

Infrastructure Funding Statement

1 April 2021 to 31 March 2022

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Introduction

The Infrastructure Funding Statement (IFS) is a report which sets out the amount of developer contributions from the Community Infrastructure Levy (CIL) and Section 106 Agreements (S106) that have been **received, allocated and spent** on the infrastructure priorities of Oxford City Council for the previous financial year (**April 2021 - March 2022**). In accordance with the Community Infrastructure Levy Regulations 2010 (as amended) (the CIL 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 IFS is prepared in accordance with regulation 121A of the CIL regulations (which were amended by the Community Infrastructure Levy (Amendment) (England) (No 2) Regulations² 2019, the detail required being set out in Schedule 2 thereof). Developer contributions were previously monitored on the AMR, but now are recorded separately in the IFS.

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). 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/uksi/2019/1103/schedule/2/made>

³ https://www.oxford.gov.uk/downloads/file/8131/oxford_idp_schedule_for_publication

1: Report relating to financial year 2021/2022 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;	£1,825,100.27		
b	the total amount of CIL receipts for the reported year;	£1,511,911.45		
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;	£11,746,035.00		
e	the total amount of CIL expenditure for the reported year;	£1,423,842.98		
f	the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£10,039,328.00	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
			West End Feasibility Study Contribution	£50,000.00
			East Oxford Community Centre	£27,114.50
			Bullington Community Centre	£562,654.86
		£694,977.76	Oxford Station Feasibility	£55,208.40

Community Infrastructure Levy (CIL)												
	ii	the amount of CIL 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 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;	£74,926.69	5%								
	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	£10,233.15	<table border="1"> <tr> <td>Littlemore Parish Council</td> <td>£869.17</td> </tr> <tr> <td>Old Marston Parish Council</td> <td>£1481.89</td> </tr> <tr> <td>Risinghurst & Sandhills Parish Council</td> <td>£1341.15</td> </tr> <tr> <td>Blackbird Leys Parish Council</td> <td>£6540.94</td> </tr> </table>	Littlemore Parish Council	£869.17	Old Marston Parish Council	£1481.89	Risinghurst & Sandhills Parish Council	£1341.15	Blackbird Leys Parish Council	£6540.94
Littlemore Parish Council	£869.17											
Old Marston Parish Council	£1481.89											
Risinghurst & Sandhills Parish Council	£1341.15											
Blackbird Leys Parish Council	£6540.94											
	ii	any person under regulation 59(4)	N/A									
	j	summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—										
	i	the total CIL receipts that regulations 59E and 59F applied to;	£270,017.13									

Community Infrastructure Levy (CIL)

				Item	Amount		
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;	£643,705.38				CIL payments to ward Councillor budgets	£75,000.00
						Headington Neighbourhood Forum: Hanging Baskets	£2,583.75
						Headington Neighbourhood Forum: Street Champion Coordinator	£9,800.00
						Headington Neighbourhood Forum: Christmas Lights	£1,595.00
						Headington Neighbourhood Forum: Christmas Tree	£350.00
						Headington Neighbourhood Forum: Dropped Kerbs, Spooner Close	£2,573.24
						Summertown and St. Margaret's Neighbourhood Forum: St Margaret's Institute, Floor Repairs	£10,000.00
						Summertown and St. Margaret's Neighbourhood Forum - St Michael & All Angels, Garden Project	£1,283.70
						Summertown and St. Margaret's Neighbourhood Forum - Oxfordshire Breast Feeding Support	£130.00
						Summertown and St. Margaret's Neighbourhood Forum - Christmas Lights	£1,750.00
						Summertown and St. Margaret's Neighbourhood Forum - Alexandra Park Surface Improvements	£ 8,550.00

Community Infrastructure Levy (CIL)				
		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;	£1,241,894.32	
	ii	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£9,984,130.00	
	iii	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£0	All retained CIL has been forward allocated to projects in j) ii)
	iv	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£1,538,557.00	
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	
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	

Community Infrastructure Levy (CIL)

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 2021/2022 on S106 Planning Obligations

S106 Obligations								
Requirement	Amount	Comment						
201 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;	£1,213,391.08	Site name	Planning Reference	Date of Agreement	Trigger	Amount	Contribution Use	
		SAE Institute, Armstrong Road, Littlemore, OX4 4FY	20/02672/FUL	25/09/2021	Prior to occupation	£22,405.20	Towards Off-site Biodiversity Projects: Project 1 - £7,680 Barn Green Orchard Project 2 - £6,085 Slade Camo Hedge Project 3 - £8,640 Marston Road Trees	
		Cherwell House Osney Lane Oxford, OX1 1BZ	20/01139/FUL	28/04/2021	Prior to occupation	£119,006.60	Provision of off-site affordable housing	
		17 17A 17B And 19 Between Towns Road, OX4 3LX	21/00300/FUL	23/03/2022	Prior to occupation	£1,097,391.00	Provision of off-site affordable housing	
		17 17A 17B And 19 Between Towns Road, OX4 3LX	21/00300/FUL	23/03/2022	Prior to occupation	£54,869.55	Administration of agreement	
		Hill View Farm, Mill Lane, OX3 0QG	20/03034/FUL	25/03/2022	Prior to occupation	£1,850.00	Towards information boards and bins on mitigation site	
		Almonds Farm, Land West of Mill Lane, Marston, OX3 0QA	21/01217/FUL	25/03/2022	Prior to implementation of planning permission	£925.00	Towards installation of notice boards and bins at mitigation site known as Almond Farm and Burnt Mill Field shown green on plan 2	

S106 Obligations								
Requirement	Amount	Comment						
		Almonds Farm, Land West of Mill Lane, Marston, OX3 0QA	21/01217/ FUL	25/03/2022	Prior to implementation of planning permission	£30,000.00	Towards biodiversity enhancements	
		Cherwell House Osney Lane Oxford, OX1 1BZ	20/01139/ FUL	28/04/2021	Completion of agreement	£5,950.33	Towards admin and management of agreement	
b	the total amount of money under any planning obligations which was received during the reported year;	£1,356,435.52	Site name	Planning Reference	Date Payment Received	Category	Available Balance	Contribution Use
			Barton Park, Northern Bypass Road, OX3 9SD	13/01383/ OUT (15/03642/ RES)	10/05/2021	Leisure	£158,465.58	Indoor Leisure Facilities
			Barton Park, Northern Bypass Road, OX3 9SD	13/01383/ OUT (15/03642/ RES)	10/05/2021	Health	£137,000.00	Healthcare Contribution
			276 - 280 Banbury Road, OX2 7ED	17/02832/ FUL	17/05/2021	Affordable Housing	£73,759.23	Affordable Housing Contribution
			159-161 Cowley Road, OX4 1UT	19/01821/ FUL	18/05/2021	Affordable Housing	£214,919.67	Affordable Housing Contribution
			159-161 Cowley Road, OX4 1UT	19/01821/ FUL	29/09/2021	Affordable Housing	£234,026.03	Affordable Housing Contribution
			159-161 Cowley Road, OX4 1UT	19/01821/ FUL	21/08/2021	Affordable Housing	£238,775.75	Affordable Housing Contribution

S106 Obligations								
Requirement	Amount	Comment						
			36 38 40 London Road And 2 Latimer Road, OX3 7PA	15/00858/FUL	25/08/2021	Affordable Housing	£365,800.05	Affordable Housing Contribution
			Oxford North/ Northern Gateway, OX2 8JR	18/02065/OUTFUL	20/08/2021	Green/Blue Infrastructure	£57,874.79	Biodiversity Improvements
			1-5 Broad Street And 31 Cornmarket Street, OX1 3AG	20/02480/FUL	23/08/2021	Public realm	£27,080.00	Public realm improvements
			Westgate Shopping Centre, OX1 1NX	13/02557/OUT	24/08/2021	Green/Blue Infrastructure	£7,200.00	Towards Air Quality Monitoring
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	
			Templar's Square, Between Towns Road, OX4 3XH	16/03006/FUL	03/11/2021	Prior to commencement	Re-landscaping (planting and new footpaths) childrens play facilities, new benches and bins within the John Allen park	
			Templar's Square, Between Towns Road, OX4 3XH	16/03006/FUL	03/11/2021	Not to permit occupation of more than 50% of Market units until all Affordable dwellings built	Provision of Affordable Housing (51 Units)	

S106 Obligations						
Requirement	Amount	Comment				
		Peacock House, Wolvercote Paper Mill, OX2 8FN	20/02303/ FUL	05/11/2021	Prior to Occupation of Market Units	Provision of affordable housing (1 Unit)
		Hill View Farm, Mill Lane, OX3 0QG	20/03034/ FUL	25/03/2022	No occupation of more than 60 market dwellings until affordable dwellings complete	Provision of affordable housing (79 Units)
		Almonds Farm, Land West of Mill Lane, Marston, OX3 0QA	21/01217/ FUL	25/03/2022		Provision of affordable housing (80 Units, All affordable)
		Northfield House, Sandy Lane, OX4 6LD	21/03328/ OUTFUL	28/03/2022	To deliver 24 Affordable Dwellings within 30 months from planning permission	Provision of affordable housing (51 Units)
		17 17A 17B And 19 Between Towns Road, OX4 3LX	21/00300/ FUL	23/03/2022	Prior to occupation	Enter into a Community Use Agreement – Exhibition and function area to be retained for a class F2 community area use with public access
		Plot 16, Oxford Science Park, Robert Robinson Avenue, OX4 4GA	19/02003/ FUL	22/12/2021	Prior to commencement of development	Not to commence until new Nursery has been constructed and until it is open and ready for use as a children's nursery; not to permit the existing Nursery to close until the New Nursery has been constructed and until it is open and ready for use as a children's nursery
		Blocks C F G H J K L and Clive Booth Hall, OX3 0FN	21/01185/ FUL	09/02/2022	Prior to occupation	Implementation of habitat creation and footpath

S106 Obligations						
Requirement	Amount	Comment				
		Court Place Gardens, Iffley, OX4 4EW	21/01388/ FUL	09/03/2022		Habitat & Landscape scheme
		Hill View Farm, Mill Lane, OX3 0QG	20/03034/ FUL	25/03/2022	Not to occupy more than 79 dwellings until the approved open space land scheme has been satisfactorily carried out	Open space scheme
		Almonds Farm, Land West of Mill Lane, Marston, OX3 0QA	21/01217/ FUL	25/03/2022	Not to occupy more than 40 dwellings until phase 1 of the approved open space has been carried out and until phase 1 open space land has been provided and is available for public use – Phase 2 – not to occupy more than 75 dwellings until phase 2 is carried out and available for public use	Open Space Land scheme
		Northfield House, Sandy Lane, OX4 6LD	21/03328/ OUTFUL	28/03/2022	Submit scheme to council prior to implementation of planning permission	Affordable housing land biodiversity scheme County Land biodiversity scheme - Offsetting biodiversity measures to deliver 5% net biodiversity gain in habitat units
		Northfield House, Sandy Lane, OX4 6LD	21/03328/ OUTFUL	28/03/2022	Not to occupy development until available to public	Pocket amenity park -Space containing informal play equipment accessible to local residents and located in the south eastern part of the land

S106 Obligations						
Requirement		Amount	Comment			
			Site name	Planning reference	Date of agreement	Affordable units
i	in relation to affordable housing, the total number of units which will be provided;	262	Templar's Square, Between Towns Road, OX4 3XH	16/03006/FUL	03/11/2021	51
			Peacock House, Wolvercote Paper Mill, OX2 8FN	20/02303/FUL	05/11/2021	1
			Hill View Farm, Mill Lane, OX3 0QG	20/03034/FUL	25/03/2022	79
			Almonds Farm, Land West of Mill Lane, Marston, OX3 0QA	21/01217/FUL	25/03/2022	80
			Northfield House, Sandy Lane, OX4 6LD	21/03328/OUTFUL	28/03/2022	51
			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;	£13,605,178.28				

S106 Obligations				
Requirement	Amount	Comment		
f	the total amount of money (received under any planning obligations) which was spent by the authority in the reported year (including transferring it to another person to spend);	£72,527.14	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;	£13,605,178.28	S106 Contribution Category	Amount
			Affordable Housing	£11,951,308.87
			Open Space and Leisure/ Green Infrastructure	£1,104,886.65
			Community Facilities	£237,000.00
			Highways/ Transport and Travel	£227,029.75
			Economic Development	£59,982.91
			Other (E.g. works of art)	£24,970.10
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—			

S106 Obligations								
Requirement	Amount	Comment						
		Site name	Planning Reference	Date Payment Received	Category	Amount	Contribution Use	
i	the items of infrastructure on which that money (received under planning obligations) was spent in this year, and the amount spent on each item;	£72,527.14	Student Services Building, Gipsy Lane, OX3 0BP	09/02764/FUL	13/01/2011	Open Space and Leisure/ Green Infrastructure	£27,731.00	Environmental Improvements
			Westgate Shopping Centre, OX1 1NX	13/02557/OUT	01/03/2015	Economic Development	£1,712.00	Towards provision of two AQ mesh gas monitors and 25 diffusion tubes
			Land South of Abingdon Road, OX1 4XJ	12/03279/FUL	18/05/2015	Open Space and Leisure/ Green Infrastructure	£3,973.47	Towards provision and maintenance of landscaping within the vicinity of the site. Re,aimder for maintenance of trees
			Westgate Shopping Centre, OX1 1NX	13/02557/OUT	11/12/2018	Open Space and Leisure/ Green Infrastructure	£7,200.00	Air Quality Monitoring contribution
			Westgate Shopping Centre, OX1 1NX	13/02557/OUT	05/06/2020	Open Space and Leisure/ Green Infrastructure	£7,200.00	Air Quality Monitoring contribution
			Lawn Upton House, Sandford Road, OX4 4PU	13/00739/FUL	31/12/2014	Other (E.g. works of art)	£3,511.27	Towards the provision of work of art
			Former play area, Dynham Place, OX3 7NL	06/02653/FUL	03/05/2007	Open Space and Leisure/ Green Infrastructure	£500.00	Provision or improvements to public open space -
			Windmill School, Headington OX3 8NG	02/00462/OUT	22/04/2010	Community Facilities	£16,283.60	Towards improvement of facilities at Wood Farm Community Centre &/or Headington Community Centre

S106 Obligations									
Requirement		Amount	Comment						
			The Eagle And Child 49-51 St Giles, OX1 3LU	19/01456/ FUL	15/04/2020	Highways/ Transport and Travel	£3,120.00	To cover cost of County making a traffic regulation order which is required in order to be able to install the bicycle racks in the public highway	
			Sports Field William Morris Close, OX4 2SF	18/03330/ OUT	20/01/2022	Highways/ Transport and Travel	£1,295.80	Travel monitoring fee (transferred to County)	
	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 (“commuted sums”), also identify separately the total amount of commuted sums held.		£0						

S106 Obligations		
Requirement	Amount	Comment
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 2023), projects and allocations may change. The following table in this section only shows the funding from CIL and does not show full scheme costs or other funding sources.

Table 3.1 – CIL Capital Programme (December 2022)

Strategic Projects	Links to wider strategies and Infrastructure Delivery Plan (IDP)	Infrastructure Category	2021/22 £	2022/23 £	2023/24 £	2024/25 £	2025/26 £
CIL Balance Brought Forward			(9,984,130)	(11,571,913)	(2,386,286)	(576,286)	(266,286)
Oxford station masterplan - feasibility	IDP, Local Plan, OxIS	Transport	55,208	133,363			
Cowley Branchline spatial development and movement framework	IDP, Local Plan, OxIS	Transport		50,000			
B0086 Extension to Seacourt Park & Ride	IDP	Transport/ Highways		137,846			
Controlled Parking Zones	IDP, Local Plan, Local Transport Plan (LTP), OxIS	Transport/ Highways		500,000			
Coach Parking	IDP	Transport/ Highways		20,000			
City-Wide Cycling Improvements, including cycle lanes and parking	IDP, Local Plan, LTP	Transport/ Highways		122,456	60,000	60,000	60,000
Development of Zero Emissions Zones (Implementation of pilot project)	IDP, LTP, Local Plan	Transport/ Highways		-23,000 (Revenue)			
Oxford and Abingdon Flood Alleviation Scheme	IDP; Oxfordshire Infrastructure Strategy (OxIS)	Green/ Blue Infrastructure				250,000	
Bullingdon Community Centre	IDP	Community Facilities	562,655	951,923			
East Oxford Community Centre	IDP	Community Facilities	27,115	3,670,039	1,750,000		
Blackbird Leys Regeneration	Local Plan	Economic Development		3,500,000			
City Centre Restart (capital)	COVID-19 City Restart Measures	Economic Development		100,000			
Infrastructure Feasibility Budget	IDP, Local Plan, OxIS	Economic Development, Transport	50,000				
Total Projected Funding			694,978	9,185,627	1,810,000	310,000	60,000
Total Forecast Receipts in year			2,282,761	-	-	-	-
Balance Carried Forward			(11,571,913)	(2,386,286)	(576,286)	(266,286)	(206,286)

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