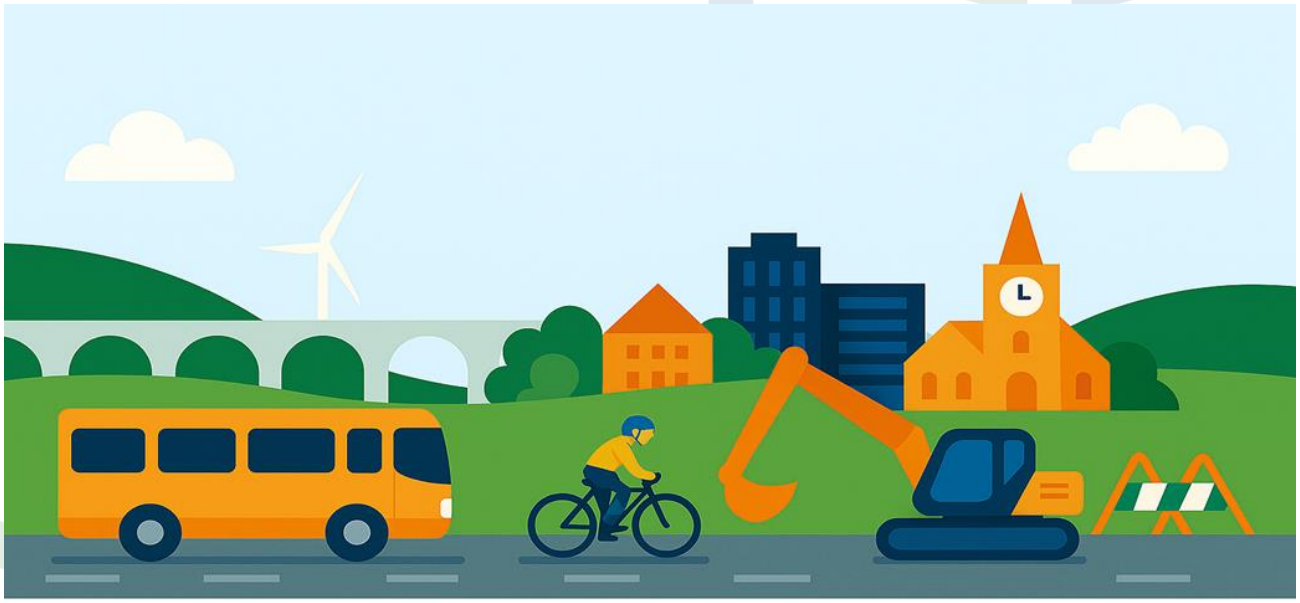
APPENDIX B

Infrastructure Funding Statement

Monitoring Year 2024/2025



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1. Introduction

This document presents the North Yorkshire Council Infrastructure Funding Statement (IFS) for the financial year 2024/25. In accordance with the Community Infrastructure Levy (Amendment) (England) Regulations 2019, which came into force on 1 September 2019, all local authorities receiving developer contributions are required to publish an annual IFS.

North Yorkshire Council was established on 1 April 2023, following the merger of the former North Yorkshire County Council and the district councils of Selby, Harrogate, Richmondshire, Hambleton, Craven, Scarborough, and Ryedale. This statement reflects the first full financial year of operation under the new unitary authority, covering areas outside of the National Parks.

The IFS provides a transparent overview of developer contributions received, allocated, and spent during the reporting period — specifically from 1 April 2024 to 31 March 2025. It includes data on both Section 106 (S106) planning obligations and the Community Infrastructure Levy (CIL), where applicable.

The purpose of this report is to offer clarity to local communities, developers, and stakeholders on how contributions are being used to support infrastructure delivery across the region. It also highlights key infrastructure projects that have been delivered or are planned, helping to demonstrate how growth is being supported through strategic investment.

1.1 Headline Figures for 2024/25

Across the geographical area now governed by North Yorkshire Council:

- **793 affordable homes** were delivered.
- **£10,510,111.70** in S106 contributions was received from new development.
- **£2,371,637.22** in Strategic CIL was collected.
- **£217,557.35** of local CIL was distributed to town and parish councils.
- **£3,893,366.66** of S106 funds was spent on infrastructure to mitigate development impacts.
- **£2,057,013.62** of strategic CIL was invested in infrastructure to support area-wide development.

CIL is currently collected in the former district areas of Harrogate, Selby, Hambleton, and Ryedale, while S106 contributions have been collected across all legacy authorities.

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1.2 Reporting Approach

This is the third Infrastructure Funding Statement produced by North Yorkshire Council. Until a new Local Plan is adopted, the Council will continue to report on developer contributions from each of the former district areas individually, while presenting the information within a single consolidated document for clarity and ease of reference.

This statement includes:

- S106 receipts for each former district area for the financial year 2024/25.
- CIL receipts for the same period, limited to the four CIL charging areas.
- Information on infrastructure projects either delivered or planned during the monitoring year.

It is acknowledged that data on developer contributions is imperfect, represents estimates at a given point in time, and can be subject to change (see regulation 121A and Schedule 2). However, the data published should be the most robust available at the time.

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2. Section 106 Agreements

Section 106 of the Town and Country Planning Act 1990 enables local planning authorities (LPAs) to enter into legally binding agreements — known as planning obligations — with developers to mitigate the impacts of development and make proposals acceptable in planning terms. These obligations can take the form of a Section 106 agreement between the developer, the council, and potentially other parties, or a unilateral undertaking made solely by the developer.

Planning obligations are typically attached to planning permissions and are used to address the additional demand placed on local infrastructure by new development. For example, residential schemes may require contributions towards roads, schools, healthcare facilities, green spaces, or affordable housing to ensure the development supports and enhances the surrounding area.

Under the relevant regulations, a planning obligation must meet three legal tests:

- Be necessary to make the development acceptable in planning terms;
- Be directly related to the development;
- Be fairly and reasonably related in scale and kind to the development.

Prior to Local Government Reorganisation (LGR), the former North Yorkshire County Council (NYCC) published a separate Infrastructure Funding Statement, primarily covering contributions for education and highways. In this report, those figures have been integrated into the relevant sections for each legacy district area.

Data compilation for this statement is carried out in collaboration with the Council's Finance Department, which operates on an accruals accounting basis. This means revenue is recorded when services are invoiced, not necessarily when payments are received. While every effort has been made to report actual income received, some figures may reflect invoice dates. Any discrepancies will be addressed in future statements.

It is also noted that, particularly for education-related contributions, initial project funding may be sourced from alternative budgets if S106 funds are not yet available. As a result, recorded S106 expenditure may occur after project delivery.

The following sections present the S106 position for the 2024/25 monitoring year outlining receipts, allocations, and expenditure for all the legacy areas.

2.1 New S106 Agreements Made

The total amount of money agreed in new planning obligations (e.g. Section 106 agreements) during the year is set out below.

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Area	Total
Hambleton	£0
Selby	£26,030.00
Harrogate	£525,331.36
Ryedale	£118,619.00
Scarborough	£368,852.40
Craven	£968,405.23
Richmondshire	£154,064.00

In the legacy Hambleton area during 2024/25 infrastructure funding was generated via CIL rather than S106 contributions.

2.2 S106 Money Received

The table below provides the total amount of money received from planning obligations during the financial year, split into the associated legacy authority area.

Area	Total
Hambleton	£868,414.74
Selby	£69,369.49
Harrogate	£1,929,254.80
Ryedale	£0
Scarborough	£7,300,498.78
Craven	£269,313.39
Richmondshire	£73,260.50

During 2024/25 all infrastructure funding income for Ryedale was paid to the council via CIL, no S106 contributions were received during this financial year.

The following table provides the income split by infrastructure contribution type.

Contribution Type	Total
Affordable Housing	£413,720.43
Education	£439,461.33
Highways (including rail contributions)	£7,715,762.15
Parks and Open Space	£1,874,680.83
Health	£53,456.47
Waste	£13,030.49

2.3 Non-Monetary Contributions

S106 agreements can contain non-monetary contributions. The table below provides the number of affordable homes that were delivered in 2024/25 by area.

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Area	Total
Hambleton	263
Selby	17
Harrogate	361
Ryedale	0
Scarborough	121
Craven	27
Richmondshire	4
total	793

During 2024/25 developers did not enter into any planning obligations to deliver non-monetary contributions towards Education.

2.4 S106 Contributions Spent

Below are the total amounts spent by the authority on infrastructure split out by area and then by infrastructure contribution type in the second table.

Area	Total
Hambleton	£67,067.20
Selby	£573,114.37
Harrogate	£1,324,988.37
Ryedale	£406,588.16
Scarborough	£1,132,850.80
Craven	£336,197.76
Richmondshire	£52,560.00

Contribution Type	Total
Affordable Housing	£972,354.20
Education	£981,497.59
Highways	£846,042.74
Parks and Open Space	£1,093,472.13
Health	£0
Waste	£0

Below is some detail on what infrastructure projects were delivered with the S106 contributions spent in in year.

Affordable Housing Contributions

Scarborough

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In Scarborough a total of £439,981.00 was spent using Affordable housing contributions in 2024/25. Most of this funding was used to pay for Move on Accommodation linked to Keepmoat development in Scarborough. There was also £57,419.00 spent on Joint Venture Delivery.

Selby

A total of £414,194.70 was spent in the former Selby area. This amount was used as a deposit for Stainer Hall, enabling eight privately owned homes to be brought back into affordable housing under the Right to Buy scheme. When these properties are sold, the council has a duty to repurchase them, ensuring they remain within the affordable housing stock.

Ryedale

A total of £118,178.50 was spent in the former Ryedale area. This funding supported affordable housing projects at Vine Street and Castlegate, as shown in the images below. The expenditure also covered associated staffing costs to deliver these schemes effectively.

Education Contributions

Harrogate

In 2024/25 £636,521.13 was spent on education projects in the former Harrogate area, including the following:

- Manse Farm New School - £10,120
- Boroughbridge Primary Expansion - £371,740
- Green Hammerton Primary Expansion - £41,878
- Green Hammerton CE School - £2,018
- Spofforth CE School - £42,752
- Ripon Holy Trinity CE Infant - £121,187

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- King James School - £46,556

Selby
In Selby £84,916.67 was paid towards the modernisation of Selby Abbey PS inclusion room.

Ryedale
A total of £260,059.79 was spent in former Ryedale. £15,826 went towards ST Mary's RC School and £244,233 towards Malton School.

Highways Contributions
Harrogate
Projects included traffic calming and road safety measures in Starbeck, supported by £6,500 of S106 funding. In Green Hammerton, £25,000 contributed to the cycle path project, promoting sustainable travel. Additional contributions included £5,000 for public rights of way works in Boroughbridge and around £25,000 for travel plan monitoring, covering staffing costs for the year.

Selby
In Selby, £14,653 funded upgrades to traffic signals at the Kirkgate/Low Street/Moor Lane/Finkle Hill junction, introducing microprocessor optimised vehicle actuation (MOVA) technology. Travel monitoring fees of £20,250 supported ongoing monitoring activities.

Craven
In the former Craven area £30,000 contributed to junction improvements on the A6131 and A59.

Hambleton and Richmondshire
Travel plan monitoring was supported by £10,000 in Hambleton and £5,000 in Richmondshire.

Scarborough
Investment of £660,539.74 was made in rail infrastructure, enhancing connectivity and supporting sustainable transport.

Parks and Grounds Contributions
The following amount we spent per legacy area on open space related projects.

- Harrogate: £606,967.24
- Richmondshire: £47,560.00
- Ryedale: £28,349.87

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- Scarborough: £32,330.06
- Selby: £15,000
- Hambleton: £57,067.20
- Craven: £306,197.76

This includes the following schemes with associated images:

- New Scoreboard at Harrogate Cricket Club (£3,718.54)
- Multi-use games area (MUGA) improvements at Tockwith Sports field (£25,809.00) (Figure 2)
- MUGA improvements at Boroughbridge (£23,852.96) (Figure 8)
- Accessibility improvements at Christchurch Cemetery (£10,000) (Figure 6)
- Bilton Bowling Club installed a new storage container (£2,891.67)
- Play and MUGA improvements at Lytham Play area and Shortbeck Recreation (£89,995.00)
- Play area improvements at Gargrave (£21,635.00) (Figure 3) and Willow Close (£600) (Figure 7)
- A new gym facility at Sandylands Sports Centre (£106,073.00) (Figure 1 and 5)
- Fencing improvements at Kirk Hammerton Village Hall (£2,406.00)
- Play area improvements at Mint Garth (£50,262.10) (Figure 4)
- Pond restoration, new fencing and gate at Willow Woods (£25,062.00)

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Figure 1

Figure 2

Figure 3

Figure 4

Figure 5

Figure 6

Figure 7

Figure 8

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2.5 Details of Allocated Funds

Allocated but Unspent Funds

The following section provides a breakdown of infrastructure projects that have been earmarked for S106 funding but remain unspent in 2024/25, along with the amount allocated to each project.

Parks and Open Space

Harrogate

A total of £740,104.62 was committed to a number of projects but was unspent in 2024/25.

Projects include:

- £107,415.62 to a village hall extension in Burton Leonard
- £9,700.00 towards facility improvements at KRUFC Knaresborough
- £43,787.00 for footpath improvements at Langthorpe
- £14,923.00 for village hall improvements at Goldsborough

All allocated open space contributions are associated with the seven types of open space set out below. Each type of open space has its own 'vision', which describes the purposes and particular features of the open space.

- Parks and gardens
- Natural and semi-natural greenspace (including urban woodlands)
- Outdoor sports facilities
- Amenity greenspace (includes green corridors)
- Provision for children and young people
- Allotments and community gardens
- Cemeteries, disused churchyards and other burial grounds

More detail and examples of the types of projects allocated are available here: Provision for Open Space SPD October 2016

Hambleton

In Hambleton £2,769.50 was allocated to Crakehall play area but remained unspent in 2024/25.

Craven

In Craven the Aireville multi-use games area (MUGA) project had £76,20.93 of S106 allocated in funding, this remains unspent.

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Ryedale

The legacy Ryedale area has two outstanding allocations. The Malton Sports Centre has an allocation of £170,000 to an expansion project and Slingsby Sports Club was allocated £10,000 for an improvement project.

Scarborough

In Scarborough there were two previous allocations in Seamer, one for £131,102.31 towards cricket nets and a storage unit, and £40,770.00 for Centurion Way Trim Trail. Both remain allocated but were not spent in 2024/25.

Education

In the former Harrogate area £1,409,442 was previously allocated to education projects but was not spent in 2024/25. The projects include Manse Farm, Harrogate West Primary and Tockwith CE expansion. Likewise in Hambleton an existing allocation of £249,803 remains committed to the expansion of Easingwold CP. In Scarborough £45,107.00 remains allocated to Lindhead School.

Unallocated S106 Contributions

Unallocated funds refer to planning obligation contributions held by the council that have not yet been committed to a specific project. While many legal agreements identify the site or type of scheme these funds should support, the money remains unallocated until the project is formally agreed and ready to progress.

Since the formation of North Yorkshire Council, there has been a transition towards a more cohesive and strategic approach to managing funds across all seven on the legacy areas. During this period of integration, allocations have been fewer as the new approach is established. This is to ensure that future investment decisions are consistent, transparent, and aligned with wider priorities.

It is anticipated that future IFSs will include a greater number of S106 allocations. This context is important when considering the following points.

Parks and Grounds

S106 contributions for open space are calculated and earmarked for specific sites from the outset. However, the Parks and Grounds team does not spend any funds until all trigger points are met, and the full contribution has been received. For larger developments, this process can take several years, depending on build pace and site completion.

Once received, contributions typically have a 10-year spending window. This allows the team to prioritise high-impact projects rather than rushing to allocate funds. Parks and Grounds work closely with community groups to identify suitable infrastructure projects.

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As a result, significant sums may appear “unallocated” because either:

- Full contributions have not yet been received, or
- The process of identifying and agreeing projects is still underway.

Education & Highways

A similar situation applies to education and highways contributions. Due to the scale and cost of these projects, funds often need to be pooled from multiple developments before work can commence. Contributions remain unallocated until sufficient funding is secured, and the project is ready to proceed, which can mean money sits with the council for an extended period before allocation and spend.

Affordable housing

In 2024/25 there were no outstanding allocations for affordable housing S106 contributions. This reflects the transition period following Local Government Reorganisation (LGR) and the ongoing work to establish a strategic approach to spending. While some allocations may have been made under legacy authorities, these have been superseded by the North Yorkshire Council (NYC) programme. The Housing team are working on viability assessments for schemes, but until all costs are finalised and year-end capital financing is complete, the precise values allocated between S106 and capital receipts cannot be confirmed.

2.6 Retained Funds

Set out for each legacy area is the total S106 contributions held at year end on 31 March 2025.

Area	Total
Hambleton	£3,077,358.26
Selby	£3,459,970.69
Harrogate	£16,006,525.35
Ryedale	£4,228,280.76
Scarborough	£11,943,178.84
Craven	£651,309.04
Richmondshire	£364,921.50

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3. Community Infrastructure Levy

The Planning Act 2008 introduced the Community Infrastructure Levy (CIL) as a mechanism for securing financial contributions from developers towards infrastructure. Unlike Section 106 agreements, CIL allows for the pooling of contributions across a wider geographical area, rather than limiting funds to the immediate vicinity of the development.

Key characteristics of CIL, not found with S106 contributions include:

- No direct link is required between the development and the infrastructure funded.
- Spending priorities are not defined at the point of collection.
- Calculation is based on a standardised administrative process, not negotiation.
- Applies to a broader range of developments, including smaller schemes.
- A proportion of CIL is allocated locally, with a portion retained for administrative costs.

Prior to the formation of North Yorkshire Council, CIL was adopted by four former district councils:

- Selby District Council – adopted in 2016
- Harrogate District Council – adopted in 2020
- Hambleton District Council – adopted in 2015
- Ryedale District Council – adopted in 2016

The diagram below identified the four CIL charging areas within the context of the wider North Yorkshire Council area.

NORTH YORKSHIRE COUNCIL

Map of North Yorkshire depicting the 4 CIL charging

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These existing Charging Schedules remain in effect for their respective areas under North Yorkshire Council until a new North Yorkshire Local Plan is adopted.

The areas of Craven, Scarborough, and Richmondshire do not currently operate a CIL Charging Schedule and continue to rely solely on Section 106 planning obligations to secure infrastructure funding.

3.1 CIL Money Received

On receipt CIL income is divided into three parts in line with the CIL regulations as outlined below:

Strategic CIL (70–80%)

This portion is allocated by the council to support strategic infrastructure priorities. Funds collected in the four CIL charging areas must be spent within the area they were generated.

Neighbourhood CIL (15–25%)

15% of CIL receipts are allocated to the relevant parish or town council, capped at £100 per council tax dwelling. Where a neighbourhood plan is in place, this increases to 25% uncapped. The local parish, town or city council has discretion over how this portion is spent, provided it supports infrastructure and addresses the demands of development.

Administration (5%)

Up to 5% of CIL income may be used to cover the costs of administering, collecting, and enforcing the levy.

The below tables set out the total amount of CIL payments received during financial year 2024/25 split into these three respective areas and into the four charging areas.

Strategic CIL Received

Area	Total
Hambleton	£812,059.12
Selby	£764,521.61
Harrogate	£694,469.41
Ryedale	£100,587.05

Neighbourhood CIL Received

Area	Total
Hambleton	£152,261.08
Selby	£143,340.53
Harrogate	£135,447.49
Ryedale	£17,615.83

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Administration Income Received

A total of £172,781.88 was accrued in year from CIL administration income.

CIL Demand Notices Issued

The table below sets out the total value of CIL Demand Notices issued to developers during the year.

Area	Total
Hambleton	£1,014,763.90
Selby	£1,387,795.06
Harrogate	£712,496.59
Ryedale	£129,499.90

3.2 CIL Spent This Year

During the financial year 1 April 2024 to 31 March 2025 a total of £2,057,013.62 of strategic CIL money was spent.

The following infrastructure projects received CIL funding:

£2,000,000 for Welburn Hall School (Ryedale)

A major project was undertaken at Welburn Hall School to address critical compliance issues with the heating and drainage systems. The works involved the complete replacement of systems that were at risk of failure, which could have caused significant disruption to the delivery of education. The project also included essential asbestos removal from heating ducts as part of the replacement works, adding significant complexity, time delays and expense. To ensure continuity of education, temporary accommodation was provided on-site throughout the construction period.

The total cost of the project was approximately £6 million, with the £2 million contribution from CIL funding supporting these essential improvements. The outcome ensures the school now benefits from modern, safe, and efficient systems, safeguarding its long-term operation.

Northallerton Sports Village (Hambleton)

The Northallerton Sports Village project was a strategic CIL commitment agreed prior to the formation of North Yorkshire Council. The following was agreed:

- 2020: £310,442 committed
- 2021: Additional £250,000 approved

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Delivery has since commenced, and expenditure has been drawn down against these allocations. At the start of the 2024/25 financial year, £96,375.54 remained committed. During 2024/25, £57,013.62 was spent, leaving a final balance of £39,361.92.

CIL Passed On

The below table sets out the amount of CIL passed to Parish councils (under regulations 59A or 59B) within the financial year.

Area	Total
Hambleton	£165,044.23
Selby	£0
Harrogate	£29,309.33
Ryedale	£23,203.79

There was no CIL funds passed to other organisations (under regulation 59(4)).

CIL Administration Spend

In 2024/25, the full 5% CIL administration allowance collected (£172,781.88) was spent on salary costs. The total salary cost for the year exceeded the CIL admin income for the year. When factoring in a small amount of other costs and a 20% contribution to staffing overheads (IT, HR, Finance, Legal, accommodation, etc.), the total relevant costs comfortably exceeded the income, demonstrating full utilisation of the CIL admin allocation.

3.3 Allocated and Unallocated CIL

Allocated CIL

Norton Lodge

An allocation of £1 million from the Ryedale strategic CIL pot is currently committed to the delivery of Norton Lodge Primary School. It is anticipated that CIL funds will be required to enable delivery of the new school; however, the project is unlikely to come forward before 2027/28. Given the long lead time consideration should be given to whether this allocation should remain committed or be reviewed in future updates to the Infrastructure Business Plan.

Prior to the formation of North Yorkshire Council, the former Hambleton District Council agreed spending from the strategic CIL pot for a number of different projects. All previously approved projects aside from three have now received the approved funding. The remaining projects are as follows:

Bedale 3G pitch

£330,000 has been committed to a 3G pitch project in Bedale. The improvement project was identified in the legacy Hambleton Play Pitch Strategy as a strategic need. Work has been progressed with the Clubs, the County FA and the Football Foundation, however colleagues in Sport and Active Wellbeing are awaiting the results of the new North

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Yorkshire Playing Pitch Strategy to assist with some outstanding matters surrounding the improvement project, including the most appropriate site and the production of the analysis. The team feel unlocking this funding should be possible in 2026/27.

Thirsk MUGA

There is also an existing allocation of £40,000 to contribute to a multi-use games area (MUGA) in Thirsk. Colleagues from Sport and Active Wellbeing are working with the community groups to establish a route forward for spending. It is considered that Thirsk does not have many accessible facilities and therefore the project should be taken forward if possible.

Northallerton Sports Village

There is an outstanding amount of £39,632 still committed to the project. The initial CIL funding approval was for £560,442 with the majority of this now spent on the creation of the new sports village

Please note no further commitments were made in year. In February 2025 Members of Executive reconfirmed the existing allocations, but no new allocations to projects were agreed during the financial year.

Unallocated CIL from Previous Years

North Yorkshire Council is in the process of establishing a strategic approach to strategic CIL spending. Whilst this work has been developed there has been no spend agreed. Therefore, outside the existing allocations no further expenditure has been agreed.

CIL Under Special Regulations (59E & 59F)

Regulation 59E

Regulation 59E relates to neighbourhood CIL funds which have been passes to parishes. In the event that the parish do not spend the CIL within 5 years, it should be returned to the council. No CIL Recovery Notices were issued during the financial year; therefore, a total of £0 CIL was requested back from parish councils.

NB The glossary included in Appendix 1 of the document provides further detail of both regulations.

Regulation 59F

59F refers to areas where neighbourhood CIL accumulates but that there is no parish organisation in place to accept funds. The following areas have been affected by Regulation 59F. The following areas have received CIL funding but do not have a parish in place:

Harrogate

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CIL money has been received for the town of Harrogate where there is currently no Town council in place. Prior to 24/25 North Yorkshire Council held £11,001,92 in Neighbourhood CIL for the Harrogate area.

During 24/25 a further £102,677.98 was paid to the council for Neighbourhood CIL.

A total of £113,679.90 has been received for the Harrogate area to date. The community is in the process of forming a Town Council, once this is in place the neighbourhood CIL held for Harrogate will be transferred to the new Town Council.

Thrintoft (Hambleton)
£1,971.00 was received in Neighbourhood CIL in 24/25 and is still held by North Yorkshire Council.

South Sowton (Hambleton)
£187.20 was received in Neighbourhood CIL in 24/25 and is still held by North Yorkshire Council.

Catton (Hambleton)
The council received £3386.40 in Neighbourhood CIL. Prior to 24/25 £858.48 was received and is still held for the area.

Tholthorpe (Hambleton)
Prior to financial year 2024/25 North Yorkshire Council held £1160.70 in Neighbourhood CIL for this area. In this financial year a further £8,415.70 has been received.

At this time no projects have been agreed for any of the aforementioned neighbourhood CIL amounts, the funds are still retained by North Yorkshire Council.

3.4 CIL Retained at Year-End

On 31 March 2025 the strategic pots were CIL retained is as follows:

Area	Strategic Totals retained (gross)	Strategic Totals retained (including commitments)
Hambleton	£3,347,896.07	£2,938,534.15
Selby	£3,920,711.83	£3,920,711.83
Harrogate	£940,930.39	£940,930.39
Ryedale	£1,441,645.63	£441,645.63

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4. Strategic CIL Spending

Alongside the IFS North Yorkshire Council plan to publish an Infrastructure Business Plan (IBP). This will set out the strategic framework and assessment process for allocating Community Infrastructure Levy (CIL) funds in a strategic and transparent manner.

As part of this process, an Officer Cross-Service Working Group has been established to coordinate infrastructure priorities across departments. This group has compiled a list of proposed infrastructure projects for consideration. All projects have been taken through the assessment and as such some emerging CIL spending recommendations have formed.

This Infrastructure Funding Statement (IFS) is closely linked to the Infrastructure Business Plan (IBP). The IBP informs the selection of projects for CIL funding, ensuring that investment supports sustainable growth and delivers tangible benefits across the region. The IFS provides a factual account of the financial record associated with that year. Like the IFS the IBP will be a living document that will assess projects each year and aim to make new spending decisions based on infrastructure demands at that time.

Alongside the publication of this IFS, Members will begin making initial decisions on strategic CIL allocations. Updates on these decisions, including progress on funded projects, will be provided in the next IFS covering the 2025/26 financial year.

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Appendix 1

Glossary

Agreed – contributions that have been agreed within a signed legal agreement but have not yet been collected or delivered because the appropriate trigger point for payment has not yet been reached. If the planning application is not implemented, these will not be received.

Allocated – contributions that have been received and assigned to specific projects.

Bonds – financial securities which will need to be paid at certain trigger points during the development; either held or repaid to the developers.

Community Infrastructure Levy (CIL) - applies a charge on new developments to help pay for infrastructure (to be noted this only applies to some parishes within the North Yorkshire curtilage).

Infrastructure – Infrastructure is a broad definition covering the different structures, operations, services, facilities, and space 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: housing for sale or rent for those whose needs are not met by the open market.
- 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): All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes, and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
- Community facilities (such as village halls)
- Digital infrastructure (broadband): this includes electronic communications networks, such as next generation mobile technology (such as 5G) and full fibre broadband connections. It also includes radio and electronic communications masts, and the sites for such installations.
- Green and blue infrastructure and biodiversity resilience such as rivers, streams, and woodland: a network of multifunctional green space, urban and rural, which can deliver a wide range of environmental and quality of life benefits for local communities.

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- Flood and water management (flood mitigation, management, and defence): this includes infrastructure with the purpose of managing the risk of flood and coastal erosion. This can include structural measures to reduce the likelihood and impact of floods, such as hard defences and flood relief works. It can also include soft defences such as green infrastructure (e.g. natural flood management and sustainable drainage systems).
- Economic development – supporting expansion of resilience to business in the locality.
- Health (GP/Acute/Mental Health/Primary Care).

Land – this includes land which is provided instead of money.

Received – contributions received, either monetary or non-monetary.

Section 106 – A land charge regulation within the planning act which covers aspects that planning conditions cannot.

Spent/Delivered – monetary or non-monetary contributions that have been used as intended, either by spending the allocated funds or completing the contribution as agreed.

CIL regulations definitions

Regulation 59A – Passing CIL to Local Councils

- Local councils (parish, town or city councils) must receive a portion of CIL money when development happens in their area.
- **Standard rate**: 15% of the CIL from the development.
- **Higher rate**: 25% if there's a neighbourhood development plan or a neighbourhood development order in place.
- There's a cap of £100 per dwelling per year for the 15% rate.
- Councils can choose not to receive the funds; in which case the charging authority keeps them.

Regulation 59B – Land Payments

- If a developer pays CIL using land or infrastructure instead of money, the same rules from 59A apply.
- The value of the land/infrastructure is treated as CIL.
- Local councils still receive their share, but it must be paid in money.
- **Regulation 59C – How Local Councils Can Use CIL Money**

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- Local councils must use the CIL money they receive to support development in their area. They can do this by funding:
    - Infrastructure Projects: this includes building new infrastructure or improving, replacing, operating, or maintaining existing infrastructure.
    - Other Development-Related Needs: anything else that helps deal with the impact of new development in the area.

Regulation 59E – Recovering CIL from Local Councils

- If a local council:
    - Doesn't spend its CIL within **5 years**, or
    - Spends it on things **not allowed** under regulation 59C,
- Then the charging authority can **ask for the money back**.
- Recovered funds must still be used to support development in that local council's area.

Regulation 59F – No Parish or Community Council

- If development happens in an area **without a parish or community council**, the charging authority keeps the neighbourhood portion.
- The authority can spend it in the same way a local council would—on infrastructure or anything that helps address the impact of development in that area.

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