

RYEDALE
DISTRICT
COUNCIL



Infrastructure Funding Statement 2021 (Financial Year 2020/2021)

Planning and Regulatory Services

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[Ryedale Planning Policy](#)

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INTRODUCTION

What is Infrastructure?

Infrastructure is a broad definition covering the different structures, operations, services, facilities and spaces that we use to conduct our lives and those of our families. It primarily encompasses the following areas:

- Affordable housing – as defined in the National Planning Policy Framework
- Education: nursery and early years/ Primary/ Secondary/Post-16/SEN
- Highways (Roads, cycleways, and paths)
- Transport and travel (rail and bus infrastructure)
- Open space and leisure (including sports facilities)
- Community facilities (such as village halls)
- Digital infrastructure (broadband)
- Green and blue infrastructure and biodiversity resilience such as rivers, streams, and woodland
- Flood and water management (flood mitigation, management, and defence)
- Economic development – supporting expansion of resilience to business in the locality
- Health (GP/Acute/Mental Health/Primary Care)

What is an Infrastructure Funding Statement?

The publication of Infrastructure Funding Statements (IFSs) is a legal requirement arising from the Community Infrastructure Levy Regulations 2019. All Local Planning Authorities must publish an annual report covering both CIL and S.106 obligations regarding the monies secured, received, held, and spent, as well as provision of certain on-site infrastructure, such as affordable housing. This is the second IFS and complies with the requirement to cover the financial year 2020/2021 (1st April 2020 to 31st March 2021).

It is to enhance, and make more transparent, the monitoring of funding, and demonstrate the delivery of infrastructure that has been required in response to, or delivered by, new development. This for the benefit of local communities to understand where money is spent and to assist the development industry in understanding where contributions, have been spent and are likely to be spent, in the future.

The Council has previously reported its progress on the collection and spending of CIL in its Monitoring Report which is produced annually at the end of each calendar year. This will continue, but will be informed by this document and its preparation and cover:

- A report relating to the previous financial year on the Community Infrastructure Levy
- A report relating to the previous financial year on section 106 planning obligations
- A report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the neighbourhood portion).

On-site affordable housing delivery will be set out in the Monitoring Report. The IFS will report on the collection and spending of commuted sums on affordable housing.

The infrastructure funding statement must set out the amount of levy or planning obligation expenditure where funds have been allocated. Allocated means a decision has been made by the local authority to commit funds to a particular item of infrastructure or project.

The IFS must also set out the amount of levy applied to repay money borrowed, applied to administrative expenses, passed to other bodies, and retained by the local authority. As no money has been borrowed, and none applied to expenses/ administration costs the IFS only covers the levy passed to other bodies (Parish and Town Councils) and that retained by the District Council. In this regard, the Council has sought to obtain information on the spending of CIL disbursements, and this will be reported in more detail in future IFS, or indeed in any updates which are prepared.

The infrastructure funding statement is expected to set out future spending priorities on infrastructure and affordable housing in line with up-to-date or emerging plan policies. We have commenced on a formal review of the Ryedale Plan. This will be reflected in the future IFS once Members have made further decision on the scope of the review. At present it has been established that the review will not include CIL, this will be something explored in more detail following LGR in March 2023. The new Council will need to establish a way forward whereby a levy charge will become applicable for the new authority as a whole.

Infrastructure funding statements should set out the infrastructure projects or types of infrastructure that the authority intends to fund, either wholly or partly, by the levy or planning obligations. It is important to note that this will not dictate how funds must be spent but will set out the local authority's general intentions.

This statement is produced within a particular timeframe and whilst it represents factual information which is as robust as possible, it could be subject to change. As such, IFS's can also be prepared more than annually, the Council will update this IFS if there are any key decisions or updates made prior to the publication of the 2023 IFS.

S.106 agreements

Section 106 of the Town and Country Planning Act 1990 allows Local Planning Authorities (LPAs) to impose restrictions or requirements on land, including the payment of monies towards infrastructure or securing affordable housing. Collectively, these are known as planning obligations and may take the form of a Section 106 (s.106) agreement between a developer/landowner, the Council, and possibly other parties, or alternatively, a unilateral undertaking providing a legal commitment by the developer alone.

As a Local Planning Authority who imposes CIL, s.106 have become focused on on-site delivery and direct contribution such as the provision of affordable housing, provision of open space. Obligations form part of a planning permission, but are only used when planning conditions are unsuitable, because of their complexity and the delay they can add to the planning process. Since 2010 it has been a legal requirement that that planning obligations may only constitute a reason for granting planning permission for the development if the obligation is: -

- (a) Necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

This Statement only relates to those s.106 obligations for which Ryedale District Council (RDC) is legally responsible for ensuring compliance. In accordance with the 2019 Regulations, the data in this IFS therefore does not cover s.106 obligations applying to land in the district in the following cases:

- (a) Where the North York Moors National Park Authority is the LPA
- (b) Where North Yorkshire County Council (NYCC) is the LPA (e.g. mineral and waste applications)
- (c) Section 278 Highways agreements between the developer and NYCC

Since March 2016, S.106 Agreements in Ryedale DC are primarily focused on affordable housing and are drawn up with the Developer, the District Council and often a Registered Provider (RP) who will acquire the housing. This is monitored through the Annual Monitor Report which is produced on the same time frame and dates as the IFS.

Because a percentage contribution of affordable housing is required by the Development Plan, that does not often equate to whole houses and so involves monetary payments (known as commuted sums) which are collected and used to fund:

- Rural housing enabling;
- Acquisition of properties for affordable homes;
- Conversion and change of use of buildings to provide new affordable homes; and
- Conversion and change of use of buildings to provide specialist housing.

The Community Infrastructure Levy (CIL)

The 2008 Planning Act made provision that most financial contributions could be secured by the Community Infrastructure Levy (CIL) and it was the government's intention at the time that this would become the usual means of securing funding for off-site infrastructure (excluding affordable housing). This general intention has not changed and may be expanded in due course. It would also allow the pooling of contributions (in a manner not previously permitted by s.106 agreements) over a wide geographic coverage (rather than only to the town/parish where the development which generated the funds was sited).

Ryedale District Council is a CIL charging Authority and adopted their charging schedule in January 2016 to commence charging 1 March 2016. It only covers new market housing (subject to any exemptions which may be applicable) and certain types of retail development (Supermarkets). As such, CIL is only collected for certain types of development, and effectively is a land charge which is payable upon commencement of the development, subject to any phasing/instalment policy and any possible exemptions, such as self-build or affordable housing relief.

Unlike a s.106 agreement, CIL monies are not geographically tied nor tied to specific uses, but a proportion (15%) per scheme contribution is distributed to the Town and Parish Councils for local groups to use for delivery and enhancement of infrastructure in their areas. This proportion rises to 25% if the Parish or Town Council of that area have an adopted Neighbourhood Plan. At the present time no Neighbourhood Plans are adopted within the Ryedale District. However, the settlements of Malton and Norton are committed to preparing a Neighbourhood Plan and have gone out to consultation on the pre-submission draft of the Neighbourhood Plan.

At the time of adoption, and until the 2019 Regulations, the Council was required to prepare a list of projects or types of infrastructure that it intends will be or may be wholly or partly funded by CIL. It was known as a Regulation 123 List. This list of infrastructure requirements has now been in effect superseded by the requirements for annual Infrastructure Funding Statements. The purpose of collecting CIL is to ensure that infrastructure is put in place to support planned growth. The 123 List represented the potential key infrastructure requirements established as part of the Ryedale Plan, which is the currently adopted Development Plan.

However not all elements of the 123 list will be able to be delivered through CIL, as there is a limit to how much CIL can be achieved from the levels of qualifying development proposed. Therefore, the inclusion of a project or type of infrastructure on this list did not signify a commitment from the District Council to fund, either in whole or in part, all the projects or types of infrastructure listed through CIL. Nor does the list imply any order of preference or weighting of one project or type of infrastructure against another. This was for a specific reason: The Ryedale Plan was produced in stages, with CIL being adopted between the strategic policy choices in the Local Plan Strategy and the site allocations in the Local Plan Sites Document. It was therefore developed in conjunction with infrastructure delivery partners such as NYCC (The County Council in its capacity as Local Highway Authority and Local Education Authority).

In 2012 one of the key strategic pieces of infrastructure was completed to support growth of the towns of Malton and Norton. The extension of an existing junction of the A64 Trunk Road at Brambling Fields, close to Norton to provide a fully Grade Separated Junction to provide access to Norton from the west and to help redistribute some of the traffic which passes through the Town Centres.

The site allocations were adopted in 2019, and it was at this point that key strategic infrastructural requirements were established. This was possible as the size and relative location of sites was known to established infrastructure and general capacity. Some sites will be, commensurate with their size, be providing on-site open space and recreation, and their highway infrastructure.

Regulation 123 List as originally presented:

Type of Infrastructure	Location	Requirement
Education	Malton and Norton	Provision of a new primary school in Malton Provision of a new primary school in Norton Provision of additional secondary school capacity required as a result of new development
Education	Pickering	Provision of a new primary school Provision of additional secondary school capacity required as a result of new development
Education	Kirkbymoorside	Provision of additional primary school places required as a result of new development
Education	Helmsley	Provision of additional primary school places required as a result of new development
Education	Amotherby; Ampleforth; Staxton; Sherburn; Thornton-Le-Dale	Provision of additional primary school places required as a result of new development
Transport and Highway Network	Malton and Norton	Junction improvements required to mitigate the impact of planned development Improvements to the Bus/Rail Interchange Improvements to the Footpath and Cycle Network and facilities Public realm improvements
Transport and Highway Network	Pickering	Junction improvements required to mitigate the impact of planned development Improvements to the Footpath and Cycle Network and facilities Public realm improvements Additional visitor car parking required as a result of new development
Transport and Highway Network	Kirkbymoorside	Junction improvements required to mitigate the impact of planned development Improvements to the Footpath and Cycle Network and facilities
Transport and Highway Network	Helmsley	Improvements to the Footpath and Cycle Network and facilities

Type of Infrastructure	Location	Requirement
Transport and Highway Network	Service Villages	Improvements to the Footpath and Cycle Network and facilities
Communications	District-Wide	Broad band roll out – additional points of presence through NYNET network
Open Space, Recreation Provision, Green Infrastructure and Burial Space	Malton and Norton	Additional open space and recreations space across a range of typologies required to address deficiencies arising from planned growth Additional burial capacity Refurbishment of the Milton Rooms for mixed community uses
Open Space, Recreation Provision, Green Infrastructure and Burial Space	Pickering	Additional open space and recreations space across a range of typologies required to address deficiencies arising from planned growth Additional burial capacity
Open Space, Recreation Provision, Green Infrastructure and Burial Space	Kirkbymoorside	Additional open space and recreations space across a range of typologies required to address deficiencies arising from planned growth Additional burial capacity
Open Space, Recreation Provision, Green Infrastructure and Burial Space	Helmsley	Additional open space and recreation space across a range of typologies required to address deficiencies arising from planned growth
Open Space, Recreation Provision, Green Infrastructure and Burial Space	Service Villages	Additional children and young people play space and village amenity space required to address deficiencies arising from planned growth.
Flood Defences	Malton and Norton	Maintenance and enhancement of the Malton and Norton Flood Alleviation Scheme
Flood Defences	Pickering	Slowing the Flow Project – maintenance and enhancement of bunds and engineered structures

In relation to open space the allocations have sought to identify on-site formal children's play space in conjunction with the development, in relation to the allocations at Norton (SD3), Pickering (SD6) and Amotherby (SD10).

CIL expenditure through the relevant local parishes has contributed to additional play area infrastructure in both Sherburn and Helmsley. In Pickering the Town Council allocated approximately £20,000 of CIL funds towards an outdoor gym.

No funding issues have been identified concerning flood defence infrastructure.

Where highways infrastructure improvements have been implemented, they are provided through the s.106 or s.278 process.

It is important to be aware that **Members have not made any allocations at this stage** and so have not made any decisions on the precise spending of CIL Monies.

The work undertaken to evidence delivery of the allocations (and the Ryedale Plan as a whole) has identified that the key infrastructure requirement would be concerning primary school provision, and that based on housing delivery at Malton and Norton. A site would be required to deliver a new primary school in either settlement, depending on where the allocation is made.

This site for a school has been identified and allocated in the Development Plan as part of a housing allocation in Norton (SD3).

The value of the land (educational value) will be a payment in kind and so any CIL payment will factor this in. Collated CIL funds will be utilised to help deliver the school. It is also not formally established what funding regimes will be available from Central Government.

At the time of writing this IFS, a planning application for the Norton allocation site, known as Land Adjacent to Norton Lodge, Beverley Road is currently under consideration. It is expected that work with NYCC, the Developer and the LPA will be taking place during the course of the application, to establish the funding framework which will inform any decisions around the timing and allocation of CIL funds. Based on the initial submission information for the scheme, the proposal is set to be CIL liable for roughly £2.3 million, subject to permission being granted and any revisions made to the scheme.

The planning application has been defined as a hybrid application and contains several elements including full permission for 672 dwellings and outline planning permission for the erection of a primary school. Should the scheme gain approval, it is anticipated that a large proportion of the CIL money held by the Council will contribute towards the school's construction costs. Officers have also been made aware of other infrastructure projects which has sought funding from CIL funds.

As already identified Members are yet to have established how the CIL funding will be spent, but it is anticipated that this is something that will be discussed prior to LGR taking place in March 2023.

S.106 LEGAL AGREEMENT REPORTING

Process for Off-site Financial Contributions

Where it is determined that on-site infrastructure and/or affordable housing required by policy is not appropriate, the Council will request from developers a financial contribution to meet these needs outside of the development site through a S106 obligation.

Once the S106 has been signed, it is an obligation, but it will only be realised if the planning permission is implemented and reaches the trigger point for payment such as commencement or prior to occupation. When the planning permission is granted, the S106 obligation is registered as a land charge which stays with the land, obligating any future owners until the terms are met.

Any commuted sums received by the Council, but not spent within the timescales set out in the S106 agreement, will be identified during ongoing monitoring and will be refunded in accordance set out in the specific agreement. All S106 agreements will be monitored closely through new systems and processes to minimise the risk of funding not being spent.

Affordable housing

The below table sets out all affordable housing commuted sums carried forward from the previous monitoring year, with information on expenditure and the closing balance.

The total affordable housing balance carried forward at the beginning of the monitoring period (1st April 2020): **£1,771,936.38**. This is the money held by RDC, that has yet to be spent.

Use	Site	Amount carried forward 01.04.2020	Amount Received	Amount Applied	Amount carried forward 31.03.21	Repayment Date
Affordable Housing	Westfield Nurseries, Scarborough Road, Norton	£214,515.00	0	£164,163.95	£50,282.05	07.03.2022

Use	Site	Amount carried forward 01.04.2020	Amount Received	Amount Applied	Amount carried forward 31.03.21	Repayment Date
Affordable Housing	Westfield Nurseries, Scarborough Road, Norton	£743,095.38	0	0	£743,095.38	29.06.2022
Affordable Housing	White Horse Hotel, 5 Market Place, Kirkbymoorside	£40,000.00	0	0	£40,000.00	21.01.2001
Affordable Housing	Station Road, Ampleforth	£200,001.00	0	0	£200,001.00	26.08.2021
Affordable Housing	Ryelands Care Home, Thornton le Dale	£90,000.00	0	0	£90,000.00	06.10.2021
Affordable Housing	Whitfield Avenue, Pickering	£29,561.00	0	0	£29,561.00	12.10.2021
Affordable Housing	Land at Rectory Farm, Scrayingham	£75,000.00	0	0	£75,000.00	28.11.2021
Affordable Housing	Low Farm, Main Street, Barton Le Street	£32,266.00	0	0	£32,266.00	03.03.2022
Affordable Housing	Land at East End, Ampleforth	£20,000.00	0	0	£20,000.00	19.06.2022
Affordable Housing	High Street, Slingsby	£300,498.00	0	0	£300,498.00	02.11.2022
Affordable Housing	building adjacent to Brinkburn Barn, Hovingham	£27,000.00	0	0	£27,000.00	04.03.2024
Total	-	£1,771,936.38	£0.00	164,163.95	£1,607,772.43	-

The balance carried forward at the end of the monitoring year (31st March 2021): **£1,607,772.43**

As demonstrated in the table, the Council had previously been paid S106 obligations in relation to Westfield Nurseries, Scarborough Road Norton. In this monitoring period £164,163.95 was put towards infrastructure projects at Vine Street and Railway Tavern. More specifically £150,938 was used to purchase Vine Street and £13,225.95 went towards fees relating to the affordable housing scheme at Railway Tavern.

Planning permission was received within the monitoring year for Railway Tavern. The application allowed for change of use to 8 self-contained flats, all to be affordable housing units.

Completed affordable housing plots

On-site affordable housing provision was also achieved in this monitoring year. The housing completion figures established that a total of 50 units of new build affordable homes completed on-site in this period. This total is made up of several major residential schemes which are in the process of being built out, and in which on-site provision was agreed in line with policy requirements. The total is made up of the following:

- 5 plots completed at Riccal Drive Helmsley;
- 12 units at Whitby Road at Pickering;
- 31 affordable units at the Westfield site in Kirkbymoorside;
- And 2 completed at the Land adjacent to St Auburns scheme at Norton.

Ryedale District Council's Housing department are responsible for managing affordable housing plots. Their monitoring procedure for recording affordable plots works differently, it includes all affordable properties as they become available for occupancy rather than when plots complete. As well as new build plots the housing figure also includes refurbishments and plots available with an RSL. As well as properties acquired by the Council through commuted sums, and those units not delivered through the planning process. The housing departments affordable housing figure for the monitoring year is 125 units.

It is important to note that this does not fully align with the planning departments housing completion figure of 50 units, as both do not exist within the same timescales necessarily. In the breakdown below the housing department have set out 74 units delivered at Malton, these will include new build affordable plots but not necessarily those included in the housing completions figure. These will have been included in previous years but have taken longer to reach availability for occupation rather than being seen as completed as a new build plot.

The housing departments affordable housing figure of 125 is made up of the following:

- 74 units at Malton
- 23 at Norton

- 2 at Pickering
- A total of 13 at Kirkbymoorside
- 11 at Helmsley
- 1 at Rillington
- 1 at Wintringham

Education

Since March 2016 education contributions have been a product of Community Infrastructure Levy, rather than through S106. The following are schemes which were approved prior to CIL being implemented and for which are unpaid on 31 March 2021.

North Yorkshire Education are responsible for administering education funds to appropriate projects. The council works with Education to ensure the proposed projects align with the requirements for the legal agreements before the s.106 commuted sums would then be passed on to NY Education to contribute to projects.

The below table sets out monies which during the period of this monitoring report were not eligible/available to be collected from the developer, as the relevant trigger point have not been reached.

Application	Area/School served by the agreement	Amount £	Stipulations on the spend	Actions
*13/01314/MOUT and 17/01449/MREM (approved March 2020)	Kirkbymoorside CP Primary	610,985.00	Towards the cost of providing, expanding, or improving primary school provision in the vicinity of the development.	The development commenced in 2020 and in this monitoring period (2020/21), no trigger points have yet been reached. The first trigger point is likely to be paid by the developer in the next monitoring year if the development scheme remains on schedule.
14/01207/MOUT and 19/00278/MREM approved November 2019	Sherburn CE	139,369.25	Towards provision in the vicinity of the site.	Development has not commenced. This scheme is nearing the deadline for commencement. If a lawful start is not made by November 2022 the planning permission will expire and this money will not be collectable.
14/00428/MOUTE and 17/01509/MREM (39 units) Old Malton (Malton Cluster site)	Malton primary schools	132,561	For the provision of facilities for the education and/or care of children between the ages of 0 to 18 (both inclusive) within three miles of the	The development commenced as of March 2020 and in this monitoring period (2020/21). This money is likely to be paid by the developer in the next monitoring year if the development scheme remains on schedule.

			site. Can be reimbursement of capital funding.	
14/00428/MOUTE and 17/01509/MREM (39 units) Old Malton (Malton Cluster Site)	Malton secondary schools	54,132	For the provision of facilities for the education and/or care of children between the ages of 0 to 18 (both inclusive) within three miles of the site. Can be reimbursement of capital funding.	The development commenced in 2020 and in this monitoring period (2020/21). This money is likely to be paid by the developer in the next monitoring year, if the development scheme remains on schedule.
13/01141/MFUL Broughton Road allotments	Malton (Primary education	£227,733	Towards the cost of providing a new primary school within the vicinity	These funds will be collected as the scheme is complete
14/00429/MOUTE and 17/01509/MREM Rainbow Lane (Malton Cluster site) 56 units Broadacres Housing Association	Malton primary	£176,748	Expanding or improving primary school provision in the vicinity of the development.	These funds will be collected as the scheme is substantially complete
14/00429/MOUTE and 17/01509/MREM Rainbow Lane (Malton Cluster site) 56 units Broadacres Housing Association	Malton secondary	£71,176	Expanding or improving secondary school provision in the vicinity of the development.	These funds will be collected as the scheme is substantially complete

Outstanding s.106 monies held with RDC as of 31 March 2020 for education commuted sums:

Settlement	Application	Site	Developer	Contributions	Contributions still to be paid by the developer	Payment by RDC	Primary	Secondary	Total outstanding
Malton	10/00899/MOUT	Broughton Road	Taylor Wimpey	£357,680		£237,999	-	-	£119,680**

Settlement	Application	Site	Developer	Contributions	Contributions still to be paid by the developer	Payment by RDC	Primary	Secondary	Total outstanding
Malton	14/0427/MOUTE with 15/00616/MREM (17/00488/MREM) as phase I And 18/00304/MREM phase II *Subject to adjustment as Excluding now phase III 16/00003/MOUT 18/00305/MREM which is dealt with via CIL	The Showfield (Malton Cluster Site)	Linden Homes	1,086,649*		-	£771,573*	£315,076*	832,938*
-	-	-	-	-		-	-	Interim Total	£952,618

** have been committed to primary school extensions recently finished at St. Marys Roman Catholic School

This money remained with Ryedale Council for the duration of the monitoring year, therefore the closing balance at the end of the monitoring year was the same.

The following sums are held with NYCC as of March 2020 and have been committed to projects.

Application	Schools	Amount £	Stipulations on the spend
10/01086/MFUL	Pickering Infant & Junior	285,516.00	Towards procuring improvements to primary school education in Pickering due 2024.

Application	Schools	Amount £	Stipulations on the spend
10/01384/MFUL	Pickering Infant & Junior	81,576.00	Towards procuring improvements to primary school education in Pickering due September 2021.

Highways

North Yorkshire County Council are the Local Highway Authority. Highway improvements are delivered via both S.106 and S.278 agreements. S.278 agreements are not included within this statement and are monitored via separate means.

Prior to CIL, s.106 monies at Malton and Norton were collected for the development of Brambling Fields Junction and that money has been split between NYCC and Ryedale District Council.

Within this monitoring year no money has been received through S.106 for highways commuted sums, nor has any moneys currently held by RDC been sent to NY Highways for highway infrastructure projects.

The below table sets out the S.106 Highways commuted sums currently held by Ryedale District Council within this monitoring year (2020/21):

Application	Developer	Site	Contributions
10/01086/MFUL	Pickering Town Council and Roger Ltd, Bdw trading	The Nurseries, Whitby Road Pickering	22,368.00
	Morrisons Super Market	Land at Castlegate	10,000.00
10/00977/MFUL	John Fields and Others	Cheesecake Farm Norton	5,916.00
09/00011/73	Pad55 Ltd	Spire View Eastgate Square Pickering	7,500.00
14/00427/MOUTE	Linden Homes	Land at Pasture Lane Malton	132,225.00
10/00899/MOUT 13/01141/MFUL	Taylor Wimpey Ltd	Land to North of Broughton Road Malton	75,284.00
-	-	-	Total £253,293.00

RDC will work with NY Highways to identify projects that conform to the specified legal agreements. NY highways have provided the below information on projects they wish to receive funding for:

Local Highway Contribution - Implementation of a one-way system and pavement improvements to Finkle Street; Newgate and Spital Street, Malton	£ 35,000.00
A64 Contribution - highway improvements to the A64 at Brambling Fields	£135,000.00
Off-site Highway Works Contribution - procuring works to the roundabout in Pickering [£3,000] Procuring improvements to the junction of Vivis Lane, Pickering [£ 18,000]	£21,000.00
Highway Contribution - Brambling Fields junction of the A64 York to Malton Trunk Road and associated measures	£232,500.00

Public Open Space Maintenance/Improvement and Sports and Leisure facilities

Other commuted sums often included within some legal agreements relate to public open space maintenance and improvements, as well as sports and leisure facilities. There are a series of 'legacy' applications with relevant commuted sums which pre-date CIL.

The distribution of the funding from these commuted sums is handled mainly through a Grants Working Party. Community groups and Parish Councils can apply for money from the various pots, and the Working Party make decisions on the allocation of the money towards numerous infrastructure projects.

Once project payments are agreed through the Working Party, the process operates in such a way that 50% of the agreed funding amount is paid upfront, with the remaining half only paid on completion of the project. It is also important to note that there is often a stipulation within the grant agreement which allows for either a set figure to go towards the project, or an allocated percentage of the project, whichever is less. For example, if the project allowed for £5,000.00 in funding or 25% of the overall project cost, and upon completion the project had come in under budget, 25% of the overall project cost may be less than £5,000.00. In which case the 2nd payment may come in as less than £2,500.00.

With this in mind, this can make the reporting of such spending slightly more complex. Some projects may receive the first instalment in one monitoring year, and the second could follow years later – it will largely depend on how long the project takes to reach completion.

The table below sets out all Commuted sums for all 3 specified categories that RDC currently hold money for. The table sets out the opening and closing balance for each relevant legal agreement, as well as any information on spending. Where it is known there is a date in which the money should be returned if it remains unspent.

Planning Ref.	Site Address	Owner / Developer	Balance at 01.04.2020 (£)	Money Spent	Balance at 31.03.2021 (£)	Commuted Sums Type	Spending split	Spending notes	Repayment Information
89/00047/OLD	Land between York Road and Castle Howard Road Malton	Persimmon Homes (Yorkshire) Ltd	16,000.00	0	16,000.00	Public Open space Maintenance (POSM)		*(Drawdown for maintenance annually)	
99/00939/73	Home Farm, Duggleby	Hogg Builders (York) Ltd	1,449.40	941.18	508.22	POSI		This is a remainder of previously allocated grants money, that was returned to RDC. It was no longer required for the initially allocated village hall project. As a result, this money was then sent through to the Parish Council outside of the grants party process. We are in the process of seeking information from the parish council in terms of what this contributed to.	
01/00028/FUL	West End Mews Kirkbymoorside	Barratt York Ltd	3,536.64	0	3,536.64	POSI		-	Initially paid 07.04.2016 (75,000)

01/00028/FUL	West End Mews Kirkbymoorside	Barratt York Ltd	30,000.00	0	30,000.00	POSM		-	07/04/2016 (total £75,000 originally)
02/00116/OU T	The builders Yard Kirby Misperton	W Harding and Son	3,412.00	0	3,412.00	POSI		-	Initially paid 24.06.10
02/00141/73A		D Harrison	5,439.16	0	5,439.16	POSI		-	
02/0092/REM	White House Farm Foxholes	A Hartley	66	0	66	Sports and Leisure		-	Initially paid 03/02/06
02/0092/REM	Land to the West of station Road Nawton Helmsley	Ambleside property development	363.2	0	363.2	Sports and Leisure		-	Initially paid 13/10/14
03/000658/O UT	Land to the Rear of 7 Eastgate Pickering	Yorkshire Housing	8,000.00	0	8,000.00	POSI		-	Initially paid 16.08.07

06/01232/FUL	Rectory Farm, Scrayingham	JP Wild Milner Farms Ltd	12,000.00	0	12,000.00	POSI		-	08/12/2021
07/01109/FUL	Land at the Garage Wintringham	CT and S Yates and Sturdy Ltd	2,598.40	0	2,598.40	POSI		-	Initially paid 13/10/2011
10/00899/MO UT	Land to North of Broughton Road, Malton	Taylor Wimpey UK Ltd	70,226.00	0	70,226.00	Sport and leisure facilities		-	17/01/2022
10/00899/MO UT	Land to North of Broughton Road, Malton	Taylor Wimpey UK Ltd	630.25	630.25	0	Sports and leisure facilities	£472.69, £257.56	This money formed 2 payments towards a grant scheme approval for the Assembly Rooms restoration through the Milton Rooms Management Committee.	
10/00899/MO UT	Land to North of Broughton Road, Malton	Taylor Wimpey UK Ltd	28,713.00	1,318.00	27,395.00	Sports and leisure facilities		The £1318.00 formed the final payment made to Appleton Le Street Parish for refurbishment of the Amotherby Tennis Court. The funding formed 24% of the total build cost as of completion.	

10/00977/MFUL	Cheesecake Farm, Beverley Road Norton	Jon Fields and others and Shepherd homes ltd	53,691.88	0	53,691.88	POSI		-	27/03/2012 £1500 15/07/14 344732.88
10/01384/MFUL	Land off Whitfield Avenue, Pickering	Persimmon Homes (Yorkshire) Ltd	18,000.00	11,404.87	6595.13	POSI	£3,462.87 , £7,150.00 , £792.99	£3,462.87 paid towards Community Park through Pickering Town Council. £7,150.00 paid towards Pickering recreation ground improvements. £792.99 went to Thornton Le Dale Council village hub for Britain in bloom equipment.	
12/00618/MFUL	East Side of High Street, Slingsby	Mandale Homes	10,000.00	0	10,000.00	POSI		Contribution for land & buildings on the east side of High Street, Slingsby	08/05/2022 (5yrs)
12/00618/MFUL	Land at East End, Ampleforth	GEM Construction	15,250.00	459	15250	POSI (sport and leisure)		Contribution made to Ampleforth Activity Class for equipment and storage. £459.00 is the full amount due through this grant, includes the first half and the last 50% granted on completion.	19/06/2022 (5yrs)

12/00618/MF UL	Land at station Road, Ampleforth	BDW Trading Ltd	6,235.00	4,806.00	1,429.00	Sports and leisure		The £4,806.00 formed the second part of a £9,612.00 grant which contributed to Autism Plus for a Community Garden.	Initially paid 09.09.2016
13/00005/FUL	Land at Westfield Nurseries, Scarborough Road, Norton	Persimmon Homes	27,472.57	15,327.00	12,145.57	POSI	1,500.00, 617.00, 13,120.00	1,500.00 (final payment 50%) for Scoreboard and boundary rope at Malton and Old Malton Cricket Club. 617 for St Mary's FC Old Malton Pitch repairs. 13,120 (made in two parts: 3319.82 and 9890) to Malton TC for funding towards Rainbow Lane inclusivity equipment	
13/00005/FUL	Land at Westfield Nurseries, Scarborough Road, Norton	Persimmon Homes	2,156.21	0	2,156.21	Sports and leisure		-	
13/00582/MF UL	Land at site of Former North Riding Garage, Eastgate, Pickering	McCarthy & Stone	790	0	790	Public Open Space Improveme nt (POSI)		-	11.6.2025

14/00426-429/MOUTE	Land at Pasture Lane, Malton (Showfield site)	Linden Homes	107,706.00	0	107,706.00	POSI		-	03/05/2023 (5 yrs)
14/00593/FUL	Village Farm, Goose Track farm, West Lilling	J and J Nellis Properties	1,306.70	1,306.70	0	POSI		This money formed the final payment towards a play area and market area, in relation to Sheriff Hutton Village Hall.	
14/00980/FUL	Ryelands Care Home, Thornton le Dale	W & W Estates (Thornton Dale)	4,104.00	1625	2479	POSI	1,000.00, 625.00	The £1000.00 formed the final 50% of funding towards a project for a pond nature trail at Thornton Dale. £625 was the final 50% of funding towards a shed replacement for the Thornton Dale Bowling Club	NA
15/00710/FUL	South Holme Slingby	Charles and Clare Saggars	2,642.50	0	2,642.50	POSI		-	Within 5 years of receipt of payment
15/01214/FUL	Building adjacent to Brinkburn Barn, Brookside, Hovingham	W Worlsey/	2,518.00	0	2,518.00	POSM		-	04/03/2024

Totals			453,254.91	37,818.00	415,895.91				

*The POS on the development site which the S.106 relates is being gradually drawn down to be used by the District Council for maintenance or the relevant Town Council. This is now considered via a maintenance agreement and a contractor is secured by the developer to manage any public areas of open space.

COMMUNITY INFRASTRUCTURE LEVY REPORTING

The total CIL receipts for the reported year 1st April 2020 to 31st March 2021 totals £651,184.85.

The below table sets out each payment made within this period.

Application	Developer	Site	Settlement	Received	Amount
17/01238/MFUL	YH Residential (2nd of 4)	Riccal Drive	Helmsley	15/04/20	£57,566.25
19/00890/FUL	Brotherton (1 of 2)	Land at North Lodge	Whitwell on the Hill	28/04/20	£6,630.00
16/01710/FUL	Mr Foster	Garthgate	Rillington	06/05/20	£5,850.00
19/00890/FUL	Brotherton (2 of 2)	Land at North Lodge	Whitwell on the Hill	13/05/20	£6,630.00
17/00849/FUL	Mr Hansen	The Bungalow Swineherd	Kirkbymoorside	17/06/20	£10,200.00
19/01026/FUL	Mr Handley	Wyaston Vivers Place	Kirkbymoorside	23/07/20	£6,134.45
19/00242/FUL	A and D Sturdy	27 Sledgate	Rillington	03/08/20	£12,600.00
17/01517/MREM	Keepmoat Homes (4 of 4)	Land at Auburn Cottages	Norton	25/09/20	£49,128.75
17/001238/MFUL	YH Residential (3rd of 4)	Riccal Drive	Helmsley	02/10/20	£57,566.25
19/00019/FUL	R Cundall	Wold Farm	Sherburn	16/11/20	£3,177.90
17/01220/MFULE	David Wilson Homes (4 of 4)	Land at Whitby Road	Pickering	23/11/20	£362,015.00
18/000642/FUL	Kilby (1 of 2)	Church Farm	Rillington	01/12/20	£7,875.00
17/01238/MFUL	YH Residential (4th of 4)	Riccal Drive	Helmsley	01/01/21	£57,566.25
19/00109/FUL	Land Adj Church Lane Cottage (1 of 2)	Church Lane	Sinnington	03/03/21	£8,075.00
20/00618/FUL	Gary Auckland (Full payment)	Belvedere	Pickering	24/03/21	£170.00
				Total	£651,184.85

The total CIL expenditure for the reported year:

As previously identified, there has been £0 of expenditure in relation to District Council held Levy.

However, a total of £148,017.41 has been distributed back to associated Parish and Town Councils through the 15% proportion per liable scheme over the following period **1 April 2020 to March 2021**.

The below table sets out Parish and Town Council disbursements taking place throughout this period:

Parish	Associated Planning Reference No	Amount	Date sent	Spent or anticipated spend
Helmsley	17/01238/MFUL	£34,548.73 (£17,269.87 & two instalments of £8,643.93)	9 th July 2020 & 4 th December 2020 & 10 th March 2020	The CIL money has been spent on The Limes Play Area, updating the equipment.
Rillington	16/01710/FUL	£877.50	4 th December 2020	This has been earmarked towards the cost of providing a war memorial for Rillington (which does not currently have one).
Kirkbymoorside	17/00849/FUL	£1530.00	9 th July 2020	Due to Covid-19 this money had not yet been spent but the Town Clerk is in the process of obtaining quotes for a new noticeboard and it will be on the agenda for the town council's consideration at the next meeting, to allocate the funds to this expenditure. The cost of the new noticeboard is £2143.00 + VAT so the shortfall will be charged to the street furniture budget. The Town Council have allocated the full amount of the CIL (£1530.00) from application 17/00849/FUL to contribute towards the cost of a new noticeboard.
Whitwell-on-the-Hill	19/00890/FUL	£1989.00	9 th July 2020	This money contributed to 2 projects: the replacement of 2 of the 3 notice boards within the village and it also contributed to a new sign on the entrance into Crambe, to limit speed and the amount of traffic into the village.
Pickering	17/01220/MFULE	£108,604.50 (two instalments of £54,302.25)		The Council has earmarked £50,000 of CIL funding for grants to be awarded to voluntary and charitable organisations whose work benefits the residents of Pickering and where an application for funding meets CIL criteria. A further £50,000 has been earmarked for improving Youth Provision in the town and the council is hoping to spend £20,000 on an outdoor gym for the Community Park to be paid out of CIL funding.
Sherburn	19/00019/FUL	£476.68	4 th December 2020	The CIL monies were put towards a new inclusive play area which is being constructed at Sherburn Playing Fields

The total CIL expenditure funds returned to Parish and Town councils totalled £148,017.41 for the monitoring year. Therefore, the full total of money distributed to Parishes and Town Councils is £385,134.31.

The items of infrastructure to which CIL has been applied:

None in 2020/21 for the District Council but see list above.

The amount of CIL expenditure on each item:

None in 2020/21 for the District Council but see list above.

The amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part):

£0

The amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation:

0%

The total amount of CIL receipts retained at the end of the reported year (31 March 2021):

The full total CIL payments received up to 31st March 2021 was **£2,651,547.45**

Total Parish payments up to 31 March 2021: £385,134.31

Therefore, including this year's figure, the new total retained is **£2,266,413.14**