

# **Winchester City Council**

## **Community Infrastructure Levy and Section 106 Infrastructure Funding Statement**

**Reporting Period:**

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

# Winchester City Council

## Infrastructure Funding Statement

For the period from 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020

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### Introduction

1. The collection and distribution of the Community Infrastructure Levy (CIL) is governed by the Community Infrastructure Levy Regulations 2010 as amended, including by the Community Infrastructure Levy (Amendment) (England) Regulations 2019, which came in to force on 1<sup>st</sup> September 2019. Under the 2019 amendment to the regulations, the local authorities which collect the Community Infrastructure Levy (CIL) are required to publish Infrastructure Funding Statements annually from 31 December 2020, which detail planning obligation receipts (s106 agreements and CIL receipts) and both anticipated and actual expenditure on infrastructure projects. This Infrastructure Funding Statement will provide information under Section 121A (1) for the reporting period of 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020, regarding the collection and the subsequent expenditure of CIL on infrastructure projects, increasing transparency and accountability. The information required is listed in Appendices 1 (The CIL Report) and 2 (The Section 106 report) to this document.

1.1 The Infrastructure Funding Statement (IFS) is intended to replace the current Regulation 123 List, which was previously compiled to prioritise infrastructure for which CIL funding could be allocated. However the Regulation 123 List was reviewed and updated in February 2019 (CAB2132) and will therefore still form the basis of the Infrastructure List for the purposes of identifying schemes for which CIL funding may be allocated.(See Appendix 3) It is intended to review priorities for CIL spending in Spring 2021.

- 1.2 As well as reporting on the CIL funding to be allocated and spent on infrastructure, the IFS provides information on Planning Obligations (provided in Section 106 Agreements), which can accompany a planning permission to make the scheme acceptable in planning terms including mitigating the impacts of the development permitted. The Section 106 Agreements are directly related to a particular development and often include the delivery of new infrastructure necessary to enable planning permission to be granted.
- 1.3 The IFS is specific to the year upon which it reports and although there are some references to overall amounts collected, it is not intended to scrutinise historical data in relation to developer's contributions. Going forward the information reported each year will build upon the previous years to give an increasingly clearer account of funding collected and spent.

### CIL Funding

- 2 The City Council introduced its Community Infrastructure Levy (CIL) in April 2014, and is the charging authority for the Winchester District outside the South Downs National Park. The City Council collects financial contributions from certain types of development in the district, outside the South Downs National Park, based upon a net increase in floor space. There are three different charging zones in the Winchester District area with three different charging rates. (Further information can be found at [www.winchester.gov.uk/planning/communityinfrastructurelevy/](http://www.winchester.gov.uk/planning/communityinfrastructurelevy/).) The CIL payments received can be used to fund infrastructure to support the development of the local area, and beyond. The types of infrastructure are detailed below. The table below is a broad list of schemes for which CIL funding can be used for, whether delivered by the City Council, County Council or other organisations such as Parish Councils or community groups.

Types of Infrastructure for which CIL may be allocated.

<b>Infrastructure Type</b>	<b>Purpose</b>
Education Facilities	Provision of additional primary and secondary school capacity at existing schools
Transport and Highway Infrastructure	Provision of improved public transport facilities (including park and ride provision) and enhanced pedestrian and cycling infrastructure. (Previously identified on the Regulation 123 list)
Open Space Provision	Provision of facilities for addressing open space deficiencies in terms of quantity, quality or accessibility,

	particularly those set out in the Winchester City Council (WCC) Open Space Strategy
Built Facilities Indoor Sport and Recreational Facilities	Provision of facilities to address deficiencies in indoor and built sports recreation or leisure facilities in accordance with the LPP1 Policy CP7; particularly those identified in the WCC Built Facilities Study
Green Infrastructure	Provision and enhancement of the Green Infrastructure Network as defined in the Local Plan Part 1 Policy CP14, particularly through projects identified in the PUSH Green Infrastructure Strategy, Biodiversity Action Plan or the Hampshire Countryside Access Plans Provision of mitigation projects for infrastructure identified through the Solent Disturbance and Mitigation Project and Bird Aware Solent.
Environmental Infrastructure	Provision of improved drainage and flood defences to mitigate the effects of development
Community and Cultural Facilities	Provision of new facilities for community use and improvements to existing facilities in deficiency areas identified in the Cultural Strategy, Built Facilities Study or Infrastructure Delivery Plan. Refurbishment or replacement of libraries as set out in the Hampshire County Council Infrastructure Statement

- 3 The agreed spending protocol for CIL (CAB3071) has prioritised schemes which are identified in the R123 List and Infrastructure Delivery Plans, which have underpinned the growth set out in the Council's adopted Local Plans. The R123 List referred to the types of infrastructure CIL could be used to deliver, but was not specific to particular schemes, except for highway schemes. This approach was taken for highway projects because Hampshire County Council would deliver directly transport infrastructure improvements using CIL funds transferred to them by the City Council each year, up to September 2018. The Council's Infrastructure Delivery Plan (IDP) set out the various types of infrastructure needed to support and provide for the

development that is proposed in the adopted Winchester District Local Plans to 2031 part of which could be funded by CIL.

- 4 Along with the introduction of Infrastructure Funding Statements, the CIL Amendment No 2 Regulations 2019 have removed the requirement for the Regulation 123 List, to identify schemes which could be funded by CIL. The current protocol however continues to stipulate that the proportion of CIL funding retained by the City Council must be spent on the provision, improvement, replacement operation or maintenance of infrastructure needed to support the development of an area. It is intended to focus on the provision of new infrastructure rather than remedy pre-existing deficiencies unless made more severe by new development. Winchester Town Forum (WTF251) also has a protocol for the allocation of CIL funding as it receives the neighbourhood portion for the unparished town area.
  
- 5 Under Regulation 59A of the amended Community Infrastructure Levy Regulations Parish Councils receive 15% of the CIL collected from developments within their area. A Parish Council will receive 25% of CIL collected if they have produced a neighbourhood plan. To date, only Denmead Parish Council has an adopted neighbourhood plan. Winchester Town Forum also receives 15% of the CIL collected from developments within the City area. A number of Parish Council areas within the Winchester District fall within the boundary of the South Downs National Park. The South Downs National Park has produced an Infrastructure Funding Statement for the National Park area, covering those particular Parish areas.

#### Planning Obligations (s106 Agreements)

- 6 Planning obligations (in Section 106 Agreements) are a mechanism to mitigate the impacts of new developments including through the delivery of infrastructure required by new development (Section 106 of the Town and Country Planning Act 1990). These are legal agreements between Councils, developers, and sometimes other parties like Parish Councils. They are often associated with larger development proposals requiring planning permission. Construction of infrastructure as part of the development or contributions to enable the delivery of infrastructure by other parties such as the County Council, are required from the developer to meet Local Plan policy requirements. Financial contributions are usually spent on infrastructure required to mitigate the impact of a particular development, making it acceptable in planning terms, and in accordance with the restrictions set out in the legal agreement. It can often take many years to spend all the funding allocated for the infrastructure required as part of a new development,

because larger developments are often progressed in phases, with funding released over time for specific infrastructure.

- 7 A Section 106 agreement can also be used to negotiate non-financial contributions such as the provision of land or facilities directly by the developer. Highway infrastructure as well as affordable housing, education and recreational facilities and open space can all be provided subject to meeting the tests set by the Government that the obligations are necessary to make the development acceptable. Larger developments often involve legal agreements with both the City Council and County Council to provide the community infrastructure required, which can be phased as the development progresses.
- 8 The Community Infrastructure Levy is not collected from the Major Development Areas in the district, as all the infrastructure for these developments is secured by s106 agreements in each case. In the Winchester District there are three major development areas where s106 agreements have been used to secure the required infrastructure. These are Newlands (West of Waterlooville), Kings Barton (Barton Farm) and North Whiteley.

### Future Spending Priorities

- 9 The City Council remains committed to providing infrastructure to support development and address deficiencies in community provision and facilities where made worse by new development. The Regulation 123 Lists still forms the basis for prioritising the types of infrastructure that CIL is intended to deliver (See Appendix 3). Moving forwards, in line with the adopted Council Plan and the commitment to tackle the Climate Emergency and achieving carbon neutrality, the projects to be supported by the allocation of CIL will have a number of broad aims.
  - Improve the energy efficiency of community facilities
  - Improve public open space, recreational and sporting facilities and accessibility to them for all.
  - Support new facilities where residential development is planned
  - Help to fund local infrastructure to support employment and boost the local economy
  - Promote sustainable transport by helping to enhance and improve the public realm to encourage walking, cycling and the use of public transport.

- 10 There have been two rounds of community bids to allocate CIL funding for projects led by Parish Councils and community groups which have been assessed in line with the agreed spending protocol. Originally CIL funding of £1m was set aside to allocate to the projects which were recommended for funding. These two rounds of bids have already exhausted the original £1m and an additional £49,000 was allocated to fund all the schemes recommended for funding in the second round of bidding. In addition to this, an extra £250,000 has now been allocated for a third round of bids to occur, which will be in early 2021.
- 11 There will be a need to help progress major schemes in the city area, which will be coming forward over the next few years, for which CIL funding may be required. These include the Winchester Movement Strategy and Central Winchester Regeneration Scheme. Both schemes will involve the enhancement of the public realm, with improvements to the street scene and measures to encourage more walking and cycling.
- 12 As development across the district continues to progress there may also be a need to support the provision of new and improved facilities for the expanding communities. Planning obligations will provide much of the basic infrastructure, but CIL contributions could also be used to further enhance the environment to improve recreational and community facilities as well as open space and pedestrian and cycling improvements.

## Appendix 1 - The CIL Report

### Community Infrastructure Levy Reports for reporting period from 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020

#### Community Infrastructure Levy Regulations - Regulation 121A Schedule 2 Para 1

- a) The total value of demand notices issued in the reporting period is £719,521.64. This was determined from liable floor space.

Table 1 – Demand Notices issued for CIL payments (01/04/19 -31/03/20)

<b>Planning Application no.</b>	<b>Site Address</b>	<b>Amount of CIL due</b>
12/00969/FUL	New Barn, Alresford	£ 6763.20
15/01004/FUL	Burgage Mews Alresford	£ 11,335.11
15/01096/FUL	19 Bereweke Avenue, Winchester	£ 21,962.28
15/01404/FUL	Field View Headbourne Worthy	£ 17,387.34
16/01748/FUL	22 Church Lane Kings Worthy	£ 8445.72
16/02071/FUL	Cross Way, Shawford	£ 27,803.54
16/01266/FUL	85 Cromwell Road, Winchester	£ 4810.33
16/02099/FUL	Mayles Lane Knowle	£ 48,287.59
16/03530/FUL	56 Chilbolton Avenue, Winchester	£ 61,074.38
17/00202/FUL	Linden House, Shirrell Heath	£ 13,708.69
17/00907/FUL	The Haven, Denmead	£ 45,518.65
17/01987/FUL	Heathlands, Shedfield	£ 11,727.59
18/00003/FUL	Sleepers Hill, Winchester	£ 36,582.17
18/00463/FUL	Spring Gardens, Alresford	£ 7321.82
18/01656/FUL	New Farm Road, Alresford	£ 19,017.72
18/02875/FUL	131 Downs Road, South Wonston	£ 20,115.85
18/00353/FUL	Upper Moors Road, Brambridge	£ 24,511.73
18/00769/FUL	99-103 Springvale Road	£ 86,682.77
18/02665/FUL	Glenville, Shirrell Heath	£ 18,355.44
19/00329/FUL	Long Park Lane, Crawley	£ 6962.19
19/00204/FUL	The Grove, Kings Worthy	£ 54,744.31
19/00312/FUL	Woodland House, Chilbolton Avenue, Winchester	£ 56,970.31
19/00933/FUL	Dean Lane, Winchester	£ 27,533.16
19/01810/FUL	60 Eastgate Street, Winchester	£ 10,304.81
19/02397/FUL	Singleton's Farm, Lower Chase Road, Swanmore	£ 71,594.94
<b>POTENTIAL TOTAL</b>		<b>£ 719,521.64</b>



- b) The total amount of CIL receipts collected within the reported period is £4,314,673.36
- c) The total amount of CIL receipts collected prior to the reporting period is £8,711,898.46. There were no payments in kind or land transactions. Of the total amount of CIL collected prior to the reporting period £4,663,047.74 was unallocated.
- d) The amount of CIL allocated prior to the reporting period is £3,613,300.80. This figure includes CIL allocated to Parish Councils, Hampshire County Council (to September 2018) and Winchester City Council projects. It does not include the 5% of CIL which can be used to cover administration costs. A breakdown of the allocations are shown below in Table 2

Table 2- CIL collected and allocations prior to the reporting period

Total CIL collected to April 2019	£8,711,898.46
CIL Admin (5% of collected)	£ 435,594.92
CIL allocated to Parishes (Regulation 59A)	£1,314,288.80
CIL allocated to Hampshire County Council	£1,561,012.00
CIL retained by Winchester City Council	£5,401,002.74
CIL allocated to City Council projects	£ 738,000.00
Remaining unallocated CIL	£4,663,002.74

- e) The amount of CIL spent during the reporting period by the City Council is £1,923,319.00
- f) The amount of CIL allocated but not spent during the reporting period is £3,618,217.00
- g) The summary of expenditure within the reported period is detailed below.

i)Table 3 – Details of CIL spent by Winchester City Council during reporting period

<b>Scheme</b>	<b>Date</b>	<b>Amount spent</b>
Winchester Sports and Leisure Park	2019/20	£1,800,000
Chilcomb Sports Pavilion	2019/20	£ 41,319 (out of £135,000 allocated)
Jubilee Hall Bishops Waltham car park extension		£ 40,000 (out of £50,000 allocated)
Community Projects – Colden Common footpath extensions		£ 25,000
Community Projects- Littleton Parkour facility		£ 17,000
<b>TOTAL</b>		<b>£1,923,319.00</b>

- ii) The amount of CIL spent repaying borrowed money is £0
- iii) The amount of CIL collected towards administration expenses was £215,733.67. The City Council allocates up to 5% of CIL receipts to the administration (collection and spending) of CIL. Any administration expenses not spent during the financial year are absorbed back in to the overall CIL fund.
- h) The amount of CIL allocated during the reporting period (whenever collected) and not spent is £1,582,681.00.

Table 4 – CIL allocated during the reporting period but not spent during the reporting period

<b>Scheme</b>	<b>Date Allocated</b>	<b>Funding Allocated</b>
Durngate Flood Prevention Scheme	04/07/2019	£ 622,000
Chilcomb Sports Pavilion improvement	23/10/2019	£ 93,681
King George V Pavilion Replacement (funded from Winchester Town Forum CIL funding)	23/01/2020	£ 295,000
<b>Community Schemes</b>		
1) Abbots Barton and Hyde Scout facility (part funded from Winchester Town Forum CIL funding)	23/10/2019	£ 200,000 £ 50,000
2) Colden Common Church facilities	23/10/2019	£ 17,000
3) Durley School Crossing Point	23/10/2019	£ 10,000
4) Otterbourne, Main Road Pedestrian Crossing	23/10/2019	£ 50,000
5) Shedfield Sports Pavilion	23/10/2019	£ 100,000
6) Twyford Cycle route	23/10/2019	£ 50,000
7) Twyford community car park extension	23/10/2019	£ 65,000
8) Upham traffic calming	23/10/2019	£ 25,000
9) Havant Cross Border Cycle Route	23/10/2019	£ 55,000
<b>TOTAL</b>		<b>£1,632,681</b>

- i) The total amount of CIL passed to Parish Councils under Regulation 59A during the reporting period is £431,686.24. There were no CIL payments in kind, so no cash equivalents to be passed on to Parish Councils under Regulation 59B

Table 5 – CIL Distributed to Parish Councils during reporting period

<b>Parish/Town Council</b>	<b>Date Processed</b>	<b>CIL Amount</b>
Bishops Waltham Parish Council	31/07/2019	£ 36,045.30
	29/01/2020	£ 64,335.50
	18/02/2020	£ 48,060.40
	31/03/2020	£ 29,796.30
Colden Common Parish Council	29/01/2020	£ 3,676.76

Compton and Shawford Parish Council	29/01/2020	£ 13,091.12
Denmead Parish Council	30/06/2019	£ 53,122.84
	29/01/2020	£123,953.29
Headbourne Worthy Parish Council	29/01/2020	£ 3,026.98
	31/03/2020	£ 2,608.10
Kings Worthy Parish Council	29/01/2020	£ 1,266.85
New Alresford Town Council	29/01/2020	£ 1,700.27
	29/01/2020	£ 2,852.65
	31/03/2020	£ 1,098.27
Shedfield Parish Council	31/03/2020	£ 801.92
South Wonston Parish Council	31/03/2020	£ 6,695.76
Wickham Parish Council	29/01/2020	£ 6,273.17
	31/03/2020	£ 24,994.04
<b>Total</b>		<b>£431,686.24</b>

- ii) There were no CIL funds passed to a third party under Regulation 59(4) during the reporting period.
- j) i) The total amount of CIL recovered under Regulation 59E (The recovery of unspent CIL funding from Parish Councils) was £0  
ii) The amount of CIL spent on infrastructure which was recovered from Parish Councils is £0
- k) i) The amount of CIL requested to be recovered under Regulation 59E was £0  
ii) The amount of CIL still outstanding for recovery under Regulation 59E was £0
- l) i) The amount of CIL collected for the reported year, which has not been passed to Parish Councils or spent on CIL administration is £3,380,908.24.  
ii) The amount of CIL collected in total from 14<sup>th</sup> April 2014 to the end of the reporting period, which has not been passed to parish councils, or spent on CIL administration is £10,342,922.99  
iii) The amount of CIL recovered under Regulation 59E and 59F which was retained during the reporting year is £0  
iv) The amount of CIL recovered under Regulation 59E and 59F which was retained prior to the reporting period is £0

## **Appendix 2 – The Section 106 Report**

**Section 106 Matters for Reporting Period from 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020**

**Community Infrastructure Regulations - Regulation 121A Schedule 2 Para 3.**

- a) The total amount of funding to be provided under planning obligations which were agreed during the reporting period is £1,376,848.50. This figure does not take in to account indexation that may be applied when the money becomes due.

Table 6 – Money to be Provided Under Planning Obligations

<b>S106 Item</b>	<b>Planning Applications</b>	<b>Total Amount</b>
Affordable Housing	19/00343/FUL	£154,844.50
HCC Transport Contribution	17/02615/FUL 18/02163/FUL	£429,280.00
Highway works	18/02879/FUL	£ 60,000.00
Open Space	19/00048/FUL	£ 66,000.00
Sports facilities	17/02615/FUL	£500,000.00
Solent Recreation Mitigation	17/02615/FUL 17/02213/FUL 16/00061/FUL 18/02721/FUL 18/02674/FUL 19/01244/FUL 19/01025/FUL 19/02151/FUL 19/00361/FUL 19/01065/FUL 19/02177/FUL 19/06994/FUL	£ 69,078.00
Reptile Habitat Area	18/02163/FUL	£ 22,000.00
Travel Plan	17/02615/FUL	£ 16,500.00
Travel Plan Bond	17/02615/FUL 18/02163/FUL	£ 52,972.00
Travel Plan Monitoring Fee	18/02163/FUL	£ 5,750.00
<b>TOTAL</b>		<b>£1,376,848.50</b>

- b) The total amount of money received from planning obligations during the reporting period was £1,069,450.77
- c) The total amount of money received prior to the reported year, that has not been allocated is £0
- d) Non- monetary contributions provided under planning obligations that were entered in to during the reporting period.
- i) The number of affordable housing units to be provided is 31

- ii) The number of school places provided at each level (Primary Secondary, early years and special educational needs) is information which would be provided by Hampshire County Council.
- e) The total amount of money received under planning obligations during the reported year, but not spent is £845,971.75
- f) The total amount of money received under planning obligations which was spent by the authority is £223,479.03
- g) The amount of money received under planning obligations in any year which was allocated during the reported year but not spent.

Table 7 - Items of Infrastructure and the amount allocated to each item

<b>Infrastructure Item</b>	<b>Amount Allocated</b>
Funds held for Parish Projects (sport and recreation)	£108,341.74
North Walls Pavilion Project	£256,000.00
King George V Pavilion Project	£228,000.00
The Dean Car Park provision	£253,567.00
<b>Total</b>	<b>£845,971.75</b>

- h) The amount of money received under planning obligations which was spent by the authority during the reported year is as follows;
  - i) Table 8 - Items of Infrastructure on which that money received under planning obligations was spent and the amount spent on each item.

<b>Expenditure Item</b>	<b>Amount Spent</b>
West of Waterlooville Open Space	£22,664.40
Social Housing Administration Costs	£33,454.76
Kings Barton (Barton Farm MDA) Implementation Officer	£48,861.33
North Whiteley (MDA) Implementation Officer	£12,941.14
Open Spaces Commuted Payments	£105,557.40
<b>TOTAL</b>	<b>£223,479.03</b>

- ii) The amount of money spent on repaying money borrowed including interest is £0
- iii) The amount of money spent in respect of monitoring in relation to the delivery of planning obligations is £39,704

- i) The total amount of money received under any planning obligations during any year which was retained at the end of the reported year for commuted sums is £315,272.00

## **Appendix 3 – The Infrastructure List**

### **(Formerly CIL Infrastructure Type or Project on the Regulation 123 List)**

#### **Infrastructure Type or Project.**

1. Education Facilities Comprising
  - a) Provision of additional primary school capacity at existing schools; or
  - b) Provision of additional secondary school capacity at existing schools
2. Open Space Provision
  - a) Provision of facilities for addressing open space deficiencies in terms of quantity, quality or accessibility particularly those set out in the Winchester City Council (WCC) Open Space Strategy
3. Built Facilities, Indoor Sport and Recreational Facilities
  - a) Provision of facilities to address deficiencies in indoor and built sports, recreation or leisure facilities in accordance with LPP1 Policy CP7, particularly those identified in the WCC Built Facilities Study
4. Green Infrastructure
  - a) Provision and enhancement of the Green Infrastructure network as defined in the Local Plan Part1 Policy CP14, particularly through projects identified in the PUSH Green Infrastructure Strategy, or the Hampshire Countryside Access Plans
  - b) Provision of mitigation projects for infrastructure identified through the Solent Disturbance and Mitigation Project.
5. Community and Cultural Facilities
  - a) Provision of new facilities for community use and improvements to existing facilities in deficiency areas as identified in the Cultural Strategy, Built Facilities or Infrastructure Delivery Plan.
  - b) Refurbishment or replacements of libraries as set out in the Hampshire County Council Infrastructure Statement.
6. Transport Schemes
  - a) Bishops Waltham Public Realm enhancements to the Town Centre
  - b) Curdridge/Bishops Waltham: Upgrade of old disused railway line linking to Bishops Waltham
  - c) Bishops Waltham cycle route linking to Swanmore College of Technology
  - d) Denmead Village Centre Public Realm and Parking enhancements

- e) Kings Worthy to Winnall using footway alongside A33/A43 (Highways Agency) Improvement of existing footway and upgrade for cycle use over short distance on A34 and link to existing provision.
- f) Kings Worthy footway and cycleway link to Alresford (Watercress Way) with possible extension to South Wonston.
- g) New Alresford Public Realm and West Street Improvements
- h) New Alresford, The Soke improvements to traffic management to formalise priority working and consideration of footway provision.
- i) Wickham Square Environmental Enhancements
- j) Fontley Road Wickham to Fareham boundary footpath provision
- k) Winchester, Park Road Rail bridge pedestrian improvements
- l) Winchester, Romsey Road/Clifton Terrace junction. Public realm, crossing and accessibility improvements
- m) Hockley link to Otterbourne completion of NCN23
- n) Winchester, Stoney Lane shared space improvements in the vicinity of Waitrose to improve pedestrian and cycle accessibility
- o) M3 Junction 9 Major highway improvements
- p) Main Road Otterbourne Pedestrian access improvements
- q) Winchester, Kings School access improvements
- r) Winchester, Andover Road Kings Barton footway
- s) Sutton Scotney Pedestrian Crossing
- t) Winchester Wales Street, pedestrian crossing
- u) Winchester, Wayfinding projects for pedestrians and cyclists.