



City of York Council Infrastructure Funding Statement

Infrastructure Funding Statement for the reported year 1st
April 2020 to 31st March 2021

Published December 2021

**City of York Council
Infrastructure Funding Statement for 2020/21**

Table of Contents

Introduction	3
What are planning obligations?	3
When can planning obligations be sought by the Local Planning Authority?	4
Monetary and Non-monetary obligations	4
When are planning obligations paid or delivered?	4
How are planning obligations spent?	5
Estimating planning obligations	6
Example 1 – Estimating obligations:	6
Section 278 Highways Agreements	6
Reporting Periods	7
Monitoring Fees	7
Section 106 Contributions Summary	8
Contributions held at the start of the reported year	8
Contributions secured during the reported year	8
Contributions received during the reported year	9
Contributions spent during the reported year	9
Contributions held at the end of the reported year	10
Details of the obligations entered into during the reported year	11
Affordable Housing	11
Sports, Recreation and Open Space	12
Transport, Highways and Sustainable Travel	13
Education	15
Non-monetary contributions to be provided under obligations entered into during the reported year	16
Affordable Housing	16
Transport, Highways and Sustainable Travel	17
Details of the obligations received during the reported year	18
Affordable Housing	18
Sports, Recreation and Open Space	19
Transport, Highways and Sustainable Travel	20

Education	21
Details of the projects wholly or partly funded by monies secured from planning obligations	22
Sport, Recreation and Open Space	22
Transport, Highways and Sustainable Travel	26
Affordable Housing.....	27
Education and Community Facilities	28
Spending on Forward Funding Infrastructure and the Monitoring of Planning Obligations	28

Introduction

The Infrastructure Funding Statement (IFS) is an annual report which provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) within the City of York for the reported year.

The requirement to publish an IFS is contained within The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019.

The Community Infrastructure Levy (CIL) is a planning charge, first introduced via the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure; it came into force in April 2010 through the Community Infrastructure Levy Regulations 2010.

In preparing an annual IFS the legislation sets out what information is required to be reported within an IFS.

The annual IFS must comprise of:

- a) A statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL.
- b) A report about CIL, in relation to the previous financial year.
- c) A report about planning obligations in relation to the reported year.

Within the context of the CIL regulations the Council does not constitute a 'Charging Authority' as it does not have an adopted CIL Charging Schedule, nor do we collect CIL contributions on behalf of other authorities. As a result of this the published IFS needs only to comprise of those matters contained in c) concerning planning obligations.

What are planning obligations?

'Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal.

This can be via a planning agreement entered into under Section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority; or via a unilateral undertaking entered into by a person with an interest in the land without the local planning authority.

Planning obligations run with the land, are legally binding and enforceable. A unilateral undertaking cannot bind the local planning authority because they are not party to it.' (Paragraph 001, Planning Obligations, National Planning Practice Guidance, 2019).

When can planning obligations be sought by the Local Planning Authority?

‘Planning obligations assist with mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- *Necessary to make the development acceptable in planning terms;*
- *Directly related to the development; and*
- *Fairly and reasonably related in scale and kind to the development.*

These tests are set out as statutory tests in regulation 122 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework. These tests apply whether or not there is a levy charging schedule for the area.’ (Paragraph 002, Planning Obligations, National Planning Practice Guidance, 2019).

There are also specific limitations in when the Local Planning Authority can seek to secure obligations in respect of affordable housing. Obligations for Affordable Housing can only be sought for residential developments that are major developments.

A major residential development is defined within the National Planning Policy Framework as a development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.

Monetary and Non-monetary obligations

Planning obligations can be usually categorised into two distinct types. Monetary and Non-monetary.

A monetary planning obligation is one where a developer pays an agreed sum of monies which the Council must then use to fund infrastructure elsewhere. An example of a monetary obligation would be a payment towards off-site affordable housing.

A Non-monetary planning obligation is one whereby the developer provides the required infrastructure ‘in kind’; this is often on the site of the development. An example of a non-monetary obligation would be where the affordable housing requirement is built and delivered on site as part of a wider development.

When are planning obligations paid or delivered?

In all cases where planning obligations are secured via a Section 106 Agreement that agreement will set out the specific points in time or trigger points at which both monetary and non-monetary obligations have to be delivered.

The most common triggers are linked to the commencement of a development, or on a larger development scheme when a specified amount or proportion of the development is completed or occupied.

In reality there can often be a time lag between the completing of an agreement and the granting of planning permission to the point at which obligations are delivered. These time lags can be for a range of reasons some of which will be outside the control the Council such as the developer securing the necessary financial backing to proceed with the development. The scale of development can also impact upon the rate at which contributions are delivered as it takes time for the development to reach the agreed trigger points.

In cases where financial obligations are secured the legal agreement will specify the amount of that obligation. It is common for such obligations to be index linked. Whilst the measure of indexation can vary from one agreement to another the overarching principle is that this seeks to protect the obligations secured against inflation. Therefore once an obligation becomes payable the actual amount received often differs from that which is written in the associated legal agreement. In addition to this monies held by the Council are held in interest bearing accounts. This allows the monies held to accrue interest until such time they are drawn down for spending. This again provides a degree of protection to the Council from factors such as inflation and any other unforeseen cost increases.

Once a Section 106 agreement is secured it is registered against the land in question as a Land Charge and recorded in the Land Charges register. Section 106 agreements are binding on the land to which they relate. This means that in the event of planning permission being granted and the land then been sold to another party the obligations secured via the Section 106 agreement would remain in place.

How are planning obligations spent?

When planning obligations are secured the Section 106 Agreement will specify what the secured obligation must be used for. The exact specificity on the spending of each obligation will vary case by case. Typically spending will be restricted to infrastructure that is closely related or in close proximity, such as the same Ward area, to the development against which the obligation was secured. The general exception to this is off site contributions for affordable housing which normally allow for use across the administrative area of the Council.

In contrast to this, monies collected under a Community Infrastructure Levy (CIL) regime would have a far greater degree of flexibility in terms of what and where they are spent. This is due to CIL spending adopting a more strategic authority wide approach.

Estimating planning obligations

In some circumstances it will be necessary when reporting the obligations that have been secured for the reported year to use estimates. Estimates will only be used when the exact amount that an obligation would secure is unknown. All estimates will be a best case based on the known parameters.

The most common scenario where estimates will need to be used is in cases where the planning permission the Section 106 relates to is an Outline Planning Permission. Typically Outline planning permissions establish the principle of a development and usually set the upper limits of what can be constructed. It will not be until all the associated reserved matters are agreed that the final extent of development and therefore the amount of obligations secured will be known.

Data on developer contributions is imperfect because it represents estimates at a given point in time which can be subject to change. However the data presented within the IFS is the most robust available at the time of publication.

Example 1 – Estimating obligations:

Outline planning permission is granted for a development of up to 500 dwellings.

The associated S106 agreement has secured that a minimum of 20% of the dwellings will be affordable housing.

20% of up to 500 Dwellings = 100 Affordable Units.

100 Affordable Units included in the IFS as having being secured.

In this example scenario the 100 affordable units would only be achieved if the development as a whole delivered its upper limit of 500 dwellings. The developer may choose to pursue a lesser overall total amount. Therefore the overall number of affordable units delivered will also be reduced albeit whilst still maintaining the 20% proportion of affordable units.

Section 278 Highways Agreements

Other legal agreements that can fund infrastructure are Section 278 Agreements. These are legally binding agreements made under the Highways Act 1990 between Local Highway Authorities and Developers. These are required to secure alterations or improvements to the highway and could include new highway junctions or improvements to existing highway infrastructure.

At present Section 278 Agreements are not reported within the IFS.

Reporting Periods

The reporting period for each IFS will generally be the proceeding financial year.

This report covers the period of 1st April 2020 to 31st March 2021.

It is intended that the IFS will be published annually by the 31st December each year.

Monitoring Fees

The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 makes provision to allow Local Authorities to charge a monitoring fee through S106 planning obligations. Monitoring fees are intended to cover the cost to the authority of monitoring and reporting on the delivery of that S106 planning obligation(s).

Monitoring fees can be calculated in a number of differing ways. They could be either be a fixed percentage of the total value of the section 106 agreement or individual obligation. Alternatively a fixed fee could be charged linked to the overall scale of the associated development. In all cases any monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring.

Monitoring fees cannot be sought retrospectively. At present the Council does not have a fee schedule for the charging of monitoring fees which would be applied to all agreements. Monitoring fees are currently requested on a case by case basis.

For the period outlined the total amount of monies received to the Council in respect of monitoring fees for monitoring Section 106 Agreements is zero.

Section 106 Contributions Summary

The following information provides an overview of activity relating to Section 106 contributions for the reported year 2020-2021.

Contributions held at the start of the reported year

Prior to the reported year the Council held a total of £8,446,570.60 which had previously been paid by developers in relation to planning obligations that had been secured prior to the report year. This total can be broken down as follows:

Service Area or Function	Amount
Sport, Recreation and Open Space	£1,314,671.94
Transport, Highways and Sustainable Travel	£2,215,442.80
Housing	£2,002,530.11
Education	£2,913,925.75

Contributions secured during the reported year

During the reported year the Council has secured planning obligations from developers totalling £4,351,782.00. These are contributions which will be paid in future years; assuming that the developments under which they were secured progress as planned and the associated trigger points are reached. The monies secured can be broken down as follows:

Service Area or Function	Amount
Sport, Recreation and Open Space	£310,018
Transport, Highways and Sustainable Travel	£519,052
Housing	£2,768,940
Education	£753,772

Contributions received during the reported year

During the reported year the Council received monies totalling £1,793,231.32. This is money which was paid by developers as a result of their developments reaching the agreed trigger points.

Service Area or Function	Amount
Sport, Recreation and Open Space	£266,368.23
Transport, Highways and Sustainable Travel	£1,405,374.09
Housing	£78,974
Education	£42,515

Contributions spent during the reported year

During the reported year the Council has spent a total of £2,412,426.79. This is money which has previously been received under agreed planning obligations and then spent on the delivery of infrastructure.

Service Area or Function	Amount
Sport, Recreation and Open Space	£281,493.87
Transport, Highways and Sustainable Travel	£93,678.26
Housing	£1,721,920.57
Education	315,334.09

Contributions held at the end of the reported year

At the end of the reported year (31st March 2021) the Council held a total of £8,527,763.56. This is money which was received under planning obligations and will be available to spend in future years; subject to the spending being in accordance with the Section 106 Agreement under which they were received.

Service Area or Function	Amount
Sport, Recreation and Open Space	£937,089.58
Transport, Highways and Sustainable Travel	£3,792,589.13
Housing	£284,614.60
Education	£3,513,470.25

In addition to the monetary contributions that were secured during the reported year there were a number of non-monetary contributions which were also secured. Details of these are listed later in this report.

Details of the obligations entered into during the reported year

During the reported year the Section 106 Agreements entered into by the Council have secured obligations totalling £4,351,782.00

These sums will be paid by developers in future years assuming that the developments to which they relate progress as planned. The tables below detail the developments from which the contributions have been secured and what general area of infrastructure the contributions will be used for.

Affordable Housing

Application Details	Amount secured (£)	Ward Area	Intended Use
19/00979/OUTM – Former Gas Works, Heworth Green, York	2,715,000 (Zones A and C)	Guildhall	The provision of Affordable Housing and associated activities within the Council's area.
19/01588/FULM – 22-26 Blossom Street, York	53,940	Micklegate	The provision of Affordable Housing and associated activities within the Council's area.
Total	2,768,940		

Sports, Recreation and Open Space

Application Details	Amount secured (£)	Ward Area	Intended Use
19/01467/FULM – Vacant Site, Eboracum Way, York.	15,525	Guildhall	Provision of publicly accessible play space at Park Grove School.
19/00979/OUTM – Former Gas Works, Heworth Green, York	83,000 (Zones A, B and C)	Guildhall	Open Space Contribution for development and/or improvement of Monkbridge Gardens
19/00979/OUTM – Former Gas Works, Heworth Green, York	184,999 (Zones A, B and C)	Guildhall	Provision of new and/or improved facilities at any or all of the following: Heworth Tennis Club, Heworth Cricket Club and Heworth Amateur Rugby Lead Club
19/01042/FULM – Ashbank, 1 Shipton Road, Clifton, York	15,336	Rawcliffe and Clifton Without	To provide new or enhanced off site sports provision at York Tennis Club and/or York Squash Club and/or such other facility the Council consider would benefit the residents of the development
19/01042/FULM – Ashbank, 1 Shipton Road, Clifton, York	10,419	Rawcliffe and Clifton Without	To provide new or enhanced off site amenity space within Homestead Park
18/01934/FULM – Block K, Joseph Terry Grove, York.	213	Micklegate	Use toward the provision/procurement of sports facilities on the Knavesmire or within 2.5km from the development.
19/01588/FULM – York City Living Ltd, 22-26 Blossom Street, York	526	Micklegate	Toward the provision of additional equipment at Scarcroft Green Play Area.
Total	310,018		

Transport, Highways and Sustainable Travel

Application Details	Amount secured (£)	Ward Area	Intended Use
19/00603/FULM – Frederick House, Fulford Road, York	25,000	Fishergate	Toward provision of a Travel Plan co-ordinator and monitoring.
19/00603/FULM – Frederick House, Fulford Road, York	128,452	Fishergate	Toward the introduction and enforcement of a residents parking zone in the vicinity of the site.
19/01467/FULM – Vacant Site, Eboracum Way, York.	£200 per dwelling to a maximum of £12,400	Guildhall	Toward the provision of free membership and trail use of the Car Club for the first occupier of each dwelling.
19/00979/OUTM – Former Gas Works, Heworth Green, York	60,000 (Zones A and C)	Guildhall	To be used by the Council for the provision and or improvements of bus stops location along Heworth Green in the vicinity of the development.
19/00979/OUTM – Former Gas Works, Heworth Green, York	200 per dwelling. Theoretical maximum of 121,400*	Guildhall	Provision of a Sustainable Travel Pack for the first resident of each dwelling offering car club membership and/or bus passes and/or cycle equipment.
19/00979/OUTM – Former Gas Works, Heworth Green, York	50,000	Guildhall	To be used by the Council for the provision of Traffic Regulation Orders required to introduce additional kerbside restrictions within the identified area(s) surrounding the development.
19/00979/OUTM – Former Gas Works, Heworth Green, York	60,000 (Zone B)	Guildhall	Toward improvements to pedestrian and cycle facilities along Heworth Green including the provision of a pedestrian crossing and improvements for cyclists at roundabouts.
19/00979/OUTM – Former Gas Works, Heworth Green, York	40,000	Guildhall	Toward improvements to pedestrian and cycle facilities along Heworth Green including the provision of a pedestrian crossing and improvements for cyclists at roundabouts.

Application Details	Amount secured (£)	Ward Area	Intended Use
19/01588/FULM – York City Living Ltd, 22-26 Blossom Street, York	6,400	Micklegate	Toward the provision of car club, public transport travel passes and/or bicycle accessories for the first occupiers.
19/01183/FUL – Car Parking Area Adjacent to 15 Holgate Road, York.	2,400	Micklegate	Sustainable Transport contribution to enable the offer of appropriate incentives to the first occupants of each apartment including but no limited to car club membership, cycling and public transport incentives.
20/01410//FUL – 69 Lawrence Street, York.	3,000	Guildhall	Toward the cost of making a Traffic Regulation Order to remove the land from the residents parking scheme operated by the Council to the intent that no parking permits will be issued for the occupiers of the Residential Units.
19/02615/FUL – The Retreat Strensall, Charles Court, Strensall, York.	5,000	Strensall	Toward the costs of parking management measures, via Traffic Regulation Order, considered by the local highway authority to be appropriate as a result of the development including but not limited to possible parking management measures.
19/02044/FULM – Moorlands Nursing Home, 10-12 Moor Lane, Strensall, York	5,000	Strensall	To apply the Traffic Regulation Order contribution towards the costs of parking management measures considered by the Council to be necessary as a result of the development.
Total	519,052		<i>*Estimate based on Outline Planning permission</i>

Education

Application Details	Amount secured (£)	Ward Area	Intended Use
19/01467/FULM – Vacant Site, Eboracum Way, York.	54,711	Guildhall	To be used by the Council for the reconfiguration of Tang Hall Primary School or Hempland Primary School to provide additional teaching space
19/01467/FULM – Vacant Site, Eboracum Way, York.	24,987	Guildhall	To be used by the Council towards expansion works at Archbishop Holgate's Secondary School.
19/00979/OUTM – Former Gas Works, Heworth Green, York	100,450 (Zone A)	Guildhall	The provision of new educational facilities for pre-school with 1.5km of the site; primary school places at Tang Hall Primary School and Secondary school places at Archbishop Holgate School.
19/00979/OUTM – Former Gas Works, Heworth Green, York	383,297 (Zone B)	Guildhall	The provision of new educational facilities for pre-school with 1.5km of the site; primary school places at Tang Hall Primary School and Secondary school places at Archbishop Holgate School.
19/00979/OUTM – Former Gas Works, Heworth Green, York	190,327 (Zone C)	Guildhall	The provision of new educational facilities for pre-school with 1.5km of the site; primary school places at Tang Hall Primary School and Secondary school places at Archbishop Holgate School.
Total	753,772		

Non-monetary contributions to be provided under obligations entered into during the reported year

During the reported year the following non-monetary obligations were secured.

Affordable Housing

Application Details	Amount secured	Ward Area	Intended Use
19/01467/FULM – Vacant Site, Eboracum Way, York.	12 Units	Guildhall	To provide on site affordable housing.
18/01934/FULM – Block K, Joseph Terry Grove, York.	36 Units	Micklegate	To provide on site affordable housing.
19/01042/FULM – Ashbank, 1 Shipton Road, Clifton, York	12 Units	Rawcliffe and Clifton Without	To provide on site affordable housing.
Total	60		

These units are made up of the on-site affordable housing provision that has been secured on each of the identified developments. These units will be provided by the developers of each site and built out as part of the wider development schemes; assuming that these developments proceed as planned.

Transport, Highways and Sustainable Travel

Application Details	Infrastructure Secured	Ward Area	Intended Use
19/00603/FULM – Frederick House, Fulford Road, York	Extension to existing off road shared cycle path along the eastern carriageway of Fulford Road to the entrance of the site and improvements to pedestrian infrastructure.	Fishergate	Improvement of existing cycle path and pedestrian infrastructure

These non-monetary contributions will be delivered as part of the development they are associated to if the developments proceed as planned and the specified trigger points for these contributions are reached.

Details of the obligations received during the reported year

During the reported year the Council has received a total of £2,069,449.84. This money was paid by developers under obligations previously secured by the Council as a result of the developments to which the obligations relate reaching their specified trigger points.

Affordable Housing

Application Details	Amount Received (£)	Ward Area	Intended Use
14/01478/OUTM Former Del Monte Site, Skelton Road, Skelton, York.	78,974	Rural West York	Provision of affordable housing and associated activities within the Council area.
Total	78,974		

Sports, Recreation and Open Space

Application Details	Amount Received (£)	Ward Area	Intended Use
01/01315/OUT – Germany Beck Site East of Fordlands Road, Fulford, York.	146,371.96	Fulford	Contribution toward costs of new sports hall at Fulford School
19/02359/FUL – The Groundsmans House (No.24) and Land to the rear of Mount Vale Drive, York.	48,032.27	Micklegate	Towards provision of playing field facilities at Tadcaster Road/Sim Balk Lane
13/03481/FULM – Royal Masonic Benevolent Institute, Connaught Court, St Oswalds Road, York.	19,381	Fulford and Heslington	Improvements to bowling greens and facilities at Scarcroft Green
14/01478/OUTM Former Del Monte Site, Skelton Road, Skelton, York.	51,903	Rural West York	Toward the cost of expanding/ improving sport and recreation facilities at Brecks Field Playing Fields
13/02253/FUL - 5A Acomb Court, Front Street, Acomb, York.	680	Westfield	Toward the provision or maintenance of open space
Total	266,368.23		

Transport, Highways and Sustainable Travel

Application Details	Amount Received (£)	Ward Area	Intended Use
17/01419/FULM – Abbeyfield House, Regency Mews, York.	5,000	Dringhouses and Woodthorpe	Towards creation or modification of TROs on Regency Mews and for enforcement of such orders
01/01315/OUT – Germany Beck Site East of Fordlands Road, Fulford, York.	26,969.36	Fulford and Heslington	Improvement to bus stops within the vicinity of the development
01/01315/OUT – Germany Beck Site East of Fordlands Road, Fulford, York.	40,000	Fulford and Heslington	Provision of a Toucan crossing at junction of Fordlands Rd and Main Street/Selby Road (A19)
01/01315/OUT – Germany Beck Site East of Fordlands Road, Fulford, York.	200,000	Fulford and Heslington	Provision of a traffic signal controlled junction at the junction of Naburn Lane with Selby Road (A19)
01/01315/OUT – Germany Beck Site East of Fordlands Road, Fulford, York.	20,000	Fulford and Heslington	Provision of a pedestrian refuge at the junction of Mitchel's Lane with Heslington Lane
01/01315/OUT – Germany Beck Site East of Fordlands Road, Fulford, York.	5,000	Fulford and Heslington	To provide footpath signage to promote the pedestrian/cycleway route between Fulfordgate, Heslington Lane, Grant Avenue, Danum Road, Anson Drive, Broadway and Broadway West

Application Details	Amount Received (£)	Ward Area	Intended Use
20/01410/FUL – 69 Lawrence Street, York.	3,000	Guildhall	The making of a Traffic Regulation Order to remove land from the residents parking scheme.
19/00603/FULM - Frederick House, Fulford Road, York.	25,115.10	Fishergate	Towards travel plan co-ordinator and monitoring
19/00603/FULM - Frederick House, Fulford Road, York.	129,043.40	Fishergate	Towards the introduction and enforcement of a residents parking zone in the vicinity of the site.
20/00710/REMM - York Central, Leeman Road, York.	930,000	Holgate	The provision and promotion of sustainable travel infrastructure.
16/02358/OUTM – York St John University Playing Fields, Windmill Lane, York.	21,246.23	Hull Road	Provision of Real Time Bus Location Sub System Displays at bus stops on Hull Road with the junction of Windmill Lane.
Total	1,405,374.09		

Education

Application Details	Amount Received (£)	Ward Area	Intended Use
13/03481/FULM – Royal Masonic Benevolent Institute, Connaught Court, St Oswalds Road, York.	42,515	Fulford and Heslington	To provide classroom expansion at St Oswald's Primary and expansion of kitchen and dining facilities at Fulford Secondary
Total	42,515		

Details of the projects wholly or partly funded by monies secured from planning obligations

In addition to summarising the headline amounts in terms of the amount secured, amount received, and amount spent. It is useful to look at the spend element in more detail and document the projects and operations that planning obligations have been used to fund. It is these projects that are the tangible assets that are being delivered and that in part are made possible by the planning obligations process. Monies secured via planning obligations will rarely cover the full cost of delivering infrastructure. It is common for projects, particularly large ones, to draw funding from multiple sources. These can include capital budgets, service area specific budgets and can also include funding from external sources such as grants from central government.

Sport, Recreation and Open Space

Development Site	Amount of S106 Monies spent (£)	Project to benefit from contribution(s)
07/01992/OUTM – Former Gran Stores, Water Lane, York.	5,000	Clifton Alliance Cricket Club
13/01916/FULM – 76-86 Walmgate, York.	27,288.61	Tower Gardens – new benches and improvements
13/02724/FULM – Former Sessions of York Site, Huntington Road, York.	71,724.09	New Earswick Sports Club (£64,991.17) Huntington Sports Club (£6,732.52)
13/02892/FULM – Our Ladys RC Primary School, Windsor Garth, York.	27,983.48	York Acorn ARLFC
13/03522/FULM – Proposed Student Accommodation, Hallfield Road, York.	20,280	Friends of St Nicholas Fields (£1,460) New board walk at Heworth Holme, (£1,000) Friends of Glen Gardens – Garden Development, Glen Gardens Repairs (£2,164) and (£3,910) and Glen Gardens new path phase 2 (£11,746)
14/00713/FUL – Land to the East of 51-57 Fenwick Street, York.	2,837.27	Ashfield Sports Pitches

Development Site	Amount of S106 Monies spent (£)	Project to benefit from contribution(s)
09/01910/FUL – Garages to the rear of 11-21 Holly Bank Grove, York.	1,266	West Bank Park Bowls
09/01910/FUL – Garages to the rear of 11-21 Holly Bank Grove, York.	4,362.77	West Bank Park Bowls Club
13/03844/FUL – 48 Beaconsfield Street, York.	4,875.67	Acomb Green Play Area
13/02055/FUL – 42-44 Church Lane, Bishopthorpe, York.	4,829.09	Ashfield Sports Pitches
10/02593/FUL – Land adjacent to 40 St Pauls Square, York.	2,863.10	Basket Swing
10/02593/FUL – Land adjacent to 40 St Pauls Square, York.	1,259.77	West Bank Bowls Club
07/02355/FUL – 21 Hamilton Way, York.	2,734	West Bank Park (£2000) and West Bank Park Bowls (£734)
07/02355/FUL – 21 Hamilton Way, York.	1,205.67	West Bank Parks Bowls Club
14/01080/FUL – 28 Gillygate, York.	2,000	Clarence Gardens Bowling Association Improvements
13/02712/FULM – 131 Holgate Road, York.	717.41	Basket Swing
13/02712/FULM – 131 Holgate Road, York.	673.12	West Bank Park Bowls Club

Development Site	Amount of S106 Monies spent (£)	Project to benefit from contribution(s)
12/03214/FUL – 52 Acomb Road, York.	138.96	Basket Swing
12/03214/FUL – 52 Acomb Road York.	885.96	West Bank Park Bowls Club
13/01285/FUL – 42A The Green, Acomb, York.	320.25	Acomb Green Play Area
09/00614/FUL – 6 Don Avenue, York.	672.79	Ashfield Sports Pitches
10/02721/FUL 12/02766/FUL – 19 West Thorpe, York.	676.23	Ashfield Sports Pitches
14/02314/FUL – 54 Campleshon Road, York.	648.07	Ashfield Sports Pitches
11/00515/FUL – 37 Stamford Street East, York.	375.47	West Bank Park Bowls Club
12/03192/FUL – 11 Poplar Street, York.	364.18	West Bank Park Bowls Club
12/03572/FUL – 4 Slingsby Grove, York.	363.29	Ashfield Sports Pitches
10/02158/FUL – 77 Beaconsfield Street, York.	612.08	Acomb Green Play Area
13/03403/FUL – Manor Farm, Bishopthorpe Road, York.	827.48	Ashfield Sports Pitches
13/03819/FUL – 20 Maple Avenue, Bishopthorpe, York	700.74	Ashfield Sports Pitches

Development Site	Amount of S106 Monies spent (£)	Project to benefit from contribution(s)
11/02734/FUL – Locomotive Inn, Watson Street, York.	479.59	West Bank Park Bowls Club
14/01663/FUL – 27 Park Street, York.	215.82	Ashfield Sports Pitches
14/01008/FUL – 20 Hanover Street, York.	206.17	West Bank Park Bowls Club
12/01291/FUL – 23 Linton Street, York.	140.53	Basket Swing
12/01291/FUL – 23 Linton Street, York.	204.98	West Park Bowls Club
14/01716/FULM, 15/02840/FULM and 17/00894/FULM – The Residence, Bishopthorpe Road, York.	36,644	Rowntree Park Tennis Club
16/02269/FULM – Site to the rear of 1-9 Beckfield Lane, York.	7,029	Carr Junior Football Club
19/02359/FUL – The Groundsmans House (No.24) and Land to rear of Mount Vale Drive, York	48,088.31	Ashfield Sports Pitches
Total	281,493.87	

Transport, Highways and Sustainable Travel

Development Site	Amount of S106 Monies spent (£)	Project to benefit from contribution(s)
10/02527/OUTM 08/00737/FUL 02/03741/OUT 06/02384/REMM - Hungate Development Site, Hungate, York.	22,185.32	Provision of CCTV (£3,820.23) Bus stop improvements (£18,369).
03/00737/GRG4 York Corporation Depot, Foss Islands Road, York.	2,016	Off site ecological measures
11/02581/OUTM 12/01152/FUL York Community Stadium, Kathryn Avenue, York.	30,000	Stadium Token barriers
01/01315/OUT Germany Beck Site East of Fordlands Road, Fulford, York	28,000	Provision of Car Club.
19/00818/FUL & 17/02619/FULM – Land to the East of St Leonards Hospice and 13-20 The Square, Dringhouses, York.	11,476.94	Bus stop and shelters
Total	93,678.26	

Affordable Housing

Development Site	Amount of S106 Monies spent (£)	Project to benefit from Contribution(s)
15/01709/OUTM – Hungate Development Site, Hungate, York.	1,584,907.34	Construction of affordable homes at Lowfield Green
15/02645/FULM – Oliver House, Bishophill Junior, York.	136,739.75	Construction of affordable homes at Burnholme (£109,760) and Hospital Fields Road/Ordnance Lane (£27,253)
Total	1,721,920.57	

Education and Community Facilities

Development Site	Amount of S106 Monies spent (£)	Project to benefit from Contribution(s)
06/02828/FULM – 8 St Peters Grove, York.	3,421.73	Vale of York and Clifton Green Schools
11/02372/FUL – Cygnet Inn, Cygnet Street, York.	6,080.02	Scarcroft School
03/03698/FUL – Minster Engineering Works, Dennison Street, York.	70,182.28	Joseph Rowntree School
07/00056/OUTM – Tarmac Ltd, Ouse Acres, York.	54,769.40	Millthorpe School
11/02943/REMM – Tarmac Ltd, Ouse Acres, York.	104,000	Millthorpe School
11/02943/REMM – Tarmac Ltd, Ouse Acres, York.	18,838.29	Millthorpe School
01/01315/OUT – Germany Beck Site East of Fordlands Road, Fulford, York.	58,042.37	Archbishop Holgate's School
Total	315,334.09	

Spending on Forward Funding Infrastructure and the Monitoring of Planning Obligations

No monies received under planning obligations was spent on repaying or servicing money borrowed including interest to forward fund infrastructure during the reported year.

No monies received under planning obligations was spent in respect of monitoring in relation to the delivery of planning obligations. The costs of monitoring planning obligations was covered by existing staffing budgets.