



# **City of York Council Infrastructure Funding Statement**

Infrastructure Funding Statement for the reported year 1<sup>st</sup>  
April 2019 to 31<sup>st</sup> March 2020

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**City of York Council  
Infrastructure Funding Statement for 2019/20**

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## 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. Consideration will be given to including them in future IFS.

## **Reporting Periods**

The reporting period for each IFS will generally be the proceeding financial year. Therefore the first IFS will report on the period 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020. It is then intended that the IFS will be published annually by the 31<sup>st</sup> December each following 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.

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 2019-2020.

### Contributions held at the start of the reported year

Prior to the reported year (1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020) the Council held a total of £10,534,737.74 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:

<b>Service Area or Function</b>	<b>Amount</b>
Sport, Recreation and Open Space	£1,382,062.23
Transport, Highways and Sustainable Travel	£2,457,862.00
Housing	£3,919,547.29
Education	£2,775,265.88

### Contributions secured during the reported year

During the reported year the Council has secured planning obligations from developers totalling £11,357,706.27. 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:

<b>Service Area or Function</b>	<b>Amount</b>
Sport, Recreation and Open Space	£983,790.80
Transport, Highways and Sustainable Travel	£6,277,394.97
Housing	£547,130.50
Education	£2,349,390
Gypsy & Traveller	£1,200,000

### Contributions received during the reported year

During the reported year the Council received monies totalling £2,910,779.84. This is money which was paid by developers as a result of their developments reaching the agreed trigger points.

<b>Service Area or Function</b>	<b>Amount</b>
Sport, Recreation and Open Space	£480,654.09
Transport, Highways and Sustainable Travel	£241,897.23
Housing	£1,869,495
Education	£318,733.52

### Contributions spent during the reported year

During the reported year the Council has spent a total of £5,011,611.48. This is money which has previously been received under agreed planning obligations and then spent on the delivery of infrastructure.

<b>Service Area or Function</b>	<b>Amount</b>
Sport, Recreation and Open Space	£454,878.26
Transport, Highways and Sustainable Travel	£561,746.28
Housing	£3,825,498.57
Education	£169,861.47

### Contributions held at the end of the reported year

At the end of the reported year (31<sup>st</sup> March 2020) the Council held a total of £8,446,570.60. 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.

<b>Service Area or Function</b>	<b>Amount</b>
Sport, Recreation and Open Space	£1,386,916.16
Transport, Highways and Sustainable Travel	£2,109,418.84
Housing	£2,002,530.11
Education	£2,947,705.49

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 £11,357,706.27.

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

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
17/02982/FUL – Former Piggeries Rear of Willow Court, Main Street, Holtby	34,700.70	Osbalwick and Derwent	Activities associated with and/or the provision or improvement to Affordable Housing within the Councils Administrative Area.
16/01646/FULM – The Clock Tower, Bishopthorpe Road, York	113,929	Micklegate	Activities associated with and/or the provision or improvement to Affordable Housing within the Councils Administrative Area.
18/01655/FULM – The Groundsmans House, (No.24) and Land to the rear of Mount Vale	398,500.80	Micklegate	Activities associated with and/or the provision or improvement to Affordable Housing within the Councils Administrative Area.
<b>Total</b>	<b>547,130.50</b>		

## Sports, Recreation and Open Space

Application Details	Amount secured (£)	Ward Area	Intended Use
17/02982/FUL – Former Piggeries Rear of Willow Court, Main Street, Holtby	4,047	Osbaldwick and Derwent	Dunnington and Grimston Sports fields
18/01655/FULM – The Groundsmans House, (No.24) and Land to the rear of Mount Vale	36,448	Micklegate	Amenity space, Play Space and/or Sports facilities improvements.
18/01655/FULM – The Groundsmans House, (No.24) and Land to the rear of Mount Vale	47,539.80	Micklegate	Provision of playing field facilities at Tadcaster Road/Sim Balk Lane
19/00108/FULM – Hotel Noir, 3-5 Clifton Green, York	16,100	Clifton	Offsite open space at Homestead Park.
18/01884/OUTM – York Central, Leeman Road, York	100,000	Holgate	Link/Extension to riverside pathway
18/01884/OUTM – York Central, Leeman Road, York	25,000	Holgate	Increase allotment capacity at Holgate & Howe Hill.
18/01884/OUTM – York Central, Leeman Road, York	213.00 per dwelling (Max of 2500 dwellings = 532,500)*	Holgate	Alternative offsite provision at one or more of: York RI, Queen Street; York RI, New Lane; York Clifton Alliance CC; York Hospital, Bootham Park; York City Rowing Club.

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
18/01011/OUTM – Land at Cocoa West, Wigginton Road, York	£522.72 per dwelling (Max 425 dwellings = 222,156)*	Guildhall	Improve facilities at one or more of the following clubs: New Earswick Sports Club; Heworth Cricket Club; New Earswick and District Bowels Club; Huntington Sports Club; York Hockey Club; York City Knights.
<b>Total</b>	<b>983,790.80*</b>		*Estimate based on Outline Planning permission

### Transport, Highways and Sustainable Travel

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
17/02619/FULM – Land to the East of St Leonards Hospice and 13 to 20 The Square, Dringhouses	11,434.97	Dringhouses and Woodthorpe	Bus Stop Improvements
16/01646/FULM – The Clock Tower, Bishopthorpe Road, York	8,800	Micklegate	Cycle or Bus Pass Contribution voucher up to £400 per dwelling
14/02979/FULM – Former Civil Service Sports Club and Agricultural Land to the North of Boroughbridge Road, York	480,000	Rural West York	Bus Priority measures on A59.

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
14/02979/FULM – Former Civil Service Sports Club and Agricultural Land to the North of Boroughbridge Road, York	120,000	Rural West York	Maximum of 4.no bus stops on A59 and Millfield Lane.
14/02979/FULM – Former Civil Service Sports Club and Agricultural Land to the North of Boroughbridge Road, York	400,000	Rural West York	Improve Bus service frequency of Service No.10.
14/02979/FULM – Former Civil Service Sports Club and Agricultural Land to the North of Boroughbridge Road, York	20,000	Rural West York	Improved pedestrian crossing over A59.
14/02979/FULM – Former Civil Service Sports Club and Agricultural Land to the North of Boroughbridge Road, York	69,160	Rural West York	Sustainable transport. £180 per dwelling for bus pass or cycle voucher.  £80 per dwelling toward free membership trail of Car Club.

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
14/02979/FULM – Former Civil Service Sports Club and Agricultural Land to the North of Boroughbridge Road, York	80,000	Rural West York	Implementation and monitoring of Travel Plan for the development.
18/0130/FUL – Priory Hotel, 126-128 Fulford Road, York.	3,000	Fishergate	Towards CYC costs of amendments to Traffic Regulation Order.
18/01011/OUTM – Land at Cocoa West, Wigginton Road, York	200 per dwelling (First Occupants. Max of 425 = 85,000)*	Guildhall	Sustainable transport measures, bus pass or cycle voucher.
18/01011/OUTM – Land at Cocoa West, Wigginton Road, York	5,000	Guildhall	To make/amend Traffic Regulation Orders as appropriate as a result of the development.
18/01880/FUL – 18 Penleys Grove Street, York.	3,000	Guildhall	To make/amend Traffic Regulation Orders as appropriate as a result of the development.
18/01884/OUTM – York Central, Leeman Road, York	3,892,000	Holgate	Sustainable transport measures, infrastructure and or enhancements for Pedestrians, Cyclists, Public Transport, Network Capacity, Residential parking and car club facilities.
18/01884/OUTM – York Central, Leeman Road, York	440 per dwelling in each phase (Max dwellings 2500 = 1,100,000)*	Holgate	Sustainable Travel packs
<b>Total</b>	<b>6,277,394.97</b>		*Estimate based on Outline Planning permission



## Education

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
14/02979/FULM – Former Civil Service Sports Club and Agricultural Land to the North of Boroughbridge Road, York	1,148,931	Rural West York	Primary Education Provider
14/02979/FULM – Former Civil Service Sports Club and Agricultural Land to the North of Boroughbridge Road, York	899,532	Rural West York	Secondary Education provider
14/02979/FULM – Former Civil Service Sports Club and Agricultural Land to the North of Boroughbridge Road, York	300,927	Rural West York	Pre-School Education provider
18/01884/OUTM – York Central, Leeman Road, York	To be calculated at each phase/reserved matters submission. S106 sets out framework for calculation.	Holgate	Provision of Education spaces and capacity across all age categories. Identified affected Education providers: St Paul's CE Primary School, St Barnabas CE Primary School, Poppleton Road Primary School and Millthorpe School.

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
18/01011/OUTM – Land at Cocoa West, Wigginton Road, York	To be calculated at each phase/reserved matters submission. S106 sets out framework for calculation.	Guildhall	Provision of Education spaces and capacity across all age categories. Identified affected Education providers: Haxby Road Primary Academy, Burton Green Primary Academy, Yearsley Grove Primary School and Joseph Rowntree School
<b>Total</b>	<b>2,349,390</b>		

### **Gypsy and Traveller**

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
14/02979/FULM – Former Civil Service Sports Club and Agricultural Land to the North of Boroughbridge Road, York	300,000	Rural West York	Offsite provision of 2.no travellers pitches within CYC administrative area.
18/01884/OUTM – York Central, Leeman Road, York	900,000	Holgate	Offsite provision of 6.no serviced pitches within CYC administrative area.
<b>Total</b>	<b>1,200,000</b>		

## 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
14/02979/FULM – Former Civil Service Sports Club and Agricultural Land to the North of Boroughbridge Road, York	80 Units.	Rural West York	On-site affordable housing provision.
18/01884/OUTM – York Central, Leeman Road, York	500 Units.* Based on secured 20% per phase and an upper limit of 2500 units across the development.	Holgate	On-site affordable housing provision.
18/01011/OUTM – Land at Cocoa West, Wigginton Road, York	148 Units.* Based on maximum assumption of 35% secured and an upper limit of 435 units across the development.	Guildhall	On-site affordable housing provision.
<b>Total</b>	<b>728</b>		*Estimate based on Outline Planning Permission

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

<b>Application Details</b>	<b>Infrastructure Secured</b>	<b>Ward Area</b>	<b>Intended Use</b>
18/01884/OUTM – York Central, Leeman Road, York	Bus Lane – 3.5m wide to a maximum length of 500m on Eastbound side of primary vehicle route.	Holgate	To mitigate the impacts of potential traffic delays on bus services through the development.

## Education

<b>Application Details</b>	<b>Infrastructure Secured</b>	<b>Ward Area</b>	<b>Intended Use</b>
18/01884/OUTM – York Central, Leeman Road, York	Early Years and Childcare Facility to be constructed within the development	Holgate	To provide capacity and facilities for the provision of Early Years and Childcare within the development.

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 £2,910,779.84. 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

<b>Application Details</b>	<b>Amount Received (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
15/02645/FUL – Oliver House, Bishophill Junior, York	293,425	Micklegate	Activities associated with and/or the provision or improvement to Affordable Housing within the Councils Administrative Area.
02/03741/OUT, 15/01709/OUTM 17/01847/OUTM 17/02019/OUTM 18/02946/FULM – Hungate Development Site, York	1,576,070	Guildhall	Activities associated with and/or the provision or improvement to Affordable Housing within the Councils Administrative Area.
<b>Total</b>	<b>1,869,495</b>		

## Sports, Recreation and Open Space

Application Details	Amount Received (£)	Ward Area	Intended Use
16/02679/FULM – Fire Station, 18 Clifford Street, York	7,242	Guildhall	Improvements to Rowntree Park tennis pavilion.
16/02269/FULM – Site Lying to the rear of 1 to 9 Beckfield Lane, York	23,584	Acomb	Improved safety surfacing at Acomb Green Play Area, habitat developments at Fishponds Wood and pitch improvements at Carr Vikings pitch on Northfield Lane School site.
13/00906/FUL – Land to the rear of Kendall House, Derwent Lane, Dunnington.	3,668	Osbaldwick and Derwent	Payment in lieu of the provision of public open space on site.
19/00108/FULM - Hotel Noir, 3-5 Clifton Green, York.	16,100	Clifton	Offsite open space at Homestead Park.
13/03595/FUL – English Martyrs Church Hall, Dalton Terrace, York.	3,848	Micklegate	Payment in lieu of the provision of public open space on site.
13/03152/FUL – Stockton Hermitage, Malton Road, York.	796	Strensall	Payment in lieu of the provision of public open space on site.
13/03727/FUL – Bert Keech Bowling Club, Sycamore Place, York.	18,340	Clifton	Sports facilities at Water End, York.
13/02253/FUL – 5A Front Street, Acomb	680	Westfield	Payment in lieu of the provision of public open space on site.

<b>Application Details</b>	<b>Amount Received (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
10/02363/FUL – Lyngarth Cottage, 76 The Village, Stockton On The Forest, York.	3,888	Strensall	Payment in lieu of the provision of public open space on site.
04/00922/FUL – 20 Fetter Lane, York.	10,818	Micklegate	Providing or improving facilities for recreation and outdoor sport within the locality.
14/01716/FULM, 15/02840/FULM and 17/00894/FULM – The Residence, Bishopthorpe Road, York.	151,677	Micklegate	Provision of improvements to sport facilities on the Knavesmire or within 1km of the Development.
03/02709/OUT, 12/02163/OUTM, 13/02279/FULM, 16/00342/FULM and 18/01778/FULM – Land Lying to the West of Metcalf Lane, Osbaldwick, York.	99,040.09	Osbaldwick and Derwent	Offsite recreational facilities.
02/03741/OUT, 15/01709/OUTM 17/01847/OUTM 17/02019/OUTM 18/02946/FULM – Hungate Development Site, York	68,973	Guildhall	Open Space
<b>Total</b>	<b>480,654.09</b>		

## Transport, Highways and Sustainable Travel

Application Details	Amount Received (£)	Ward Area	Intended Use
16/00614/FUL – 64 Bootham, York.	1,500	Guildhall	Amendment and/or creation of Traffic Regulation Orders to exclude future occupiers from existing resident parking scheme.
18/00638/FULM – St Josephs Convent of Poor Clare Collentines, Lawrence Street, York.	5,000	Fishergate	Legal, Administrative and Construction costs of removing 2.no residents parking spaces from Zone R46(c).
16/01011/FUL – 2 Custance Walk, York.	1500	Micklegate	Legal, Administrative and construction costs of excluding future occupiers from the existing R16 resident parking scheme.
13/03727/FUL – Bert Keech Bowling Club, Sycamore Place, York.	5,000	Clifton	The making of Traffic Regulation Orders to amend the residential parking scheme in the area.
19/00818/FUL – Land to the East of St Leonards Hospice and 13 to 20 The Square, Dringhouses	11,434.97	Dringhouses and Woodthorpe	Bus stop improvements



<b>Application Details</b>	<b>Amount Received (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
03/02709/OUT, 12/02163/OUTM, 13/02279/FULM, 16/00342/FULM and 18/01778/FULM – Land Lying to the West of Metcalf Lane, Osbaldwick, York.	86,586.83	Osbaldwick and Derwent	Towards annual running costs of Bus Service.
03/02709/OUT, 12/02163/OUTM, 13/02279/FULM, 16/00342/FULM and 18/01778/FULM – Land Lying to the West of Metcalf Lane, Osbaldwick, York.	80,375.43	Osbaldwick and Derwent	Towards annual running costs of Bus Service.
02/03741/OUT, 15/01709/OUTM 17/01847/OUTM 17/02019/OUTM 18/02946/FULM – Hungate Development Site, York	37,500	Guildhall	Provision of Car Club
02/03741/OUT, 15/01709/OUTM 17/01847/OUTM 17/02019/OUTM 18/02946/FULM – Hungate Development Site, York	10,000	Guildhall	The making of Traffic Regulation Orders to amend the residential parking scheme in the area.
18/01880/FUL – 18 Penleys Grove Street, York.	3,000	Guildhall	To make/amend/revoke traffic regulation orders as required by the development.
<b>Total</b>	<b>241,897.23</b>		

## Education

Application Details	Amount Received (£)	Ward Area	Intended Use
04/00922/FUL – 20 Fetter Lane, York.	22,348	Micklegate	Providing or improving educational facilities.
14/01716/FULM, 15/02840/FULM and 17/00894/FULM – The Residence, Bishopthorpe Road, York.	274,803	Micklegate	Education purposes the need for which arises directly from the Development.
03/02709/OUT, 12/02163/OUTM, 13/02279/FULM, 16/00342/FULM and 18/01778/FULM – Land Lying to the West of Metcalf Lane, Osbaldwick, York.	11,389.52	Osbaldwick and Derwent	Providing or improving educational facilities.
02/03741/OUT, 15/01709/OUTM 17/01847/OUTM 17/02019/OUTM 18/02946/FULM – Hungate Development Site, York	10,193	Guildhall	Providing or improving educational facilities.
<b>Total</b>	<b>318,733.52</b>		

## 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)
Derwenthope and Land West of Metcalf Lane, Osbaldwick (Applications 12/02163/OUTM and 12/01286REMM)	385,281.74	Burnholme Sports Centre
Germany Beck (Application 01/01315/OUT)	1,064.45	Burnholme Sports Centre
Hungate – Block F (Application 15/01709/FUL)	25,342.60	Burnholme Sports Centre
Shipton Street County Infant School (Application 07/01633/FULM)	18,646.28	Clarence Gardens and Cemetery Road Play Area
1 & 2 Melbourne Street and 39 & 41 Fishergate (Application 14/00169/FUL)	952.32	Clarence Gardens and Cemetery Road Play Area
37 Fishergate (Application 12/02655/FUL)	1,995.04	Clarence Gardens and Cemetery Road Play Area

<b>Development Site</b>	<b>Amount of S106 Monies spent (£)</b>	<b>Project to benefit from contribution(s)</b>
Fulford Grange (Application 13/01333/FUL)	850.67	Clarence Gardens and Cemetery Road Play Area
63-69 Gillygate (Application 09/00798/FUL)	148.55	Clarence Gardens and Cemetery Road Play Area
9 Grape Lane (Application 10/02480/FUL)	151.41	Clarence Gardens and Cemetery Road Play Area
11 Lady Peckitts Yard (Application 12/01766/FUL)	145.88	Clarence Gardens and Cemetery Road Play Area
98-100 Fishergate (Application 14/00001/FUL)	142.42	Clarence Gardens and Cemetery Road Play Area
Acomb Bowling Club (Application 18/00586/FUL)	20,000	York Railway Institute
105A Front Street (Application 13/00166/FUL)	84.51	Grounds Maintenance
18 Chalfronts, York (Application 14/00846/FUL)	64.10	Grounds Maintenance
Wellgarth House, Rufforth (Application 12/03797/FUL)	8.29	Grounds Maintenance

## Transport, Highways and Sustainable Travel

Development Site	Amount of S106 Monies spent (£)	Project to benefit from contribution(s)
Hungate (Applications 10/02527/OUTM 08/00737/FUL 02/03741/OUT 06/02384/REMM)	76,000	CCTV Improvements and Hungate Car Club
Foss Island Road Retail Park (Application 03/00737/GRG4)	18,000	Off-site ecological measures
Sainsbury's Monks Cross (Application 09/00716/FULM)	12,561.39	Pedestrian Crossing
Community Stadium, Huntingdon (Applications 11/02581/OUTM and 12/01152/FUL)	383,577.48	Community Stadium, Park & Ride, Travel Planning and Air Quality.
The Tannery, Strensall (Application 12/03149FULM)	10,696.61	Bridge Improvements and conservation work.
Yearsley Bridge (Application 11/03269/FULM)	1,110.80	Bus Stop improvements
Former Grain Stores, Water Lane (11/00860/FUL)	9,800	Granary Car Club
Derwenthorpe (Applications 03/02709/OUT 12/02163/OUTM 12/01286/REMM)	50,000	Bus Subsidy Route 25

## Affordable Housing

<b>Development Site</b>	<b>Amount of S106 Monies spent (£)</b>	<b>Project to benefit from Contribution(s)</b>
Smithson Court, Copmanthorpe (Applications 13/03099 & 14/01546FULM)	158,387.87	Affordable Homes (Newbury Avenue) & £15,000 Housing Team Resource
Windmill Farm, York Street (13/01253/FUL)	11,878.62	Affordable Homes (Pottery Lane)
Manor Farm, Towthorpe (Application 13/00034/FUL)	23,633.75	Affordable Homes (James House)
1-9 St Leonards Place (Application 14/02091/FULM)	308,196.62	Affordable Homes (Majorie Waite Court, Glen Lodge, Newbury Avenue & £15,000 to Housing Team Resource.
Chocolate Works, Bishopthorpe Road (Application 16/00192/FUL)	181,740.49	Affordable Homes (Newbury Avenue)
Hungate (Application 15/01709/FULM)	2,353,120.77	Affordable Homes (£1m Marjorie Waite Court, £1m Lincoln Ct, £353k James House)
Groves Chapel, Clarence Street (Application 15/02833/FULM)	126,882	Affordable Homes (Lowfield Green)
Grove House, 40-48 Penleys Grove Street (Application 17/01129/FULM)	212,978.78	Affordable Homes (Lowfield Green)
Former Oliver House, Priory Street, Bishophill (Application 15/02645/FULM)	448,679.67	Affordable Housing (Duncombe Barrack Site, Burnholme, Lowfield Green, Fenwick St)

## Education and Community Facilities

Development Site	Amount of S106 Monies spent (£)	Project to benefit from Contribution(s)
Stoneplan Construction, Dalton Terrace (Application 07/01733/FUL)	28,046.02	Adult Education (Winterscale House Improvements)
313 Burton Green (06/02648/OUT)	720.02	Fulford School Expansion
31 Lea Way (Application 11/00090/FULM)	40,095.43	Adult Education (Winterscale House Improvements)
Hungate (Application 15/01709/FULM)	101,000	Hungate Community Centre

## 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.