77-79	24/00431/FULL	84 dwellings	7,520 sqm (£451,200) social housing application so possible exemption	Awaiting CIL Form 2 from Lovells – check AH numbers as only 9 units in the planning obligation but likely that Together Housing Association will manage 75 units as shared ownership.
Burnham Road/Anlaby Park Road South (The Schooner PH)	19/01066/FULL	8 dwellings	57,240	No CIL forms received. Liability Notice needed but site not progressed.
Chamberlain Road (O'Sullivans)	19/00860/OUT	9 dwellings	48,456	No CIL forms received. Liability Notice needed but site not progressed.
Chamberlain Road	22/01567/FULL	New store	376 x 5	Check parameters of application
Connaught Road, south	22/00134/FULL	Lidl foods store	120,760	LN served 4/1/2023. Demand Notice served 17/4/2024. Payment made in April 2024 70% - £84,532.49, 25% - local £30,190.17 and 5% planning £6,038.04
Cranbrook Avenue, 241	22/00096/FULL	Single dwelling to	75.6 sqm single dwelling	CIL Form 1 received 28.1.2022. LN sent 24.10.2022

OFFICIAL

<i>Address and application reference</i>	<i>Application reference</i>	<i>Description of development</i>	<i>Estimated CIL liability (£)</i>	<i>Status</i>
		<i>end of terrace</i>		
<i>East Carr Road, Danby Close</i>	<i>25/00378/FULL</i>	<i>418 dwellings</i>	<i>41,441 sqm- 3,064 AH = 38,378 sqm nett x £60 per sqm m = £2.3m</i>	<i>CIL Forms awaited July 2025</i>
<i>Gleneagles</i>	<i>22/00018/FULL</i>	<i>27 dwellings</i>	<i>4 dwellings as affordable homes to be confirmed but no exemption as site works underway October 2023.</i>	<i>Demand Notice served 2/11/2024 for total of £153,526</i>
<i>Hessle Road, 900</i>	<i>20/00786/FULL</i>	<i>2 dwellings</i>	<i>2 dwellings</i>	<i>Self build Pt 1 exemption granted</i>
<i>Hessle Road, 2050-2052</i>	<i>17/01183/FULL</i>	<i>7 dwellings proposed</i>	<i>35,910</i>	<i>Charitable exemption granted 15/10/19</i>
<i>Hessle Road, 2052 - 2058</i>	<i>20/00501/FULL</i>	<i>29 dwellings</i>	<i>92,100</i>	<i>Charitable exemption granted 27/11/20</i>
<i>Holderness Road, 709</i>	<i>19/000745/FULL</i>	<i>Erection of single dwelling</i>	<i>8,400</i>	<i>Self build Pt 1 exemption granted 25/10/19</i>
<i>Ings Road, 261</i>	<i>19/00338/FULL</i>	<i>Single dwelling</i>		<i>No CIL forms.</i>
<i>James Reckitt Avenue/Clifford Avenue</i>	<i>22/01010/FULL and 23/00163/FULL</i>	<i>5 dwellings and single bungalow</i>	<i>Excludes demolition of church not occupied 6 months within last 3 years</i>	<i>Demand Noticed served - £38,899.75 received 3/6/24 includes Planning charge to be netted off at 5%</i>
<i>James Reckitt Avenue (Transport House)</i>	<i>22/00330/FULL</i>	<i>28 dwellings</i>	<i>Await floorspace details</i>	<i>Liability Notice served. Demand Notice served May 2025 but applicant requests reduction given transfer of units for affordable houses to the Council but not accepted.</i>
<i>Kendal Way</i>	<i>25/00581/OUT</i>	<i>63 dwellings</i>		<i>Check application status.</i>
<i>Lawns, Sutton</i>	<i>19/00451/FULL</i>	<i>Erection of 2 dwellings</i>	<i>15,600</i>	<i>2 x self build pt 1 exemptions granted 18/10/19</i>
<i>Leads Cottages, 1</i>	<i>19/01312/FULL</i>	<i>Single dwelling</i>	<i>5,340</i>	<i>Demand Notice served and payment received 17/5/21</i>

OFFICIAL

Address and application reference	Application reference	Description of development	Estimated CIL liability (£)	Status
Leads Road cottages	18/01360/FULL	Single dwelling		Decision pending
Leads Road, 199	20/00930/FULL	Single dwelling	2,280	Not a self build and netted off demolition. Demand Notice sent and payment received
Lindsey Place	21/01365/FULL	Single dwelling		LN received – Check as later application is for 34 flats, so not liable.
Lindsey Place, Cherub nursery	24/00100/FULL	9 dwellings and 12 flats		Check nature of development here – March 2025
Lomond Road, 125	23/00381/FULL	Single dwelling	88.92 x 60 = 5335.2	Application received
Manor Road, 188 R/O	21/01462/FULL	Single dwelling		CIL forms received Liability Notice dated 24/10/2022 – to check progress on development.
Manor Road, 118 R/O	23/02763/FULL	Single dwelling	36.96 sqm	CIL forms 1 and 2 received. Liability Notice sent 12/9/2023. To check progress on development.
Newland Park, 18	22/00028/FULL	Single dwelling		CIL form 1 received
Newland Park, 115	21/00995/FULL	Single dwelling	9,180	Liability Notice served 26/7/21. Re-application being sought.
Newland Park, 117	22/01057/FULL	Single dwelling		CIL Form 1 and 2 received. Liability Notice served 20/9/23
Preston Road, Craven Park	25/00529/FULL	Retail use as part of mixed development	TBD but £50 psm if over 500 sqm	CIL forms needed for retail element and check if consented.
Rockford Avenue, 77	20/00035/FULL and 21/00276/FULL	Single dwelling		Liability Notice required but no CIL forms received. Check progress.
Richmond Way, Kingswood	19/01511/FULL (hybrid planning application)	450 dwellings	£1.5m for 214 dwellings £1.2m phase 2 plus Index	Liability Notice sent 20.2.25 including use of funds in part for local public open space.
Saltshouse Road, 347	18/01299/FULL	Erection of 24 dwellings	1. 42,317.70 2. 84,635.40 3. 42,317.70	Demand Notice served – Payments made.

<i>Address and application reference</i>	<i>Application reference</i>	<i>Description of development</i>	<i>Estimated CIL liability (£)</i>	<i>Status</i>
South Bridge Road, 77-79	25/00334/FULL	4 storey residential block		CIL Forms 1 received
Teasdale Close, Priory Road	20/00832/FULL		9,084	Exemption for part 1 self build granted May 2021 Exemption for Part 2 granted 17/4/25 for No 11.
Tween Dykes Road, 74	18/00543/FULL	Erection of single dwelling	11,640	Self build Pt 1 exemption granted 25/11/19
Wadsworth Avenue, 28	17/00137/FULL	Single dwelling	6,300	Self build Pt 1 exemption granted 25/11/19
Wansbeck/Frome Road	16/00603/FULL and 23/03251/RES	15 dwellings	TBD	Check that floorspace has not increased from original consent
Wawne Road, north of Diversity Drive	24/00877/FULL	67 dwellings	348,180	CIL Form 1 received 28/8/24. Check progress.
Westlands Road, 80	18/00455/FULL	Erection of dwelling	4,320	Self build Pt 1 exemption granted 11/1/19
Woodhall Street, 93	23/03224/FULL	4 x 3 bed dwellings	22,260	Planning application submitted Oct 2023 including demolition of existing house. Check progress.
Wold Road, 108	18/00692/FULL	Single dwelling	4,272	Demand Notice served and £4,272 payment made.

1.48 The CIL Protocol requires 25% funding received to be used locally, 70% strategically across the city and 5% is to cover costs in managing the CIL budget. In terms of CIL receipts to date approximately £883K has been received since the charging schedule came into force. This includes CIL funding carried forward from previous years along with £534K received over the accounting year, as at April 2025. Some funding has been used to date locally but most remains available to spend, for particular place shaping related projects/schemes. Figure 8 provides details of the distribution of funds received along with the relevant split. Certain funds have also been allocated to projects as indicated.

Table 8 – Available CIL funding (£) and its distribution, as of April 2025

Planning consent location and reference	Total CIL due (instalments indicated in brackets if applicable)	Funds available for strategic projects (70%)	Funds available locally (25%)	Planning Service income (5%)	Allocated use and minute
Barnes Way, 21/01691/FULL NORTH AREA	671,743 (167,9356) (335,871) (167,936)	117,555 235,109	41,984 83,968	8,397 16,793	TBD
Connaught Road 22/00134/FULL NORTH AREA	120,761	84,533	30,190	6,038	TBD
Gleneagles 22/00018/FULL EAST AREA	38,381	26,867	9,595	1,919	TBD
James Reckitt Avenue 23/00163/FULL EAST AREA	38,900	27,230	9,725	1,945	TBD
Saltshouse Road 18/01299/FULL EAST AREA	169,271	118,489	42,318	8,463	<i>42,318 for use at Bellfield Park in conjunction with S106 (minute 51 5/3/24)</i>
199 Leads Road 20/00930/FULL EAST AREA	2,280	1,596	570	114	TBD
Leads Road 19/01312/FULL EAST AREA	5,340	3,738	1,335	267	<i>1268.25 for use at Bellfield Park in conjunction with S106 (minute 51 5/3/24)</i>
Wold Road 19/00805/FULL WEST AREA	4,272	2,990	1,068	214	TBD
Totals		618,107	220,753	44,150	

- 1.49 Of the total CIL funds received to date at April 2025, £220K can be retained within the area where development has occurred. £618K 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. £44K is retained as Planning Service income.

- 1.50 Of the £220K that can be allocated locally, in terms of distribution, most CIL receipts lie within the North Area (£156K), followed by £63K in East Area and £1K in the West. Most of the funds received within the East Area have been allocated for Bellfield Park improvements. Other funds have yet to be allocated.

1.51 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. Figure 9 sets out potential for CIL liable development based on existing allocations in the Local Plan.

Table 9 – CIL anticipated receipts, as of April 2025 (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 key works associated with obtaining planning consent includes costs associated with flood defences, for example.)

Site ref in Local Plan	Address	Housing allocation remaining capacity	Anticipated CIL yield
17	Holderness House	13	£58K
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
254	Wath Grove	32	£144K
291	114 Blenheim St	5	TBD
862	Danby Close	270	£1.2m

1.52 Based on charging rates and eligible areas, around £1.5m remains expected from house building on land allocated in the Local Plan indicated in the above table. 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.

1.53 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. For example, a recent case at Kingswood for a retail mezzanine floor within a building has been accepted by the Council as being exempt from CIL because it aligned to certain regulations.

Future S106/CIL spending priorities

1.54 CIL regulations require clarity about future anticipated infrastructure to be funded by planning obligations and Community Infrastructure Levy. These are set out in Figure 10 but these projects are in the main about public realm improvements linked to major renewal areas in the city, where new housing has occurred, but prompted by additional demands placed on existing open spaces. Likely/proposed small scale funded projects below £20K are also excluded from this table.

1.55 This figure 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.

1.56 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.

1.57 Part 2 identifies a list of CIL funded projects that covers up to the next 10 years, as CIL becomes more available.

1.58 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.

Figure 10 – Update of Place Shaping Infrastructure Programme, as of April 2025

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	No update to provide	No progress made to date reported from Area Team
Kingswood – Wawne View*	Not known	Provision of a new Park is funded from the sale of the		Park is tied into the planning consent by planning	Planning consent via condition includes park

OFFICIAL

Project description	Anticipated costs	s106 contribution made/allocated	Reference from former Schedule 123 list, Dec 2016	Commentary	Progress
		land by the Council.		condition and as required through AAP.	provision linked to phasing 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 and almost complete.
Shaw Park – park improvements		£153K		Completed	Completed.
King George PF – Skate park		£65K		Completed	Completed.
Pelican Park multi games area	£255K	£20K	S2	Completed	Completed.
East Park – play equipment		£40K		Completed	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 reinstated.
Pickering Park – phased improvements	£0.8m	£0.8m	G20	No update to provide	None reported by Area Team.
Peter Pan Park, Pickering Road	£0.3m	£180K	G21	No update to provide	None reported by Area Team.

OFFICIAL

Project description	Anticipated costs	s106 contribution made/allocated	Reference from former Schedule 123 list, Dec 2016	Commentary	Progress
Dorchester Road/Sutton Road landscaping		£35K		Completed	Completed
Langsett Road play ground		£66K		Completed	Completed
Bellfield Park		Play equipment		Completed	Completed
Western Gailes Way		Play equipment		Completed	Completed
A Kneeshaw Park – skate park		TBD		Water play and parking already funded through s106 so this is next phased improvement.	Work to progress.
B Robson Park		Play equipment	G24	Completed	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	No update to provide
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	No update to provide

OFFICIAL

Project description	Anticipated costs	Likely CIL required contribution	Reference from former Schedule 123 list, Dec 2016	Commentary
General play provision improvements*	£943K	£923K	G28	No update to provide

*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 public open space improvements after installation of aqua green and river defences	£TBD but only for the provision of pos/play	TBD	G19	Referenced in the Kingswood AAP.
Massey Fields	£30K	£30K	G5	No update to provide
Newbridge Road	£350K	£350K	G16	No update to provide
East Park entrance	£350K	£350K	G17	No update to provide
Allotment provision	£50K	£50K		No update to provide
Blue Bell Fields		TBD	G10	No update to provide
Holderness Drain links		TBD	G14	No update to provide

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.