

INFRASTRUCTURE FUNDING STATEMENT 2023/2024

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1. Executive Summary

This report has been published under the requirements of Regulation 121A. Annual Infrastructure Funding Statements of The Community Infrastructure Levy Regulations 2010 (as amended) and contains the matters specified under Schedule 2 of the Regulations.

This report provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in Southampton, and the subsequent use of those contributions by Southampton City Council (SCC). The report covers the financial ‘reported’ year 1st April 2023 – 31st March 2024.

Southampton City Council seeks developer contributions through the Community Infrastructure Levy (CIL) and Section 106 (S106) agreements (also known as “planning obligations”)

Table 1: Yearly Summary

	CIL	Section 106
Contributions Requested (CIL)/Agreed (S106) in 2023/24	£1,345,795.12	£2,449,302.00
Contributions Received	£1,069,714.43	£880,611.00
Contributions Spent in 2023/24	£2,703,732.41	£2,863,647.00
Contributions Allocated to a Project as of 1st April 2024	£4,616,755.08	£3,473,169.00
Contributions Unallocated to a Project as of 1st April 2024	£0	£2,500,000.00
Total Contributions Unspent as of 1st April 2024	£4,616,755.08	£6,100,000.00

2. Community Infrastructure Levy Report

The CIL is a charge that can be levied by Local Authorities on new development in their area to help deliver the infrastructure needed to support the cumulative impact of the development. CIL was introduced by The Community Infrastructure Levy Regulations in 2010 and Southampton was one of the earliest areas to introduce the levy having charged it since 1st September 2013. The CIL is a set charge, as outlined within the Charging Schedule, and is calculated on the Gross Internal Area (GIA) of new development. In Southampton, CIL is charged on most new residential and retail development over 100 sq. m (GIA), as well as on new dwellings and flats of any size (including those created through a change of use of a building). In some circumstances exemptions and relief can be sought from paying CIL, such as for social housing and residential annexes, if certain criteria are met. Landowners are ultimately liable to pay the levy but anyone involved in the development may assume liability to pay.

The indexed CIL rates covering the period of this IFS were £68.15 per sq.m for retail floor area and £110.94 per sq. m for residential floor area between 1st April and 31st December 2023, and £73.14 per sq. m for retail floor area and £119.06 per sq. m for residential floor area between 1st January and 31st March 2024. The Charging Schedule for Southampton, setting out our CIL charging rates, as well as more detailed information about the CIL and the CIL process, are available on the Southampton City Council website:

<http://www.southampton.gov.uk/planning/community-infrastructure-levy/>

There is also a neighbourhood portion of CIL known as 'Local CIL' which is taken from the CIL amount collected, 'Local CIL' can be used to fund infrastructure as well anything else that is concerned with addressing the demands development places on an area. Under 'Local CIL', a CIL charging authority must pass 15% of local CIL receipts to the parish council for the area where a CIL liable development takes place, rising to 25% if the parish has a Neighbourhood Plan in place. In unparished areas, the CIL charging authority can spend equivalent amounts in the locality, following engagement with local communities. For Southampton, without any town or parish councils, this means that 15% of CIL receipts generated for development within a ward can be allocated to that ward subject to a cap of £100 (index linked) per dwelling per year. The exception to this is Bassett ward which has the Bassett Neighbourhood Plan (BNP) in place, 25% of CIL receipts (uncapped) for development in Bassett have been allocated since 20th July 2016 (the date of adoption of the BNP), prior to this date 15% of receipts were allocated.

A CIL charge is payable either within 60 days of the commencement of a development, or within the terms of an instalment policy set by the CIL charging authority. Within the reporting year Southampton had an Instalments Policy in place whereby the CIL charge was payable within:

- (i) 60 days if the chargeable amount is less than £25,000;

- (ii) In 2 equal instalments spread over 6 months at 60 days and 6 months for amounts between £25,000 and £50,000.
- (iii) in 3 equal instalments spread over 9 months at 60 days, 6 months and 9 months for amounts between £50,000 and £250,000; or
- (iv) in 4 equal instalments for amounts between £250,000 and £1,000,000 payable at 60 days, 6 months, 9 months and 18 months.
- (v) in 4 equal instalments for amounts over £1,000,000 payable at 60 days, 6 months, 12 months and 24 months.

Payment is due in full immediately in instances where a development has commenced without liability having been assumed and/or without the submission of a Commencement Notice form, in accordance with Regulation 71. Surcharges and late payment interest can also be imposed in cases where breaches of the CIL process have occurred, as detailed within CIL Regulations 80-88.



Photo 1 – James Street pedestrian crossing improvements

3. CIL Receipts and Expenditure

CIL becomes payable when a development commences, at which point a Demand Notice is issued, and in Southampton an invoice is issued with the Demand Notice which is then monitored by the Debt Management Centre team. The Demand Notice details the whole sum payable and the instalments required; therefore CIL Demand Notices issued during a particular year do not necessarily equate to the CIL sums likely to be received during that year as the sums could be paid over one, two or three financial 'reported' years (for accounting purposes other differentials can also occur¹) depending on when the development commenced and the amount levied. In addition to this, developments can be altered through further planning permissions over time, often resulting in revised Demand Notices needing to be issued. Any re-issued Notices are not double-counted in this report; if a Demand Notice is issued and then re-issued in the same reporting year, only the re-issued Notice would be included within the figure for CIL invoiced during the year.

Table 2: CIL Invoiced Amount

Total CIL invoiced in Demand Notices in 2023/24	£1,345,795.12
↳ Of the Demand Notice total, the amount of surcharges and late payment interest imposed	£30,982.71

CIL receipts must be applied to fund the provision, improvement, replacement, operation or maintenance of infrastructure and therefore can be spent on a wide range of infrastructure including flood defences, transport, open and green spaces etc making it quite flexible in order to support the development needs of the area. The levy can also be used to increase capacity of existing infrastructure and to repair failing existing infrastructure if it is required to support development.

Table 3: CIL Receipts

Total CIL receipts received in 2023/24	£1,069,714.43
↳ Of the total CIL receipts, the amount of surcharges and late payment interest imposed	£20,745.32
'Local' CIL receipts	£161,991.79

The total CIL receipts during the reported year includes any 'in-kind' CIL payments; any CIL receipts subsequently set aside for CIL administration and 'Local CIL' purposes; any CIL surcharges/interest received and; CIL received for any other reason other than CIL collected on behalf of another CIL charging authority.

¹ When an invoice is raised the full amount is immediately recognised as income in the CIL account, this is the standard accounting arrangement at SCC. This assumes that when the invoice is raised the payment will be made and a corresponding amount is shown in the accounts as being due from an external organisation. When the payment is made it is used to effectively settle the outstanding amount due to be received. For 2023/24 the accounting amount was £1,020,731.62 however the actual receipts received were £1,069,714.43.

Up to 5% of the total CIL receipts can be used to address the Council’s administrative expenses in relation to the levy. For accounting purposes the administration amount is taken from the total of the CIL invoiced amount.

Table 4: CIL Expenditure details

Total CIL expenditure in 2023/24	£2,703,732.41
Strategic CIL expenditure in 2023/24	£1,607,002.61
Local CIL expenditure in 2023/24	£1,043,062.23
Administrative Expenses (5% of CIL receipts)	£53,667.57
Repayment of expenditure already incurred on infrastructure	£0
Total of payments made ‘in-kind’ through the provision of land or infrastructure	£0

Actual CIL expenditure during the reported year, regardless of when received, is inclusive of ‘Local CIL’ allocations spent by the charging authority under CIL regulation 59F. Also includes CIL passed to external organisations under regulation 59(4) whether subsequently spent or not; CIL spent on administration of CIL; CIL “expenditure” in regard to any land and infrastructure payment received as “In-Kind” CIL payments from the point any development on the land is commenced or completed, and CIL refunded due to overpayments.

Table 5: ‘Strategic’ infrastructure expenditure in 2023/24

Infrastructure Project/Type	Expenditure
Footway Improvements <i>Including resurfacing, patching and stump removal and remediation:</i>	£892,124.31
- Browning Avenue	
- Brownlow Gardens	
- Burke Drive	
- Donnington Grove	
- Ennerdale Road	
- Forest Hills Drive (Premier Parade)	
- Frobisher House	
- Gorselands Road	
- Hayburn Road	
- Henry Street	
- Kendal Avenue	
- Maryland Close	
- Neva Road	
- Pointout Road	
- Willis Road	
- Wimpson Lane (Potters Court)	
- Winchester Road	
District Centre Improvements	£285,177.61
- Bitterne District Centre	

<ul style="list-style-type: none"> - St Marys Road <i>Road and cycle signage</i> - St Denys Road <i>Cycle signage</i> - Peartree North <i>20mph road signage</i> - Hill Lane <i>Cycle signage, at Bellemoor Road junction</i> - Glen Eyre & Lovers Walk <i>Cycle signage</i> 	
Carriageway Improvements across the City <i>Contribution to overall programme of works</i>	£140,875.69
Motorcycle Intervention Measures – Coxford	£90,996.12
Heritage Assets Restoration Programme <i>Contribution towards a larger £1.594 million project that included works in the following locations:</i>	£87,000.00
<ul style="list-style-type: none"> - Bargate - Cross House - God’s House Tower, Solent House & Tower House - Medieval Buildings - Medieval Vaults - Southampton Castle - St. Marys Churchyard - Town Walls 	
Wildflowers and Planting City-Wide	£57,427.55
Millers Pond Viewing Platform	£20,346.86
Western Shore Coastal Erosion Scheme	£17,840.34
Town Wall Repairs	£8,109.00
Crematorium Refurbishment	£5,146.73
Central Parks Solar Compactor Bins	£1,958.40
Total	£1,607,002.61



Photo 2 - Bedford Place road narrowing and pedestrian improvements

Table 6: 'Local' CIL infrastructure expenditure in 2023/24

Ward	Location	Infrastructure Project	CIL expenditure
Banister & Polygon	Bedford Place	Public Realm Improvements	£561,024.26
<i>*previously Freemantle</i>	The Avenue	Installation of replacement benches and bins	£7,721.57
Bargate/Peartree	Itchen Bridge	Works relating to ongoing Maintenance Project	£220,145.60
Bargate	Solent Sky Museum	Calshot Lightship and Tram Collection	£30,000.00
	James Street	Adjustments to kerbs and provision of a raised table crossing.	£46,743.02
	City Centre	Quay Connect Bus Stop Lining	£1,546.57
	Hoglands Park	Skate Park Improvements	£7,262.09
Bassett	Bassett Green Road/Bassett Green Drive	Installation of a bench at the junction	£2,500.13
	Arnheim Road	Works to the play area	£258.00
Bevois	Argyle Road	Installation of barriers	£3,544.35
	Radcliffe Road/Parsonage Road	Repair of planters along the streets	£4,275.78
	Kent Street	Play area upgrade	£18,665.03
Bitterne Park	n/a		
Coxford	Fairisle Road	Installation of measures to prevent verge parking	£4,275.78
Freemantle	Shirley Road	Additional sign warning of no right turn into Howards Road at Foy's Corner	£1,973.44
	Howard Road	Community notice board at junction with Stafford Road	£1,350.99
Harefield	High View Way	Installation of measures to prevent verge parking	£2,960.15
	<i>Moorlands School</i>	<i>Correction of spend from previous year</i>	<i>-£1,516.33</i>
Millbrook	Brendon Green	Planting of trees to the green	£6,701.31
	Cedar Lodge Park	Various improvements to the park	
<i>*now Freemantle</i>	Freshfield Park	Installation of a community notice board	
	Millbrook Recreation Ground	Installation of 2 benches and bins, and upgrade of play area equipment	£5,731.07
	Whitehouse Gardens	Upgrade of play area equipment	
Peartree	Peartree Green	Picnic benches and seating close to Play Area	£6,390.20

Portswood	St Denys Road	Signage between Thomas Lewis Way and Cobden Bridge	£1,973.44
	Portswood Recreation Ground	Installation of a bench at the Recreation Ground	£6,072.30
	Saltmead	Planting of trees alongside a layby and close to the play area	
	Janaway Gardens	Upgrading of play equipment and planting of a tree to the waterfront	
Redbridge	Mansel Road West	Dropped kerb crossing at the Maplin Road junction	£6,870.11
	Green Park	Installation of new benches and bins at the three parks, and works to the pond in Mansel Park	£15,306.90
	Mansel Park		
	Lordshill Recreation Ground		
Shirley	Shirley Avenue	Planting new trees to replace dead stumps along the street	£5,262.50
	Shirley Pond Park	Works to footpaths in the park	£258.00
	Howards Grove	Installation of dropped kerbs to the western pavement at crossings	£15,097.13
	Southampton Common (Bellemoor Rd)	Holly Lodge Depot	£516.00
	St James Road	Pedestrian/street improvements	£18,716.10
Sholing	n/a		
Swaythling	Bassett Green Road	Painted railings and fixed paving of footpath to Ventnor Court	£2,960.15
	Burgess Road	Cycle parking and pedestrian guard rail improvements	£8,361.39
	Burgess Road	Installation of bollards opposite Lilac Road to prevent pavement parking	£2,978.54
Thornhill (previously Bitterne)	Montague Green	Installation of bins, benches and a pull-up bar	£3,997.28
	Warburton Road	Contribution towards a funding bid for a road crossing	£518.76
Woolston	Foxcott Close	Painting of zig-zag markings at school entrance	£2,960.15
	Archery Road	Installation of benches at the play area	£1,336.12
	Tickleford Drive	Replacement zipwire to play area	£18,324.35
		Total	£1,043,062.23



Photo 3 – A new bench installed on The Avenue

Table 7: Contributions retained by the Council on 1st April 2024

Total CIL retained, including Local and Strategic funds	£4,616,755.08
Total Strategic CIL retained	£2,894,945.28
Total Local CIL retained	£1,721,809.80
Total CIL allocated to a project <i>(inclusive of future anticipated receipts for 24/25)</i>	£8,876,000.00 (strategic) £576,000 (local)
Total unallocated CIL held	£0

This is a list of planned projects that have been allocated CIL funds, primarily for the 2024/25 financial year but also includes anticipated funding up to the 2027/28 financial year. The listed projects and CIL funding amounts are provisional, are inclusive of CIL income that has not yet been collected and may have been allocated over multiple years.

Table 8: Projected CIL allocations from 2024/25 to 2027/28

Infrastructure Project/Type	CIL amount allocated
River Itchen Flood Alleviation Project	£10,700,000
Play Areas	£880,000
District Centre Improvements	£658,000
SANGS (Suitable Alternative Natural Green Spaces)	£651,000
Improvement Works	
Footways across the City	£500,000
Itchen Bridge	£480,000
Town Walls	£476,000
Safer Streets Fund	£430,000
Safer Neighbourhoods Fund	£407,000

Hoglands Skate Park	£263,000
Solar Compactor Bins (Citywide)	£212,000
Member Minor Works Programme	£183,000
Weston Shore	£169,000
City Art Gallery Roof	£106,000
Green City Action Plan	£42,000



Photo 4 – A new Solar compactor bin, East Park

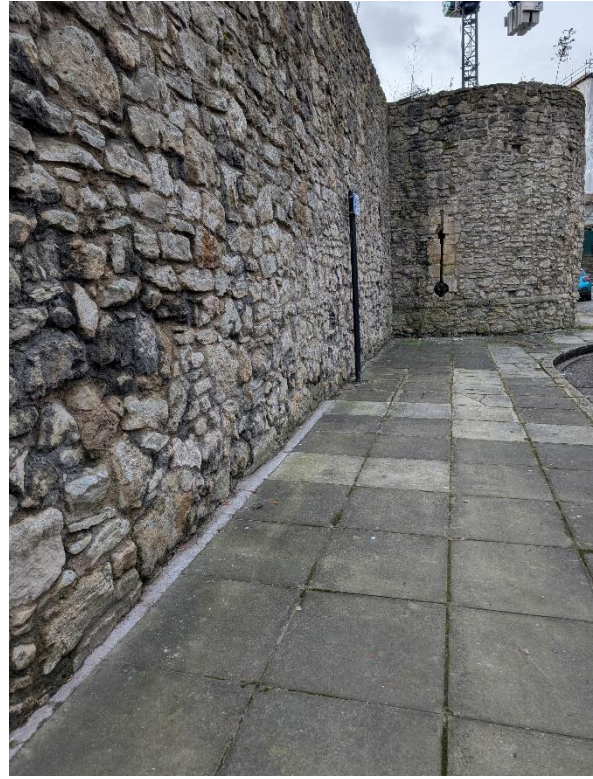


Photo 5 – Town Walls, rear of Hanover Buildings

4. The (CIL) Infrastructure Funding List

Regulation 121A of The Community Infrastructure Levy Regulations 2010 (as amended) requires the publication of a statement of the infrastructure projects which the charging authority (Southampton City Council) intends will be, or may be, wholly or partly funded by the Community Infrastructure Levy (CIL), 'the infrastructure list'.

It is currently anticipated that CIL will be spent on the projects listed in Table 8 of this statement. The table is not exhaustive, and CIL could also be used to fund the following in order to reflect the priorities of the current administration.

- Strategic Transport
- Green Open Spaces
- Strategic Flood Risk
- Education
- Sports, Recreation and Community Facilities
- Health Facilities
- Museums, Libraries and The Arts
- Community Safety
- Biodiversity
- Public Realm
- The Historic Environment

5. Section 106 (Planning Obligations) Report

The Section 106 (S106) Infrastructure Funding Statement (IFS) provides a summary of all financial and non-financial developer contributions relating to S106 Agreements within the Southampton City boundary for the given financial year. It also includes a statement of infrastructure projects that Southampton City Council (SCC) intends to be, wholly or partly funded by S106, which may or may not incorporate CIL funding.

Throughout the IFS there will be references to the following definitions:

- **Agreed** – Contributions that have been agreed within a signed legal document. These contributions have not been collected / delivered and if the planning applications are not implemented, they will never be received.
- **Received** – Contributions received by Southampton City Council (SCC).
- **Allocated** – Contributions that have been received and allocated into the relevant Capital Programme for the purpose specified in the relevant S106 Agreement (to clarify all S106 Financial Contributions are ring-fenced for a specific purpose as outlined within the relevant S106 Agreement, which the Council are contractually obliged to provide within a timeframe, as set out within the S106 Agreement, otherwise these funds are at risk of refund).
- **Spent / Delivered** – Monetary or non-monetary contributions that have been spent / delivered.
- **This Financial Year** - unless stated otherwise, this refers to the period 01/04/2023 – 31/03/2024.

Section 106 Planning Obligations

Planning Obligations (also known as S106 Agreements) are legal agreements which are normally linked with a specific planning permission to mitigate the impact of that specific development. Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms (CIL Regulations - Statutory Tests).

The Council's requirements for S106 planning obligations are set out in the Council's adopted Core Strategy, with additional guidance available in the Developers Contributions Supplementary Planning Document, all of which is under review as part of the overall SCC Local Plan Review.

Planning Obligations can be provided by way of financial contributions, developer provided works, or actions, management and/or maintenance plans, all of which will be defined and identified within the individual S106 Agreement.

More information on these non-financial related planning obligations, are summarised later in this statement.

6. Section 106 Financial Contributions

Table 9: Total Financial Contributions held by SCC @ 31st March 2023 (£ Millions)

Balance of S106 Funds @ 1 st April 2023	S106 Funds Allocated to the Capital Programme @ 1 st April 2023	S106 Funds Awaiting to be Allocated to the Capital Programme @ 1 st April 2023
£8.5M	£6.6M	£1.9M

Table 10: Total Financial Contributions held by SCC @ 31st March 2024 (£ Millions)

Balance of S106 Funds @ 1 st April 2024	S106 Funds Allocated to the Capital Programme @ 1 st April 2024	S106 Funds Awaiting to be Allocated to the Capital Programme @ 1 st April 2024
£6.1M	£3.6M	£2.5M

Table 11: Section 106 Financial Contributions Agreed in Financial Year (23/24)

Please note that the financial sums below, although secured within S106 Agreements will only become liable if the planning consent to which the relevant S106 relates is implemented and / or the development is completed. The actual financial sums received by the Council are itemised later in Section 2.

Planning Obligation Type	Financial Contributions Agreed (£)
Affordable Housing	1,669,678
Site Specific Transport	437,365
Solent Disturbance Mitigation Project (SDMP)	193,268
Employment & Skills Plan	84,727
Miscellaneous (Spitfire Bridge Contribution)	36,264
Late Night Community Safety	20,000
CCTV	8,000
Total	£2,449,302.00

Table 12: Section 106 Financial Contributions Received in Financial Year (23/24) regardless of S106 Completion Date

Planning Obligation Type	Financial Contributions Received (£)
Site Specific Transport	279,588
Solent Disturbance Mitigation Project (SDMP)	150,275
Strategic Transport	114,848
Employment & Skills Plan	67,290
Sports Pitch	65,350
Zero Carbon (Linked with Carbon Management Plans)	62,981
Open Space	59,041
Late Night Community Safety	40,608
Tree Replacement	31,520
Play Space	8,526
CCTV	6,064
Hedgerow Replacement	578
Affordable Housing	0
Total	£880,611.00

Table 13: Section 106 Monitoring Charge Received in Financial Year

Southampton City Council S106 Agreements also require a Monitoring Charge to be paid on each completed S106 Agreement, payable prior to completion of the agreement. The charge is calculated on a per Head of Term basis (2023/2024 figure was set at £289 per Head of Term) within the agreement, plus an additional fixed Head of Term fee for coordinating the S106 pre-completion process. The charge is proportionately linked to the resource applied to the Section 106 process by the relevant S106 Planning Agreements Officer, for both coordinating the agreement through to completion and in addition monitoring the timely discharge of the various planning obligations within each agreement.

Monitoring Charge	Financial Contributions Received 23/24 (£)
Section 106 Monitoring Charge	£30,161 (24 Section 106 Agreements)

S106 Financial Contributions Spent in Financial Year

Total £2,863,647

Table 14: Site Specific Transport Contributions

Planning Application	Planning Application Address	Procured Works	Funds Spent (£)
14/01252/FUL	216-220 Spring Road	Improvement to pedestrian facilities, taking form of demarked route and/or narrowing locally of the carriageway at the crossing point.	14,327
10/00521/NMA	20-26 College Street & 29-35 Richmond Street	Towards the diversion of the 8A bus service to serve the Development and city centre when Centre Bridge has been re-opened to buses.	28,168
10/01300/FUL	122-126 St Marys Road	Towards improvements to pedestrian facilities around Charlotte Place roundabout to include on crossing detection and alterations to the top of St Andrews Road to widen pedestrian area and provide improved pedestrian crossing facilities in this location.	35,860
14/02108/FUL	Former B&Q Site Mayfield Road	Bus priority within the Portswood Road corridor to enhance city bound bus services.	35,534
14/02108/FUL	Former B&Q Site Mayfield Road	Improved cycle facilities in the near vicinity of the Land to provide enhanced connections towards the city and the university campuses.	45,238
16/00730/FUL	21-22 Hanover Buildings	A contribution towards improved cycle linkages from the site to the neighbouring west – east cycle route.	13,500
16/01778/MMA	Former Portswood Bus Depot (Student Scheme)	Improved cycle facilities in the near vicinity of the site to provide enhanced connections towards the city and the University campuses.	30,911
16/01605/FUL	Oasis Annexe Mayfield (Ks4) Porchester Road	Footway improvements in the vicinity of the Development.	23,000
16/01991/MMA	14 Cumberland Place	The pedestrian crossing improvement scheme on Cumberland Place at the Bedford Place traffic signals, improvements to include pedestrian refuge islands and on-crossing detection and/or the pedestrian crossing improvement scheme on Cumberland Place at the London Road traffic signals, improvements to include	58,210

		pedestrian crossing improvements, lane width reductions and turning restrictions from Cumberland Place.	
15/01158/FUL	488 - 496 Portsmouth Road	Improved cycle linkages to the eastern cycle corridor routes.	18,206
16/01332/FUL	157 - 159 High Street	The provision of a defined and distinct feature south of the site at the junction of West Street and High Street to create a clear pedestrian crossing facility, to improve safety of pedestrians and cyclists.	12,741
16/00635/FUL	468 - 480 Portswood Road	Additional Funding - bus stop upgrades of stop SN120159 (at the end of Sirdar Road) and SN120287 (townside of the "The Brook") for the provision of RTI (real time information) and Truform poles to both bus stops.	1,554
15/02468/FUL	Former Portswood Bus Depot (Student Scheme)	Provision of a pedestrian phase within the traffic signals adjacent to the Development to cross St Denys Road with on crossing detection.	47,500
15/01857/FUL	Former Voodoo Lounge Vincents Walk	Improved cycle linkages from the site to the neighbouring Eastern Cycle Route, in the direction of Above Bar and Palmerston Road.	50,000
17/00106/FUL	Southampton Solent University East Park Terrace	Footpath link from the Charlotte Place roundabout pedestrian facility at the end of Brunswick Place to East Park Terrace as an alternative to the route through East Park (Andrews Park), or, in the event that the footpath link cannot be delivered within a reasonable timescale, any other such scheme to improve pedestrian access and safety linking the Development to Brunswick Place, including alterations to alignment, drainage and signal equipment to be carried out by the Council.	70,000
13/01628/FUL	Southampton Solent University East Park Terrace	Improvements to pedestrian connectivity across East Park linking between East Park Terrace campus and the Sir James Matthews Building, providing a direct linkage between the park entrance/exit on East Park Terrace campus and the exit/entrance onto Park Walk.	30,000
18/01899/FUL	Upper Shirley High Bellemoor Road	School travel plan measures.	9,191
15/02412/R3CFL	Springwell School Hinkler Road	School travel plan work and providing supporting measures to ensure safe and sustainable travel to the school.	10,317
17/01470/FUL	Former Ford Motor Co Wide Lane (Site 2)	Contribution towards improvements to pedestrian crossing facilities south of the site on Wide Lane, north of the Mansbridge Road roundabout.	26,179
15/01754/R3CFL	Sholing Junior School Middle Road	Contribution towards the funding of a zebra crossing on South East Road between Middle Road and Pinegrove Road.	25,111

15/01754/R3CFL	Sholing Junior School Middle Road	Contribution towards school travel planning to encourage and promoted sustainable travel to and from the school.	9,857
16/00317/FUL	Valentine Primary School Valentine Avenue	Contribution towards school travel planning to encourage and promoted sustainable travel to and from the school.	10,300
17/00998/R3CFL	Newtown Pre School Northumberland Road	Contribution towards school travel planning to encourage and promoted sustainable travel to and from the school.	5,101
17/00998/R3CFL	Newtown Pre School Northumberland Road	Provision of tactile paving and dropped crossings in two locations to cross Mount Pleasant Road, adjacent to the junction with Northumberland Road.	4,898
15/02446/FUL	Land At Canute Road and Royal Crescent Road	Street Lighting upgrades in the vicinity of the Canute Rd and Royal Crescent Rd junction.	5,450
18/00746/FUL	390 - 392 Shirley Road	Installation of RTI (Real Time Information) equipment and facilities to north and south bound bus stops (Villiers Road bus stops).	20,000
15/01878/FUL	N Williams and Co Victoria Street	Footway surface improvements around the site frontage and along Victoria Street.	5,873
15/01349/FUL	Bitterne Park School 1 Copewood Road	Contribution towards school travel planning to encourage and promoted sustainable travel to and from the school.	11,295
16/01322/OUT	94 - 97 St Marys Road	The upgrade of the pelican crossing on St Marys Road north of the site to a Toucan crossing and provide shared use cycle/footway signage marking and legal requirements to link from Jurys Inn to the south and Dorset Street to the north and to provide shared use cycleway/footway between the revised upgraded crossing on St Marys Road to the junction with Brintons Terrace	4,690
18/00531/FUL	Dreadnought Hazel Road	Improved pedestrian facilities in the near vicinity of the Land to include tactile paving and dropped crossings at near junctions, including Lower Vicarage Road and Laurel Close.	8,390
17/01269/FUL	10 - 11 Palmerston Road	Towards pedestrian facility upgrades, including the provision of audible warning on traffic signals at the junction of Palmerston Road and New Road junction.	10,772
19/00504/FUL	103 Peartree Avenue	To fund a Traffic Regulation Order (TRO) around the junctions of Peartree/Gainsford Road and Peartree/Thrupton Court providing yellow lining and no waiting at any time restrictions to be proposed on both junctions.	4,473
15/00340/OUT	Former Oaklands School (Oasis Academy Lordshill) Fairisle Road	To provide lighting to the section of footway running adjacent to Fairisle Road and Lordshill Way which will involve 10 lighting columns @ £1500 each including connection.	12,856

15/00340/OUT	Former Oaklands School (Oasis Academy Lordshill) Fairisle Road	To provide enhancements to nearby subway underpasses including better lighting.	8,877
15/00340/OUT	Former Oaklands School (Oasis Academy Lordshill) Fairisle Road	To contribute towards enhancements to the site bounded local footway cycle network, specifically links to the local centre and the new Lordshill Oasis Academy.	27,655
15/00340/OUT	Former Oaklands School (Oasis Academy Lordshill) Fairisle Road	To contribute towards the proposed cycleway footpath route linking from Bargain Farm (and beyond to Nursling Industrial Estate) to Romsey Road and from Romsey Road to the site.	82,620
18/01532/FUL	73 The Avenue	Towards pedestrian and cycle signalised crossing improvements on the junction of Banister Road, The Avenue and Lodge Road, including provision of a Toucan crossing to be carried out by the Council.	17,053
15/00987/FUL	73 - 75 Shirley High Street	The provision of improved pedestrian/cycle crossing facilities away from the higher volumes of traffic on Shirley High Street and Shirley Road for vulnerable road users.	591
19/00997/FUL	Former East Point Centre Bursledon Road	Towards the delivery of the SCN3 segregated cycle route from the Land towards junction of Botley Road/Bursledon Road.	25,086
18/00825/OUT	46 High Road	Provision of tactile paving across both arms of Rayners Gardens at the junction of High Road.	4,025
18/00825/OUT	46 High Road	Provision of tactile paving across both arms of Fleming Road at the junction of High Road.	4,025
18/01045/FUL	Land At Bargain Farm Brownhill Way	Towards junction realignment and improvements of the signalised junction at Frogmore Lane and Brownhill Way and the Brownhill Way Footway/Cycleway Works.	1,235,503
19/01806/R3CFL	Bitterne Park School Dimond Road	Improvements to pedestrian routes to the school, in particular, Townhill Park, by way of provision for pedestrian dropped crossings at the junctions <ul style="list-style-type: none"> • Woodmill Lane/Halstead Road • Woodmill Lane/Norwich Road • Woodmill Lane/Downton Road 	10,365
20/00170/FUL	2 Bridge Road	Traffic Regulation Order to facilitate amendments to increase size of parking bays in the vicinity of the development site.	5,000
20/00342/FUL	9 Cumberland Place	Toward pedestrian linkage improvements towards nearby bus facilities and the route to the railway station, including footway improvements on Cumberland	12,410

		Place and crossing improvements at the Devonshire Road junction with Cumberland Place.	
14/02045/FUL	68-76 and 80-84 Portswood Road	Contribution towards the bus priority corridor in Portswood Road.	86,051
14/02045/FUL	68-76 and 80-84 Portswood Road	Improvement to cycle facilities in the near vicinity of the site to include a demarked route at the end of Spring Crescent and Alma Road.	17,209
17/01593/FUL	7 Commercial Road	The provision of footway enhancements to the front of the site and Water Lane to the rear, improving the pedestrian environment within the immediate vicinity of the site.	11,535
17/01592/FUL	5 Commercial Road	The provision of footway enhancements to the front of the site and Water Lane to the rear, improving the pedestrian environment within the immediate vicinity of the site.	8,239
08/00389/OUT	Former Vosper Site & River Frontage Victoria Road (Centenary Quay)	Strategic Transport Contribution	83,185
19/01284/FUL	Former Eastpoint Centre Site Burgoyne Road (Residential)	The provision of a continuous footway treatment at the junction of Burgoyne Road/Tunstall Road junction, to improve walking routes to local bus stops and local services.	32,139
20/00773/FUL	Southampton General Hospital Tremona Road (Oncology Levels B & C)	Toward the processing and implementation of a Hospital Residents Parking Project which will aim to revise and improve kerb side parking in the local road network to manage the impact from overspill parking.	23,622
		Total	£2,394,692.00

Table 15: Solent Disturbance Mitigation Project (SDMP or Bird Aware)

Planning Obligation Type	Infrastructure Provision	Funds Received (£)	Funds Transferred to Regional Collecting Authority (£)
SDMP	Solent Special Protection Areas	150,275	143,009

Table 16: Public Open Space Contributions

Planning Obligation Type	Open Space Location	Funds Spent (£)
Open Space	Central Parks	64,815
	Hinkler Green	78,420
	Freemantle Lake Park	4,591
	Redbridge Wharf	830
Play Space	Onslow Road	347
	Cuckmere Lane	4,795
	Albany Road	4,103
	Ennerdale Road	3,593
	Edith Haisman	3,581
	Cedar Lodge	3,000
	Deep Dene	616
	Woodmill Play Area	437
	Newtown Adventure Park	320
	Portswood Recreation Ground	58
	Total	£169,506

Table 17: Carbon Management Plan (Zero Carbon Contributions)

Planning Obligation Type	Infrastructure Provision	Funds Spent (£)
Zero Carbon Contributions	Southampton Healthy Homes	108,514

Table 18: Habitat Management Improvements

Planning Obligation Type	Infrastructure Provision	Funds Spent (£)
Tree Replacement Provision		3,386

Table 19: City Centre Public Realm Improvements

Planning Obligation Type	Infrastructure Provision	Funds Spent (£)
QE2 Mile		27,299
Town Walls		17,241
	Total	£44,540



Photo 6 – a new cycle path on East Park Terrace



Photo 7 – the Bargate monument

S106 Financial Contributions Allocated to the Capital Programme in Financial Year 23/24

Total £3,473,169

Table 20: Site Specific Transport Contributions

Planning Application	Planning Application Address	Works	Funds Allocated (£)
07/01457/FUL	17 Buttermere Close	Contribution to provide nearest bus stop in Windemere Avenue, with RTI.	2,584
11/01304/R3OL	Land At Yeovil Chase	To provide Kassel accessible kerbing at the closest bus stop to the site in Shales Road at the junction with Balaclava Road.	4,784
12/01153/FUL	The Bradbury Centre 300 Aldermoor Road	Contribution for the alteration of signage and road markings to allow the minibuses to wait in the bus turning area.	1,000
14/00931/FUL	60 - 64 St Marys Road	Towards the provision of 3 additional street bins on St Mary's Road.	6,399
14/00429/OUT	Land At Vermont Close Vermont Close	To provide RTI to the two nearest bus stops, one in each direction.	16,505
14/02108/FUL	B and Q Mayfield Road	Provision of enhanced bus facilities on both sides of Portswood Road, including new shelters, real time information, and in front of site dedicating land to widen the footway to enable more room for pedestrians to pass people waiting for the bus.	37,910
14/02108/FUL	B and Q Mayfield Road	Contribution toward bus priority within the Portswood Road corridor to enhance city bound bus services.	8,038
14/02108/FUL	B and Q Mayfield Road	The provision of on crossing detection on the nearby traffic signal-controlled junction.	11,199
16/01778/MMA	224 Portswood Road, part of The Former Portswood Bus Depot	Contribution toward the Portswood Road bus priority corridor which will improve the bus services in the local area and toward the city centre.	46,367
14/01747/OUT	Former Meridian TV Studios Radcliffe Road	Improvements to vehicle throughput of the A3024 corridor in light of the Union Road/Northam Road junction capacity impact and the impending localised widening of the Northam Road rail bridge.	10,781

14/01806/FUL	178-180 Portsmouth Road	Traffic Regulation Order to amend waiting restrictions in the near vicinity of the site.	548
04/00667/FUL	133-137 Woodmill Lane	Replacement and repositioning of bus stop in Woodmill Lane outside the Development to include kassell kerbing.	11,073
04/00251/FUL	285/291 Upper Deacon Road	See Highway Works Plan - HD5024148/0003/0008.	33,559
16/00885/FUL	Former Ford Site Wide Lane (Site 1)	Contribution towards the Spitfire Bridge replacement project on Wide Lane within Eastleigh Borough Council boundary.	205,991
07/00718/FUL	Land At Ivy Moss Cottage Weston Lane	Replacement of bus shelter at Weston Lane at the end of Archery Road.	2,410
16/02063/FUL	Land At Former Ford Site North-West side of Wide Lane	Contribution toward future traffic signals and traffic control work which will be required as future phases of development come forward. Future accesses onto Wide Lane will require the need to incorporate the main access for this site into a new traffic signal- controlled junction.	90,445
14/01748/FUL	21 Southampton Street	Contribution towards improved pedestrian facilities in the Carlton Place area and at road crossing points, focusing on improving junctions where pedestrians are vulnerable. Works with crossing points at the London Road/Carlton Place/Carlton Crescent junctions, which will take the form of one or more of the following – defined crossing places demarked on carriageway, localised narrowing for shorter crossing distance for pedestrians, banned turns for traffic and raised tables for speed control.	18,972
17/01470/FUL	Former Ford Site Wide Lane (Site 2)	Contribution towards the Spitfire Bridge replacement project on Wide Lane within Eastleigh Borough Council boundary.	86,477
07/00718/FUL	Land At Ivy Moss Cottage Weston Lane	Strategic Transport Contribution	6,795
15/01622/FUL	47 - 49 Archers Road	Contribution towards enhancements at the signal-controlled crossing with Hill Lane to assist in reduction of congestion, and enhance cycle and pedestrian facilities to reduce the risk of accidents.	16,715
15/00340/OUT	Former Oaklands School (Oasis Academy Lordshill) Fairisle Road	To provide lighting to the section of footway running adjacent to Fairisle Road and Lordshill Way which will involve 10 lighting columns @ £1500 each including connection.	3,796
19/01806/R3CFL	Bitterne Park School Dimond Road	Improvements to pedestrian routes to the school, in particular, Townhill Park, by way of provision for pedestrian dropped crossings at the junctions • Woodmill Lane/Halstead Road	3,634

		<ul style="list-style-type: none"> • Woodmill Lane/Norwich Road • Woodmill Lane/Downton Road 	
19/01972/FUL	Herbert Collins House 5 Northleigh Corner Walnut Avenue	Contribution towards pedestrian crossing facilities on Wide Lane/Walnut Avenue junction.	28,125
19/01963/FUL	The Conifers Wrights Hill	Towards footway widening and crossing facilities at the Wrights Hill/Weston Lane junction.	19,594
N/A	Cruise Terminal Western Docks	Contribution towards the funding of a Enhanced Variable Message Sign on A33 Redbridge Road between M271-A33 Redbridge Roundabout and A33-A35 Millbrook Roundabout, and removal of brown tourist sign for Western Docks on A33 Redbridge Road.	50,000
17/01570/FUL	Centenary Quay (MEQ) Victoria Road	Provision of a footway to be paved in flags to match the footways either side of the site, running from the newly flagged section on the Victoria Road frontage to the tactile paved crossing of Keswick Road.	54,985
20/00550/FUL	111 Alma Road	Towards improved pedestrian crossing facilities with the provision of tactile paving at the Alma Road/Cambridge Road junction.	2,036
14/00029/OUT	Land to The rear of 83 - 89 Waterhouse Lane	Traffic Regulation Order to restrict parking on nearby junctions and carriageway to keep forward sight lines clear of obstruction.	4,500
14/00029/OUT	83 - 89 Waterhouse Lane	To provide a dropped crossing and tactile paving to the nearby junction.	5,408
16/01174/FUL	Land Adj 45-50 Briarswood	Provision of tactile paving to pedestrian crossing point at the junction of Briarswood with Winchester Road.	2,906
16/01174/FUL	Land Adj 45-50 Briarswood	Contribution towards improved pedestrian crossing facilities at Briarswood & Winchester Road junction.	6,976
20/01427/FUL	B And M Home Stores Auckland Road	<ul style="list-style-type: none"> ○ Towards the improvement of pedestrian and cycle facilities linking the Development to the nearest residential catchment areas including: ○ Works to improve the pedestrian and cycle environment across Millbrook Road West Service Road and along Tebourba Way towards the Land; and ○ Improvements to the pedestrian environment at the Auckland Road (south) junction with Millbrook Road (spur/service road); and ○ the provision of cycle signal lights at the Auckland Road crossing with Tebourba Way; and 	73,380

		○ any necessary Traffic Regulation Orders to be carried out by SCC.	
18/01276/FUL	32 Queens Terrace	Towards the installation of signal communication equipment to local junction signals to connect with Terminus Terrace/Platform Road junction signals to improve efficiency and traffic flows along these corridors.	10,902
19/00348/FUL	Land to rear of 104 - 106 East Street	Towards resurfacing with requisite materials, the footpath from and across the site frontage on Canal Walk to the junction with East Street, via Back of the Walls, including the setting of the Town Wall.	40,025
19/00346/FUL	128-130 West End Road	Towards the conversion of the existing Pelican crossing, adjacent to the site on West End Road, to a Toucan crossing, to facilitate pedestrian and cycle use.	12,108
21/01037/FUL	306 Winchester Road	Towards the upgrade of the bus stop situated to the front of no.303 Winchester Road.	10,866
19/01284/FUL	Former Eastpoint Centre Site Burgoyne Road (Residential)	Measures to reduce and restrict vehicle traffic on Tunstall Road to provide improved and safe routes, which include the route to Hightown School.	38,816
21/01869/FUL	Jubilee Sports Centre (Building B18) University Road	Contribution to the extension of the 20mph zone along University Road by way of provision and/or relocation of signage and associated traffic regulation order.	10,317
22/01334/PA2A	124 - 126 Above Bar Street	Towards the provision of a two-metre-wide footway width on Park Walk to join the upgraded footway from the rear of the Guildhall Apartments, past the development site to the junction with New Road, to ensure safe and accessible pedestrian access to/from the proposed residential units.	39,000
20/01295/FUL	Western Community Hospital William Macleod Way	Towards the upgrade of the westbound bus stop on Redbridge Hill (near the fire station) to provide kassel kerbs and standard pole and flag.	8,000
17/00707/FUL	31-33 High Street	Pedestrian footway improvements on sections of Eastgate Street to improve linkages from the rear site access with Back of the Walls.	64,870
		Total	£1,108,796.00

Table 21: Affordable Housing

Planning Application	Planning Application Address	Works	Funds Allocated (£)
Various	Various	Affordable Housing Units	1,122,079

Table 22: Zero Carbon

Planning Application	Planning Application Address	Works	Funds Allocated (£)
Various	Various		174,947

Table 23: Miscellaneous

Planning Application	Planning Application Address	Works	Funds Allocated (£)
08/00389/OUT	Former Vosper Thornycroft Site Victoria Road (Centenary Quay)	Youth Provision (Woolston Area)	87,225

Table 24: Public Open Space Contributions

Planning Obligation Type	Open Space Location	Funds Spent (£)
Open Space	Redbridge Wharf (Pocket Park Improvements)	139,966
	Redbridge Wharf	65,830
	Lower Test Marches Nature Reserve	37,514
	Redbridge Wharf (Woodland Maintenance)	29,295

	Queens Park	25,762
	Frogs Copse	25,532
	Woolston Area	23,168
	Southampton Common	13,356
	Bitterne Area	13,162
	Western Shore	4,455
	Freemantle Lake Park	4,257
	Lawn Road	3,081
	St James Park	2,434
Play Space	Mayflower Park	42,247
	Cuckmere Lane	30,273
	Houndwell Park	29,189
	Portswood Rec	12,788
	Edith Haisman	8,690
	Central Parks	7,237
	Inkerman Road	7,025
	Southampton Common	5,696
	Bitterne Allotments	4,109
	Albany Road	4,103
	Deep Dene	3,979
	Ennerdale	3,593
	Cedar Lodge	3,000
	Botley Road	2,539
	Mount Pleasant	1,908
	Newtown Adventure Playground	1,715
	Woodmill Play Area	1,080
	Hoglands Park	879
	Freshfield Green	746
	Old Cemetery	124
Sports Pitch	Citywide	421,390
	Total	£980,122

6.1 Non-Financial Planning Obligations

Southampton City Council S106 Agreements also include non-financial related planning obligations, such as Developer Led Works, Affordable Housing Units, Surveys, Management Plans, Maintenance Plans and so on. Although secured within S106 Agreements these obligations will only become liable if the planning consent to which the relevant S106 relates is implemented and / or the development is completed.

Table 25: Non-Financial Obligations delivered between 1 April 2023 and 31 March 2024

Planning Obligation Type	Number of Planning Obligations Delivered (23/24)
Site Specific Transport Works (Developer Provision)	1

Planning Application	Planning Application Address	Developer Provided Site Specific Transport Works
19/01903/FUL	19-21 High Street	The upgrade/construction of the existing footway to widen to two metres on the eastern side of Eastgate Street from Eastgate Multi-storey Car Park vehicle entrance to the point where the existing footway widens out opposite Eastgate Street link from the High Street, with dropped crossing points at northern end.

Table 26: Section 106 Non-Financial Obligations Agreed in Financial Year (23/24)

Please note that the obligations below, although secured within S106 Agreements will only become liable if the planning consent to which the relevant S106 relates is implemented and / or the development is completed.

Planning Obligation Type	Number of Obligations Agreed
Highway Condition Surveys	22
Carbon Management Plans	10
Travel Plans	10
Site Specific Transport Works Schemes	9
Employment & Skills Plans	7
Occupation Restrictions	4

Affordable Housing (Viability Impacted) Provision	3
Car Parking Permit Restrictions	3
Public Art Schemes	3
Student Intake Management Plans	3
Construction Traffic Management Plans	2
Public Open Space Schemes	1
Servicing Management Plan	1



Photo 7 – Southampton Castle restoration

APPENDIX A: List of Schedule 2 requirements for the Infrastructure Funding Statement for the Community Infrastructure Levy

Community Infrastructure Levy

Reporting requirement (Schedule 2, Paragraph 1)

1 (a). The total value of CIL set out in all demand notices issued in the reported year:

Paragraph 3.1.

1 (b). The total amount of CIL receipts for the reported year: **Paragraph 3.1.**

1 (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: **Paragraphs: 3.1 and 3.4.2.**

1 (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: **Paragraphs: 3.1 and 3.4.1.**

1 (e). The total amount of CIL expenditure for the reported year: **Paragraph 3.1.**

1 (f). The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year : **Paragraph 3.4.3.**

1 (g). in relation to CIL expenditure for the reported year, summary details of—

(i) the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item: **Paragraphs 3.2 and 3.3.3;**

(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): **Paragraph 3.3.1;** and

(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: **Paragraphs 3.1 and 3.3.2.**

1 (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: **Paragraph 3.4.4.**

1 (i). The amount of CIL passed to:

(i) any parish council under Regulation 59A or 59B: **Paragraph 3.3.5;** and

(ii) (any person under Regulation 59(4)): **Paragraph 3.3.5.**

1 (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: **Paragraph 3.1**; and
 - (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: **Paragraphs 3.3.3 and 3.4.4**.
- (k) summary details of any notices served in accordance with regulation 59E, including—
- (i) the total value of CIL receipts requested from each parish council: **Paragraph 3.4.5**; and
 - (ii) any funds not yet recovered from each parish council at the end of the reported year: **Paragraph 3.4.5**.
- (l) The total amount of:
- (i) CIL receipts for the reported year retained at the end of the reported year other than those to which regs 59E and 59F applied: **Paragraph 3.4.6**;
 - (ii) CIL receipts from previous years retained at the end of the reported year other than those to which regs 59E and 59F applied: **Paragraph 3.4.7**;
 - (iii) CIL receipts for the reported year to which regs 59E and 59F applied retained at the end of the reported year: **Paragraph 3.4.8**; and
 - (iv) CIL receipts from previous years to which regs 59E and 59F applied retained at the end of the reported year: **Paragraph: 3.4.9**.