

# INFRASTRUCTURE FUNDING STATEMENT 2020-21

## Review of Section 106 Planning Obligations



**SCARBOROUGH**  
BOROUGH COUNCIL

**Planning Services**

## 1.0 INTRODUCTION

1.1 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 (S106) agreement between a developer/landowner, the Council and possibly other parties, or alternatively, a unilateral undertaking providing a legal commitment by the developer alone.

1.2 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.

1.3 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). Scarborough Borough Council ultimately decided not to introduce CIL, since across much of the Borough it would not be viable.

1.4 The publication of this Infrastructure Funding Statement (IFS) is a legal requirement arising from the Community Infrastructure Levy Regulations 2019. All LPAs must publish an annual report covering both CIL and S106 obligations regarding the monies secured, received, held and spent, as well as provision of certain on-site infrastructure, such as affordable housing. This IFS covers

the financial year 2020/21 (1st April 2020 to 31st March 2021).

1.5 Although not a specific requirement of the IFS, Appendix A includes a comprehensive list of all 'live' individual S106 obligations securing infrastructure or payments in its place, together with a short commentary on the current status. Since this report has been prepared several months have elapsed following the end of the financial year 2020-21. Consequently, Appendix A provides both a snapshot of individual cases as they stood at this point on 31 March 2021, as well as stating the updated situation on 30 November 2021.

1.6 This Statement only relates to those S106 obligations for which Scarborough Borough Council (SBC) is legally responsible for ensuring compliance. In accordance with the 2019 Regulations, the data in this IFS therefore does not cover S106 obligations applying to land in the Borough 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) Where SBC determined the planning application, but where NYCC is signatory of the S106 to the effect that it is directly responsible for compliance — this mainly relates to certain highway payments.
- (D) Section 278 Highways agreements between the developer and NYCC.

1.7 Section 2.0 of this Statement provides a brief overview of S106 obligations. The remaining Sections 3.0 to 8.0 consider in greater depth the key areas where funding or infrastructure has been secured, namely for affordable housing, green space, education, transport, health and miscellaneous/other. These sections are structured around the different stages of the S106 process from securing the monies through to expenditure, largely based on the categories identified in the 2019 CIL Regulations.

## 2.0 OVERVIEW OF PLANNING OBLIGATIONS

2.1 Table 1 below provides a summary of the key S106 obligations for the year 2020-21. These largely cover the figures which IFSs are specifically required to publish. It is appreciated that in isolation that these figures may be difficult to interpret. Hence, the remainder of this statement seeks to provide context and more detailed explanation.

### Monies Secured and Held

2.2 Figure 1 on the following page provides an overview of current financial S106 obligations as they stood at the end of March 2020. It does not cover infrastructure secured by obligations and constructed by the developer, such as on-site affordable housing or open space. If the monetary value of such items were to be

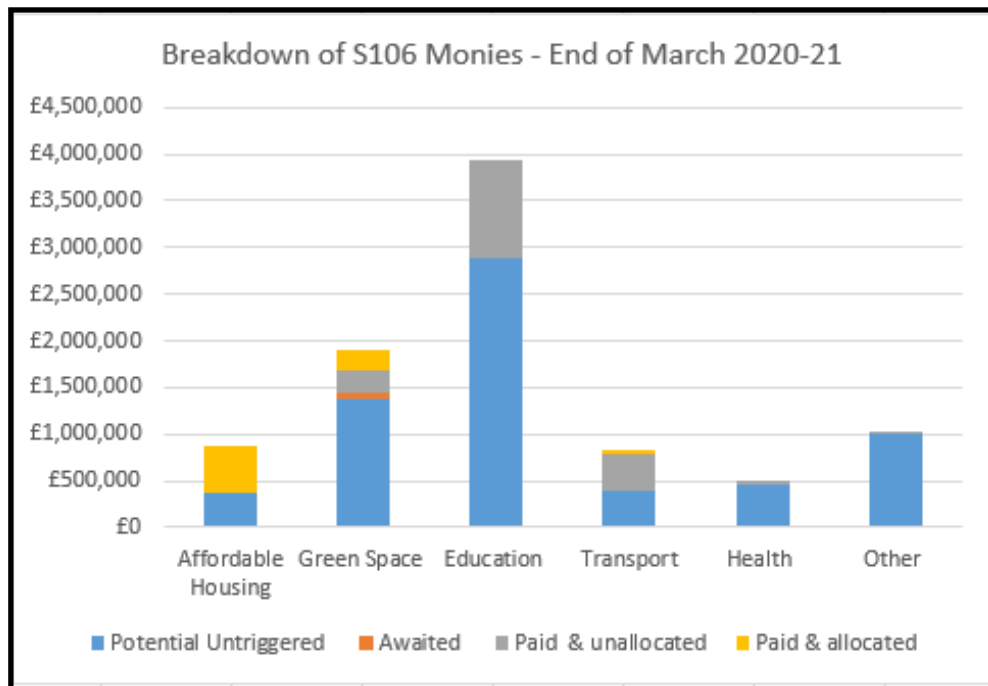
included it would significantly increase the net worth of S106 contributions. It also does not cover money which has now been spent. The majority of sums are secured from residential development and in accordance with national and local planning policy these largely relate to schemes of 10 or more dwellings.

2.3 The bars on Figure 1 show the main types of infrastructure as covered by Sections 3.0-8.0 of this IFS. Each individual bar is then subdivided according to the stage the obligations have reached. These are as follows:

- i. Monies which have been secured by s106 obligation, but where the trigger point for payment has not been reached, e.g. commencement of development or occupation of 50% of dwellings (blue).
- ii. Monies which the Borough Council has billed, but have not been paid (orange).

**Table 1 - Overview of Section 106 Financial Contributions**

	Affordable Housing	Green Space	Education		Transport	Health	Other	Totals
			Sum	Primary School Place Equivalent				
<b>Entered into 20/21</b>	£61,200	£292,370	£1,261,029	92.75	£354,500	£156,272	£0	<b>£2,125,371</b>
<b>Received 20/21</b>	£0	£9,144	£0	0	£88,311	£0	£0	<b>£97,455</b>
<b>Received before 01/04/21 &amp; not allocated</b>	£0	£245,111	£1,051,742	75.25	£411,524	£54,329	£11,852	<b>£1,774,558</b>
<b>Allocated but not spent end of 20/21 (excludes maintenance)</b>	£515,232	£172,234	£0		£30,000	£0	£0	<b>£717,466</b>
<b>Monies spent 20/21</b>	£33,950	£226,365	£0		£286,723	£72,833	£148,510	<b>£768,381</b>
<b>Maintenance monies held end of 20/21</b>	N/A	£38,940	N/A		£0	N/A	£11,852	<b>£50,792</b>
<b>Total monies held end of 20/21</b>	£515,232	£456,285	£1,051,742	75.25	£441,524	£54,329	£11,852	<b>£2,530,964</b>

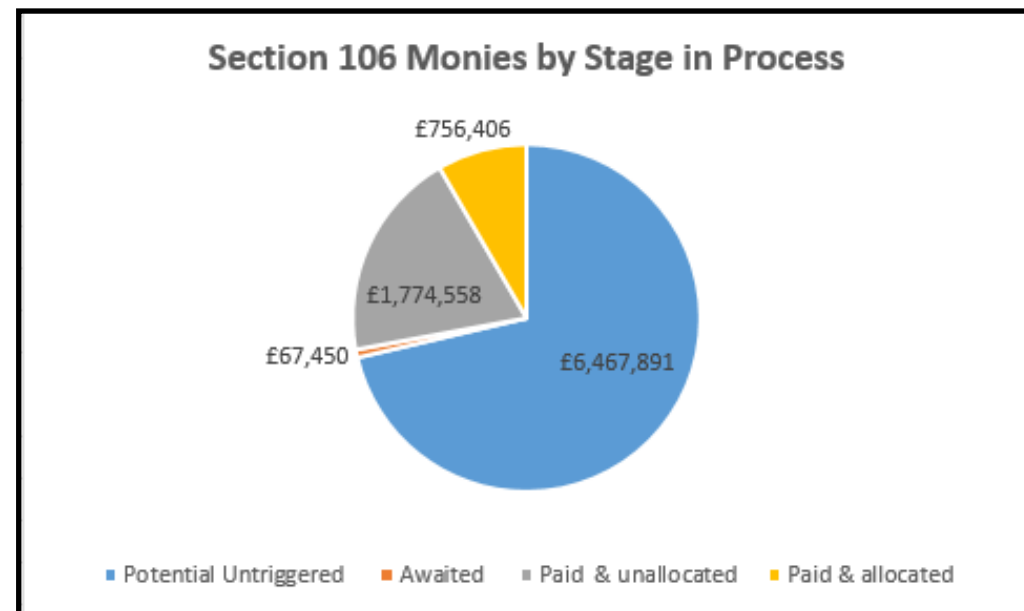


**Figure 1**

- iii. Monies which have been paid, but have not been committed or allocated to be spent on a particular project (grey).
- iv. Monies which have been paid and have been committed or allocated to be spent on a particular project (yellow).

2.4 Figure 2 above shows the total sums from Figure 1, re-expressed solely as a percentage of the total potential worth of the obligations which stood at **£8,206,087**.

2.5 The 71% which has not been triggered (**£6,467,891**) should be treated with some considerable caution. It is likely that a proportion of this will never be collected. The principal reason for this is that not all planning permissions are implemented before expiring; normally after 3 years if not started. In other cases development may stall before the trigger point for payment is reached. This is slightly offset by the fact that where the payment



**Figure 2**

is triggered months or years later, then indexation is usually liable. On outline planning permissions it should also be noted that some of the figures are estimates at this stage.

2.6 The total amount of S106 sums held by the Borough Council at the end of 2020-21 was **£2,530,964**. This comprises the 28% of monies coloured yellow and grey in Figures 1 and 2. The differentiation between 'allocated' and 'unallocated' sums is not always entirely clear cut. For the purposes of this IFS it refers to cases where the Borough Council have made a spending commitment.

2.7 While a sum may be identified as 'unallocated' for the purposes of this document, the scope of projects on which it may be spent can be quite restricted due to the original terms of the S106 obligation. As a result of statutory limits mentioned in para.1.2 the contribution will be limited to a specific type of infrastructure within a geographical area.

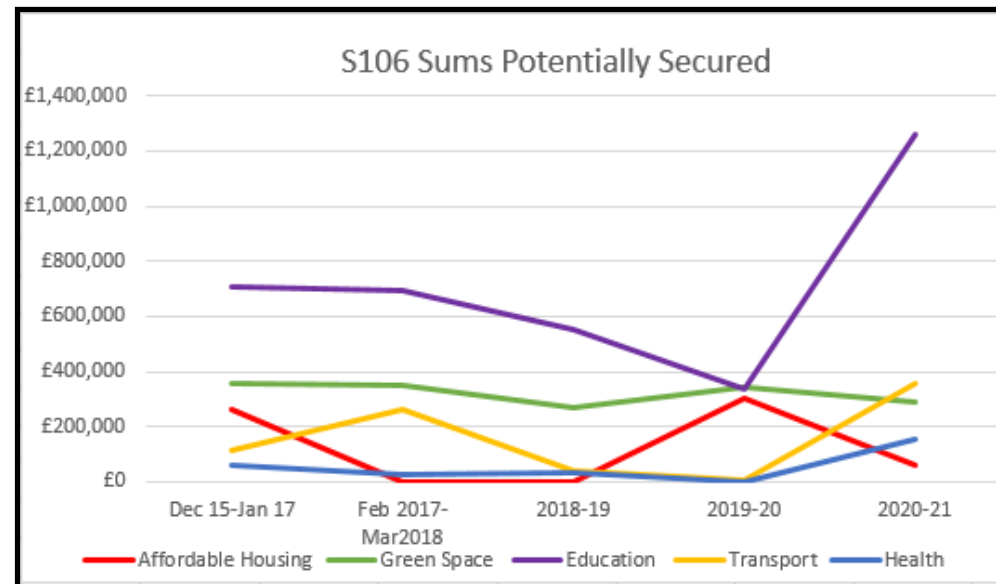
2.8 Returning to Table 1 on page 3, it does not provide a complete picture of all infrastructure secured by S106 obligation. In particular, it does not indicate on-site provision such as actual provision of affordable housing or green space, which are examined in greater detail later. The actual cost of providing on-site infrastructure will often exceed the sums collected by S106 obligation.

2.9 The CIL Regulations require the amount of money (received under planning obligations) and spent on repaying money borrowed to be reported. In the case of Scarborough Borough Council this was **nil**.

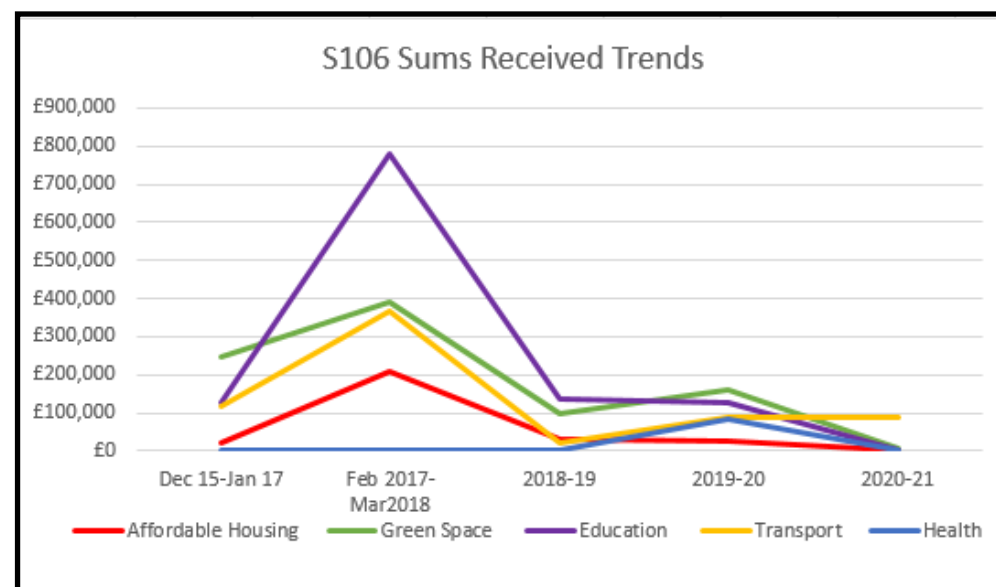
2.10 Table 1 also does not include Section 106 monitoring fees, to cover associated administration costs to Planning Services. In 2020-21, a balance of £30,039 was spent derived from fees previously collected. A relatively low figure of 3,700 was collected. However, this was the same with all Section 106 sums during 2020/21. This financial year almost exactly coincided with the first 12 months of the Covid-19 pandemic. This disrupted the construction and even where works took place very few trigger points for payment were reached during the year. This has not continued into 2021-22 which has seen payments returning to a more familiar pattern.

2.11 To help put the figures in Table 1 in context the 4 following line graphs indicate trends over a period of approximately the last 5 years (Figures 3-6). They show the fluctuation in the value of sums at different stages of the S106 process. The lines on each of these graphs represent the different categories of infrastructure benefitting from contributions, reflecting the columns in Table 1. The last 3 periods covered in the graphs relate precisely to the financial years. However, the first 2 periods going back to December 2015 relate to 14 month periods, reflecting figures and periods covered by previous S106 monitoring reports. This should be noted when interpreting the graphs, but they nonetheless show broad trends. These graphs are referred and analysed in more detail in Sections 3.0-8.0 of this document. The impact of larger housing developments should also be noted; thus in 2017-8 the

**Figure 3**



**Figure 4**



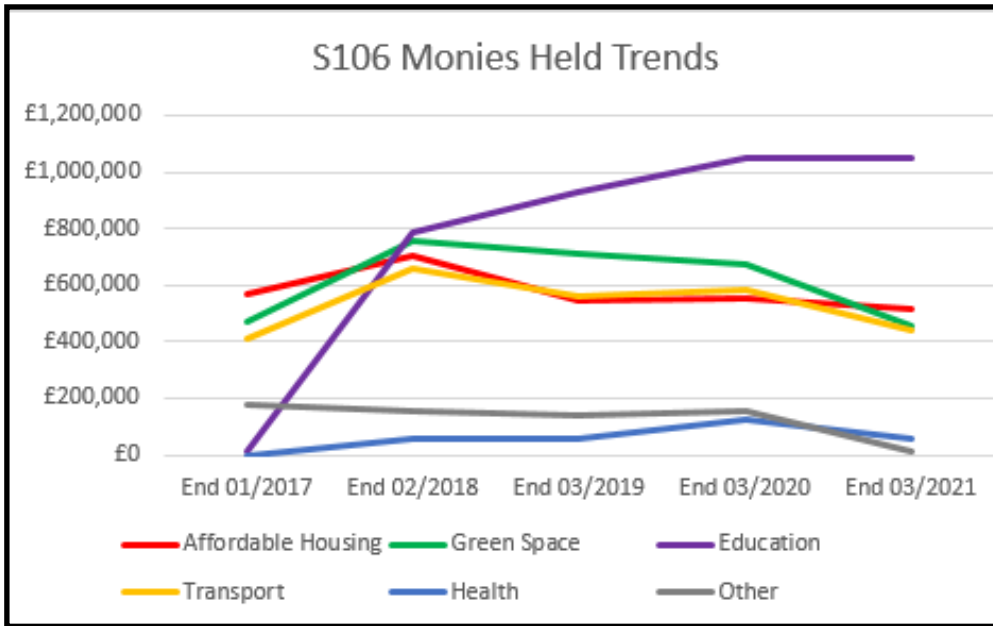


Figure 5

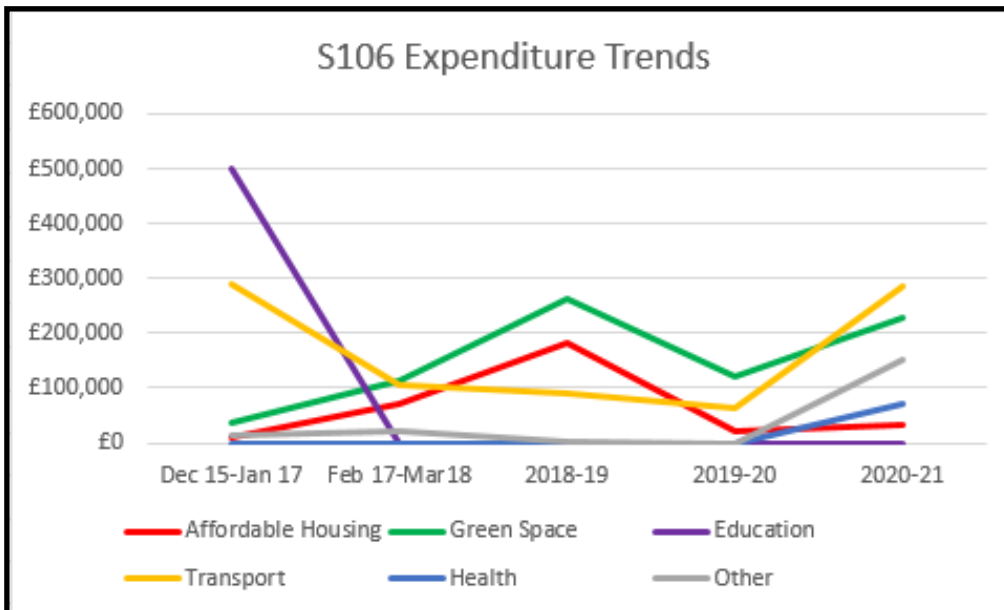


Figure 6

trigger point for payment for several such schemes occurred, accounting for the noticeable upturn during that period shown in Figure 4.

2.12 Figures 3 to 6 show the following:

- Figure 3 relates to potential S106 sums, where planning permission was granted during the relevant period with an accompanying S106 agreement/undertaking completed which would secure monies towards infrastructure, assuming the development proceeds.
- Figure 4 shows Section 106 sums received by SBC, i.e. where the payment has been triggered and paid during the period.
- Figure 5 shows the S106 monies held by the Borough Council. This may be in trust for other bodies such as the County Council.
- Figure 6 shows expenditure of S106 contributions, including transfers to other organisations.

### 3.0 AFFORDABLE HOUSING

#### Background

3.1 The Affordable Housing SPD sets out the Council’s policy for determining the level of provision within new residential schemes, and where applicable, the amount of off-site contribution required. On larger residential schemes of 10+ units, provision of between 10% and 30% provision is normally expected - the higher requirements applying to more buoyant housing market areas, such as Whitby. Normally, affordable units should be provided on site, but occasionally this is impractical and a commuted sum is accepted in its place, and usually this relates to certain schemes for apartments and/or for the elderly.

3.2 If the cost of providing affordable housing on site were to be given a monetary figure it would make it the type of infrastructure towards which the greatest contribution is made by developers. Partly as a consequence it is also the most likely reason why a Viability Assessment may accompany an application, seeking to make the case that reduced contributions should be provided. National and local policies permit this approach, but in such cases the veracity of figures supplied is rigorously assessed by officers.

3.3 Not all affordable units are secured by the S106 route. Where the planning applicant is a Registered Provider of social housing, then a planning obligation may not always be necessary since they are governed by other regulatory safeguards to ensure the delivery and retention of affordable stock.

#### Affordable Housing Secured by S106 Obligation

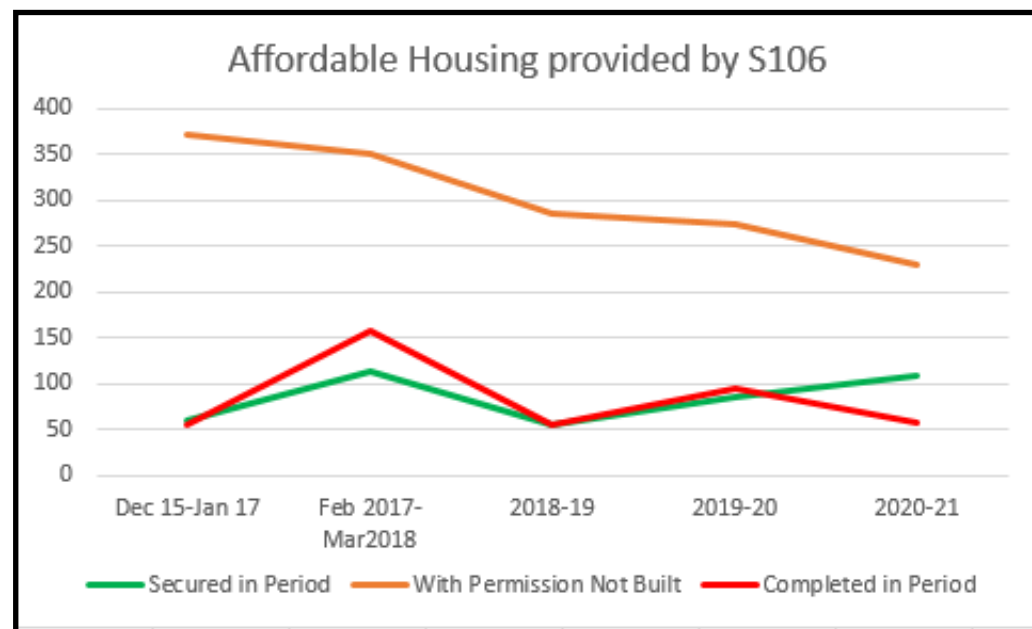
3.4 Figure 7 shows the trends over the last 4 years, using the same time periods as Tables 3-7. However, this graph uses the number of affordable dwellings secured through the S106 process rather than a monetary value.

3.5 The green line on the graph shows that in 2020/21 a potential **108** affordable homes were secured by S106. Despite few

planning permissions with S106 obligations being granted due to the pandemic this continues an upward trend for the second year and is as a result of one large site, namely High Mill Lane, Scalby. The figures also do not include a further 70 affordable homes approved outside the S106 process at Broomfield Farm, Whitby. The orange line at the top of the graph represents the estimated number of unbuilt affordable homes with planning permission. This shows a gradual decline from 371 in December 2015 to **230** at the end of 2020-21. This is not a cause for concern since the decrease partly results from planning permissions with affordable dwellings being implemented.

3.6 The 2019/20 figures do not include more recent planning permissions (23 affordable dwellings) approved in the current financial year.

Figure 7



## Affordable Housing Completed

3.7 These figures are the most critical, since they represent actual provision. The red line on Figure 7 shows trends in the number of affordable dwellings secured through S106. The completions were **57** in 2020/21, although as explained below it would increase to 87 if all apartments at Webb Ellis Court, Newby are included. This is lower than some recent years, but taking account of the negative impact of the Covid-19 pandemic on construction during its first few months, it is considered to be a satisfactory figure .

3.8 The majority of affordable dwellings completed and secured were through the S106 process in 2020-21 were at Webb Ellis Court, Newby (see photo on front cover) The S106 required that 30 of the 63 apartments for the 55+ shall be affordable, although in practice they would all fall within this category. Other completions in 2020-21 consisted of the following:

- Tara Fields, East Ayton - 10
- Land north of Beacon Road, Seamer - 10 (photo below)
- Shackleton Close, Whitby - 4



**Image 1** - Affordable Housing at Seamer

## Commuted Sums Secured by S106 Obligation

3.9 These figures have inevitably diminished from the period between 2012 and 2015. At that time commuted sums were collected on smaller residential schemes of 1 to 9 dwellings, resulting in a steady supply of numerous, but smaller sums of under £10,000. Government policy now prevents this and the SPD was amended accordingly.

3.10 Given the preference for on-site provision, payments in lieu of this are now a seldom occurrence, and largely restricted to private apartment schemes where mixed tenure is deemed to be impractical. However, on those relatively rare occasions that commuted sums are now secured they tend to be more substantial. The only sum newly secured in 2020-21 was £61,200 to be obtained from development at Harvest Way, Eastfield.

## Affordable Housing Commuted Sums Received

3.11 No new affordable sums were received in 2020/21. Very few developments hit trigger points for S106 payments during the year largely due to the pandemic. However, it also fits a fluctuating picture resulting from numerically few, but larger sums being collected sporadically. This is reinforced by the early figures for 2021-22 with sums in excess of £360,000 having been invoiced thus far, mainly derived from private sheltered accommodation at Church Cliff Drive , Filey.

## Allocation and Expenditure of Commuted Sums

3.12 All of the £515,232 affordable housing sums held at the end of 2020/21 had been allocated. The largest portion (56%) is committed to the Council's Homelessness Strategy and the remainder on affordable housing schemes, including £70,000 subsequently spent in 2021/22 on new homes in Staithes. The £33,950 spent in 2020/21 contributed towards Housing staff costs to help secure extra affordable provision.

## 4.0 GREEN SPACES

### Background

4.1 This Section covers the provision of or contribution towards parks & gardens, play and sports facilities, which are identified as 3 different categories in the Green Spaces SPD. This gives guidance as to whether such facilities should be provided on or off site. This only occurs if there is a recognised need, taking account of the Green Space Audit and Playing Pitch Strategy. While on-site provision would usually be expected on larger residential schemes, there is not an overriding presumption that this is in preference to an off-site commuted sum, and depends on circumstances. For smaller developments on-site provision may not be practical and even on larger developments greater community benefit may be gained by improving existing or creating new facilities, possibly in the form of pooled contributions, which may also attract matching funding.

### On-Site Provision of Facilities

4.2 As stated above, the preference is that on larger residential schemes outdoor recreational facilities would be provided on site. There are also cases where S106 obligations may be used to secure replacement facilities, if for example a playing field is lost as a result of development. Historically, obligations were often used to manage the process of securing on-site provision of open space and its subsequent adoption by the Borough Council, typically accompanied by a payment to cover the first 10 years of maintenance costs. There are still some examples (e.g. Middle Deepdale) where the S106 agreement is framed in such a manner. However, a more varied approach involving a combination of planning conditions, obligations and private agreements tends now to be used. This partly reflects the fact that open space is less often adopted by the Local Authority and long-term maintenance is secured by the developer setting up an management company with costs recouped from residents.

4.3 The fact that S106 obligations are less frequently used to

secure on-site green space, combined with the previously noted impact of the pandemic on development, largely account for the lack of new obligations to report in this category during 2020/21. The most significant residential schemes granted planning permission were phases at High Mill Farm, Scalby and Broomfield Farm, Whitby. These included provision of public open space, including a play area and a multi-use games area at the former, but these facilities were secured by condition. Similarly, open space was provided at Tara Fields, East Ayton, but outside the S106 process. Although falling within 2021-22, a S106 obligation relating to the McCains factory at Eastfield secured a Community Use Agreement to allow wider public use of sports facilities.

### On-Site Maintenance Funding

4.4 Since S106 obligations are now seldom used for securing such funding, no new S106 obligations securing POS maintenance funds were completed during 2020/21. Nor were any such payments made. At the end of 2020/21 a total of **£38,940** was still held by the Council and ring-fenced for expenditure on POS or play facilities, whereby 10% of the sum paid is released annually for the Parks & Countryside Service to spend on maintenance. This now just relates to 3 sites: Pasture Crescent, Filey, Chancel Way, Whitby and Wyecourt, Scarborough. In 2020/21, **£8,910** was released to maintain these facilities.

### Off-Site Green Space Sums Secured by S106 Obligation

4.5 Such sums are the most frequent type of financial contribution levied, being applicable to most developments of 10 or more dwellings, unless there is more than adequate existing provision of green space type facilities in the vicinity, taking account of the estimated population increase. They are also the most significant type of Section 106 spending for which the Borough Council is primarily responsible.

4.6 It is estimated that S106 obligations completed in 2020/21 would potentially generate up to **£292,370**. Table 3 on page 6 shows how the potential amount secured is broadly in line with

previous years.

4.7 The most significant sums secured by new obligations during the year related to the provision of sports facilities to cater for 2 large residential schemes. These are estimates since they relate to outline planning permissions.

- Broomfield Farm, Stainsacre Lane, Whitby (sports) - £144,545 (estimated)
- High Mill Farm, Scalby (Phase 3) - for sports - £123,477
- Harvest Way, Eastfield (play & sports provision) - £15,204
- 13-14 Royal Crescent, Whitby (sports & parks) - £9,144.

### Commuted Sums Received and Waiting Expenditure

4.8 The limited progress on key housing sites due to the pandemic during 2020/21 resulted in few commuted sums for green space being triggered. The only monies received were the **£9,144** relating to 13-14 Royal Crescent, Whitby.

4.9 At the end of 2020-21 the total monies held by the Council for expenditure on off-site green space stood at **£417,345**. Of this **£172,234** was committed to specific projects and **£245,111** remained unallocated.

4.10 Green Space S106 monies is the funding area where there is possibly greatest discretion on how monies are spent, but within limitations. In urban parts of the Borough much of the money collected is spent on facilities on Borough Council owned public open space. In smaller settlements or rural areas Parish Councils are informed, so they may play a role in identifying projects. Likewise, Borough Councillors can help to identify local community schemes. Monies can be potentially spent by Parish/Town Councils, schools, community groups or sports organisations.

4.11 Some caution should nonetheless be exercised. Apart from geographical restrictions to the local settlement, ward or parish, they are often ring-fenced to the 3 categories of parks & gardens, sports and play facilities. It is recommended that any organisation

wanting to draw on S106 funds should first check with Planning Services to ascertain whether the proposed project would comply with the requirements of the relevant legal obligations. Before S106 sums are spent they need to be allocated or committed and this is a decision normally made by the Borough Council's Cabinet.

4.12 Of the total of **£172,234** allocated, but unspent by the end of 2020/21 the most significant beneficiary projects would be as follows:

- South Cliff Gardens, Scarborough - £81,918 (pooled from 9 separate contributions)
- Eastside Community Centre, Whitby - £50,000
- Oliver's Heights open space, Scarborough - £16,749
- Cinder Track (both Scarborough & Whitby) - £15,862
- Falsgrave Park, Scarborough - £6,996.

**Image 2** - Cinder Track Cycle/Pedestrian Route



## Expenditure of Commuted Sums

4.13 Figure 6 on page 6 shows that S106 green space infrastructure expenditure in 2020-21 continued at a broadly similar level as before being pegged at a level between the two preceding years. Total expenditure in the year was **£217,455** on off-site green space projects. This broke down as follows with some of the main beneficiary projects being located in Whitby, most notably the new sports pitch at Eskdale School:

- 3G all weather community sports pitch at Eskdale School, Whitby - £117,610 (see picture on front cover of this report)
- Oliver's Heights open space, Scarborough - £33,251
- White Leys play area, Whitby - £28,945
- Cinder Track, Whitby - £22,789 (see also para 4.14 below)
- Falsgrave Park, Scarborough - £7,594
- South Cliff Gardens, Scarborough - £7,267.

4.14 Some projects may draw S106 monies from more than one 'pot'. Thus funding for cycle infrastructure can be taken from contributions ring-fenced for sports facilities or transport. Hence, total expenditure on the Cinder Track at Whitby in actually totalled £44,538 once a transport contribution is also included.

## 5.0 EDUCATION

5.1 The Education Payments SPD sets out the circumstances in which contributions are sought towards local schools. All the current S106 obligations relate to primary schools. The threshold for securing such a contribution SPD is normally 25 dwellings (or 15 in some rural areas). The County Council only requests a sum where insufficient school capacity exists. On sites of 150+ dwellings sums can be negotiated for secondary schools. Developments of such scale are relatively infrequent, and where they have been approved no such sum has been deemed necessary, taking existing capacity into account. The payments directly relate to the estimated extra number of school places required as a result of new development. Consequently, Table 1

(page 4) and this section of the report also expresses figures in such terms. In the case of some outline planning permissions the figures provided are estimates. Sums are normally ring-fenced for expenditure on a named school or a 'successor establishment'.

5.2 The monetary contributions made towards education tend to be much less frequent than payments for green space, for example. However, both individually, and as a total, they are often the largest sums paid by developers. This is readily apparent from Figures 1, 3, 4 and 5 earlier in this statement.

### Potential S106 Sums Secured and Received

5.3 It is estimated that S106 obligations completed in 2020/21 would potentially generate an estimated **£1,261,029** which is a substantial increase compared to the previous years. This would solely be derived from phases 2 and 3 of development at High Mill Farm. The figure is an estimate because the precise number of dwellings on phase 3 is not yet known. The monies would be spent on facilities at Newby & Scalby Primary School (or a successor establishment) and would fund approximately 93 places for pupils.

5.4 As previously noted the limited progress on new developments during 2020-21 severely limited the collection of s106 monies and this is reflected in the fact that no new sums were received to pay for education infrastructure. This downturn was short-lived and thus far in 2021-22, £282,432 has been paid from 3 different sites.

### Unspent Commuted Sums and Expenditure

5.5 At the end of 2020-21 the Borough Council held a total of **£1,051,742** from 5 sites in trust for the County Council, until such time that monies are required to provide new school facilities. Since no new sums were received or spent during the financial year it is the same amount as at the end of 2019/20.

5.6 For the purposes of this IFS all education monies currently held have been identified as 'unallocated' since they do not yet form part of a confirmed capital project. As previously noted, the

S106 obligations nonetheless normally identify a school where the monies would be spent.

5.7 One of the purposes of the IFS is to identify areas of future expenditure. Since education obligations normally ring-fence expenditure to particular schools this is more easily achieved than for other types of S106 funding. Table 2 below therefore categorises the potential sums at the end of 2020/21 according to the beneficiary school/ catchment areas. This shows that the primary schools (or successors) which would be most likely to benefit from S106 funding in forthcoming years are those at East Ayton, Newby, Seamer and Stakesby in Whitby.

5.8 There was no transfer or expenditure of S106 education funds in 2020/21, but such spending would not be expected every year. A key recent item of investment in the Borough has been the opening this year of the new Overdale Community Primary School at Eastfield as part of the Middle Deepdale development. The education facility itself was not financed using S106 funds, but there are contributions to be made towards a community room and this covered in Section 8.0 of this IFS.

<b>Primary School (or successor)</b>	<b>Untriggered Potential Monies</b>	<b>Monies received and unspent</b>	<b>Total</b>	<b>Equivalent School Places</b>
<b>East Ayton</b>	£482,658	£186,231	£668,889	137
<b>Newby &amp; Scalby</b>	£1,427,580	£433,204	£1,860,784	47.25
<b>Seamer &amp; Irton</b>	£696,795	0	£696,795	51.25
<b>Cayton</b>	£152,955	0	£152,955	11.25
<b>Filey Infants</b>	0	£9,064	£29,192	1
<b>Stakesby, Whitby</b>	0	£346,698	£346,698	25.5
<b>Whitby unspecified</b>	0	£76,545	£76,545	5
<b>Lindhead, Burniston</b>	£122,364	0	£122,364	9
<b>Totals</b>	<b>£2,882,352</b>	<b>£1,051,742</b>	<b>£3,934,094</b>	<b>287.25</b>

**Table 2 - Potential Distribution of Education Funds (Figures as of 31/03/2021)**

## 6.0 TRANSPORT

6.1 Commuted sums for transport are requested in response to specific impacts on local infrastructure, rather than relying on standard formulae/thresholds, contained in an SPD. Planning obligations relating to transport are normally provided at the request of the Highway Authority (HA), North Yorkshire County Council. Where a financial contribution is required this is often paid to the Borough Council and released to the HA when expenditure is required. This IFS does not include those cases where the County Council is legally responsible for ensuring compliance with an obligation, most notably at Middle Deepdale.

### Potential Sums Secured by New S106 Obligation

6.2 Compared to the previous 2 years there was a notable increase in S106 contributions towards transport infrastructure secured through new planning permissions (see figure 3, page 5). Development at High Mill Farm, Scalby wholly accounts for this upturn. Potential contributions of £180,000 were secured to help subsidise a bus service to Scarborough town centre for a further 4 years. Other obligations require the payment of at least £174,500 towards the provision/maintenance of a bridge/route for pedestrians and cyclists linking the site to key public services located in Newby.

### Commuted Sums Received

6.3 Unlike for other types of infrastructure 2020/21 actually saw an increase in monies received for transport projects (see Figure 4, page 5). These totalled **£88,311**, of which £83,311 was from development north of Beacon Road towards the signalisation of the Seamer crossroads, while the remaining £5,000 would be spent on a Traffic Regulation Order at Church Lane, Cayton.

### Unspent Commuted Sums and their Allocation

6.4 At the end of 2020/21, the Borough Council held **£441,525** in S106 transport monies, which has remained at a broadly similar

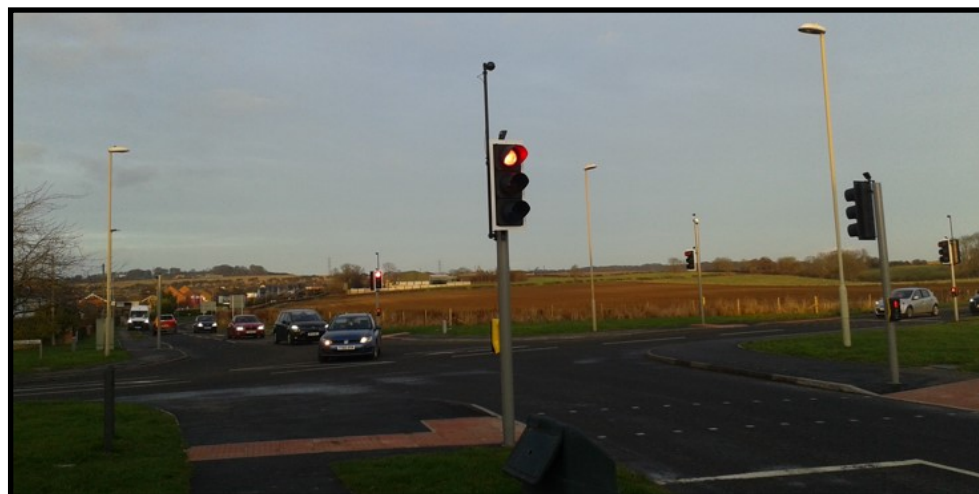
level over recent years. Of this, all except £30,000 remained unallocated by the Borough Council and this sum has been subsequently spent on the Four Junctions project in Scarborough. However, some of the 'unallocated' monies are identified for transport projects by the County Council.

### Expenditure/Transfer of Commuted Sums

6.5 The graph on Figure 6 on page 6 shows this increased significantly in 2020/21 compared to previous years with expenditure of **£286,723**. With the exception of the Cinder Track this was undertaken by the County Council and comprised the following projects:

- Seamer Crossroads signalisation - £163,111 (derived from development north of Beacon Road) - see photo below
- Scalby to Scarborough bus service enhancement - £86,141 (from High Mill Farm scheme - equivalent to 2 years' subsidies)
- Cinder Track, Whitby - £21,749 (increases to £44,538 including S106 monies identified for sport infrastructure)
- Stainsacre Lane, Whitby - £15,721 (improvements for cyclists and pedestrians).

Image 4 - Seamer Crossroads



## 7.0 HEALTH INFRASTRUCTURE

7.1 Policy INF5 of the Scarborough Borough Local Plan sets out the type of infrastructure which may benefit from S106 planning obligations and this includes health facilities. The contributions that have been secured are for primary healthcare provision, namely doctors' surgeries. This has generally been in the form of payments rather than on site provision. The NHS Scarborough and Ryedale Clinical Commissioning Group (CCG) plays a number of key roles in the process of securing such funds. There is not an Supplementary Planning Document which sets out development thresholds or formulae for calculating commuted sums. However, on larger scale residential schemes the CCG is able to advise whether there is spare capacity at local surgeries or whether additional facilities are required. NHS formulae are also utilised to calculate the estimated monetary cost of new primary healthcare provision per head of predicted population generated by development. This helps to provide consistency and proportionality to the scale of new residential schemes.

### Potential Sums Secured and Received

7.2 In 2020-21, there was an increase in the amount of monies secured by new s106 obligations to improve health facilities. This was entirely as a result of the completion of agreements relating to High Mill Farm, Scalby, which would secure **£156,272** towards local surgeries.

7.3 No new monies were received during the financial year, again reflecting the fact that Covid-related delays in construction resulted in few payment triggers being reached. Thus far in 2021/22 £34,069 has been received.

### Unspent Commuted Sums, their Allocation and Expenditure

7.4 The total value of health contributions held at the end of 2020/21 was **£54,328**. This figure is reduced from the previous year due the expenditure of **£72,833** (derived from Middle Deepdale on improvements to Eastfield Medical Centre.



**Image 5** - Eastfield Medical Centre

7.5 The S106 obligation will normally identify a local surgery or surgeries where monies shall be spent. The decision on how expenditure shall be precisely occur is in effect taken by the CCG. When expenditure is required for a project the money is then transferred from the Council to the CCG. Table 3 shows how monies held or secured would be spent.

Surgery/Area	Untriggered Potential Monies	Monies received & unspent	Total
Danes Dyke/ Hackness Road, Newby	£156,272	£54,329	£210,601
Eastfield	£196,765	0	£196,765
Seamer / West Ayton	£97,167	0	£97,167
<b>Totals</b>	<b>£450,204</b>	<b>£54,329</b>	<b>£504,533</b>

**Table 3** - Potential Distribution of Health Funds (31/03/2021)

## 8.0 MISCELLANEOUS S106 CONTRIBUTIONS

8.1 This final section of this IFS covers other contributions not previously categorised. Local Plan Policy INF5 refers to other possible projects which may benefit from S106 contributions, including community facilities, drainage measures and nature conservation. This list is not exhaustive and a further area which has previously benefitted is economic regeneration. Due to the disparate nature of these categories and the relative sparsity of contributions it is not possible to establish clear trends.

8.2 No new potential sums in this category were secured or paid in 2020/21.

8.3 The total sum held in this category at the end of 2020/21 was **£11,852** collected from development in Gristhorpe to be spent on drainage maintenance works.

8.4 The most substantial sum in this category has not been triggered yet, consisting of various sums totalling £999,500 for community facilities at Middle Deepdale. A new Overdale Primary School, opened in September 2021, which contains a community room. This has been completed in advance of the S106 payments from the developers being triggered. The vast majority of the total sum will reimburse the County Council for the construction costs, but £40,000 will be reserved for bids from community groups to provide facilities to make best use of this space.

8.5 Expenditure in this category in 2020/21 totalled **£148,510** and was again from S106 agreements relating to Middle Deepdale. It comprised £138,500 spent by Yorkshire Water on a study relating to the capacity of the Cayton Trunk Sewer, as well as £10,010 spent on the Eastfield Regeneration Programme.

## **SCARBOROUGH BOROUGH COUNCIL - INFRASTRUCTURE FUNDING STATEMENT 2020-21 – APPENDIX A**

### **Current Status of Individual Section 106 Planning Obligations**

The tables below should be read in conjunction with the Infrastructure Funding Statement (IFS) which provides a global analysis S106 obligations in the Borough. The tables indicate the current status of individual obligations and cover the main categories of infrastructure benefitting from contributions, as set out in Sections 3.0 to 8.0 of the main IFS document. The tables indicate any changes in the status of individual obligations since the last time they were reported for the previous financial year. The position at the end the financial year 2020-21 (31 March 2021) is provided in line with IFS reporting requirements, but any subsequent progress is also stated up until 30 November 2021. The tables do not cover every current S106 obligation and are restricted to those which secure financial obligations or key public infrastructure.

#### **Table 4A – Affordable Housing (On Site)**

Tables 4A and 4B relate to Section 3.0 of the IFS.

<b>Planning Ref</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Requirements</b>	<b>Current Status</b>
<b>Affordable Housing Completed</b>				
15/01219/FL	Former Scarborough RUFC (now Webb Ellis Court) Scalby Road, Newby	02/12/2015	Extra care facility for the elderly with 33 out of 63 rooms to be affordable.	All completed 2020-21
17/01248/FL	Shackleton Close and Anchorage Way, Whitby	16/03/2018	18 affordable houses (25%)	Final 4 affordable homes completed 2020-21 – 14 had been completed in previous years
19/00486/FL	Filey Fields Farm, Scarborough Road, Filey	04/10/2019	Minimum of 11 extra-care apartments (15% of total) is the S106 requirement, but in practice all 70 apartments are affordable.	All completed 2021-22

Planning Ref	Site	Date of Agreement	Requirements	Current Status
<b>Affordable Housing Partially Completed</b>				
11/01914/OL	Land north of Eastfield (Middle Deepdale)	15/03/2013	Currently 153 affordable dwellings proposed in total (12%)	138 affordable dwellings completed prior to 2020-21. An additional 15 affordable homes secured in 2021-22, but not built yet.
17/00452/FL & 20/01590/FL	Land north of Beacon Road, Seamer	06/12/2017	36 affordable units (15%) – amended scheme increasing to 37 agreed by Committee	10 affordable homes completed 2020-21 4 further homes so far completed 2021-22
17/02645/OL	Tara Fields, North of Racecourse Road, East Ayton	12/04/2018	25 affordable dwellings (26%)	10 affordable homes completed 2020-21 7 further homes so far completed 2021-22
18/01053/FL	Land west of Church Lane, Cayton	24/12/2019	10 affordable houses (16%)	7 affordable homes completed so far in 2021-22
19/00109/FL	Lady Edith's Drive, Newby,	07/06/2019	15 affordable dwellings (31%)	Under construction & 5 affordable dwellings completed thus far in 2021-22
<b>No Affordable Housing Completed Yet</b>				
16/02287/FL	Aberdeen Place, Scarborough	01/09/2021	3 affordable dwellings	Secured 2021-22 in lieu of on-site provision at Hylands House, Filey Road, Scarborough – not started
07/01700/OL & 09/02472/RM	Highfield Road, Whitby	25/10/2007	10 affordable apartments (24%)	Under construction
17/00474/OL & 20/01224/RM	Cayton Village Caravan Park, Mill Lane, Cayton	27/10/2017	15% provision -14 affordable homes	Not started yet - reserved matters approved 2021-22
17/01201/OL	Waipori Lodge, 69 Carr Hill Lane, Briggswath	10/11/2017	30% provision (estimated 3 dwellings)	Not started yet

<b>Planning Ref</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Requirements</b>	<b>Current Status</b>
18/00505/OL	Limestone Road, Burniston	26/11/2018	30% provision (estimated 11 affordable dwellings)	Awaiting reserved matters application when precise number of units would be decided.
19/00444/OL	Yorkshire Coast College, Lady Edith's Drive, Scarborough	29/06/2021	10% provision (estimated 14 affordable homes)	Awaiting reserved matters application when precise number of units would be decided.
19/00768/OL	Racecourse Road, (Western part of Site HA32) East Ayton	30/07/2019	30% provision (estimated 15 affordable dwellings)	Awaiting reserved matters application when precise numbers would be decided
19/01237/FL	High Mill Farm, Scalby (Phase 2)	03/09/2020	45 affordable homes (30%)	Secured 2020-21. Construction started but no affordable dwellings complete yet
19/01248/OL	High Mill Farm, Scalby (Phase 3)	03/09/2020	30% provision (estimated 63 affordable dwellings)	Secured 2020-21. Awaiting reserved matters application when precise numbers would be decided.
20/00326/OL	Seadale Terrace, Filey	12/04/2021	15% provision (estimated 6 affordable dwellings)	Secured 2021-22. Awaiting reserved matters application when precise numbers would be decided.

**Table 4b - Affordable Housing (Off Site Contributions)**

In most cases repayment clauses do not apply to these contributions, but they are indicated where they apply. The expenditure of affordable housing sums is normally ring-fenced to the Borough as a whole, rather than a more restricted geographical area or location, which applies to the categories in subsequent tables.

Planning Ref	Site	Date of Agreement	Commuted Sum	Current Status
<b>Expenditure Complete</b>				
12/01887/FL	131 Victoria Road, Scarborough	05/11/2012	£1,709	Remaining balance of £1,709 spent on Housing Services costs to secure affordable housing in 2020/21
12/02587/FL	148 Victoria Road, Scarborough	18/02/2013	£2,550	Remaining balance of £2,550 spent on Housing Services costs to secure affordable housing in 2020/21
13/00009/FL	29/31 Falsgrave Road, Scarborough	14/05/2013	£590	Remaining balance of £440 spent on Housing Services costs to secure affordable housing 2020/21
13/00667/FL	111-113 North Marine Road, Scarborough	12/07/2013	£28,396	Remaining balance of £5,579 spent on Housing Services costs to secure affordable housing in 2020/21
13/01117/FL	1a Hope Street Scarborough	13/08/2013	£1,929	Remaining balance of £1,929 spent on Housing Services costs to secure affordable housing in 2020/21
13/02140/FL	79 Coach Road, Sleights	20/12/2013	£5,190	Remaining balance of £4,440 spent on Housing Services costs to secure affordable housing in 2020/21
13/02156/FL	Former Police Station, 7 Murray Street, Filey	08/04/2014	£28,696	Remaining balance of £14,446 spent on Housing Services costs to secure affordable housing in 2020/21
14/01265/FL	12 Holbeck Hill, Scarborough	12/08/2014	£2,840	All spent on Housing Services costs to secure affordable housing in 2020/21

Planning Ref	Site	Date of Agreement	Commuted Sum	Current Status
<b>Payment made and partially spent</b>				
02/02114/OL	The Sands North Bay	15/10/2004	464,253	<ul style="list-style-type: none"> <li>£79,000 previously spent on Newburn House, Alma Square, £50,000 on affordable housing in Sleights, £30,000 spent at Sneaton Castle, Whitby &amp; £150,000, towards Young Person's Pathway Housing (6 units) at Victoria Road, Scarborough</li> <li>Unspent balance of £155,253 committed to affordable housing - a further £30,000 for Sneaton Castle and £125,253 towards other housing schemes</li> </ul>
13/02625/FL	The Landings, 7-8 The Beach, Filey	25/03/2014	£15,120	£17 spent in 2020-21 on Housing Services to secure affordable housing & £8,284 allocated to Homelessness Strategy
14/00279/FL	Rear of 2 Westwood, Scarborough	09/07/2014	£9,220	£4,700 previously spent & £4,520 allocated to Homelessness Strategy
14/00857/FL	5 The Crescent Scarborough	12/06/2014	£14,838	£9,111 previously spent on operating costs to secure affordable housing, leaving a balance of £5,727 allocated to Homelessness Strategy
15/02421/FL	Newby Farm Road, Scalby	09/06/2016	£210,487 (Repayment date 2027).	Received and allocated - £70,000 spent in 2021-22 on affordable housing scheme in Staithes. The remaining £140,487 is allocated to the Homelessness Strategy.

Planning Ref	Site	Date of Agreement	Commuted Sum	Current Status
<b>Paid and waiting expenditure</b>				
13/01509/FL	13 Blackburn's Yard, Church Street, Whitby	17/10/2013	£3,600	Allocated to Homelessness Strategy
13/02107/FL	Lockton & Kewick Houses, Peasholm Gap, Scarborough	30/01/2014	£26,764	Allocated to Homelessness Strategy
13/02244/FL	Carlton Hotel, Belmont Road, Scarborough	03/02/2014	£7,050	Allocated to Homelessness Strategy
14/00715/FL	47 North Marine Road, Scarborough	01/08/2014	£3,783	Allocated to Homelessness Strategy
14/01110/FL	6 Belle Vue Parade, Scarborough	12/09/2014	£5,812	Allocated to Homelessness Strategy
16/00163/FL	7-11 Esplanade Gardens, Scarborough	11/05/2016	£50,000	Allocated to Homelessness Strategy
17/02734/FL	Land at Church Cliff Drive, Filey	02/04/2019	£303,540 – (unbilled sum at 31/03/21 was £300,00)	Received 2021/22 - Allocated to Homelessness Strategy
<b>Part Paid</b>				
20/01493/FL	Land at Harvest Way, Eastfield	30/03/2021	£61,200	Secured and recently invoiced 2021-22 - £30,600 paid so far.
<b>Not triggered/received yet</b>				
20/02747/FL	Westwood Annexe, Valley Bridge Parade, Scarborough	02/08/2021	£125,970	Secured 2021-22. Construction not started so not triggered yet.

**Table 5A - Public Open Space - On Site Provision and Maintenance**

Tables 5A and 5B relate to Section 4.0 of the IFS.

<b>Application Number</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Maintenance Sum or Requirement</b>	<b>Repayment date /period</b>	<b>Current Status</b>
<b>Completed</b>					
17/00739/FL	McCain Foods, Havers Hill, Eastfield	04/08/2017	Community Use Agreement for public use of playing fields	n/a	Agreement Completed 2021-22
<b>Payment made and expenditure ongoing</b>					
00/00587/FL	Lismore Place/ Wyecourt	08/05/2001	£10,000 POS	None	Received and part spent. Balance of £3,000 on 31/03/21. Expenditure of £1,000 in 2020/21 and further £1,000 subsequently spent
04/01191/FL	Pasture Crescent , Filey	24/07/2003	£21,500 POS and play equipment	None	Received and part spent. Balance of £12,900 on 31/03/21. Expenditure of £2,150 in in 2020/21 and further £2,150 subsequently spent
4/35/289E/FL (99/01153/FL)	Chancel Way Whitby	02/11/2001	£57,600 POS	None	Received and part spent. Balance of £23,040. Expenditure of £5,760 in in 2020/21 and further £5,760 subsequently spent
<b>Site provision awaited or ongoing and payment awaited</b>					
10/00903/OL	West Garth, Cayton	21/06/2011	Community land/facilities - sum of £11,500 for maintenance	5 years from payment	Only triggered if land transferred to Borough or Parish Council

<b>Application Number</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Maintenance Sum or Requirement</b>	<b>Repayment date /period</b>	<b>Current Status</b>
11/01914/OL	Land north of Eastfield (Middle Deepdale) HA1 (western side)	15/03/2013	Open Space & Play provision with maintenance sum of £40,000/ha (to be confirmed, but estimated at £184,800 if applicable)	Spend on maintenance over 7 years	Not triggered yet, but open space partially complete to south adjacent to areas where housing has been constructed. Payment only applicable if POS/play area adopted by Council.
11/01914/OL	Land north of Eastfield (Middle Deepdale) HA2 (eastern side)	15/03/2013	Open Space & Play provision with maintenance sum of £40,000/ha (to be confirmed, but estimated at £172,800)	Spend on maintenance over 7 years	Open space partially complete to south, adjacent areas where housing has been constructed. Payment would only occur after completion and adoption. See box below re. play.
11/01914/OL	Land north of Eastfield (Middle Deepdale) - HA1 & HA2	15/03/2013	Additional Play Area & maintenance contribution of £100,000 in total equally split between HA1 & HA2	Spend on maintenance over 7 years	Provision triggered on HA2 (eastern side) only and discussions ongoing with developer regarding improved play area adjacent to Eastway.- sum only paid after works. Provision not triggered on HA1 yet.
11/01914/OL	Land north of Eastfield (Middle Deepdale) HA2 (eastern side) only	15/03/2013	Open Space enhancement (Deep Dale Area) & maintenance sum of £11,000/ha (to be confirmed, but estimated at £35,750)	Spend on maintenance over 7 years	Works would involve creation of semi-wild area around flood attenuation basin. Notionally triggered, but completion anticipated when development near to Deep Dale takes place. Payment would follow this.
<b>On Site Provision Not Triggered</b>					
17/00452/FL	Land north of Beacon Road,	06/12/2017	Provision of on-site green space and play	n/a	Details agreed, but provision not triggered yet.

Application Number	Site	Date of Agreement	Maintenance Sum or Requirement	Repayment date /period	Current Status
	Seamer		area		
18/00505/OL	Limestone Road, Burniston	26/11/2018	Provision of on-site open space	n/a	Awaiting submission of reserved matters
19/00768/OL	Racecourse Road, (Western part of Site HA32) East Ayton	30/07/2019	Provision of on-site open space	n/a	Awaiting submission of reserved matters

**Table 5B - Public Open Space/Play/Sports Provision (Off Site Provision / Improvements)**

Planning Ref:	Site	Date of Agreement	Commuted Sum	S106 Restriction on Expenditure	Repayment date/period	Current Status
<b>Expenditure complete</b>						
02/01170/FL	Old Montrosa, Avenue Victoria	05/12/2002	£15,707	Open space or play facilities	15/05/2019 (developer no longer exists to be repaid)	All monies spent on South Cliff Gardens, including £7,267 in 2020-21.
14/01376/OL	Sneaton Castle Farm, Castle Road, Whitby	27/11/2015	£97,888	Outdoor sports facilities in Whitby	09/04/2027	All spent on 3G pitch at Eskdale School, including £84,095 in 2020-21

<b>Planning Ref:</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Commutated Sum</b>	<b>S106 Restriction on Expenditure</b>	<b>Repayment date/period</b>	<b>Current Status</b>
16/00825/FL	Highways Depot, The Garth, Whitby	10/11/2016	£20,548	White Leys Playing Field – Play Facilities.	2028	All monies spent 2020-21
<b>Payment made and partially spent</b>						
07/01700/OL & 09/02472/RM	Highfield Road, Whitby	22/12/2010	£9,106	White Leys Play Area	06/11/2023	Allocated to White Leys Play Area awaiting expenditure with £8,397 spent in 2020-21, leaving balance of £709
11/00213/FL	Eskdale Park Larpool Lane, Whitby	17/05/2012	£139,273	Sport facilities at Eastside/ Larpool Lane	2026/2027	£54,224 previously spent at Eastside Park and £1,535 towards 3G pitch including £33,515 in 2020-21. Balance of £50,000 committed to Eastside Community Centre.
11/00389/FL	The Crown, Queen Street, Filey	01/01/2012	£22,358	Open space, play or sports facilities in Filey	26/09/2022	£19,058 was previously spent at Filey Country Park. £3,300 (returned as unspent) will need to be re-allocated.
12/00604/FL	48 & 50 Norwood Street, Scarborough	21/08/2012	£11,251	Open space, play or sports facilities	None	£779 previously spent on information board for Cinder Track. £8,994 spent at Falsgrave Park including £7,594 in 2020-21. Remaining balance of £1,478 allocated for the same.
14/01755/FL	Blueberry Way (Olivers Heights), Scarborough	27/03/2015	£50,000	Play & Green Space	None	Allocated to Oliver Heights Open Space parking & footpath - £33,251 spent 2020-21, leaving a balance of £16,749.

<b>Planning Ref:</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Commuted Sum</b>	<b>S106 Restriction on Expenditure</b>	<b>Repayment date/period</b>	<b>Current Status</b>
15/01284/FL	Southdene, Filey	18/04/2016	£38,010	Public Open Space/Sports/ Play facilities in Filey	06/03/2027	Received & waiting expenditure. Part previously spent on works at Clarence Drive playing fields £18,806 and £6,869 at Evron Centre Gardens, leaving £12,335 unallocated.
15/01632/FL	Farside Road, West Ayton	22/01/2016	£50,294	Changing Rooms/ Junior Football Pitch at W. Ayton Sports Field,	2029	Received & £1,825 previously on junior goal posts - Balance of £48,469 awaiting allocation/expenditure.
17/01248/FL	Shackleton Close and Anchorage Way, Whitby	16/03/2018	£26,237	Cinder Track/ Whitby Parks and Gardens	2027	Allocated to Cinder Track & £22,789 spent in 2020/21, leaving a balance of £3,448
<b>Payment made and awaiting expenditure (wholly or in part)</b>						
02/01309/FL	Grosvenor House Hotel	23/02/2004	£4,000	Open space or play facilities	06/10/2029	Monies received, allocated to South Cliff Gardens & awaiting expenditure
04/02315/FL	35 – 36 Esplanade Gardens	21/03/2005	£8,334	Open space or play facilities	10/05/2022	Monies received, allocated to South Cliff Gardens & awaiting expenditure
04/02456/FL	The Carlton Hotel, Belmont Rd, Scarborough	11/03/2005	£10,358	Open space or play facilities	None	Monies received, allocated to South Cliff Gardens & awaiting expenditure
05/00954/FL	28/30 Prince of Wales Terrace	08/08/2005	£7,661	Open space or play facilities	15 years (2026-27)	Monies received, allocated to South Cliff Gardens & awaiting expenditure

<b>Planning Ref:</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Commutated Sum</b>	<b>S106 Restriction on Expenditure</b>	<b>Repayment date/period</b>	<b>Current Status</b>
07/01917/FL	Seamer Rd (Hinderwell and Newcoln Rds)	20/11/2007	£214	Public Open Space/Play facilities	None	Monies received & awaiting allocation/ expenditure.
07/01700/OL & 09/02472/RM	Highfield Road, Whitby	22/12/2010	£2,602	Sports Facilities in Whitby	06/11/2023	Monies received, awaiting allocation & expenditure
08/01385/FL	47/49 Bridlington St./ 10 Hungate Lane, Hunmanby	05/09/2008	£14,224. (Sum on 31/03/21 was £12,655 – increase due to indexation)	Public Open Space or Play Equipment	1 <sup>st</sup> sum – 2027  2 <sup>nd</sup> sum – 2031	Paid and waiting expenditure. Balance on 31/03/21 was £3,793 £10,430 since received in 2021-22.
09/02030/FL	Sandybed Ct, Sandybed Lane, Scarborough	15/02/2019	£5,518	Public Open Space/Sports/Play facilities	None	Monies received & allocated to Falsgrave Park entrance improvements - awaiting expenditure
09/02166/FL	9a Royal Crescent Lane, Scarborough	29/11/2013	£9,364	Public Open Space/Sports/Play facilities	None	Monies received allocated to South Cliff Gardens & awaiting expenditure
12/01108/FL	9 Grosvenor Crescent Scarborough	18/12/2012	£1,044	Public Open Space/Sports/Play facilities	None	Monies received, allocated to South Cliff Gardens & awaiting expenditure

<b>Planning Ref:</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Commuted Sum</b>	<b>S106 Restriction on Expenditure</b>	<b>Repayment date/period</b>	<b>Current Status</b>
12/01144/FL	4 Belgrave Crescent, Scarborough	10/05/2013	£11,062	Public Open Space/Sports/Play facilities	None	Monies received & awaiting allocation/expenditure
13/01160/FL	Former Bus Station, Somerset Terr. Scarborough	05/08/2013	£2,158	Public Open Space/Sports/Play facilities	None	Monies received, allocated to South Cliff Gardens & awaiting expenditure
13/02107/FL	Lockton & Kepwick Houses, Peasholm Gap, Scarborough	30/01/2014	£5,466	Play facilities in the vicinity	None	Monies received & awaiting allocation/expenditure
13/02114/FL	14 Weydale Avenue, Scarborough	25/11/2013	£3,454	Public Open Space/Sports/Play facilities	None	Monies received & allocated to Cinder Track awaiting expenditure.
14/00222/FL	Allatt House, 5 West Parade Rd, Scarborough	06/06/2014	£8,960	Manor Road Park and/or Cinder Track	None	Monies received & awaiting expenditure. Allocated to Cinder Track.
15/01079/FL	Salisbury Hotel, Huntriss Row, Scarborough	11/09/2015	£7,044	Gardens at Alma Square and Albemarle Crescent	None	Received & waiting allocation/expenditure
15/01180/RG4	Former McCain Stadium, Scarborough	15/06/2016	£20,367	Sensory Garden or Edge Hill Road wood footpaths	None	Received, & waiting allocation/expenditure

<b>Planning Ref:</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Commuted Sum</b>	<b>S106 Restriction on Expenditure</b>	<b>Repayment date/period</b>	<b>Current Status</b>
15/01517/RG4	Seraphis Court, Holbeck Hill, Scarborough	26/09/2016	£23,978. (Sum on 31/03/21 was £22,609)	Footpath infrastructure at South Cliff Gardens	15 years (2033 for 1 <sup>st</sup> sum & 2036 for 2 <sup>nd</sup> instalment)	Monies paid, allocated to South Cliff Gardens and waiting expenditure. Sum held on 31/03/21 was £11,830 2 <sup>nd</sup> Instalment of £12,148 was paid in 2021-22
15/02421/FL	Newby Farm Road, Newby	09/06/2016	£9,513	Linden Road Neighbourhood Park	2027	Received & waiting allocation /expenditure
15/02659/FL	Former Bramcote School, Filey Road, Scarborough	15/03/2017	£30,278	Tennis Courts in Scarborough Urban Area	2029	Paid and waiting allocation/expenditure
16/00163/FL	7-11 Esplanade Gardens, Scarborough	11/05/2016	£27,168	Footpath infrastructure at South Cliff Gardens	2028/29	Received, allocated to South Cliff Gardens & awaiting expenditure.
16/00825/FL	Highways Depot, The Garth, Whitby	10/11/2016	£9,872	Parks & Gardens at West Cliff	2028	Received & waiting allocation/expenditure
16/00825/FL	Highways Depot, The Garth, Whitby	10/11/2016	£11,633	White Leys Playing Field - Sports	2028	Received & waiting allocation/expenditure
17/01248/FL	Shackleton Close and Anchorage Way, Whitby	16/03/2018	£37,384	Sports Facilities in Whitby	2027	Paid & awaiting allocation /expenditure
17/02404/FL	Braeburn House, Moor	01/03/2018	£6,778	Cayton Bowling Club	None	Received and waiting allocation & expenditure

Planning Ref:	Site	Date of Agreement	Commuted Sum	S106 Restriction on Expenditure	Repayment date/period	Current Status
	Lane, Eastfield			or Eastfield Playing Fields		
17/02734/FL	Church Cliff Drive, Filey	02/04/2019	£14,787 (unbilled sum 31/03/21 was £14,614)	Local Plan open space allocations OS9 & OS10	None	Received 2021-22 - waiting allocation & expenditure
17/02734/FL	Church Cliff Drive, Filey	02/04/2019	£17,424 (unbilled sum 31/03/21 was £17,220)	Sports facilities in Filey	None	Received 2021-22 - waiting allocation & expenditure
19/00486/FL	Filey Fields Farm, Scarborough Road, Filey	04/10/2019	£15,858	Local Plan open space allocations OS9 & OS10	2031	Paid & waiting allocation & expenditure
19/02928/FL	13-14 Royal Crescent, Whitby	18/08/2020	£4,946	Outdoor Sports in Whitby	05/09/2030	Secured & paid 2020/21 – awaiting allocation & expenditure
19/02928/FL	13-14 Royal Crescent, Whitby	18/08/2020	£4,198	Parks & Gardens in Whitby	05/09/2030	Secured & paid 2020/21 – awaiting allocation & expenditure
<b>Part Paid &amp; Waiting Expenditure/ Part not Triggered or Owing</b>						
11/01844/FL	The Sands, Burniston Road,	28/08/2013	£117,450 (2 instalments)	Play area on or in vicinity of	None	£67,450 invoiced and owing. 2 <sup>nd</sup> instalment of £50,000 + indexation would only be triggered if

<b>Planning Ref:</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Commutated Sum</b>	<b>S106 Restriction on Expenditure</b>	<b>Repayment date/period</b>	<b>Current Status</b>
	Scarborough			the site		development on former Mr Marvel's site proceeds.
17/01304/FL	84 Filey Road, Scarborough	20/03/2018	£4,692. (Unbilled sum at 31/03/21 was £4,664)	Prince of Wales Gardens	None	Invoiced 2021-22. £1,283 paid & £3,409 awaiting payment
17/01304/FL	84 Filey Road, Scarborough	20/03/2018	£8,790. (Unbilled sum at 31/03/21 was £8,737)	Play Facilities Weaponness/ Ramshill Ward	None	Invoiced 2021-22. £1,283 paid & £7,507 awaiting payment
17/01304/FL	84 Filey Road, Scarborough	20/03/2018	£5,529 (Unbilled sum at 31/03/21 was £5,496)	Sports Facilities Weaponness/ Ramshill Ward	None	Invoiced 2021-22 £1,283 paid & £4,246 awaiting payment
19/00109/FL	Lady Edith's Drive, Newby, Scarborough	07/06/2019	£21,083 (Unbilled sum on 31/03/21 was £20,833)	Throxenby Mere	10 years	Recently invoiced
19/00109/FL	Lady Edith's Drive, Newby,	07/06/2019	£43,883 (Unbilled	Play Facilities in Woodlands	10 years	Recently invoiced

Planning Ref:	Site	Date of Agreement	Commutated Sum	S106 Restriction on Expenditure	Repayment date/period	Current Status
	Scarborough		sum on 31/03/21 was £43,362)	/Newby Wards		
20/01493/FL	Harvest Way, Eastfield	30/03/2021	£9,708	Play facilities in Eastfield or Osgodby	10 years	Secured & recently invoiced 2021-22. £4,854 (50%) paid
20/01493/FL	Harvest Way, Eastfield	30/03/2021	£5,496	Sports facilities in Eastfield, Cayton or Osgodby	10 years	Secured & recently invoiced 2021-22. £2,748 (50%) paid
<b>Payment not invoiced/triggered yet</b>						
15/02636/FL & 18/03085/FLA	24 Vernon Road, Scarborough	29/11/2016	£22,717	Tennis Facilities in Scarborough Urban Area	n/a	Not triggered yet (Payment dependent on outcome of viability assessment)
15/02636/FL & 18/03085/FLA	24 Vernon Road, Scarborough	29/11/2016	£19,278	Footpath infrastructure at South Cliff Gardens	n/a	Not triggered yet (Payment dependent on outcome of viability assessment)
17/00293/FL	Breece Hotel, 7 West Street, Scarborough	20/06/2017	£6,472	Play facilities in Ramshill or Weaponness Ward	n/a	Not triggered – revised application received, so figure may change.
17/00452/FL	Land north of Beacon Road, Seamer	06/12/2017	£143,026 – Committee resolution to increase to	Sports facilities/ open space in Seamer	10 years	Not triggered yet

Planning Ref:	Site	Date of Agreement	Commutated Sum	S106 Restriction on Expenditure	Repayment date/period	Current Status
			£151,790			
17/00474/OL & 20/01224/RM	Cayton Village Caravan Park, Cayton	27/10/2017	£47,100	Public Open Space in Cayton	10 years	Not triggered yet
17/01201/OL	Waipori Lodge, Carr Hill Lane, Briggswath	10/11/2017	Calculate at reserved matters stage (estimate £43,400)	Sports and Play Facilities in Briggswath/ Sleights	10 years	Awaiting reserved matters when sum will be calculated in accordance with SPD
17/02645/OL	Tara Fields, North of Racecourse Rd, East Ayton	12/04/2018	£57,568	Sports Facilities in West or East Ayton	10 years from completion	Not triggered yet
18/00505/OL	Limestone Road, Burniston	26/11/2018	Calculate at reserved matters stage (estimate £81,400)	Contribution towards parks, play and sports facilities in Burniston/ Cloughton	10 years	Awaiting reserved matters when sum will be calculated in accordance with SPD. Estimated figure may reduce if on-site provision.
18/01053/FL	Land west of Church Lane, Cayton	24/12/2019	£60,515	Play area at Jackson Close or new play area on land east of Church Lane.	10 years	Not triggered yet

<b>Planning Ref:</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Commutated Sum</b>	<b>S106 Restriction on Expenditure</b>	<b>Repayment date/period</b>	<b>Current Status</b>
18/01053/FL	Land west of Church Lane, Cayton	24/12/2019	£34,258	Sports Facilities in Cayton or Eastfield	10 years	Not triggered yet
18/01699/FL	Hylands House, Filey Road, Scarborough	01/09/2021	£15,533	Children's play facilities in Weaponness/ Ramshill Ward	10 years	Not triggered yet
18/01699/FL	Hylands House, Filey Road, Scarborough	01/09/2021	£7,463	Parks & Gardens in Weaponness/ Ramshill Ward	10 years	Not triggered yet
18/01699/FL	Hylands House, Filey Road, Scarborough	01/09/2021	£8,794	Sports facilities in Scarborough Urban Area	10 years	Not triggered yet
19/00444/OL	Yorkshire Coast College, Lady Edith's Drive, Scarborough	29/06/2021	£100,000	<u>Playing Pitch</u>	10 years	Secured 2021-22. Not triggered yet – awaiting reserved matters application
19/00444/OL	Yorkshire Coast College, Lady Edith's Drive, Scarborough	29/06/2021	Calculate at reserved matters stage (estimate of £60,000 for sports provision )	<u>Green Spaces – sum to be calculated at reserved matters stage</u>	10 years	Secured 2021-22. Not triggered yet – awaiting reserved matters application

Planning Ref:	Site	Date of Agreement	Commuted Sum	S106 Restriction on Expenditure	Repayment date/period	Current Status
19/00768/OL	Racecourse Rd (Western part of Site HA32), East Ayton	30/07/2019	Calculate at reserved matters stage (estimate £58,900)	<u>Green space/ play facs. in East Ayton parishes</u>	10 years	Awaiting submission of reserved matters Estimated figure may reduce with on-site provision.
19/00768/OL	Racecourse Rd, (Western part of HA32), East Ayton	30/07/2019	Calculate at reserved matters stage (estimate £24,500)	<u>Sports facs. in E. or W. Ayton parishes</u>	10 years	Awaiting submission of reserved matters
19/01248/OL	High Mill Farm, Scalby (Phase 3)	03/09/2020	To calculate at reserved matters stage (est: £123,477)	Sports facilities	10 years	Secured 2020-21.Awaiting submission of reserved matters
20/00249/FL	Broomfield Farm, Stainsacre Lane, Whitby	05/03/2021	£144,545	Sports facilities	10 years	Secured 2020-21.Payment not triggered yet

<b>Planning Ref:</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Commuted Sum</b>	<b>S106 Restriction on Expenditure</b>	<b>Repayment date/period</b>	<b>Current Status</b>
20/00326/OL	Seadale Terrace, Filey	12/04/2021	To calculate at reserved matters stage (estimate £51,500)	Green space facilities in Filey	10 years	Secured 2021-22 & awaiting reserved matters application
20/02610/FL	Villa Esplanade Hotel, Scarborough	19/04/2021	£11,326	Play provision in Weaponness /Ramshill Ward	10 years	Secured 2021-22- not invoiced yet
20/02610/FL	Villa Esplanade Hotel, Scarborough	19/04/2021	£7,152	Parks & Gardens in Weaponness /Ramshill Ward	10 years	Secured 2021-22- not invoiced yet
20/02610/FL	Villa Esplanade Hotel, Scarborough	19/04/2021	£8,427	Sports facilities in Scarborough urban area	10 years	Secured 2021-22- not invoiced yet
20/02747/FL	Westwood Annexe, Valley Bridge Parade, Scarborough	02/08/2021	£29,771	Play Facilities within Castle or Weaponness/ Ramshill Wards	n/a	Secured 2021-22 – not triggered yet
20/02747/FL	Westwood Annexe, Valley Bridge Parade, Scarborough	02/08/2021	£14,925	Parks & Gardens within Castle or Weaponness/ Ramshill Wards	n/a	Secured 2021-22 – not triggered yet

Planning Ref:	Site	Date of Agreement	Commuted Sum	S106 Restriction on Expenditure	Repayment date/period	Current Status
20/02747/FL	Westwood Annexe, Valley Bridge Parade, Scarborough	02/08/2021	£17,587	Sports Facilities within Scarborough Urban Area	n/a	Secured 2021-22 – not triggered yet

**Table 6 - Education**

This Table relates to Section 5.0 of the IFS.

Planning Ref	Site	Date of Agreement	Sum /Action/School Places Created	S106 Restriction on Expenditure	Repayment date/period	Current Status
<b>Payments made in part/full</b>						
07/01700/OL & 09/02472/RM	Highfield Road, Whitby	25/10/2007	£76,545 (equivalent of 5 places)	Primary school(s) in catchment area	06/11/23	Sum paid and waiting expenditure
09/00717/OL	High Mill Farm, Scalby Phase 1	8/10/2010	£433,204 (32 places)	Newby & Scalby Primary School (or a successor establishment)	2027	Paid & awaiting expenditure.
07/00547/OL	Muston Road, Filey	13/11/2007	£9,064 (1 place)	Filey Infant & Nursery School	2025	Paid and awaiting expenditure
14/01141/OL	TT Electronics,	29/01/2015	Current figure is £170,774. Sum,	Cayton Primary School	10 years	1 <sup>st</sup> instalment of £94,296 paid 2021-22 and waiting

<b>Planning Ref</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Sum /Action/School Places Created</b>	<b>S106 Restriction on Expenditure</b>	<b>Repayment date/period</b>	<b>Current Status</b>
	Filey Road, Gristhorpe		at 31/03/21 was £152,955 (11.25 places). Difference due to indexation.			expenditure. 2nd sum of £76,477 + indexation not triggered yet.
14/01376/OL	Sneaton Castle, Castle Rd, Whitby	27/11/2015	£346,698 (25.5 places)	Stakesby Community Primary School or successor establishment	09/04/2027	Paid and waiting expenditure.
15/01632/FL	Farside Road, West Ayton	22/01/2016	£186,231 over 3 payments (11.75 places)	East Ayton Community Primary School	2028 & 2029	Paid & awaiting expenditure .
17/02645/OL	Tara Fields, North of Racecourse Rd, E. Ayton	12/04/2018	£313,333 (23 places) – figure on 31/03/21 was £312,708	East Ayton Community Primary School	10 years	1 <sup>st</sup> of 3 instalments (£104,861) paid in 2021-22 and not spent yet. Remaining sums not triggered yet.
19/00109/FL	Lady Edith's Drive, Newby,	07/06/2019	£167,550 (12.25 places). Sum on 31/03/21 was £166,551	Newby & Scalby Primary School	n/a	£83,275 received 2021/22 (not spent yet). £84,275 recently invoiced.
<b>Payments not triggered yet</b>						
18/00505/OL	Limestone Road, Burniston	26/11/2018	To calculate at reserved matters stage (estimate of £122,364 or 9 places)	Lindhead Primary School	10 years	Awaiting reserved matters application, so not triggered yet

<b>Planning Ref</b>	<b>Site</b>	<b>Date of Agreement</b>	<b>Sum /Action/School Places Created</b>	<b>S106 Restriction on Expenditure</b>	<b>Repayment date/period</b>	<b>Current Status</b>
17/00452/FL	Land north of Beacon Road, Seamer	06/12/2017	£696,795 (51.25 places) – Committee resolution to increase to £846,351	Seamer & Irton Community Primary School	10 years	Not triggered yet
19/00768/OL	Racecourse Road, (Western part of Site HA32) East Ayton	30/07/2019	To calculate at reserved matters stage (estimate £169,950 or 12.5 places)	East Ayton Community Primary School	10 years	Awaiting reserved matters application, so not triggered yet.
19/01237/FL	High Mill Farm, Scalby Phase 2	03/09/2020	£513,249 (37.75 places)	Newby & Scalby Primary School (or a successor establishment)	10 years	Secured 2020-21. Payment not triggered yet.
19/01948/OL	High Mill Farm, Scalby Phase 3	03/09/2020	£747,780 (55 places)	Newby & Scalby Primary School (or a successor establishment)	10 years	Secured 2020-21. Reserved matters application awaited so payment not triggered yet.

**Table 7 - Transport**

This Table relates to Section 6.0 of the IFS. It does not include sums paid directly to North Yorkshire County Council – see commentary in the main body of the IFS.

Planning Ref	Site	Date of Agreement	Sum	S106 Restriction on Expenditure	Repayment date /period	Current Status
<b>Expenditure taken place in whole</b>						
09/02118/FL	Stainsacre Lane, Whitby (Sainsbury)	21/12/2010	£62,853	Pedestrian/cycle route along Stainsacre Lane	03/01/2017	Remaining £15,721 spent by NYCC 2020-21
15/00791/RG4	Coventry University, Ashburn Road, Scarborough	22/02/2016	£15,000	Signal improvements on A64 Seamer Road – allocated to Four Junctions Project	21/02/2023	Monies transferred and spent on project by NYCC 2021-22
15/00792/RG4	University Technical College, Ashburn Rd, Scarborough	09/01/2017	£15,000	Signal improvements on A64 Seamer Road – allocated to Four Junctions Project	01/10/2023	Monies transferred and spent on project by NYCC 2021-22
17/00452/FL	Land north of Beacon Road, Seamer	06/12/2017	£163,111	Scarborough Road/Stoney Hags Road / Pasture Lane junction signalisation	2029/30	Final instalment of £83,311 paid 2020/21, when total sum £163,111 was also transferred and spent by NYCC on junction improvements.
17/01248/FL	Shackleton Close and Anchorage Way, Whitby	16/03/2018	£7,500	Mayfield Road Pedestrian Crossing	22/09/2024	Works carried out 2020/21 & monies transferred to NYCC 2021/22

Planning Ref	Site	Date of Agreement	Sum	S106 Restriction on Expenditure	Repayment date /period	Current Status
<b>Expenditure taken place in part</b>						
02/02114/OL	The Sands, Scarborough	15/10/2004	£11,856	Cycle route between North & South Bays (see also 11/01844/FL) later in this table.	2023	Original sum paid and £9,856 awaiting expenditure. £2,000 previously spent on related feasibility study.
11/00213/FL	Eskdale Park, Larpool Lane, Whitby	17/05/2012	£196,109	Prospect Hill/ Mayfield Road junction	20/08/2022 for sum not transferred yet	£96,447 paid & previously spent by NYCC, 2 <sup>nd</sup> instalment of £99,662 awaiting transfer to NYCC for junction improvements
09/00717/OL	High Mill Farm, Scalby	08/10/2010	£145,000	Improvement of bus service between site and Scarborough town centre	20/08/2022	£128,891 transferred to NYCC and spent, including £43,391 in 2020-21, leaving committed balance of £16,109.
<b>Payment made (wholly or in part) and awaiting expenditure/transfer</b>						
09/00717/OL	High Mill Farm, Scalby	08/10/2010	£56,687	Signalised junction in centre of Scalby	07/10/2024	Paid and waiting expenditure – more funds would be required for signalisation
11/00213/FL	Eskdale Park, Larpool Lane, Whitby	17/05/2012	£80,308	Cinder Track and pedestrian crossing on Helredale Road (£20,000 reserved for latter)	2026/27	£60,308 spent on Cinder track works, including £21,749 in 2020/21. £20,000 waiting transfer/ /expenditure (crossing has been constructed)
11/00160/FL	Helredale Gardens & St Peters Road,	20/10/2014	£10,000	Pedestrian crossing on Helredale Road	26/07/2027	Payment received & awaiting transfer to /expenditure by NYCC - crossing has been constructed

Planning Ref	Site	Date of Agreement	Sum	S106 Restriction on Expenditure	Repayment date /period	Current Status
	Whitby					
11/01844/FL	The Sands, Burniston Road, Scarborough	28/08/2013	£11,638	Cycle Infrastructure in the vicinity	19/01/2028	Payment received and awaiting expenditure
14/01376/OL	Sneaton Castle Farm, Castle Road, Whitby	27/11/2015	£56,681	Prospect Hill / Mayfield Road junction improvements	09/04/2027	Payment received and awaiting transfer to NYCC.
15/00791/RG4	Coventry University, Ashburn Road, Scarborough	18/08/2015	£20,000	Monitoring of parking and introduction of Traffic Regulation Order if deemed necessary by NYCC	19/08/2022	Payment received & awaiting expenditure by NYCC. Monitoring of parking situation has taken place and awaiting partial transfer.
16/00043/FL	Former McCain Stadium, Seamer Rd, Scarborough (Lidl)	13/04/2016	£20,000	Seamer Road/ Queen Margaret's Road Junction	n/a	Payment received –signal improvements to be made by NYCC
18/00702/RG4	Hotel adj. to Alpamare, Burniston Road, Scarborough	09/11/2018	£40,000	North Bay/Newlands Traffic Regulation Order if required	08/09/2026	Payment made – Hotel recently came into use and in due course assessment of need for TRO before monies spent/transferred
18/01053/FL	Land west of Church Lane, Cayton	24/12/2019	£5,000	Traffic Regulation Order (TRO) to extend 30 mph zone	10 years after completion of development	Payment made 2020/21 and awaiting TRO and transfer to

Planning Ref	Site	Date of Agreement	Sum	S106 Restriction on Expenditure	Repayment date /period	Current Status
				on Church Lane		NYCC
19/01237/FL	High Mill Farm, Scalby	03/09/2020	£93,272. (Unbilled sum on 31/03/21 was £90,000)	Bus service between site and Scarborough town centre	2031	Paid 2021-22 and awaiting transfer/expenditure
<b>Payments not triggered yet</b>						
17/00474/OL	Cayton Village Caravan Park, Mill Lane, Cayton	27/10/2017	£25,000	Church Lane One Way System and Footway	10 years	Reserved matters application recently approved but development not started, so sum not triggered.
19/01237/FL	High Mill Farm, Scalby (Phase 2)	03/09/2020	£162,500	Contribution to provide pedestrian/cycle bridge/ route	10 years	Secured 2020-21. Payment not triggered yet.
19/01237/FL & 19/01248/OL	High Mill Farm, Scalby (Phases 2 & 3)	03/09/2020	Phase 2 - £12,000 Phase 3 - calculate at reserved matters stage	Contribution to maintain pedestrian/cycle bridge/ route	10 years	Secured 2020-21. Payments not triggered yet.
19/01248/OL	High Mill Farm, Scalby (Phase 3)	03/09/2020	£90,000	Bus service between site and Scarborough town centre	10 years	Secured 2020-21. Payment not triggered yet.
<b>Miscellaneous</b>						

Planning Ref	Site	Date of Agreement	Sum	S106 Restriction on Expenditure	Repayment date /period	Current Status
11/00213/FL	Eskdale Park Larpool Lane, Whitby	17/05/2012	£40,000	Travel plan mitigation	5 years	Only applicable if Travel Plan targets not met – no request made for sum by NYCC. Unless circumstance change not to be reported in future

**Table 8 - Health Infrastructure**

This table relates to Section 7.0 of the IFS.

Planning Ref	Site	Date of Agreement	Sum	S106 Restriction on Expenditure	Repayment date /period	Current Status
<b>Payment part made and spent</b>						
11/01914/OL	Land north of Eastfield (Middle Deepdale)	15/03/2013	£269,598	Primary health care facilities in locality	7 years (2027 for 1 <sup>st</sup> instalment)	First instalment for HA2 £72,833 received, committed and spent on Eastfield Medical Centre in 2020/21. Remaining sums (£196,765) not triggered yet.
<b>Payment made or triggered (wholly or in part)</b>						
09/00717/OL	High Mill Farm, Scalby	08/10/2010	£29,329	Danes Dyke or Hackness Road Surgeries	01/02/2027	£29,329 previously paid and waiting expenditure.
15/02421/FL	Land at Newby Farm Road, Newby	09/06/2016	£25,000	Danes Dyke or Hackness Road Surgeries	2027	Paid previously and awaiting expenditure
17/02645/OL	Tara Fields, Racecourse	12/04/2018	£34,069. (Unbilled)	Healthcare facilities in Seamer or West	10 years	Paid 2021-22 and awaiting expenditure

Planning Ref	Site	Date of Agreement	Sum	S106 Restriction on Expenditure	Repayment date /period	Current Status
	Road, East Ayton		sum on 31/03/21 was £33,865)	Ayton		
<b>Payment/Action Not Triggered Yet</b>						
15/01219/FL	Former Scarborough RUFC Scalby Road, Newby	02/12/2015	n/a	Allow use of area of land for provision of GPs' surgery and allow access to eligible buyer.	Only applies for 5 years from commencement	No current proposals. This would also rely on proposals being put forward by eligible GP surgery/ies.
17/00452/FL	Land north of Beacon Road, Seamer	06/12/2017	£63,302 – Committee resolution to increase to £68,429	Healthcare facilities in Seamer or West Ayton	10 years	Payment not triggered yet.
19/01237/FL	High Mill Farm, Scalby Phase 2	03/09/2020	£67,991	Danes Dyke or Hackness Road Surgeries	10 years	Secured 2020-21. Payment not triggered yet.
19/01248/OL	High Mill Farm, Scalby Phase 3	03/09/2020	£88,281	Danes Dyke or Hackness Road Surgeries	10 years	Secured 2020-21. Reserved matters awaited so payment not triggered yet.
20/00326/OL	Seadale Terrace, Filey	12/04/2021	£16,854	Filey Surgery or successor establishment	5 years	Secured 2021-22. Awaiting reserved matters application, so not triggered yet
20/02610/FL	Villa Esplanade Hotel, Scarborough	19/04/2021	£6,773	Local healthcare facilities	5 years	Secured 2021-22. Not invoiced yet.
20/02747/FL	Westwood	02/08/2021		Local healthcare		Secured 2021-22. Not triggered

Planning Ref	Site	Date of Agreement	Sum	S106 Restriction on Expenditure	Repayment date /period	Current Status
	Annexe, Valley Bridge Parade, Scarborough		£17,587	facilities	n/a	yet.
21/01004/FL	Sneaton Castle, High Stakesby Road, Whitby (care home)	02/08/2021	£11,462	Local healthcare facilities	n/a	Secured 2021-22. Payment not triggered yet.

#### Table 9 - Miscellaneous

This Table relates to Section 8.0 of the IFS.

Planning Ref	Site	Date of Agreement	S106 Restriction on Expenditure	Repayment date /period	Current Status
<b>Monies all spent</b>					
11/01914/OL	Land north of Eastfield (Middle Deepdale)	15/03/2013	£100,010 towards Eastfield High Street Regeneration Study / Development Brief	2021	£90,000 previously spent on Regeneration Study & professional services for land transaction. Remaining £10,010 spent on Eastfield Regeneration Programme in 2020-21.
11/01914/OL	Middle Deepdale, Eastfield	15/03/2013	£140,015 towards Cayton Trunk Sewer Study (Yorkshire Water Study)	2021	Study completed 2020-21 Expenditure by Yorkshire Water was £138,500, leaving £1,515 to be refunded.

Planning Ref	Site	Date of Agreement	S106 Restriction on Expenditure	Repayment date /period	Current Status
<b>Paid and Waiting Expenditure</b>					
14/01141/OL	Former TT Electronics Site, Gristhorpe	29/01/2015	£11,852 towards upgrading and maintaining the local drainage network	10 years after completion of development	Paid and awaiting expenditure by Drainage Board
<b>Payment/Action Not Triggered Yet</b>					
11/01914/OL	Middle Deepdale	15/03/2013 (amended 21/04/21)	Community Facilities - provide community hall to accord with Comm. Facilities Strategy or pay commuted sum (£959,500). NYCC now responsible for billing £512,000 re HA2 part of site and SBC for remaining £447,200 re HA1.	7 years	Community room provided within new Overdale Primary School in 2021-22. Two payments required, the first of which (NYCC sum re HA2) has been recently triggered. The HA1 sum has not been triggered yet.
11/01914/OL	Middle Deepdale	15/03/2013 (amended 21/04/21)	£40,000 fund for community groups to provide facilities at community room at new Overdale School.	7 years	£20,000 recently triggered for HA2, while HA1 development has not yet reached the trigger point for payment.

