

St Albans City & District Council
Infrastructure Funding Statement

2024-2025



1. Introduction

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

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

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

Section 2 covers all developer contributions agreed between 2024-2025.

Section 3 covers all developer contributions received between 2024-2025.

Section 4 covers all developer contributions spent between 2024-2025.

Section 5 details the status and allocations of unspent Section 106 receipts currently held and planned expenditure over the next reporting period 2025-2026.

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

2. Developer Contributions Secured

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

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

2.2. During 2024-2025, a total of £791,128.00 in contributions were secured which are set out below. A total of 138 Affordable Housing units have also been secured.

Application Ref.	Application Site	Contribution	Amount
5/2023/1300	52 and Land Rear of 28-74 Ragged Hall Lane St Albans	Additional First Homes	TBC
		NHS	£95,477
		Affordable Housing	19 units
5/2022/2557	Land North of Boissy Close St Albans	Additional First Homes	TBC
		NHS	£63,992
		Leisure	£27,560
		Affordable Housing	14 units
5/2024/0568	Oysterfields Open Space Temple View St Albans	Play Areas	£102,000
5/2022/0267	Land Between Caravan Site and Watling Street Park Street	Additional First Homes	TBC
		NHS	£147,749
		Affordable Housing	38 units
5/2023/0983	Copsewood Lye Lane Bricket Wood	Additional First Homes	TBC
		NHS	£354,350
		Affordable Housing	67 units

2.3 The number and value of the contributions secured is heavily dependent on the number and type of applications received by the Council. As a result of this, the amounts secured each year can vary significantly. The number of planning applications submitted to the Council continues to decrease year over year with 2024-2025 having the lowest number of applications received over the last 5 years. Similarly, the number of major applications received, which is where the majority of developer contributions are secured, has also decreased.

The chart below shows a comparison of the developer contributions secured by type against previous years.

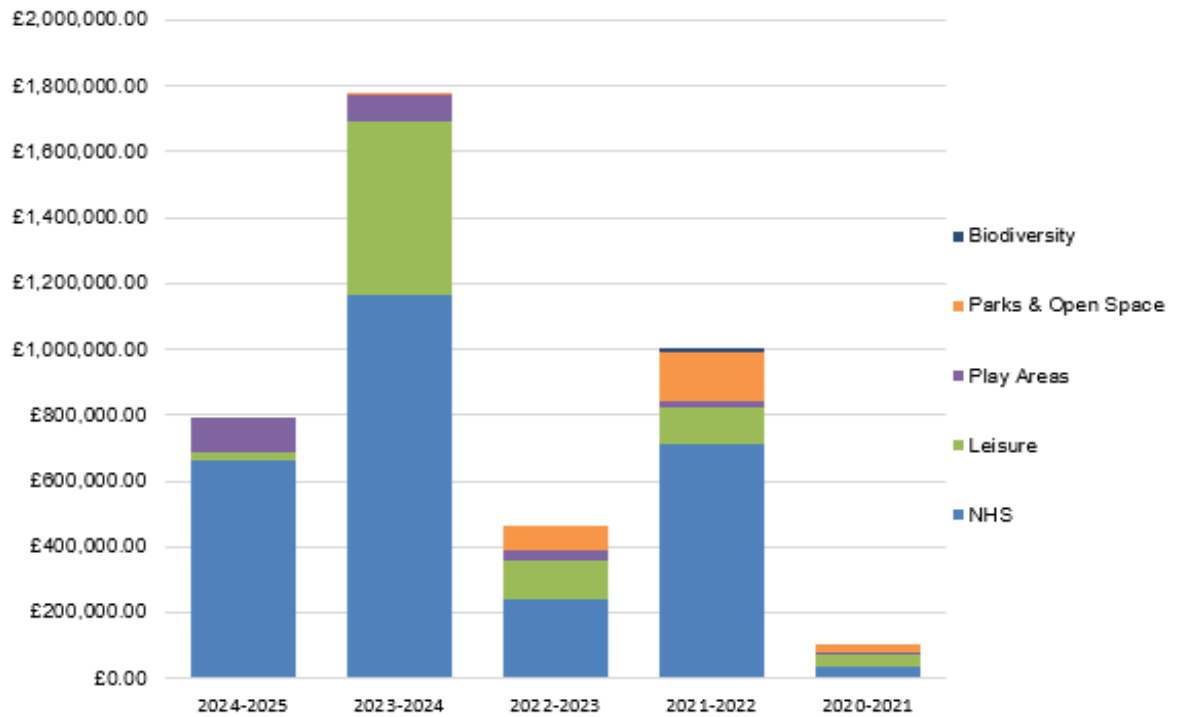


Fig1. Developer contributions secured by type

3. Developer Contributions Received

3.1. During 2024-2025, a total of £264,097.07 in contributions were received which are set out below.

Application Ref.	Application Site	Contribution	Amount
5/2022/2735	22-24 Grove Road Harpenden	NHS	£40,980.27
5/2020/2978	67 St Peters Street St Albans	Leisure	£17,891.98
		Parks & Open Space	£11,311.17
		Play Areas	£2,685.65
5/2024/0568	Oysterfields Open Space Temple View St Albans	Parks & Open Space	£102,000
5/2024/2303	91-93 Victoria Street St Albans	Leisure	£7,035.00
		Parks & Open Space	£4,447.00
		Play Areas	£869.00
5/2021/2730	Land off Orchard Drive Park Street	Leisure	£23,883.00
		Parks & Open Space	£15,096.00
		Play Areas	£9,458.00
		Biodiversity	£28,440.00

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

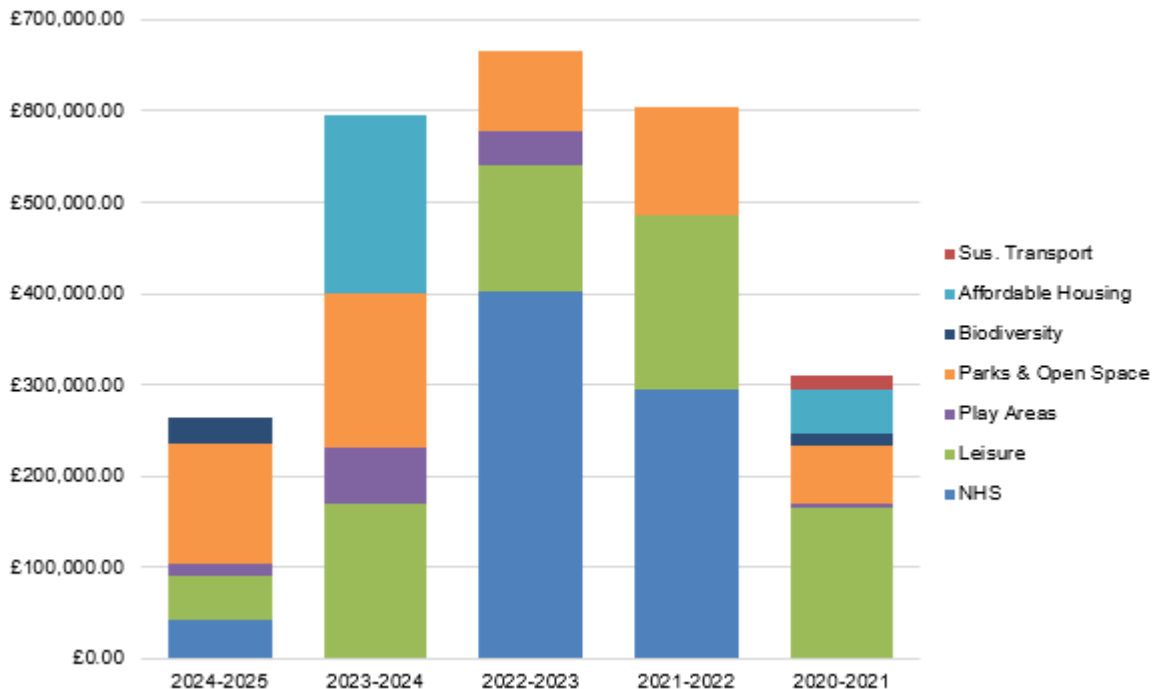


Fig2. Developer contributions received by type

3.3. All developer contributions received during 2024-2025 have been allocated to projects of which £40,980.27 (16%) has been spent. Allocated projects for unspent contributions include:

- £24,554 towards Mayflower Road Open Space & Play Area;
- £23,883 towards Greenwood Park Pavillion;
- £102,000 towards Oysterfields Open Space; and
- £19,312.82 towards CCOS North Garden & Play Area

3.4. Of the amount received prior to this reporting period, £15,019.45 remains unallocated.

3.5. No money has been collected or is currently being held through monitoring fees. Any money collected and held through monitoring fees will be reported within future statements.

4. Developer Contributions Spent

4.1. During 2024-2025, a total £434,561.52 in contributions were spent which are set out below. For the purposes of this section, contributions which have been transferred to external bodies are shown as spent.

Application No.	Application Site	Project	Amount
5/2016/2656	Units 6 & 7 Batford Mill Lower Luton Road Harpenden	Park Hall Community Centre	£16,376.57
		Batford Springs Play Area	£5,826.86
		Marquis Meadow Open Space	£10,350.86
5/2005/2284 & 5/2021/0637	Wheathampstead Education Centre Butterfield Road Wheathampstead	Butterfield Road Football facilities	£146,647.00
5/2021/2195	Land Adjacent to 15 Cape Road St Albans	Fleetville Play Area	£10,045.00
5/2013/2589	Oaklands College Smallford Campus Hatfield Road St Albans	Abbey View Track	£35,079.23
5/2016/1341	55 Victoria Street St Albans	Municipal Gardens	£8,055.00
5/2017/1550	Building Research Establishment Bucknalls Drive Garston	St Julians Wood & Broadacre Woodland	£6,710.00
5/2017/1149	Grosvenor Road Car Park St Albans	Off-site Affordable Housing	£195,471

4.2 The photos below show some of the community facilities within the district which have received funding through Section 106 contributions through during 2024-2025.



Abbey View Athletics Track



Fleetville Play Area



Civic Rose Garden

4.3 The chart below shows a comparison between Section 106 receipts and expenditure compared with previous years.

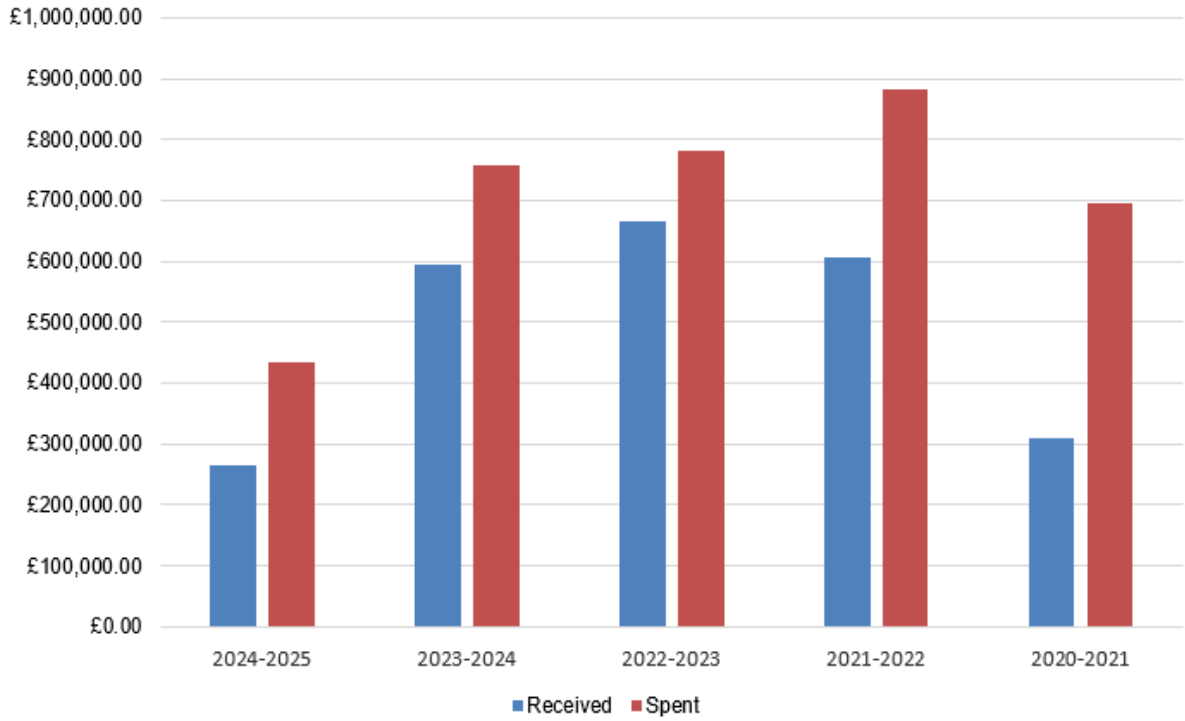


Fig3. Developer contribution receipts and expenditure

4.4. No money has been spent on repaying money borrowed or unspent developer contributions.

5. Planned expenditure over the next reporting period (2025/2026)

5.1. This section sets out how Section 106 developer contributions will be prioritised and spent during the next reporting period 2025-2026 and the status and allocations of all unspent contributions held by the council. The amount of Section 106 funding available is subject to the number of applications received where contributions are required and the number of planning permissions which are implemented. As such, the forecasted Section 106 funding below is based on income collected from previous financial years which remains unspent or unallocated.

5.2. At the end of this reporting period, the Council held a balance of £1,058,814.76 of Section 106 receipts of which £43,459.45 (4%) has not been allocated to a specific project within the district. The chart below breaks down Section 106 receipts across the different infrastructure types.

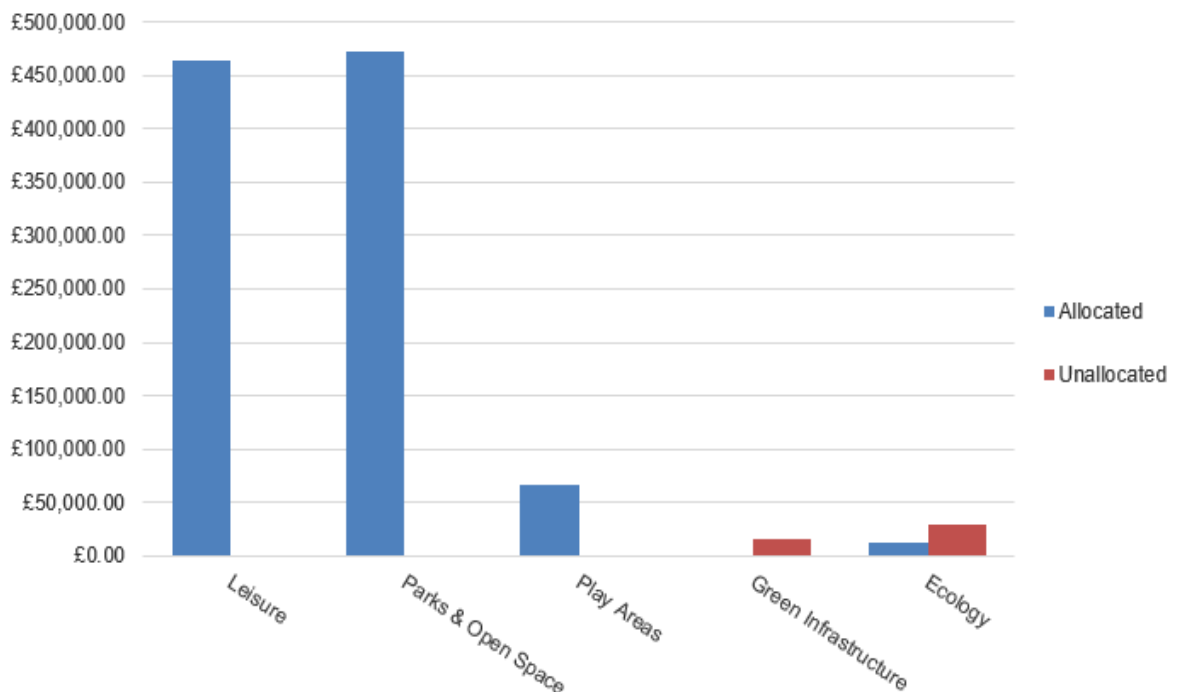


Fig4. Developer contributions held by type

5.3. During 2025-2026 there is approximately £165,480.42 of planned expenditure towards infrastructure within the district however additional expenditure is likely expected through the year. Planned expenditure includes:

- £103,710.97 towards Oysterfields Open Space;
- £10,317.12 towards Caledon Road Open Space & Play Area;

- £18,443.33 towards Morris Way Recreation Ground;
- £24,554.00 towards Mayflower Road Open Space & Play Area;
- £8,455.00 towards Crinkle Crankle Gardens

6. Conclusion

- 6.1. St Albans District & City Council is committed to providing high quality infrastructure and community facilities throughout the district. An updated Infrastructure Funding Statement is to be published annually on the council's website to ensure openness and transparency of Section 106 receipts and expenditure.
- 6.2. We monitor and review our allocation and expenditure processes regularly to maximize the delivery of infrastructure. Where possible, we aim to identify suitable projects during the determination of the planning application to ensure a swift turnaround of spending so the money can quickly be invested into local community facilities and infrastructure within the district.

If you have any questions regarding this statement, please contact us via email at planning@stalbans.gov.uk.