

# EXETER CITY COUNCIL ANNUAL INFRASTRUCTURE FUNDING STATEMENT

## 31<sup>st</sup> December 2020

This Annual Infrastructure Funding Statement is comprised of three elements as follows:

- (i) Exeter City Council Infrastructure List
- (ii) Exeter City Council Community Infrastructure Levy Report ('CIL Report')
- (iii) Exeter City Council Section Report ('S106 Report')

In accordance with the CIL Regulations, it is a requirement that this Statement is reviewed at least annually.

### Exeter City Council Infrastructure List

In addition to the CIL receipts set aside for spend in neighbourhoods, administration of CIL, and infrastructure elements of habitats mitigation, the City Council has made a number of CIL expenditure commitments as follows:

Infrastructure Commitment	£	Status
St. Sidwell's Point	8,000,000	Project underway
Marsh Barton Railway Station	1,300,000	Project not yet started – payable by March 2021
Sandy Park Junction Reconfiguration	1,025,000	Project complete - payable by March 2023
Monkerton to City Centre Cycle Lane (Sandrock section)	375,000	Project underway - payment timeframe yet to be formalised
Public Conveniences + Play Parks Maintenance	160,000	Project underway
<b>Total Commitments</b>	<b>10,860,000</b>	

The Council will continue to consider investment in City Centre infrastructure, which might, for example, include environmental enhancements to the High Street, or the refurbishment of the Corn Exchange. The Council will also continue to invest in major community infrastructure projects (including projects designed to improve physical activity), where beneficial using CIL receipts which are additional to those comprising the 'Neighbourhood 15%'. The Council will continue to consider school funding requirements. However, no CIL commitments have yet been made in these respects.

Looking ahead, Exeter must accommodate significant growth in coming years. It has embarked on a review of its Core Strategy, the retained parts of its Local Plan First Review, and its Development Delivery Plan. The vision and priorities expressed in the Council's Corporate Plan, and the Net Zero Exeter 2030 Plan provide local context for the review as follows:

*Vision: "By the time they are an adult, a child born in Exeter today will live in a city that is inclusive, healthy and sustainable – a city where the opportunities and benefits of prosperity are shared and all citizens are able to participate fully in the city's economic, social, cultural and civic life."*

Corporate Plan priorities:

- Building great neighbourhoods
- Promoting active and healthy lifestyles
- Tackling congestion and accessibility

On 21<sup>st</sup> July 2020, in pursuance of the goal to make Exeter a carbon neutral city by 2030, the City Council adopted Exeter City Futures' Net-Zero Exeter 2030 Plan as Council policy, to inform all policy documents, plans and corporate decision-making in response to the Climate Emergency.

In this broad context, Exeter's future Local Plan will be more specifically informed by the City's Objectively Assessed Housing Need, the Council's Housing Needs Survey, and the Liveable Exeter Transformational Housing Delivery Programme, which identifies the potential to deliver circa 12,000 new dwellings. Work undertaken on the Exeter Transport Infrastructure Strategy under the auspices of the National Infrastructure Commission will be important insofar as it identifies the transport interventions required to deliver growth. Affordable Housing will continue to be a Council priority, to be delivered by developers on and / or off-site through contributions secured through the Section 106 mechanism (it is currently unlawful to deliver Affordable Housing through CIL receipts).

The Liveable Exeter initiative will be the umbrella beneath which delivery of development will take place and consequently, besides Affordable Housing, the Council will otherwise prioritise expenditure of developer contributions (principally Community Infrastructure Levy receipts, but also Section 106 receipts which are not for delivering Affordable Housing) on infrastructure projects and types of infrastructure on which the development of sites identified through the Liveable Exeter Transformational Housing Programme is dependent.

Expenditure proposals will be refined as the Liveable Exeter initiative and the Local Plan review progress, and timeframes for spend will be added and refined, but it is expected that Community Infrastructure Levy receipts will be prioritised for spend on the Liveable Exeter projects in the table on the following page, and infrastructure projects or types of infrastructure which are necessary to deliver them.

Subject to legislative and regulatory tests being met, developer contributions may also be prioritised for spend on:

- Supporting and embedding culture as part of Liveable Exeter infrastructure projects;
- Supporting Major cultural investment projects as identified by the Cultural Compact; and,
- Delivering on the aims and objectives of Exeter's Cultural Strategy.

In identifying these priorities for spending CIL receipts, it should be noted that there remains scope to secure contributions for the same infrastructure projects and types through the Section 106 mechanism. The Council will seek such contributions where circumstances provide for this.

It should be noted that this Infrastructure List is subject to change. The Government has stated its intention to fundamentally reform the planning system, and the outcomes of any reform may impact significantly upon the ways in which infrastructure is funded and delivered. The Council is also in the process of reviewing its CIL Charging Schedule.

Lastly, it should also be noted that while this Infrastructure List is a statement of the Council's intentions, it does not dictate how the Council must spend developer contributions, and spending priorities are likely to change in response to changing statutory and development exigencies. It is intended that this Infrastructure List will be updated annually.

<b>Liveable Exeter Project</b>	<b>Infrastructure Projects / Types of Infrastructure</b> (indicative – subject to ongoing refinement)
Red Cow Village	<ul style="list-style-type: none"> <li>• Public Realm Improvements, St. David’s Station and Station to City Centre.</li> <li>• Managed Workspace.</li> <li>• Land Acquisition (for any or all of the purposes above).</li> </ul>
Water Lane	<ul style="list-style-type: none"> <li>• Strategic Flood Mitigation Measures.</li> <li>• Relocation of WPD Bulk Supply Point.</li> <li>• Truncation of High Pressure Gas Main.</li> <li>• Primary School and Early Years Provision.</li> <li>• Community Facilities (potentially including Managed Workspace)</li> <li>• Sustainable Transport Measures, including Mobility Hub, Clapperbrook Lane Highway Improvements, Marsh Barton Railway Station Ancillary Facilities.</li> <li>• Public Realm Improvements.</li> <li>• Land Acquisition (for any or all of the purposes above).</li> </ul>
Marsh Barton	<ul style="list-style-type: none"> <li>• Strategic Flood Mitigation Measures.</li> <li>• Sustainable Transport Measures.</li> <li>• Land Acquisition (for business relocation + any other requisite purposes).</li> </ul>
East Gate	<ul style="list-style-type: none"> <li>• Public Realm Improvements.</li> <li>• Sustainable Transport Measures.</li> <li>• Managed Workspace.</li> <li>• Land Acquisition (for any or all of the purposes above).</li> </ul>
West Gate	<ul style="list-style-type: none"> <li>• Strategic Flood Mitigation Measures.</li> <li>• Sustainable Transport Measures + Public Realm Improvements.</li> </ul>
South Gate	<ul style="list-style-type: none"> <li>• Strategic Flood Mitigation Measures.</li> <li>• Sustainable Transport Measures + Public Realm Improvements.</li> </ul>
North Gate	<ul style="list-style-type: none"> <li>• Sustainable Transport Measures.</li> </ul>
Sandy Gate (J30)	<ul style="list-style-type: none"> <li>• Sustainable Transport Measures.</li> </ul>
Wonford Integrated Health and Wellbeing Hub	<ul style="list-style-type: none"> <li>• Redevelopment of existing sports, community centre and NHS Primary Care Centre into a single integrated health and wellbeing hub, to include: <ul style="list-style-type: none"> <li>- Multipurpose community and leisure facilities;</li> <li>- Community kitchen and garden</li> <li>- Integrated primary care centre</li> <li>- Potential mixed development including housing</li> </ul> </li> </ul>
Community Sports Village (Exeter Arena and ISCA Centre Site)	<ul style="list-style-type: none"> <li>• Development of the existing site to include: <ul style="list-style-type: none"> <li>- Recreational and sporting cycle hub for the city</li> <li>- Community swimming pool to replace the Northbrook Swimming Pool</li> <li>- New leisure centre to include sports hall, fitness suite, studios, soft play, martial arts centre, and multi-purpose community spaces</li> <li>- Multi-use club house</li> <li>- Playing pitch and play area improvements</li> </ul> </li> </ul>

Any of the above projects may potentially be supported by the following infrastructure types:

- Green Infrastructure + (infrastructure elements of) Habitats Mitigation in the Valley Parks, Northbrook + other locations as necessary
- Net Zero Carbon Infrastructure.

## Exeter City Council Community Infrastructure Levy Report ('CIL Report') and Section 106 Report ('S106 Report')

What is 'the reported year'? See paragraph 175 here: <https://www.gov.uk/guidance/community-infrastructure-levy#monitoring-and-reporting-on-cil-and-planning-obligations>

*"For the financial year 2019/2020 onwards, any local authority that has received developer contributions (section 106 planning obligations or Community Infrastructure Levy) must publish online an infrastructure funding statement by 31 December 2020 and by the 31 December each year thereafter. Infrastructure funding statements must cover the previous financial year from 1 April to 31 March (note this is different to the tax year which runs from 6 April to 5 April)."*

The information in the CIL and S106 Reports that follow therefore covers the financial year from 1 April 2019 to 31 March 2020.

What does 'allocated' mean? See paragraph 176 here: <https://www.gov.uk/guidance/community-infrastructure-levy#monitoring-and-reporting-on-cil-and-planning-obligations>

*"Allocated means a decision has been made by the local authority to commit funds to a particular item of infrastructure or project."*

## Exeter City Council CIL Report

Figure	Description	Value
1 (a)	The total value of CIL set out in all demand notices issued in the reporting year;	£3,461,475.39
1 (b)	The total amount of CIL receipts for the reported year;	£3,725,838.32
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;	£00.00
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;	£00.00
1 (e)	The total amount of CIL expenditure for the reported year;	£3,772,832.55
1 (f)	The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£4,238,530.31
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;  (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);  (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;	St. Sidwell's Point - £2,957, 204.91 Neighbourhood CIL - £606,947.98* Habitats Mitigation - £115,681.49  £00.00  £92,998.17 (2.5%)
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;	Marsh Barton Railway Station – £1,300,000.00 Sandy Park Junction - £837,831.03 Monkerton Cycle Route – £375,000 Neighbourhood CIL - £1,173,873.36* Habitats Mitigation - £551,825.92
1 (i)	The amount of CIL passed to –  (i) Any parish council under regulation 59A or 59B; and (ii) Any person under regulation 59 (4);	Not Applicable in Exeter. £00.00
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; (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;	Not applicable in Exeter.  £606,947.98*
1 (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; (ii) Any funds not yet recovered from each parish council at the end of the reported year;	Not Applicable in Exeter.  Not Applicable in Exeter.
1 (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 regulation 59E or 59F applied;	£105,789.51

Figure	Description	Value
	(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£4,438,571.08
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£00.00
	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£1,173,873.36

\*figures are for infrastructure and non-infrastructure

## 2. For the purposes of paragraph 1 above –

- (a) CIL collected by an authority includes land payments made in respect of CIL charged by that authority;
- (b) CIL collected by way of a land payment has not been spent if at the end of the reported year –
  - (i) Development (within the meaning in TCPA 1990) consistent with a relevant purpose has not commenced on the acquired land; or
  - (ii) The acquired land (in whole or in part) has been used or disposed of for a purpose other than for a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73 (9) has not been spent;
- (c) CIL collected by an authority includes infrastructure payments made in respect of CIL charged by that authority;
- (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;
- (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);
- (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;
- (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).

## Exeter City Council Section 106 Report

The matters to be included in the Section 106 Report for each reported year are –

Figure	Description	Amount
3 (a)	The total amount of money to be provided under any planning obligations which were entered into during the reported year;	£1,026,688.83
3 (b)	The total amount of money under any planning obligations which was received during the reported year;	£1,472,380.63
3 (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;	£741,720.83
3 (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 –  (i) In relation to affordable housing, the total number of units which will be provided; (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;	20  <i>This information can be found in Devon County Council's Annual Infrastructure Funding Statement</i>
3 (e)	The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£1,068,296.81
3 (f)	The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£6,708.58 (to Devon County Council)
3 (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 items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	Community Facilities - £683,625.58 Deposits - £374,817.52 Exe Estuary - £21,071.14 Habitats Mitigation £110,474.2 Affordable Housing – £7,241,211.85 Local Energy Network/District Heating - £27,604.37 Miscellaneous - £6,469.68 Outdoor Sport/Play Areas/Sports Pitches - £357,066.86 Commuted Sums - £490,844.02  TOTAL - £9,313,185.24
3 (h)	In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend) summary details of-  (i) The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;  (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);  (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;	Devon County Council - £6,708.58 Habitats Mitigation - £205,818.51 Affordable Housing - £1,428,603.00 Miscellaneous - £2,754.00 St. Sidwell's Point - £269,646.97 Commuted Sums - £57,251.30 Outdoor Sport/Play Areas/Sports Pitches - £135,046.95  TOTAL - £2,105,649.31  £00.00  £00.00

<b>Figure</b>	<b>Description</b>	<b>Amount</b>
3 (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.	£490,844.02
4 (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,	<i>Devon County Council holds this information</i>
4 (b)	Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	<i>This information can be found in Devon County Council's Annual Infrastructure Funding Statement</i>

**5. For the purposes of paragraph 3 above –**

- (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.