

Infrastructure Funding Statement

1st April 2019 – 31st March 2020

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Planning Policy
Planning, Sustainable Development and Regulatory Services

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Introduction

The Infrastructure Funding Statement (IFS) sets out how developer contributions from the Community Infrastructure Levy (CIL) and Section 106 Agreements (S106) have been allocated and spent on the infrastructure priorities of Oxford City Council for the previous financial year (April 2019 - March 2020). In accordance with the Community Infrastructure Levy Regulations, any authority that receives a contribution from development through the levy or section 106 planning obligations must prepare an Infrastructure Funding Statement. (CIL PPG paragraph 173 Reference ID: 25-173-20190901).¹

This is the first IFS from Oxford City Council, following the introduction of the IFS with the amended CIL regulations in 2019 (Schedule 2 of the CIL regulations² and CIL regulation 121A).

This Infrastructure Funding Statement Includes:

(CIL PPG Paragraph: 176 Reference ID: 25-176-20190901)

1. A report relating to the previous financial year on the Community Infrastructure Levy;
2. A report relating to the previous financial year on Section 106 planning obligations;
3. A report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the neighbourhood portion).

Funding for infrastructure on the IFS has been considered and updated alongside the Infrastructure Delivery Plan (Infrastructure Assessment) used for the Oxford Local Plan 2036 (OLP2036). This is a live document which is currently being updated on an ongoing basis to inform future funding priorities.³ (CIL PPG paragraph 17, Reference ID: 25-017-20190901).

¹ <https://www.gov.uk/guidance/community-infrastructure-levy>

² <https://www.legislation.gov.uk/ukxi/2019/1103/schedule/2/made>

³ https://www.oxford.gov.uk/downloads/file/5104/infrastructure_delivery_plan

1: Report relating to financial year 2019/2020 on the Community Infrastructure Levy

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Community Infrastructure Levy (CIL)				
Requirement		Amount	Comment	
1.	(CIL Regulations: Schedule 2) The matters to be included in the CIL report are—			
a	the total value of CIL set out in all demand notices issued in the reported year;	£3,413,209.96		
b	the total amount of CIL receipts for the reported year;	£3,576,276.76		
c	the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;	£0		
d	the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;	£12,196,614.00		
e	the total amount of CIL expenditure for the reported year;	£1,670,003.54		
f	the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£13,002,143.00	CIL is allocated for spend during the Budget setting process for Capital Programme schemes - See part 3: <i>Infrastructure projects to be funded wholly or partly by CIL</i>	
in relation to CIL expenditure for the reported year, summary details of—				
g	i	the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	Project	Amount
			Bullington Community Centre	£62,625.70
			Seacourt Park and Ride	£1,104,514.63
		CPZ Parking	£197,287.50	
ii	the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was	£0		

Community Infrastructure Levy (CIL)						
		used to provide (wholly or in part);				
	iii	the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	£138,187.66	3.9%		
	h	in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	See Section 3			
		the amount of CIL passed to—				
	i	any parish council under regulation 59A or 59B; and	£68,191.05	Parish	Amount	
	i			Blackbird Leys Parish Council	£2,167.60	
				Littlemore Parish Council	£45,223.46	
				Old Marston Parish Council	£19,117.28	
				Risinghurst & Sandhills Parish Council	£1,682.71	
	ii	any person under regulation 59(4)	N/A			
		summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—				
	j	the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	£99,197.00	Item	Amount	
	i			the total CIL receipts that regulations 59E and 59F applied to;	£492,607.94	
	ii			the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	£99,197.00	Payment to ward Councillor CIL
				HNF festive lighting	£4,197.00	
	k	summary details of any notices served in accordance with regulation 59E, including—				

Community Infrastructure Levy (CIL)				
	i	the total value of CIL receipts requested from each parish council;	£0	
	ii	any funds not yet recovered from each parish council at the end of the reported year;	£0	
	the total amount of—			
I	i	CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£1,516,383.59	
	ii	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	11,485,759.41	
	iii	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£393,410.94	
	iv	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£1,943,260.82	
2	For the purposes of paragraph 1—			
a	CIL collected by an authority includes land payments made in respect of CIL charged by that authority;		N/A	
b	CIL collected by way of a land payment has not been spent if at the end of the reported year—		N/A	
	i	development (within the meaning in TCPA 1990) consistent with a relevant purpose has not commenced on the acquired land; or	N/A	
	ii	the acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent;	N/A	
c	CIL collected by an authority includes infrastructure payments made in respect of CIL charged by that authority;		N/A	

Community Infrastructure Levy (CIL)

d	CIL collected by way of an infrastructure payment has not been spent if at the end of the reported year the infrastructure to be provided has not been provided;	N/A	
e	the value of acquired land is the value stated in the agreement made with the charging authority in respect of that land in accordance with regulation 73(6)(d);	N/A	
f	the value of a part of acquired land must be determined by applying the formula in regulation 73(10) as if references to N in that provision were references to the area of the part of the acquired land whose value is being determined;	N/A	
g	the value of an infrastructure payment is the CIL cash amount stated in the agreement made with the charging authority in respect of the infrastructure in accordance with regulation 73A(7)(e).	N/A	

2: Report relating to financial year 2019/2020 on S106 Planning Obligations

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S106 Obligations								
Requirement		Amount	Comment					
3 a	(CIL Regulations: Schedule 2)The matters to be included in the section 106 report for each reported year are— the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£983,500.00	Site name	Planning Reference	Date of Agreement	Trigger	Amount	Contribution Use
			53 Sunderland Avenue, OX2 8DT	17/03040/FUL	23/05/2019	Prior to the occupation or sale of fourth dwelling	15% of combined sales value of dwellings (estimated £270,000.00)	Off-site affordable housing
			53 Sunderland Avenue, OX2 8DT	17/03040/FUL	23/05/2019	Prior to the occupation or sale of fourth dwelling	5% of 15% combined sales value of dwellings (estimated £13,500.00)	Administration fees
			Sports Field William Morris Close, OX4 2SF	18/03330/OUT	04/03/2020	Prior to commencement	£600,000.00	Provision of open space/sports facilities
b	the total amount of money under any planning obligations which was received during the reported year;	£668,121.00	Site name	Planning Reference	Date Payment Received	Category	Available Balance	Contribution Use
			Greyfriars Court Paradise Square, OX1 1BE	17/00860/FUL	03/05/2019	Open Space and Leisure	£38,800.00	Towards future maintenance of Paradise Gardens
			Site Of Former Swan Motor Centre Limited Between Towns Road, OX4 3LX	16/01752/FUL	08/07/2019	Affordable Housing	£553,280.00	Towards affordable housing
			The Old Power Station 17 Russell Street, OX2	18/02982/FUL	11/12/2019	Affordable Housing	£6,921.00	Towards affordable housing

S106 Obligations							
Requirement	Amount	Comment					
		0AR					
		The Old Power Station 17 Russell Street, OX2 0AR	18/02982/FUL	15/01/2020	Highways	£2,600.00	(Traffic Order Passed to county)
		Westgate Shopping Centre Bonn Square, OX1 1NX	13/02557/OUT	28/02/2020	Economic Development	£7,200.00	Air quality monitoring
		Site South Of Armstrong Road, OX4 4XG	14/02940/OUT	27/02/2020	Community Facilities	£59,320.00	Community Facilities - On general sports and leisure facilities for public use in Littlemore
c	the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£0					
d	summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	N/A	Site name	Planning Reference	Date of Agreement	Trigger	Contribution Use
			Land At Jericho Canal Side, OX2 6BX	14/01441/FUL	30/06/2019	Not to commence until written approval of public open space scheme in accordance with scheme shown orange, green & red on drawing no. 1018(0)080	Public Open Space -- POS must be kept available for free public use at all times and maintain it.
			Land At Jericho Canal Side, OX2 6BX	14/01441/FUL	30/06/2019	Not to commence until written approval of Canal Works	Canal Works

S106 Obligations							
Requirement		Amount	Comment				
			Land At Jericho Canal Side, OX2 6BX	14/01441/FUL	30/06/2019	Not to commence prior to offering to transfer the land edged red to the Jericho Wharf Trust	Community Centre/Boatyard - Not to continue development more than 6 months after commencement unless and until submitted names of alternative potential transferees
			Cumberlege House Cumberlege Close, OX3 0QW and Elsfield Hall, OX2 8EP	18/03385/FUL and 18/03384/FUL	06/06/2019		Affordable Housing
			Sports Field William Morris Close, OX4 2SF	18/03330/OUT	04/03/2020		Affordable Housing
			Sports Field William Morris Close, OX4 2SF	18/03330/OUT	04/03/2020	Open space/sports facilities - community agreement	Not to submit Open Space scheme for approval prior to implementation of planning permission. Not to occupy more than 43 dwelling until Open Space Land scheme carried out and available for public use
			Sports Field William Morris Close, OX4 2SF	18/03330/OUT	04/03/2020	Prior to occupation	Not to occupy any dwelling until footpath link provided and available for use by the public – and issue a certificate
			75 Bartholomew Road, OX4 3QN	17/02632/FUL & 18/01081/FUL	28/05/2019	Date of permission	To cease development on the land pursuant to the planning permission and to cause or suffer the carrying out of the development on the land pursuant to the planning permission from the date onwards.
i	in relation to affordable housing, the total number of units which will be provided;	52	Site name	Planning reference	Date of agreement	Affordable units	
			Cumberlege House Cumberlege Close, OX3 0QW	18/03385/FUL	06/06/2019	9	

S106 Obligations									
Requirement		Amount	Comment						
			Sports Field William Morris Close, OX4 2SF	18/03330/OUT	04/03/2020	43			
	ii	in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	N/A	Responsibility of Oxfordshire County Council					
e		the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£9,066,523.86						
f		the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£16,649.50	See full breakdown in 3(h)(i)					
g		in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the infrastructure on which the money has been allocated, and the amount of money allocated to each item;	£9,066,523.86	S106 Contribution Category				Amount	
				Affordable Housing				£8,153,764.85	
				Economic Development				£255,771.00	
				Open Space and Leisure				£269,217.38	
				Highways				£220,419.75	
				Community Facilities				£119,886.60	
Other				£47,464.28					
h		in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—							
i		the items of infrastructure on which that	£16,649.50	Site name	Planning Reference	Date Payment	Category	Amount	Contribution Use

S106 Obligations								
Requirement		Amount	Comment					
	money (received under planning obligations) was spent, and the amount spent on each item;		Received					
			Shotover View Craufurd Road, OX4 2RA	10/01897/ FUL	14/06/2011	Other (Work of Art)	£5,450.00	For the provision of a WOA on the land or in the vicinity of the land.
			Lawn Upton House Sandford Road, OX4 4PU	13/00739/ FUL	31/12/2014	Other (Work of Art)	£4,752.54	Towards the provision of work of art
			Lawn Upton House Sandford Road, OX4 4PU	13/00739/ FUL	31/12/2014	Open Space and Leisure	£3,846.96	Towards Open Space/Park Ecology
			The Old Power Station 17 Russell Street, OX2 0AR	18/02982/ FUL	11/12/2019	Highways	£2,600.00	Towards Traffic Order - paid to County Council
ii	the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0						
iii	the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	£0						
I	the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year , and where any of the retained money has been allocated for the purposes of longer-term maintenance	£38,800.00						

S106 Obligations		
Requirement	Amount	Comment
	(“commuted sums”), also identify separately the total amount of commuted sums held.	
4	The matters which may be included in the section 106 report for each reported year are—	
a	summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year,	N/A Responsibility of Oxfordshire County Council
b	Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	N/A Responsibility of Oxfordshire County Council
5	For the purposes of paragraph 3—	
a	where the amount of money to be provided under any planning obligations is not known, an authority must provide an estimate;	
b	a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation;	
c	Where the amount of money spent in respect of monitoring in relation to delivery of planning obligations is not known, an authority must provide an estimate.”	

3: Infrastructure projects to be funded wholly or partly by CIL

The current CIL held has been committed in full to projects/schemes within the Council's Capital Programme as part of the Budget setting process. CIL is used alongside other funding sources to deliver projects and schemes across the city as part of the Capital Programme. The funding of projects and schemes from CIL is set annually as part of the wider budget setting process for the Capital Programme with minor budget adjustments being made throughout the year, if and when necessary. The programme below sets out how funding from CIL is to be allocated to different infrastructure projects for the reported year and upcoming 5 years - however, this is currently under review. As part of the budget setting process, which at the time of reporting has not yet completed (completion expected Feb/Mar 2021), projects and allocations may change.

Since it was agreed as part of the budget last year, some projects have subsequently secured other funding or have had not used their full budget. This is not reflected yet in the table below as this table reflects the allocations in 19/20. However, this table includes one additional project that was added as an exception during Summer 2020 to fund capital projects in the city that have assisted in the City restart following the national response to the pandemic. This has been included at the end of Table 3.

The following tables in this section only show the funding from CIL and do not show full scheme costs or other funding sources.

Table 3.1 – CIL Programme at the end of financial year 2019/2020 including adjustments for capital projects associated with COVID-19 measures

Infrastructure Item	Links to wider strategies and Infrastructure Delivery Plan (IDP)	2019/20 CIL Financing £	2020/21 CIL Financing £	2021/22 CIL Financing £	2022/23 CIL Financing £	2023/24 CIL Financing £	2024/25 CIL Financing £
Oxford and Abingdon Flood Alleviation Scheme	IDP, Oxfordshire Infrastructure Strategy (OxIS)	250,000	0	0	0	0	0
Bullington Community Centre	IDP	50,000	1,323,777	0	0	0	0
Extension to Seacourt Park & Ride	IDP	2,987,000	1,426,933	0	0	0	0
Controlled parking zones	IDP Local Plan, Local Transport Plan	200,000	500,000	0	0	0	0
Coach Parking Improvements	Local Plan, Local Transport Plan and IDP		20,000				
City-wide cycling Improvements, including	Local transport plan, Local Plan and IDP	30,000	60,000	70,000	60,000	60,000	60,000

cycle lanes and parking							
East Oxford Community Centre Improvements	IDP	0	0	1,685,000	0	0	0
Oxford station improvements	IDP, OxIS and Local Plan	0	200,000	0	0	0	0
West end Infrastructure	Local plan and IDP, Local Industrial Strategy (LIS)	0	50,000	0	0	0	0
Cowley Branchline spatial development and movement framework	IDP, Oxfordshire Rail Corridor Study (ORCS), OxIS, Local Plan	0	0	50,000	0	0	0
Osney Bridge	IDP, Local Plan	0	200,000	150,000	0	0	0
Transport Congestion Management (Connecting Oxford)	Local plan, Local Transport Plan and IDP	0	125,000	0	0	0	0
Development of Zero Emission Zones (ZEZ)	IDP, Local Transport Plan and Local Plan	0	62,000	23,000	23,000	0	0
Blackbird Leys Regeneration	Local Plan	0	2,000,000	0	0	0	0
Projected funding (Capital)		3,517,000	5,967,710	1,978,000	83,000	60,000	60,000
City Centre Public Realm and Transport Infrastructure post COVID-19	City Centre Restart due to COVID-19 - signage and pedestrianisation	0	100,000	0	0	0	0
Project Funding after new projects added		3,517,000	6,067,710	1,978,000	83,000	60,000	60,000