

# St Albans City & District Council

## Infrastructure Funding Statement

### 2022-2023



# 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 2022-2023.

Section 3 covers all developer contributions received between 2022-2023.

Section 4 covers all developer contributions spent between 2022-2023.

Section 5 details the status and allocations of unspent Section 106 receipts currently held and planned expenditure over the next reporting period 2023-2024.

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 2022-2023, a total of £465,694.30 in contributions were agreed which are set out below. A total of 43 Affordable Housing units have also been secured.

Application Ref.	Application Site	Contribution	Amount
5/2021/1972	222 London Road St Albans	Leisure	£21,074
		Public Open Space	£13,321
		Play Areas	£7,195
5/2021/2417	Verulam Industrial Estate London Road St Albans	Leisure	£32,724
		Public Open Space	£20,686
		Play Areas	£6,825
		NHS	£239,438.30
		Affordable Housing	22 units
5/2021/2730	Land at Orchard Drive Park Street	Leisure	TBC at Reserved Matters stage
		Public Open Space	
		Play Areas	
		Affordable Housing	
5/2021/2195	Land Adjacent 15 Cape Road St Albans	Leisure	£27,302
		Public Open Space	£17,258
		Play Areas	£10,045
		Affordable Housing	5 units
5/2021/2731	91-93 Victoria Street St Albans	Leisure	£7,035
		Public Open Space	£4,447
		Play Areas	£869
5/2022/0337	Noke Lane Business Centre Noke Lane St Albans	Leisure	£23,429
		Public Open Space	£14,810
		Play Areas	£3,911
		Affordable Housing	16 units
5/2021/3386	69-69a St Peters Street St Albans	Leisure	£7,745
		Public Open Space	£4,896
		Play Areas	£2,684

- 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. The amount of planning applications received during 2022-2023 was the lowest amount over the last 5 years. This is also the case with major applications which is where the majority of developer contributions are agreed. The chart below shows a comparison of the developer contributions agreed against previous years.

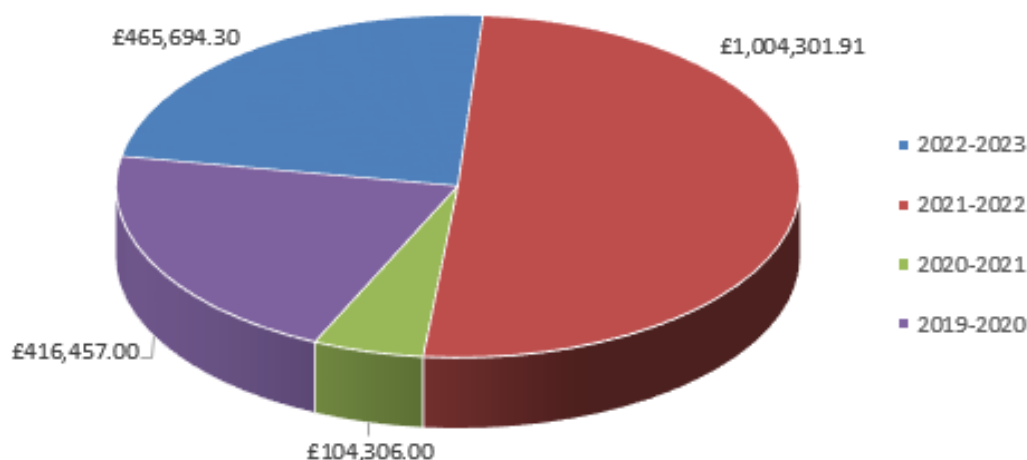


Fig 1. Comparison of developer contributions agreed

### 3. Developer Contributions Received

- 3.1. During 2022-2023, a total of £664,954.54 in contributions were received which are set out below.

Application Ref.	Application Site	Contribution	Amount
5/2019/3164	The Old Electricity Works Campfield Road St Albans	Leisure	£56,896
		Public Open Space	£35,965
		Play Areas	£10,262
		NHS	£355,572.02
5/2019/1799	Former London Colney Recreation Centre Alexander Road	Leisure	£42,233.50
		Public Open Space	£26,696.61
		Play Areas	£11,492.10
5/2020/2451	The Hedges Woollam Crescent St Albans	Leisure	£12,436.26
		Public Open Space	£7,861.58
		Play Areas	£4,924.73
5/2021/1674	The King Offa PH Wallingford Walk St Albans	Leisure	£17,100.86
		Public Open Space	£10,809.67
		Play Areas	£6,771.30

5/2013/2589	Oaklands College Smallford Campus St Albans	NHS	£46,942.91
5/2019/2656	Units 6 & 7 Batford Mill Lower Luton Road Harpende	Leisure	£9,553
		Public Open Space	£6,038
		Play Areas	£3,399

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

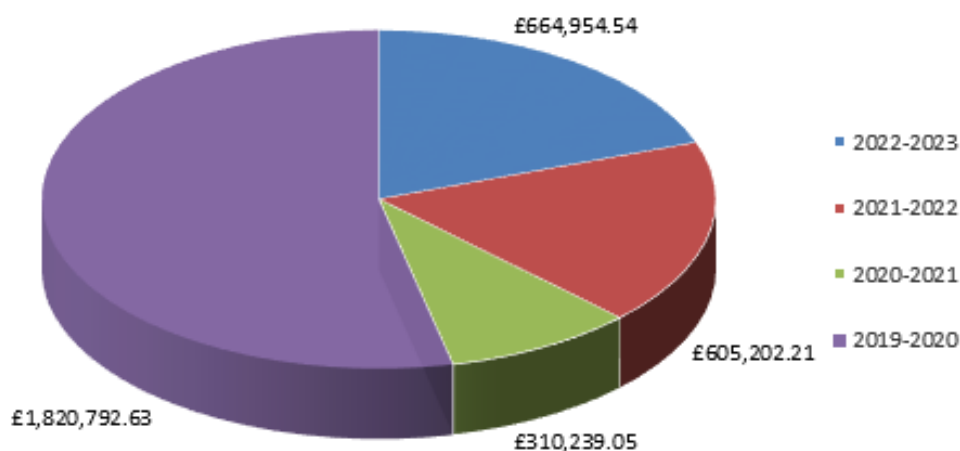


Fig 2. Comparison of developer contributions received

3.3. Of the amount received during 2022-2023, 46.5% has been allocated to projects totalling a value of £309,382.52. 57% of the allocated funds remain unspent. Allocated projects include:

- £46,227 towards Cunningham Hill Open Space & Play Area;
- £34,681.83 towards Marlborough Pavilion Centre and Open Space;
- £12,786.31 towards Toulmin Drive Open Space & Play Area
- £46,942.91 towards Jersey Farm and Hatfield Road Surgeries

3.4. Of the amount received prior to this reporting period, £273,462.33 remains unallocated.

3.5. No money has been collected or is currently being held through monitoring fees. Monitoring fees are planned to be introduced in 2024 and any money collected and held through monitoring fees will be reported within future statements.

## 4. Developer Contributions Spent

4.1. During 2022-2023, a total £781,335.73 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
5/2019/3164	The Old Electricity Works Campfield Road St Albans	Clarence Park Pavilion	£56,896
		GP Surgeries in the vicinity	£355,572.02
5/2015/0797	Beaumont School And Land To North Of Winches Farm, Hatfield Road St Albans	Longacres Play Area	£16,410
		Smallford Station Project	£3,652.75
5/2018/2080	Beaumont School And Land To North Of Winches Farm, Hatfield Road St Albans	Longacres Play Area	£3,531.18
5/2013/2589	Oaklands College Smallford Campus St Albans	Abbey View Changing Rooms	£74,689.82
		Abbey View Track	£91,504.84
		Jersey Farm & Hatfield Road Surgeries	£46,942.91
5/2013/2794	Station Yard Codicote Road Wheathampstead	Wheathampstead Memorial Hall	£12,880.48
5/2021/1674	The King Offa PH Wallingford Walk St Albans	Cottonmill Community & Cycling Centre	£17,100.86
		Cottonmill Open Space	£10,809.67
5/2012/3128	Former Evershed Print Works Alma Road St Albans	Victoria Playing Fields Footpath	£968.85
		Victoria Playing Fields	£1,853.21
5/2014/0592	36 Ridgmont Road St Albans	Victoria Playing Fields Play Area	£365.24
5/2014/3377	Beaufort House 23 Grosvenor Road St Albans	Abbey View Track and Facilities	£57,720.28
5/2017/2299	Beaumont Works Sutton Road St Albans	Cunningham Hill Open Space	£10,123.55
5/2017/1149	Car Park Grosvenor Road St Albans	Jubilee Centre	£1,804.07
5/2018/1260	Land Between River Lea & Palmerston Drive Wheathampstead	Marford Road Pavillion	£18,510

4.2 The photos below show examples of community facilities within the district which have in part been funded through Section 106 developer contributions.



Cottonmill Community & Cycling Centre

- 4.3 No money has been spent on repaying money borrowed or unspent developer contributions.
- 4.4 The chart below shows a comparison between Section 106 receipts and expenditure compared with previous years.

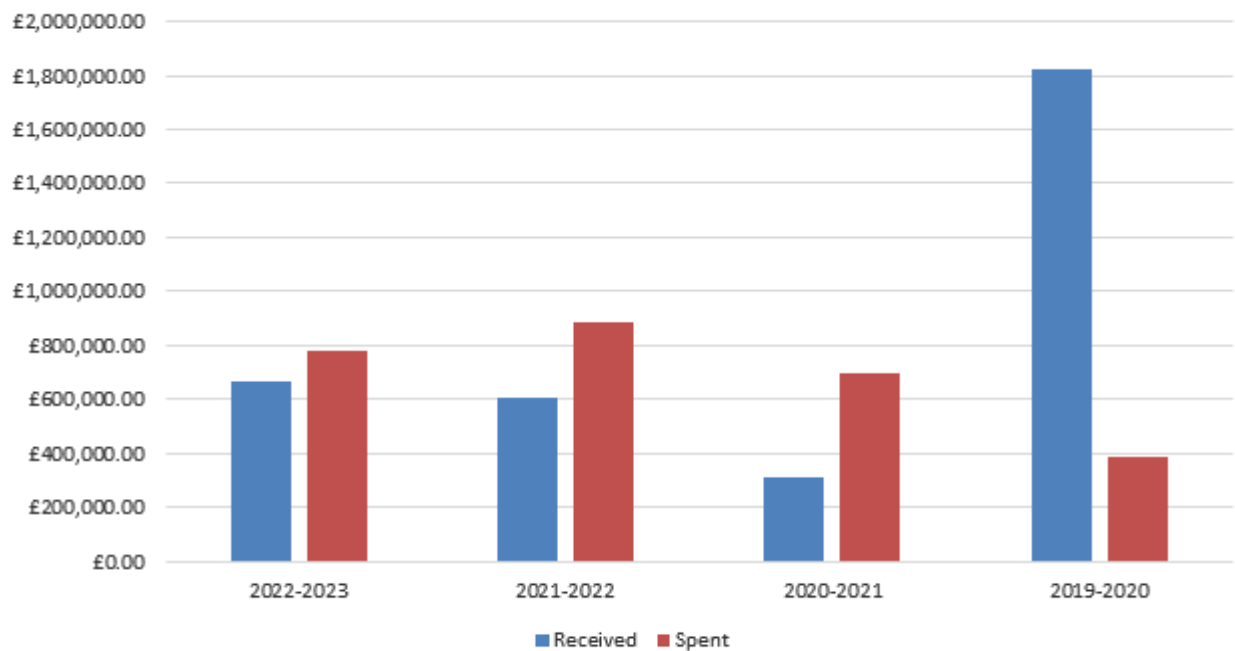


Fig3. Section 106 receipts and expenditure

## 5. Planned expenditure over the next reporting period (2023/2024)

- 5.1. This section sets out how Section 106 developer contributions will be prioritised and spent during the next reporting period 2023-2024 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:
- £1,494,700.16 of Section 106 receipts are being held, of which;
  - £1,061,690.30 (71%) has been allocated to specific projects; and
  - £433,009.86 (29%) 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.

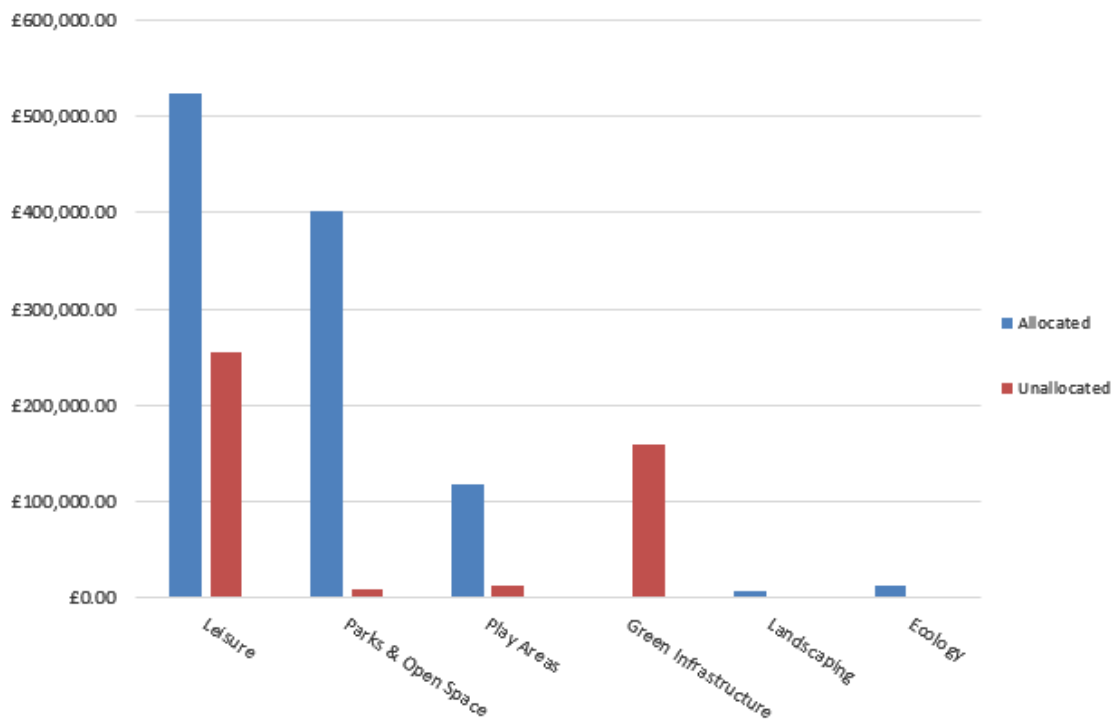


Fig4. Section106 contributions by type



5.4. During 2023-2024 there is approximately £606,690.37 of planned expenditure towards infrastructure within the district however additional expenditure is likely expected through the year. Planned expenditure includes:

- £78,834 towards Cunningham Hill Open Space;
- £18,987.78 towards the Smallford Station Project;
- £219,839.16 towards St Stephens Parish play areas;
- £56,896 towards Clarence Park Pavilion;
- £10,387.50 towards Broadacre Woodland;
- £68,280.07 towards Woodbury Field Park & Play Area; and
- £31,100.59 towards Bernards Heath Open Space & Play Area

## 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@stalbens.gov.uk](mailto:planning@stalbens.gov.uk).