

Infrastructure Funding Statement

1 April 2022 to 31 March 2023
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Planning Policy
Planning, Sustainable Development and Regulatory Services

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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) have been **received, allocated and spent** on the infrastructure priorities of Oxford City Council for the previous financial year (**April 2022 - March 2023**). 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 IFS is prepared in accordance with Schedule 2 of the CIL regulations² and CIL regulation 121A. 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/ukxi/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 2022/2023 on the Community Infrastructure Levy

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;	£2,731,229.02		
B	the total amount of CIL receipts for the reported year;	£2,096,995.17		
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;	£13,554,223.75		
E	the total amount of CIL expenditure for the reported year;	£2,215,869.50		
F	the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£16,786,553.00	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;		
			Bullington Community Centre	£698,496.00
			B0086 Extension to Seacourt Park & Ride	£137,846.00
			City-Wide Cycling Improvements, including cycle lanes and parking	£34,991.00
			East Oxford Community Centre	£437,559.00
		£ 1,379,850.00	Blackbird Leys Regeneration £70,958.00	

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;	£104,186.07	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		
i	the amount of CIL passed to—				
	i	any parish council under regulation 59A or 59B; and	£81,935.49	Littlemore Parish Council	£78,257.82
				Old Marston Parish Council	£0
				Risinghurst & Sandhills Parish Council	£0
				Blackbird Leys Parish Council	£3,677.68
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;	£127,386.02		

Community Infrastructure Levy (CIL)

ii	<p>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;</p>	£649,897.94	
			CIL payments to ward Councillor budgets
			£75,000.00
			Headington Neighbourhood Fourm: Headington Regeneration Design
			£39,916.67
			Headington Neighbourhood Fourm: Headington Flower Baskets 2022
			£2,671.25
			Headington Neighbourhood Fourm: Christmas Lights 2022
			£5,010.00
			Headington Neighbourhood Fourm: Trees at Bury Knowle Park
			£4,500.00
			Summertown and St Margaret's Neighbourhood Fourm: Alexandra Park Playground Murals
			£600.00
			Summertown and St Margaret's Neighbourhood Fourm: Cutteslowe Primary School Improvements
			£7,500.00
			Summertown and St Margaret's Neighbourhood Fourm: Neighbourhood Forum Publicity Project
			£2,495.00
			Summertown and St Margaret's Neighbourhood Fourm: Cutteslowe Community Association
			£958.33
			Summertown and St Margaret's Neighbourhood Fourm: SHARE Oxford
			£1,002.50

Community Infrastructure Levy (CIL)

			Summertown and St Margaret's Neighbourhood Fourm: Sunnymead Nature Reserve Benches	£5,046.00
			Summertown and St Margaret's Neighbourhood Fourm: Jubilee Bunting	£723.00
			Summertown and St Margaret's Neighbourhood Fourm: Christmas Lights 2022	£1,647.00
			Summertown and St Margaret's Neighbourhood Fourm: Alexandra Park - Planting and Notice Board	£7,500.00
			Summertown and St Margaret's Neighbourhood Fourm: Fruit Trees and flowers: Establishing Pollinator Gardens	£5,000.00
			Summertown and St Margaret's Neighbourhood Fourm: Library of Things - Thermal Imaging Cameras (x2)	£610.80
			Summertown and St Margaret's Neighbourhood Fourm: Cutteslowe Community Association - Kitchen Improvements (Domus)	£6,000.00
			Wolvercote Neighbourhood forum: White Hart Community Pub Ltd	£656.35

Community Infrastructure Levy (CIL)

			Wolvercote Neighbourhood forum: Cutteslowe Park Woodland Trail	£2,005.83
			Wolvercote Neighbourhood forum: Five Mile Drive Noticeboards	£1,250.00
			Wolvercote Neighbourhood forum: John Roland Clock and Portrait	£1,776.00
			Wolvercote Neighbourhood forum: Wolvercote Local History Society: John Rowland's portrait	£824.00
			Wolvercote Neighbourhood forum: Wolvercote and Wytham Midsummer Festival: Gazebos Event Shelters for Wolvercote and Wytham Midsummer Festival activities	£866.67
			Wolvercote Neighbourhood forum: St Peter's Bellringers: Video and Livestreaming equipment	£3,546.94
			Wolvercote Neighbourhood forum: Wolvercote Monday Lunch Club Voluntary Group: Oven and Cooker	£714.00
			Wolvercote Neighbourhood forum: Cutteslowe Community Centre Kitchen Refurbishment	£10,000.00
			Wolvercote Neighbourhood forum: Lower Wolvercote Playground Improvements	£8,077.60

Community Infrastructure Levy (CIL)

				Young Peoples Pathway Contribution	£65,000.00
				City Centre Restart	£37,000.00
				Tackling homelessness	£52,000.00
				Community Grants Programme	£300,000.00
	summary details of any notices served in accordance with regulation 59E, including—				
k	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	CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£1,795,067.11		
	ii	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£10,823,354.85		
	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.	£2,730,868.90		
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		

Community Infrastructure Levy (CIL)

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	
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 2022/2023 on S106 Planning Obligations

S106 Obligations								
Requirement	Amount	Comment						
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;	£878,560.00	Site name	Planning Reference	Date of Agreement	Trigger	Amount	Contribution Use
			Land at Jericho Canal Side, OX2 6BX	20/01276/FUL	30/01/2023	Prior to occupation of development	£655,000.00	Provision of replacement bridge at Mount Place Oxford
			Land at Jericho Canal Side, OX2 6BX	20/01276/FUL	30/01/2023	Prior to occupation of development	£7,000.00	Provision of two signage boards one at Walton Well and one at Aristotle Lane entrance to Port Meadow
			Land at Jericho Canal Side, OX2 6BX	20/01276/FUL	30/01/2023	Prior to implementation of development	£50,000.00	Towards affordable housing
			Land at Jericho Canal Side, OX2 6BX	20/01276/FUL	30/01/2023	Late stage review - see agreement for formula	Late stage review contribution	Affordable Housing late stage review
			Marston Paddocks, Butts Lane, OX3 0QN	21/02580/FUL	22/07/2022	Prior to commencement	£16,560.00	Greenbelt mitigation to be used to enhance play facilities at the said park or for such other Green Belt projects in the locality that the City Council deems appropriate if this contribution cannot be used for this purpose
			Marston Paddocks, Butts Lane, OX3 0QN	21/02580/FUL	22/07/2022	Prior to commencement		To be used for the planting of a hedge at the park or for such other projects in the locality that the City Council deems to be appropriate if the contribution cannot

S106 Obligations								
Requirement	Amount	Comment						
							be used for this purpose	
		Land South West Of St Frideswide Farm, OX2 8EH	21/01449/FUL	25/08/2022	Prior to implementation of planning permission	£50,000.00	Towards replacement floodlights on the pitches at the Hockey Club to mitigate the impact of light spillage on future occupiers	
		Land South West Of St Frideswide Farm, OX2 8EH	21/01449/FUL	25/08/2022	Prior to implementation of planning permission	£100,000.00	Improvements to Cutteslowe Tennis Court including but not limited to resurfacing, relining and court lighting to mitigate the impact of the Green Belt development	
b	the total amount of money under any planning obligations which was received during the reported year;	£360,588.57	Site name	Planning Reference	Date Payment Received	Category	Available Balance	Contribution Use
			21 Salford Road, OX3 0RX	15/02282/OUT	13/09/2022	Affordable Housing	£360,588.57	Towards affordable Housing
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	
			Marston Paddocks, Butts Lane, OX3 0QN	21/02580/FUL	22/07/2022	Not to commence development until contractual arrangements for the transfer to registered provider	Provision of Affordable Housing (20 Units)	

S106 Obligations

Requirement	Amount	Comment
		<p>Land Southwest of Frideswide Farm, OX2 8EH</p> <p>21/01449/ FUL</p> <p>25/08/2022</p> <p>Not to implement the planning permission until the contractual arrangement for the transfer of the affordable units to a registered provider</p> <p>Provision of Affordable Housing (67 Units)</p>
		<p>Land Southwest of Frideswide Farm, OX2 8EH</p> <p>21/01449/ FUL</p> <p>25/08/2022</p> <p>3.1 Prior to implementation of the planning permission 3.2 Prior to occupation of 30 dwellings 3.3 Prior to occupation of 60 dwellings 3.4 Prior to occupation of 133 dwellings 3.5 Prior to occupation of 60 dwellings 3.6 Open Space Certificate 3.7 Future maintenance of Public open space, play area, community pavilion and SUDS</p> <p>Open space land scheme: 3.1 Open space land scheme to be submitted to and been approved in writing by OCC 3.2 At least one of the LAPS has been provided and available for public use 3.3 Play area to be provided and ready for public use 3.4 Open Space Land (incl. Community Pavilion) is provided and ready for public use 3.5 SUDS to be provided on the land 3.6 From date of issue the Open space land, play area and pavilion shall be made available for public use & maintain 3.7 After a period of not less than 2 years from issue of open space certificate</p>
		<p>Land Southwest of Frideswide Farm, OX2 8EH</p> <p>21/01449/ FUL</p> <p>25/08/2022</p> <p>4.1 Prior to implementation to submit scheme to council 4.2 Certificate prior to implementation</p> <p>Biodiversity scheme to be submitted to council and approved 4.2 to provide a certificate to council from the organisation or body referred to in para 1 of sch 3 to evidence the purchase of 1.77 habitat units</p>
		<p>Deaf and Hard of Hearing</p> <p>21/03582/ FUL</p> <p>28/12/2022</p> <p>Prior to occupation</p> <p>To ensure that the community use agreement referred to in para 1.1 provides for the community venue</p>

S106 Obligations						
Requirement		Amount	Comment			
			Centre, 10 Littlegate Street, OX1 1RL			space to be retained for a class F2 community use with public access subject always to the community use agreement
			Land at Jericho Canal Side, OX2 6BX	20/01276/FUL	30/01/2023	Prior to occupation of 50% of residential units Construct Boatyard and Community Centre to shell standard prior to occupation of more than 50%
			Land at Jericho Canal Side, OX2 6BX	20/01276/FUL	30/01/2023	Prior to occupation of 50% of residential units Canal Works - Works arising from the development affecting the Canal for indicative purposes
			Land at Jericho Canal Side, OX2 6BX	20/01276/FUL	30/01/2023	Prior to occupation of 50% of residential units Public realm - Not to cause or permit occupation of more than 50% of the residential units prior to obtaining the written approval of the council to a public realm maintenance use and management strategy
i	in relation to affordable housing, the total number of units which will be provided;	87	Site name	Planning reference	Date of agreement	Affordable units
			Marston Paddocks, Butts Lane, OX3 0QN	21/02580/FUL	22/07/22	20
			Land Southwest of Frideswide Farm, OX2 8EH	21/01449/FUL	25/08/22	67
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;	£13,945,694.31				

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);	£20,072.54	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;	£13,945,694.31	S106 Contribution Category	Amount
			Affordable Housing	£12,294,478.39
			Open Space and Leisure/ Green Infrastructure	£1,106,153.26
			Community Facilities	£237,000.00
			Highways/ Transport and Travel	£227,029.75
			Economic Development	£56,062.91
			Other (E.g. works of art)	£24,970.00
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					
i			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;	£20,072.54	Shotover View Centre, Crauford Road, OX4 2RA	10/01897/FUL	14/06/2011	Open Space and Leisure/ Green Infrastructure	£366.00	Towards provision or enhancement of allotment facilities in the vicinity of the land.
			Lawn Upton House, Sandford Road, OX4 4PU	13/00739/FUL	31/12/2014	Open Space and Leisure/ Green Infrastructure	£600.00	Towards Open Space/Park Ecology
			Lawn Upton House, Sandford Road, OX4 4PU	13/00739/FUL	31/12/2014	Open Space and Leisure/ Green Infrastructure	£1,687.49	Improvements to play area
			36 38 40 London Road And 2 Latimer Road, OX3 7PA	15/00858/FUL	08/02/2022	Affordable Housing	£17,419.05	Towards affordable housing
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	£0						

S106 Obligations

Requirement	Amount	Comment
4		
a	N/A	Responsibility of Oxfordshire County Council
b	N/A	Responsibility of Oxfordshire County Council
5		
a		
b		
c		

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 2024), 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 2023)

Strategic Projects	Links to wider strategies and Infrastructure Delivery Plan (IDP)	Infrastructure Category	2022/23 £	2023/24 £	2024/25 £	2025/26 £	2026/27 £
CIL Balance Brought Forward			(11,571,913)	(15,071,673)	(5,140,144)	(5,080,144)	(5,020,144)
Oxford and Abingdon Flood Alleviation Scheme	IDP; Oxfordshire Infrastructure Strategy (OxIS)	Green/Blue Infrastructure		250,000			
Bullingdon Community Centre	IDP	Community Facilities	698,496	253,427			
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			
City-Wide Cycling Improvements, including cycle lanes and parking	IDP, Local Plan, LTP	Transport/ Highways	34,991	85,009	60,000	60,000	60,000
East Oxford Community Centre	IDP	Community Facilities	437,559	4,982,480			
Blackbird Leys Regeneration	Local Plan	Community Facilities	70,958	3,429,042			
Oxford Station Masterplan (Feasibility)	IDP, Local Plan, OxIS	Economic Development, Transport		133,363			
City Centre Restart (capital)	COVID-19 City Restart Measures	Public Realm		100,000			
Infrastructure Feasibility Budget	IDP, Local Plan, OxIS	Economic Development, Transport		175,208			
Development of Zero Emissions Zones	IDP, LTP, Local Plan	Transport/ Highways		23,000			
Total Projected Funding			1,379,850	9,931,529	60,000	60,000	60,000
Total Forecast Receipts in year			4,879,610				
Balance Carried Forward			(15,071,673)	(5,140,144)	(5,080,144)	(5,020,144)	(4,960,144)