



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

Infrastructure Funding Statement for the reported year 1<sup>st</sup> April 2024 to 31<sup>st</sup> March  
2025

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**City of York Council**  
**Infrastructure Funding Statement for 2024-25**

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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 currently 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) and comprise of a report about planning obligations in relation to the reported year.

On 6<sup>th</sup> November 2025 Council passed a resolution to adopt a Community Infrastructure Levy Charging Schedule. The Charging Schedule is to be implemented on 1<sup>st</sup> February 2026. Therefore, whilst in this IFS there is no CIL activity to report. There will be CIL activity to report in future statements.

## **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.

The level of obligations secured from one year to the next can also vary. This variation is ultimately driven by the nature of the developments that come forward as proposals.

### **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 is often a stipulation of most Section 106 Agreements. 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 been 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 be the preceding financial year. This report covers the period of 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025. It is intended that the IFS will be published annually by the 31<sup>st</sup> 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 negotiated on a case by case basis.

For the reported period the total amount of monies received to the Council in respect of monitoring fees for the monitoring of Section 106 Agreements is £155,311.31.



These monitoring fees were received from the following developments

<b>Application Details</b>	<b>Amount received (£)</b>	<b>Ward Area</b>
22/01844/FULM – Land East of Middlewood Close, Rufforth	4,157.44	Rural West
21/01371/FULM – Cocoa Gardens, Wigginton Road	31,740.20	Guildhall
19/00979/OUTM – Former Gas Works, Heworth Green	63,800	Guildhall
21/02283/FULM – Land East of Millfield Industrial Estate, Main Street, Wheldrake	25,993	Wheldrake
21/00305/OUTM – Huntington South Moor, New Lane	5,200	Huntington/New Earswick
19/00602/FULM – Land to South East of 51 Moor Lane, Copmanthorpe	14,000	Copmanthorpe
23/01647/FULM – 15 Foss Islands Road, York	2,620.67	Guildhall
22/02257/FULM – The Retreat, 107 Heslington Road, York	7,800	Fishergate
<b>Total</b>	<b>£155,311.31</b>	

## Section 106 Contributions Summary

The following information provides an overview of activity relating to Section 106 contributions for the reported year 2024-2025.

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

Prior to the reported year the Council held a total of £11,059,877.15 which had previously been paid by developers in relation to planning obligations that had been secured prior to the reported year. This total can be broken down as follows:

Service Area or Function	Amount
Sport, Recreation and Open Space	£907,197.53
Transport, Highways and Sustainable Travel	£4,808,691.76
Housing	£723,754.32
Education	£4,620,233.54
<b>Total</b>	<b>£11,059,877.15</b>

### Contributions secured during the reported year

During the reported year the Council has secured planning obligations from developers totalling a potential £9,047,131.29. 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; these amounts do not include any indexation. The monies secured can be broken down as follows:

Service Area or Function	Amount
Sport, Recreation and Open Space	£289,527
Transport, Highways and Sustainable Travel	£712,640
Housing	£2,904,714.28
Education	£4,670,316.01
Healthcare	£452,404
Section 106 Monitoring Fees	£17,530
<b>Total</b>	<b>£9,047,131.29</b>

### Contributions received during the reported year

During the reported year the Council received monies totalling £6,721,398.47. 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	£1,715,296.63
Transport, Highways and Sustainable Travel	£411,007.45
Education	£3,978,041.68
Housing	£329,051.40
S106 Monitoring Fees	£155,311.31
Healthcare	£92,690
Ecology/Wildlife	£40,000
<b>Total</b>	<b>£6,721,398.47</b>

### Contributions spent during the reported year

During the reported year the Council has spent a total of £5,854,272 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	£350,466.08
Transport, Highways and Sustainable Travel	£270,830.55
Education	£4,185,251.45
Housing	£955,033.92
Healthcare	£92,690
<b>Total</b>	<b>£5,854,272</b>

## Contributions held at the end of the reported year

At the end of the reported year (31<sup>st</sup> March 2025) the Council held a total of £12,240,325.56. 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	£2,274,009.16
Transport, Highways and Sustainable Travel	£5,133,357.35
Housing	£134,653.32
Education	£4,499,463.97
S106 Monitoring Fees	£155,392.59
Ecology/Wildlife	£40,449.17
<b>Total</b>	<b>£12,240,325.56</b>

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 £9,047,131.29

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
21/01045/FULM – Tramways Club, 1 Mill Street, York	32,632	Guildhall	Toward the provision of Affordable Housing activities within the City of York Council area.
23/01647/FULM – Enterprise Rent a Car, 15 Foss Islands Road	711,772.78	Guildhall	Toward the provision of Affordable Housing activities within the City of York Council area.

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
19/00602/FULM – Land to the East of 51 Moor Lane, Copmanthorpe	112,307.50	Copmanthorpe	Toward the provision of Affordable Housing activities within the City of York Council area.
22/02257/FULM – The Retreat, 107 Heslington Road, York	1,446,802	Fishergate	Toward the provision of Affordable Housing activities within the City of York Council area.
21/02283/FULM – Land to the East of Millfield Industrial Estate, Wheldrake	300,000	Wheldrake	Toward the provision of traveller pitches within the City of York Council Area.
15/00166/OUTM – Land Lying to the South of Hull Road	300,000	Hull Road	Toward the provision of traveller pitches within the City of York Council Area.
15/00166/OUTM – Land Lying to the South of Hull Road	1,200	Hull Road	First homes monitoring fee.
<b>Total</b>	<b>2,904,714.28</b>		

### **Sports, Recreation and Open Space**

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
21/01045/FULM – Tramways Club, 1 Mill Street, York	8,416	Guildhall	Provision of children's play equipment or space within a 720m radius of the development.

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
21/01045/FULM – Tramways Club, 1 Mill Street, York	10,863	Guildhall	Toward improvements to facilities at one or more of the following: (i) York Railway Institute Sports Club; (ii) Rowntree Park Tennis Club; (iii) York Canoe Club; or (iv) another public sports facility located within Guildhall Ward or connecting wards the need for which arises from the Development
23/01234/FUL – 100 Main Street Fulford	3,161	Fulford and Heslington	To apply the Open Space Contribution towards improvements amenity and play space provision at the Parish play areas and/or recreation fields at School Lane and/or Fordlands Road.
23/01647/FULM – Enterprise Rent a Car, 15 Foss Islands Road, York	14,647	Guildhall	To be used towards improving the amenity open space within the nearby Hull Road Park and/or St Nicolas Fields Nature Reserve
21/02283/FULM – Land to the East of Millfield Industrial Estate, Wheldrake	87,117	Wheldrake	The provision of and/or improvements to sports provision in the Wheldrake Parish
19/00602/FULM – Land to the East of 51 Moor Lane, Copmanthorpe	47,499	Copmanthorpe	Towards the provision of and/or improvements to community sports clubs at facilities provided by Copmanthorpe and District Recreation Centre and/or another project within the ward or connecting wards
22/02257/FULM – The Retreat, 107 Heslington Road, York	70,077	Fulford and Heslington	Towards the provision of and/or improvements to community sports clubs at facilities accessible from the Property by either a 15 minute walk or 20 minutes public transport journey the need for which is to mitigate the effects of the Development

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
15/00166/OUTM – Land Lying to the South of Hull Road	47,747	Hull Road	Provision of and/or improvements to sport or active leisure facilities at Osbaldwick Sports Club, University of York Sports Village, Hull Road Park and/or another project within the ward or connecting wards the need for which is to mitigate the effects of the Development
<b>Total</b>	<b>£289,527</b>		

### Transport, Highways and Sustainable Travel

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
21/02283/FULM – Land to the East of Millfield Industrial Estate, Wheldrake	70,000	Wheldrake	Towards procuring improvements to bus services the need for which is to mitigate the effects of the Development
15/00166/OUTM – Land Lying to the South of Hull Road	26,000	Hull Road	Provision of real time information displays and new shelters at Deramore Drive bus stop and Field Lane.
19/00602/FULM – Land to the East of 51 Moor Lane, Copmanthorpe	6,000	Copmanthorpe	Towards providing a car club vehicle near the Development site, marketing, promotion and incentives to residents of the Development, including the provision of free membership and drive time credit, in order to encourage membership of the City Car Club in negotiation with the operator for the benefit of residents/Occupier(s) of the Development

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
22/02257/FULM – The Retreat, 107 Heslington Road, York	24,000	Fulford and Heslington	Toward providing a car club vehicle near the Development marketing, promotion and incentives to residents of the Development including the provision of free membership and drive time credit in order to encourage membership of the City Car Club.
15/00166/OUTM – Land Lying to the South of Hull Road	450,000	Hull Road	towards providing a pedestrian/ cyclist crossings on Field Lane and Hull Road within the vicinity of the Development and in order to provide safe pedestrian and cyclist access to and from the Land.
21/02283/FULM – Land to the East of Millfield Industrial Estate, Wheldrake	25,000	Wheldrake	Towards a residential travel plan fund for the provision of measures to encourage the use of sustainable travel modes by the residents of the Dwellings as set out in the Residential Travel Plan
19/00602/FULM – Land to the East of 51 Moor Lane, Copmanthorpe	34,140	Copmanthorpe	Towards a residential travel plan fund for the provision of measures to encourage the use of sustainable travel modes by the residents of the Dwellings as set out in the Residential Travel Plan
19/00602/FULM – Land to the East of 51 Moor Lane, Copmanthorpe	12,000	Copmanthorpe	Towards procuring traffic and parking management measures which may be required on or near the Land within the first 5 (five) years of Occupation of the first Dwelling in order to manage parking or address safety issues which may be identified within the 5 (five) year period the need for which is to mitigate the effects of the Development



<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
21/02283/FULM – Land to the East of Millfield Industrial Estate, Wheldrake	28,000	Wheldrake	Towards subsidised travel measures to provide to the First Occupier of each Dwelling either day bus passes for use on bus services in York or a bicycle and/or bicycle equipment
19/00602/FULM – Land to the East of 51 Moor Lane, Copmanthorpe	13,500	Copmanthorpe	Towards subsidised travel measures to encourage a First Occupier of a Dwelling to use public transport and/or cycle in the form of a sustainable travel pack of a value of £180.00 (one hundred and eighty pounds) per Dwelling
22/02257/FULM – The Retreat, 107 Heslington Road, York	24,000	Fulford and Heslington	Towards subsidised travel measures to encourage Occupiers to use public transport and/or cycle in the form of a sustainable travel pack of the value of £200 per Dwelling to provide to the Occupiers either bus passes for use on bus services in York or a bicycle and/or bicycle equipment
<b>Total</b>	<b>£712,640</b>		

## Education

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
21/01045/FULM – Tramways Club, 1 Mill Street, York	115,089	Guildhall	Toward the provision of: (i) 2 additional primary school places at Fishergate Primary School or St Oswald's CE Primary School, York; (ii) 1 additional secondary school place at Fulford School, York; and (iii) 2 additional early years places at any early years education facility within a 2.5 kilometre radius of the Site

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
21/02283/FULM – Land to the East of Millfield Industrial Estate, Wheldrake	1,476,832	Wheldrake	Early Years contribution towards non-school based nursery education within 1.5km of the development. Additional places for 11-18 year old pupils at Fulford School and/or any new secondary school in the South East York Secondary Planning Area. Toward SEND provision and SEND Transport provision.
19/00602/FULM – Land to the East of 51 Moor Lane, Copmanthorpe	722,816.01	Copmanthorpe	Provision of 17 primary school places at Copmanthorpe Primary. Expanded Nursery provision in Copmanthorpe or within 5km of the development. Provision of 5 Secondary school place at Milthorpe Secondary School and/or Tadcaster Grammar School and towards transport costs to secondary schools within the catchment of the development.
22/02257/FULM – The Retreat, 107 Heslington Road, York	875,412	Fulford and Heslington	Provision of 11 Primary School Places at St Oswalds CE Primary. Provision of 13 Secondary school places at Fulford School and Early years provision within 1.5km of the development.
15/00166/OUTM – Land Lying to the South of Hull Road	1,480,167	Hull Road	Provision of additional Secondary school places at Fulford School and/or Archbishop Holgate Secondary School. Provision of Specialist Educational needs measures within the Council's area. Provision of additional preschool/early years pupil places at a provider within 1.5km of the development
<b>Total</b>	<b>£4,670,316.01</b>		

## Healthcare

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
21/02283/FULM – Land to the East of Millfield Industrial Estate, Wheldrake	174,319	Wheldrake	Improvements at Elvington Medical Practice
22/02257/FULM – The Retreat, 107 Heslington Road, York	112,826	Fulford and Heslington	Improvements at either Park View Surgery
15/00166/OUTM – Land Lying to the South of Hull Road	165,259	Hull Road	Improvements to Jorvik, Gillygate (East Parade branch), and/or Priory Medical Group (Park View or Tang Hall Lane branch) and/or Unity Health (Kimberlow Hill)
<b>Total</b>	<b>£452,404</b>		

## Section 106 Monitoring Fees

<b>Application Details</b>	<b>Amount secured (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
15/00166/OUTM – Land Lying to the South of Hull Road	17,530	Hull Road	Towards the costs associated with monitoring compliance with secured agreement and obligations.
<b>Total</b>	<b>17,530</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

<b>Application Details</b>	<b>Total Units</b>	<b>Ward Area</b>	<b>Breakdown/Tenure Type</b>
21/02283/FULM – Land to the East of Millfield Industrial Estate, Wheldrake	42	Wheldrake	Social Rented Dwellings and Discount Sale Dwellings exact breakdown to be agreed.

<b>Application Details</b>	<b>Total Units</b>	<b>Ward Area</b>	<b>Breakdown/Tenure Type</b>
19/00602/FULM – Land to the East of 51 Moor Lane, Copmanthorpe	22	Copmanthorpe	17 Social Rented and 5 Discount Sale.
15/00166/OUTM – Land Lying to the South of Hull Road	49	Hull Road	Social Rent and First Homes
<b>Total</b>	<b>113</b>		

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, if these developments proceed as planned.

### Details of the obligations received during the reported year

During the reported year the Council has received a total of **£6,721,398.47**. 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.

### Sports, Recreation and Open Space

<b>Application Details</b>	<b>Amount Received (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
15/02726/FULM – 26 Tadcaster Road	8,500	Dringhouses and Woodthorpe	Upgrade to Mayfields (Railway) Pond
21/00601/FULM – Church House, 10-14 Ogleforth	3,015.93	Guildhall	Improvements to offsite amenity space
21/00601/FULM – Church House, 10-14 Ogleforth	4,423.50	Guildhall	Improvements to offsite play space
17/00284/FULM – The Cocoa Works, Haxby Road	40,119.21	Guildhall	Improvements to children's play space within New Earswick village and/or Bell Farm Adventure Playground
23/00798/FUL – 126 Fulford Road, York	1,254	Fishergate	Provision/improvement of amenity, play space provision and outdoor sport within the Ward of Fishergate and/or any adjacent ward.
20/02034/FULM – Cherry Tree House, 218 Fifth Avenue	9,778.03	Heworth	Towards improvements to Melrosegate Field and/or Hull Road Park
20/02034/FULM – Cherry Tree House, 218 Fifth Avenue	4,685.89	Heworth	Improvements to existing play equipment and/or provision of new equipment at Hull Road Park.

<b>Application Details</b>	<b>Amount Received (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
17/00284/FULM – The Cocoa Works, Haxby Road	40,629.82	Guildhall	Improvements to children's play space within New Earswick village and/or Bell Farm Adventure Playground
22/00599/FULM – 77-79 Clarence Street, York	5,773.53	Guildhall	Towards landscape and biodiversity improvements in Clarence Gardens
98/02712/FUL – 216 Water Lane, Clifton	2,000	Clifton	Toward maintenance of on site open space.
13/03595/FUL – English Martyrs Church Hall, Dalton Terrace	1,421	Micklegate	Provision of Public Open Space.
09/02338/FUL – 121 The Mount, York	671.39	Micklegate	Provision of Public Open Space.
04/00922/FUL – 20 Fetter Lane, York	4,589.53	Micklegate	Provision of Public Open Space.
15/01709/FUL, Hungate, York	44,965.46	Guildhall	Provision of Public Open Space.
17/00284/FULM – Cocoa Works, Haxby Road	148,494.33	Guildhall	Pitch drainage, levelling work and changing room improvements at New Earswick Sports Club
01/01315/OUT – Germany Beck, Fulford	1,115,874.66	Fulford and Heslington	Provision of new sports hall at Fulford School and improvements of existing or new outdoor sports and open space within or within the vicinity of the development.

<b>Application Details</b>	<b>Amount Received (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
14/02979/FULM – Former Civil Service Sports Ground, Boroughbridge Road, York	82,448.82	Rural West York	To be used to improve the quality of the sports pitches at Carr Vikings Football Club (off Beckfield Lane) and/or to provide or improve sports facilities at The Poppleton Centre (off Main Street) and/or to provide/extend or improve sports facilities at the sports pitches off Millfield Lane and/or to extend and/or improve community accessible sports pitches on the Manor School site.
21/00601/FULM – Church House, 10-14 Ogleforth	4,425.26	Guildhall	Improvements to offsite play space
20/02034/FULM – Cherry Tree House, 218 Fifth Avenue	13,792.85	Heworth	Towards the provision of and/or improvement to sport and/or active leisure facilities at one or more of the following in York: - Heworth Tennis Club - Glen Gardens sports facilities - Heworth Cricket Club - Heworth Amateur Rugby League Football Club

<b>Application Details</b>	<b>Amount Received (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
21/01371/FULM – Cocoa Gardens, Wigginton Road, York	178,424.42	Guildhall	Carrying out improvements to sports facilities at one or more of the following clubs: New Earswick Sports Club, Heworth Cricket Club, New Earswick and District Indoor Bowls Club, York Community and Gymnastics Foundation and York City Knights
<b>Total</b>	<b>£1,713,487.63</b>		

### **Transport, Highways and Sustainable Travel**

<b>Application Details</b>	<b>Amount Received (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
19/00246/FULM - Former York City Football Club, Bootham Crescent	8,985.67	Clifton	Sustainable Travel Contribution
21/00305/OUTM – Huntington South Moor, New Lane, Huntington	45,157.59	Huntington	Off site highway mitigation measures
21/01371/FULM – Cocoa Gardens, Wigginton Road, York	5,500	Guildhall	Sustainable Travel Contribution
01/01315/OUT – Germany Beck, Fulford	46,820.54	Fulford and Heslington	Car Club provision
17/00284/FULM – The Cocoa Works, Haxby Road	6,877.50	Guildhall	Towards the creation and/or modification of Traffic Regulation Order(s) on Haxby Road and/or the junction of Hayley's Terrace and Haxby Road



<b>Application Details</b>	<b>Amount Received (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
20/02034/FULM – Cherry Tree House, 218 Fifth Avenue	17,256.64	Heworth	Widening the footpath at the bottom of the embankment on the east side of Melrosegate connecting Fifth Avenue with the National Cycle Network Route 658/66 which runs to the south of the Development
19/00246/FULM - Former York City Football Club, Bootham Crescent	5,587.39	Clifton	Costs of promoting, making and implementing traffic regulation order(s) under the Road Traffic Regulation Act 1984 in respect of Grosvenor Road.
14/02979/FULM – Former Civil Service Sports Ground, Boroughbridge Road, York	49,396.14	Rural West York	Travel planning and sustainable travel.
21/01154/FUL – The Sidings, Wigginton Road	6,000	Guildhall	Towards the costs of parking management measures considered by the highways officers of the local highways authority to be appropriate as a result of the Development
01/01315/OUT – Germany Beck, Fulford	102,941.25	Fulford and Heslington	Provision of local bus services

<b>Application Details</b>	<b>Amount Received (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
22/01733/FULM – Bradleys Farm Shop, New Lane, Huntingdon	16,000	Huntingdon and New Earswick	Towards Travel Planning and provision/amendment of TRO within the vicinity of the site to extend 30mph zone.
21/00305/OUTM – Huntingdon South Moor, New Lane, Huntingdon	33,868.20	Huntingdon and New Earswick	Highway improvements at Malton Road/Heworth Road/Heworth Green
21/01371/FULM – Cocoa Gardens, Wigginton Road, York	33,868.19	Guildhall	Costs of promoting making and implementing traffic regulation order(s) under the Road Traffic Regulation Act 1984 that are necessitated as a result of the Development.
21/01371/FULM – Cocoa Gardens, Wigginton Road, York	16,627.22	Guildhall	Car Club and sustainable transport measures.
22/00599/FULM – 77-79 Clarence Street, York	10,121.12	Guildhall	Amendment and provision of TRO within the vicinity of development and removal of development from ResPark.
22/00791/FUL – Cedar House, Northfield Lane, Upper Poppleton	6,000	Rural West York	towards the costs of parking management measures considered by the highways officers of the local highways authority to be appropriate as a result of the Development
<b>Total</b>	<b>441,007.45</b>		

## Education

<b>Application Details</b>	<b>Amount Received (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
14/02979/FULM and 21/01314/FUL Former Civil Service Club, Boroughbridge Road	1,048,916.32	Rural West York	
01/01315/OUT – Germany Beck, Fulford	1,325,638.64	Fulford and Heslington	
21/01371/FULM – Cocoa Gardens, Wigginton Road, York	1,198,738.79	Guildhall	
17/00284/FULM – The Cocoa Works, Haxby Road	404,747.93	Guildhall	
<b>Total</b>	<b>£3,978,041.68</b>		

## Housing

<b>Application Details</b>	<b>Amount Received (£)</b>	<b>Ward Area</b>	<b>Intended Use</b>
20/02034/FULM – Cherry Tree House, 218 Fifth Avenue	294,142.72	Heworth	Provision of Affordable Housing within the CYC Authority Area
21/00601/FULM – Church House, 10-14 Ogleforth	34,908.68	Guildhall	Provision of Affordable Housing within the CYC Authority Area
<b>Total</b>	<b>£329,051.40</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.

### Affordable Housing

Use	Units Delivered
The provision of Affordable Housing within the City of York Area funded by off-site Section 106 Contributions secured from developments <b>or</b> via affordable housing delivered on site as part of larger developments.	153
<b>Total</b>	<b>153</b>

### Sport, Recreation and Open Space

Development Site	Amount of S106 Monies spent (£)	Project to benefit from contribution(s)
10/02106/FUL – 61 Heslington Lane	1,202.96	New Walk/Millennium Bridge Landscaping
14/00169/FULM – Blue Bridge Hotel, 39 Fishergate	1,054.17	New Walk/Millennium Bridge Landscaping
13/02064/FULM – 34 Piccadilly, York	4	Public Realm improvements
15/02726/FULM – 26 Tadcaster Road	8,827.25	Fishing Platforms Tadcaster Road and Public Realm
12/02971/FULM – YWCA, Water Lane,	8,383	Capital Sports Development

<b>Development Site</b>	<b>Amount of S106 Monies spent (£)</b>	<b>Project to benefit from contribution(s)</b>
16/02470/FULM – The Residence, Bishopthorpe Road	11,842.99	Capital Sports Development
14/02979/FULM Former Civil Service Site, Boroughbridge Road	65,486.55	Off site sports contribution used at Carr Vikings, Poppleton Centre (Tennis Club and Bowls Club).
13/03595/FUL – English Martyrns Church Hall, Dalton Terrace	1,421	Capital Sports Development
09/02338/FUL – 121 The Mount, York	671.39	Capital Sports Development
04/00922/FUL – 20 Fetter Lane, York	4,589.53	Capital Sports Development
17/00284/FULM – The Cocoa Works, Haxby Road, York	73,777.67	Drainage works at New Earswick Sports Club and site clearance and preparation of for new changing rooms.
01/01315/OUT – Germany Beck, Fulford	173,205.57	Fulford School Sports Hall project.
<b>Total</b>	<b>£350,466.08</b>	

### **Transport, Highways and Sustainable Travel**

<b>Development Site</b>	<b>Amount of S106 Monies spent (£)</b>	<b>Project to benefit from contribution(s)</b>
03/00737/GRG4 – York Corporation Depot, Foss Islands Road, York	28,191.34	Bus Service No.25.
04/00376/FUL – York Sixth Form College, Sim Balk Lane, York	2,970.78	York College Traffic Regulation Order.

<b>Development Site</b>	<b>Amount of S106 Monies spent (£)</b>	<b>Project to benefit from contribution(s)</b>
11/02581/OUTM – Huntington Stadium and Vanguard Shopping Park, Huntington, York	31,419.36	Sustainable Travel Initiatives (iTravel) and stadium signage for matchdays.
14/00590/FUL – 29C Walmgate, York	1,779.02	Traffic Regulation Order within vicinity of development.
15/01323/FUL – 31A Hawthorn Grove, York	2,462	Traffic Regulation Order within vicinity of development.
15/02645/FUL – Oliver House, Bishophill Junior, York	3,163.99	Traffic Regulation Order within vicinity of development.
15/02155/FULM – 18 Clifford Street, York	5,209.58	Traffic Regulation Order within vicinity of development.
15/02833/FULM – Groves Chapel, Union Terrace, York	3,711.40	Traffic Regulation Order within vicinity of development.
16/01960/FUL – 64 Clarence Street, York	1,556.10	Traffic Regulation Order within vicinity of development.
16/02849/FUL – 95-97 Micklegate, York	2,073.30	Traffic Regulation Order within vicinity of development.
17/01129/FULM – 40-48 Penleys Grove Street, York	5,181.75	Traffic Regulation Order within vicinity of development.
16/00091/FUL – 34 Buckingham Street, York	1,554.08	Traffic Regulation Order within vicinity of development.
18/00021/FULM – Plot1B White Rose Close, Nether Poppleton, York	5,170.47	Traffic Regulation Order within vicinity of development.
18/00638/FULM – St Josephs Convent, Lawrence Street, York	5,141.69	Traffic Regulation Order within vicinity of development.
16/00614/FUL – 64 Bootham, York	1,543.79	Traffic Regulation Order within vicinity of development.
18/02273/FUL – 128 Haxby Road, York	3,097.33	Traffic Regulation Order within vicinity of development.
03/02709/OUT Land West of Metcalfe Lane, Osbaldwick	82,264.22	Provision of Bus Service No.25

<b>Development Site</b>	<b>Amount of S106 Monies spent (£)</b>	<b>Project to benefit from contribution(s)</b>
01/01315/OUT – Germany Beck, Fulford, York	13,403.24	Partial refund of unspent car club contributions to developer.
19/00603/FULM – Frederick House, Fulford Road, York	5,000	Provision and implementation of Travel Plan.
14/02979/FULM – Former Civil Service Club, Boroughbridge Road, York	16,000	Sustainable Transport and Travel Plan measures.
21/00796/FULM – Land South of Northminster Business Park	2,000	Travel Plan Measures.
20/01200/FULM – Aubrey House, Foss Islands Road	2,200	Sustainable Transport and Travel Plan measures.
21/00305/OUTM – Huntington South Moor, New Lane, Huntington	45,737.11	Upgrade of Traffic Signals on Malton Road/New Lane Junction.
<b>Total</b>	<b>£270,830.55</b>	

### **Education and Community Facilities**

<b>Development Site</b>	<b>Amount of S106 Monies spent (£)</b>	<b>Project to benefit from Contribution(s)</b>
06/01387/FULM – Heworth Croft, 19 Heworth Green, York	81,260.69	Children's and Educational Capital Expenditure
03/02709/OUT – Land West of Metcalfe Lane, Osbaldwick	657,120.54	Children's and Educational Capital Expenditure
12/03149/FULM – The Tannery, Sheriff Hutton Road, Strensall	10,334.01	Children's and Educational Capital Expenditure
08/00816/FULM – Clifton Garagem 82-84 Clifton, York	37,168.85	Children's and Educational Capital Expenditure
09/01910/FUL – Land to Rear of 11-21 Holly Bank Grove, York	23,392.86	Children's and Educational Capital Expenditure

<b>Development Site</b>	<b>Amount of S106 Monies spent (£)</b>	<b>Project to benefit from Contribution(s)</b>
15/00456/FULM – Factory, Bishopthorpe Road, York	947,724.84	Children's and Educational Capital Expenditure
12/02979/FULM – Windy Ridge, New Lane, Huntington	339.10	Children's and Educational Capital Expenditure
13/01833/FULM – Former Civic Amenity Site, Beckfield Lane, York	67,782.99	Children's and Educational Capital Expenditure
11/02943/REMM – Ouseacres, York	3,366.58	Children's and Educational Capital Expenditure
14/00713/FUL – Land East of 51-57 Fenwick Street, York	28,218.10	Children's and Educational Capital Expenditure
15/01709/OUTM – Hungate Development	11,401.19	Children's and Educational Capital Expenditure
01/01315/OUT – Germany Beck, Fulford	583,832.99	Fulford School Sports Hall
17/02428/FULM – Former Lowfield School, Dijon Avenue, York	104,000	Children's and Educational Capital Expenditure
04/00922/FUL – 20 Fetter Lane, York	22,999.26	Children's and Educational Capital Expenditure
16/02358/OUTM – Windmill Lane, York	151,671.86	Children's and Educational Capital Expenditure
20/01916/OUTM – Burnholme Community Hub, Mossdale Avenue, York	293,412.70	Children's and Educational Capital Expenditure
14/02979/FULM – Former Civil Service Ground, Boroughbridge Road	1,161,224.89	Children's and Educational Capital Expenditure
<b>Total</b>	<b>£4,185,251.45</b>	



## Housing

<b>Development Site</b>	<b>Amount of S106 Monies spent (£)</b>	<b>Project to benefit from Contribution(s)</b>
18/01558/REMM – Former Del Monte Site, Skelton	83,751.60	CYC Housing Delivery Programme including developments at Burnholme, Lowfield Green and Duncombe Barracks
18/01655/FULM – Groundsmans House and land to rear of 24 Mount Vale Drive.	436,143.36	CYC Housing Delivery Programme including developments at Burnholme, Lowfield Green and Duncombe Barracks
16/01646/FULM – Clock Tower, Bishopthorpe Road	147,086.15	CYC Housing Delivery Programme including developments at Burnholme, Lowfield Green and Duncombe Barracks
21/00601/FULM – Church House, 10-14 Ogleforth, York	36,140.67	CYC Housing Delivery Programme including developments at Burnholme, Lowfield Green and Duncombe Barracks
20/02034/FULM – Cherry Tree House, 218 Fifth Avenue, York	251,912.14	CYC Housing Delivery Programme including developments at Burnholme, Lowfield Green and Duncombe Barracks
<b>Total</b>	<b>£955,033.92</b>	

## Healthcare

<b>Development Site</b>	<b>Amount of S106 Monies spent (£)</b>	<b>Project to benefit from Contribution(s)</b>
19/00602/FULM – Land Southeast of 51 Moor Lane, Copmanthorpe	92,690	Expansion of Old Medical Practice Copmanthorpe
<b>Total</b>	<b>£92,690</b>	

## **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, during the reported year.

Planning and Development Services  
City of York Council  
December 2025

<https://www.york.gov.uk/>