

# St Albans City & District Council

## Infrastructure Funding Statement

### 2021-2022



# 1. Introduction

1.1 This Infrastructure Funding Statement sets out St Albans City & District Council's income and expenditure of all financial contributions which have been secured through Section 106 Agreements. Local Authorities are required to publish an Infrastructure Funding Statement by the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019. This is the third statement published by the district council and will be updated on an annual basis. Previous statements can be viewed at the following link: - <https://www.stalbans.gov.uk/infrastructure-funding-statement>.

1.2. Section 106 agreements are entered into between the council, developers and land owners to secure planning obligations which mitigate the impact developments will have on local communities and infrastructure by funding the provision of additional and improved education, leisure and community facilities and affordable homes.

1.3. The main infrastructure that the District Council receives contributions towards are leisure facilities, parks and open spaces, play areas and affordable housing. Infrastructure such as education, libraries and sustainable transport are typically managed at county level by Hertfordshire County Council whose developer contributions are reported separately.

Section 2 covers all developer contributions agreed between 2021-2022.

Section 3 covers all developer contributions received between 2021-2022.

Section 4 covers all developer contributions spent between 2021-2022.

Section 5 details the status and allocations of unspent Section 106 receipts currently held and planned expenditure over the next reporting period 2022-2023.

1.4. The planning applications and Section 106 agreements listed in this statement can be viewed on our online planning search facility at <https://planningapplications.stalbans.gov.uk/planning> by searching the application reference.

## 2. Developer Contributions Agreed

2.1. In order for a contribution to be agreed, it must meet the tests set out in within Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) which require any contribution to 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.

2.2. During 2021-2022, a total of £1,004,301.91 in contributions were agreed which are set out below. A total of 165 Affordable Housing units have also been secured.

Application Ref.	Application Site	Contribution	Amount
5/2020/0919	Land Between Hopkins Crescent & Former Baptist Chapel St Albans Road	Affordable Housing	14 units
5/2020/1992	Roundhouse Farm Bullens Green Lane	Leisure	£34,014.69
		Affordable Housing	24 units
5/2019/3164	Old Electricity Works Campfield Road	Public Open Space	£103,123
		NHS	£355,572.02
		Affordable Housing	7 units
5/2019/2656	Batford Mill Lower Luton Road	Leisure	£9,553
		Public Open Space	£6,038
		Play Areas	£3,399
5/2020/2451	The Hedges Woolam Crescent	Leisure	£7,745
		Public Open Space	£4,896
		Play Areas	£3,067
5/2020/2142	61-65 St Peters Street	Leisure	£9,230
		Public Open Space	£5,834
		Play Areas	£1,738
		Affordable Housing	6 units
5/2021/0724	Noke Lane Business Centre Noke Lane	Leisure	£18,137
		Public Open Space	£11,465
		Play Areas	£2,390
		Affordable Housing	13 units
5/2021/1435	York House Guildford Road	Leisure	£12,683
		Public Open Space	£8,017
		Play Areas	£1,995
		Affordable Housing	25 units
5/2020/2978	67 St Peters Street	Leisure	£10,133
		Public Open Space	£6,406
		Play Areas	£1,521
		Affordable Housing	2 units
5/2021/0423	Land Rear of 112-156b Harpenden Road	Leisure	TBC at Reserved Matters

		NHS	£193,786.20
		Ecology	£12,000
		Affordable Housing	60 units
5/2020/3022	Burston Garden Centre North Orbital Road	NHS	£159,960
5/2021/1674	The King Offa PH & Normal Close Wallingford Walk	Leisure	£10,650
		Public Open Space	£6,732
		Play Areas	£4,217
		Affordable Housing	14 units

- 2.3 The number and value of the contributions agreed is heavily dependent on the amount and type of applications received by the council. As such, the amounts agreed each year can vary significantly. A higher number of Section 106 Agreements were entered into between the Council and developers than the previous year with more planning permissions being issued for new major residential schemes. This is expected to be due to the impact of the Covid-19 pandemic during the previous year and the restrictions placed on the construction industry and wider supply chain constraints. The chart below shows a comparison of the developer contributions agreed against previous years.

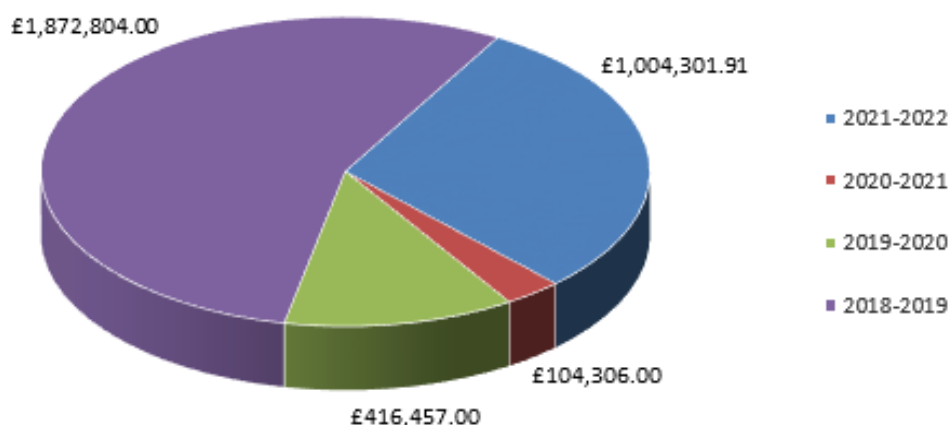


Fig 1. Comparison of developer contributions agreed

### 3. Developer Contributions Received

- 3.1. During 2021-2022, a total of £605,202.21 in contributions were received which are set out below.

Application Ref.	Application Site	Contribution	Amount
5/2013/2589	Oaklands College Smallford Campus Hatfield Road	Leisure	£189,914.30
		Public Open Space	£120,049.95

		NHS	£142,597.13
5/2015/0990	Land at Harperbury Hospital Harper Lane	NHS	£97,467.18
5/2018/2806	Radio Casa & 64a Oaklands Lane	NHS	£55,173.65

3.2. The chart below shows a comparison between the contributions received against the previous reporting periods.

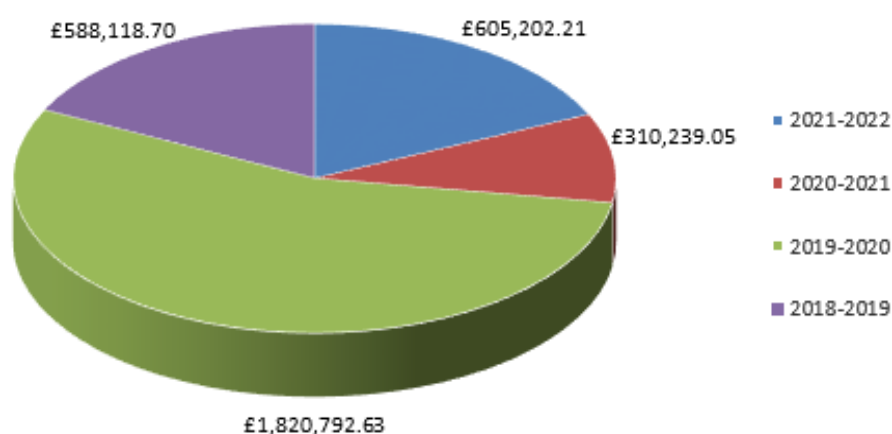


Fig 2. Comparison of developer contributions received

3.3. Of the amount received during 2021-2022, 90.9% has been allocated to projects totalling a value of £550,028.56. 53% of the allocated funds remain unspent. Allocated projects include:

- £189,914.30 towards the Abbey View Athletics Track;
- £120,049.95 towards outdoor changing rooms at Abbey View;
- £142,597.13 towards Jersey Farm & Hatfield Road Surgeries;
- £97,467.18 towards Red House Surgery and/or Gateways Surgery.

3.4. Of the amount received prior to this reporting period, £438,445.95 remains unallocated.

## 4. Developer Contributions Spent

4.1. During 2021-2022, a total £883,878.48 in contributions were spent which are set out below. For the purposes of this section, contributions which have been transferred to external bodies are shown as spent.

Application No.	Application Site	Project	Amount
5/2017/2299	Beaumont Works Sutton Road	Fleetville Community Centre	£42,967.14
5/2017/3590	221 Hatfield Road	Clarence Park Play Area	£2,449.60
		Clarence Park Pavillion	£10,878.46
5/2013/2589	Oaklands College City Campus St Peters Road	Abbey View Track	£17,602.91
		Abbey View Tennis & Netball Courts	£12,336.68
		Jersery Farm & Hatfield Road Surgeries	£142,597.13
5/2014/3242	139 London Road	Vintry Gardens	£1,571
5/2017/3208	238 London Road	Cunningham Hill Open Space	£1,085
5/2016/0669	Harpenden House Hotel 15 Southdown Road	Rothamsted Play Area	£26,689.85
5/2013/3115	Former Nurses Home Shenley Lane	Sports Pitches across London Colney	£3,228.40
		Napsbury Wildlife	£224
		Morris Recreation Ground	£4,689.51
		Morris Way Pavillion	£11,089.60
5/2013/2724	The Willows Lowbell Lane	Morris Recreation Ground	£3,207.60
		Morris Way Pavillion	£7,585.72
5/2014/0163	Telford Road Garages Telford Road	Morris Recreation Ground	£8,103.71
5/2019/1343	Hanstead House Smug Oak Lane	Abbey View Tennis & Netball Courts	£5,375.71
5/2014/3250	Hanstead Park Smug Oak Lane	Abbey View Tennis & Netball Courts	£73,029.12
5/2016/3386	Former British Gas Land Griffiths Way	Marlborough Pavillion & Griffiths Way Crossings	£265,054
5/2012/3128	Former Evershed Print Works London Road	Jubilee Centre	£5,396.80
5/2013/3035	67 St Peters Street	Jubilee Centre	£5,333
5/2017/1060	CCOS South	Clarence Park Play Area	£12,084.53
5/2016/1341	55 Victoria Street	Clarence Park Pavillion	£5,663.32
5/2017/1149	Car Par Grosvenor Road	Jubilee Centre	£9,702.78
5/2015/0990	Harperbury Hospital Harper Lane	Red House & Gateways Surgery	£97,467.18
5/2017/1550	BRE Bucknalls	Foot Path – How Wood	£20,019.47
5/2012/1801	11a Lower Dagnall Street	Jubilee Centre	£3,967
		Abbey View Tennis & Netball Courts	£4,085.26
5/2018/1260	Land at River Lea & Palmerstone Drive	Off Site Affordable Housing	£50,000

5/2005/2284	Butterfield Education Centre Butterfield Road	Off Site planting and footpath improvements	£30,394
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- 4.2 Below shows the newly constructed Abbey View Tennis & Netball Courts funded by the contributions listed above.



- 4.3 No money was spent on repaying money borrowed or monitoring fees in relation to the delivery of planning obligations.
- 4.4 The chart below shows a comparison between Section 106 receipts and expenditure compared with previous years. Both receipts and expenditure have increased compared with the previous year.

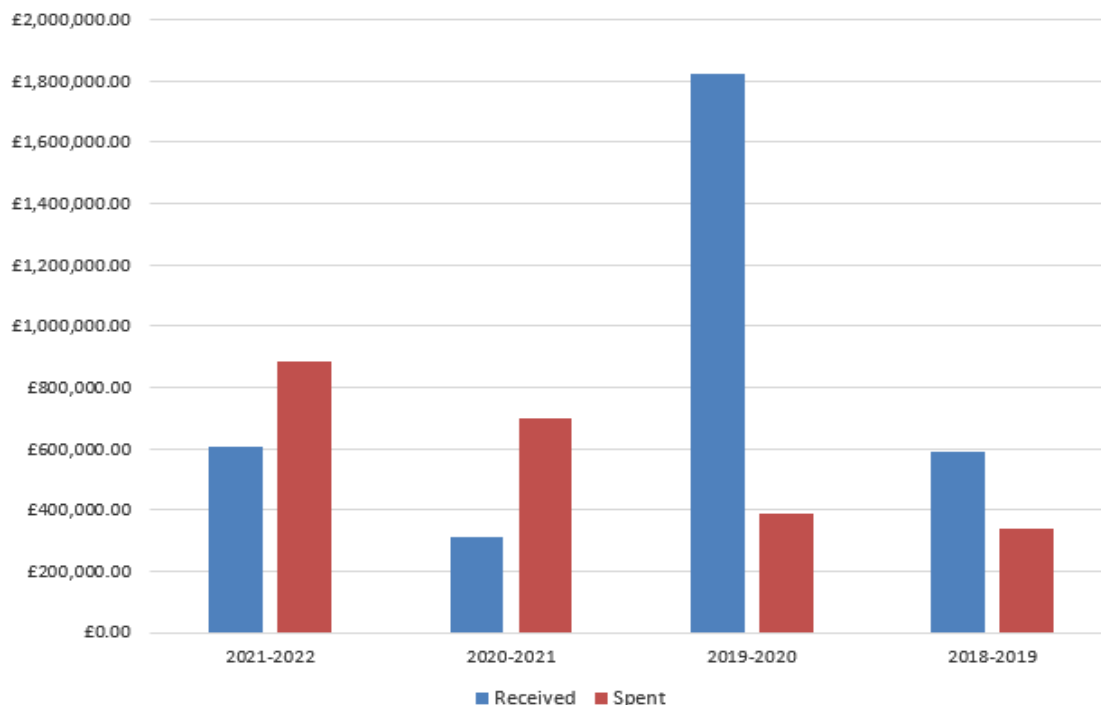


Fig3. Section 106 receipts and expenditure

## 5. Planned expenditure over the next reporting period (2022/2023)

- 5.1. This section sets out how Section 106 developer contributions will be prioritised and spent during the next reporting period 2022-2023 and the status and allocations of all unspent contributions held by the council. The amount of Section 106 funding available is subject to the number of applications received where contributions are required and the number of planning permissions which are implemented. As such, the forecasted Section 106 funding below is based on income collected from previous financial years which remains unspent or unallocated.
- 5.2. At the end of this reporting period, the balance of Section 106 contributions is as follows:
  - £1,461,846.06 of Section 106 receipts are being held, of which;
  - £968,226.46 (66.2%) has been allocated to specific projects; and
  - £493,619.60 (33.8%) is available to be allocated to upcoming projects in accordance with the terms set out in the Section 106 Agreements.
- 5.3. The chart below breaks down the current Section 106 balance across the different infrastructure types.



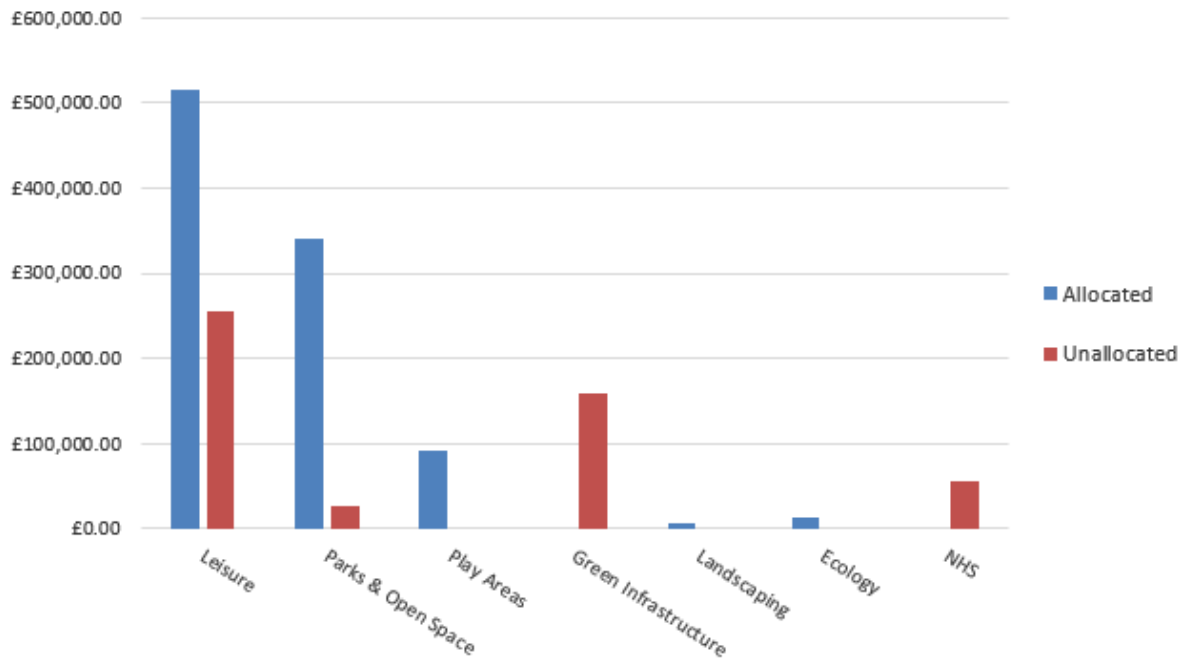


Fig4. Section106 contributions by type

5.4. During 2022-2023 there is approximately £182,564.31 of planned expenditure towards infrastructure within the district however additional expenditure is likely expected through the year. Planned expenditure includes:

- £34,773.18 towards Longacres Play Area;
- £17,100.86 towards Cottonmill Community & Cycling Centre;
- £13,906.63 towards Victoria Playing Fields & Play Area;
- £27,161.43 towards Cunningham Hill Open Space;
- £24,993.60 towards Smallford Station;
- £4,628.61 towards Oakdene Way Scout Hut; and
- £60,000 towards football pitches in Wheathampstead

## 6. Conclusion

6.1. St Albans District & City Council is committed to providing high quality infrastructure and community facilities through the district. An updated Infrastructure Funding Statement is to be published annually on the council's website to ensure openness and transparency of Section 106 receipts and expenditure.

6.2. We monitor and review our allocation and expenditure processes regularly to maximize the delivery of infrastructure. Where possible, we aim to identify suitable

projects during the determination of the planning application to ensure a swift turnaround of spending so the money can quickly be invested into local community facilities and infrastructure within the district.

If you have any questions regarding this statement, please contact us via email at [planning@stalbans.gov.uk](mailto:planning@stalbans.gov.uk).