

Infrastructure Funding Statement

2019-2020

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1.0 Introduction

[The Community Infrastructure Regulations 2010 \(Amendment\) \(England\) \(No.2\) Regulations 2019](#), came into force on 1st September 2019. This required that all contribution receiving authorities must produce an annual Infrastructure Funding Statement (IFS).

This statement must provide a summary of the contributions the Council has secured through Section 106 (S106) legal agreements from new developments for off-site infrastructure provision and affordable housing.

In brief, the IFS provides:

- Overview of S106 obligations;
- S106 contributions committed for future years;
- S106 contributions paid to the Council in the 2019/20 monitoring period;
- Any S106 contributions which have not been allocated by the authority;
- Projects successfully delivered throughout the district with Section 106 contributions within the monitoring period

The information that is included within this report will be published on the Council's [website](#).

This report does not include information on infrastructure that has been delivered on site.

Throughout the IFS there will be references provided to the following definitions:

- **Allocated** – Contributions that have been received, and allocated to specific projects for future spending
- **Received** – Contributions that have been received by South Derbyshire District Council; these can be either monetary, or non-monetary. Where another Local Planning Authority (LPA) is a signatory to the S106 (for example Derby City Council), that LPA might have received the contribution. If this is the case it will be highlighted on its IFS.
- **Spent / Transferred** – Monetary contributions that have been spent
- **Financial year** - Unless stated, this refers to the period of 01/04/2019 – 31/03/2020.

2.0 Section 106 Agreements

Planning Obligations are a legal obligation under Section 106 of the Town and Country Planning Act 1990 (as amended). They are used as a mechanism to make a development proposal acceptable in planning terms.

Planning obligations may only constitute a reason for granting planning permission if they meet the three statutory tests as set out in the [Community Infrastructure Levy \(CIL\) Regulations 2010 \(as amended\)](#) and in paragraph 56 of the National Planning Policy Framework ([NPPF](#)); these are that the obligation is:

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

Obligations are site specific and focus on the mitigation of the impact of the proposed development.



S106 obligations can either be provided on-site, for example, through the provision of a Locally Equipped Area for Play (LEAP) or affordable housing, or they can be provided off-site in the form of financial payments.

South Derbyshire District Council's Guide for Developers with regard to S106 obligations is available [here](#) on the Council's website.

3.0 Community Infrastructure Levy (CIL)

Community Infrastructure Levy (CIL) was introduced through the CIL Regulations 2010 as an alternative mechanism for the funding of infrastructure necessitated by new development. CIL is a tariff-based system with the associated adopted charging schedule setting out the CIL charge per square metre, depending on the type of development.

South Derbyshire District Council is not currently a CIL charging authority.

4.0 Infrastructure Funding Statement Requirements

Under Regulation 121A of the CIL Regulations, it is required that no later than 31st December each year a contribution receiving authority must publish an annual infrastructure funding statement which comprises the following three elements:

- a) A statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) ("the infrastructure list")
- b) A report about CIL, in relation to the previous financial year ("the reported year"), which includes the matters specified in paragraph 1 of Schedule 2 ("CIL report");
- c) A report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule ("Section 106 Report").



5.0 Infrastructure Funding Statement

5.1 Infrastructure projects, or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL

Nil: South Derbyshire District Council does not have a CIL in place.

5.2 The CIL Report

Nil: South Derbyshire District Council does not have a CIL in place.

5.3 The Section 106 Report

a) the total amount of money to be provided under any planning obligations which were entered into during the reported year.

Table 1 outlines the monies to be provided through signed S106s in the financial year. This does not include contributions where another Authority is due to collect this funding (for example Education funding where Derbyshire County Council is also a signatory to the S106).

The largest infrastructure type to be provided through the agreements is the off-site housing commuted sum which is in lieu of any that is to be provided within a development.

Table 1: Monies to be provided under any planning obligations which were entered into during the financial year

Infrastructure Type	Monies Agreed
Affordable Housing	£700,000.00
Education	£82,980.48
Green Infrastructure	£22,750.00
Health	£24,246.00
Open Space and Leisure	£119,361.80
Total	£949,338.28

*As S106s are signed at the point of the planning permission being granted, the exact figure of the funding to be received is unknown until a reserved matters application is approved. Therefore, the figure provided under the monies agreed column is an estimate.



It must also be noted that the figures provided above are a snapshot in time and that planning obligations can be renegotiated at any point where the LPA (at Planning Committee) and the developer agree to do so.

b) The total amount under any planning obligations which was received during the financial year (2019-2020)

Table 2 shows the total amount of S106 money received by South Derbyshire District Council. This is split into monies that the Council is to be the direct recipient of and monies to be transferred to external organisations. These are broken down further in Tables 3 and 4, respectively. In the majority of instances, the funding was received from S106s signed prior to this financial year.

Table 2: Total monies received 2019/20 directly through South Derbyshire District Council S106s

Recipient	Monies Received
South Derbyshire District Council	£2,651,083.14
South Derbyshire District Council to be transferred to external organisations	£2,362,024.54
Total	£5,013,107.68

Table 3: Money received this financial year to be spent by South Derbyshire District Council

Infrastructure Type	Monies Received
Affordable Housing	£1,501,952.22
Green Infrastructure	£9,784.60
Open Space and Leisure	£1,139,346.32
Total	£2,651,083.14

Table 4: Money received this financial year that is to be transferred to external organisations

Infrastructure Type	Monies Received
Education	£1,380,443.95
Flood and Water Management	£43,469.90
Green Infrastructure	£33,101.87
Health	£41,806.58
Highways	£509,149.67
Open Space and Leisure	£242,230.76
Transport and Travel	£111,628.82
Waste	£192.99
Total	£2,362,024.54

c) The total amount under any planning obligations which was received before the reported year which has not been allocated by the authority

Table 5: Unallocated monies held by the Council at 31st March 2019

Infrastructure Type	Amount Held
Community Facilities	£29,510.08
Education	£125,827.29



Green infrastructure	£1,131.63
Health	£571,479.80
Highways	£1,187,767.15
Open Space and Leisure	£644,386.75
Total	£2,560,102.70

d) Non-monetary contributions to be provided under planning obligations which were entered into during 2019/20.

i. In relation to affordable housing, the total number of units to be provided: NIL

A total of six S106s were entered into during the financial year, however, the circumstances of each, as outlined below, did not directly result in the provision of affordable units on site. This is notwithstanding that 269 affordable units were delivered on site during 2019/20, of which 194 were through S106s.

Table 6: Comments regarding affordable housing for S106s signed 2019/20.

App No	Development	Comment
9/2017/1191	Jackson's Lane, Etwall	An Affordable Housing Contribution is being provided in lieu of units being provided on site
9/2018/1049	MJ Car Sales, Church Gresley	The development is below the threshold for Affordable Housing developments
9/2018/0114	Land on the west of Coppice Side, Swadlincote	The proposed development is for specialist supported living apartments
9/2018/0976	Former Methodist Church, West Street, Swadlincote	The development is below the threshold for Affordable Housing developments*
9/2016/0844	Findacar and Easy Lease (Jetberg) Ltd, Castle Gresley	The development is below the threshold for Affordable Housing developments*
DMPA/2019/1205	Plots 5 - P2 -01, Dove Valley Park	The proposed development is a commercial development

*Policy H21 of the adopted [Local Plan Part 1](#) requires 30% affordable housing on sites of over 15 dwellings.

ii. In relation to educational facilities, the number of school places and category of school:

For the amount of education places provided as non-monetary contribution please refer to Derbyshire County Council's IFS.

e) The total amount of money which was allocated but not spent during the financial year for funding infrastructure



Table 7 shows the total funding that was allocated but has not yet been spent. This is independent of when the funding was received. The funding is allocated between various organisations in accordance with the terms of the S106.

Table 7: Total funding allocated but not yet spent

Allocation	Monies Allocated but not spent
Affordable Housing	£987,906.43
Community Facilities	£101,711.75
Flood and Water Management	£102,460.61
Green Infrastructure	£106,497.41
Health	£576,090.79
Highways	£373,150.63
Open Space and Leisure	£1,883,393.69
Post 16 Education	£557,594.29
Primary Education	£487,553.79
Secondary Education	£1,339,919.87
Transport and Travel	£111,628.82
Total	£6,627,908.08

f) Total monies spent in 2019-2020

Table 8: Total Council monetary S106 spending and transfer 2019/20

Money spent / transferred	Amount
South Derbyshire District Council	£318,668.29
Transferred to External Body	£2,018,492.05
Total	£2,337,160.34

g) In relation to money (received under planning obligations) which was allocated by the authority but not spent during the financial year, summary details of the items of infrastructure on which the money has been allocated and the amount of money allocated to each item:

Table 9: Affordable Housing S106 funding which was allocated but not spent 2019-2020

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Affordable Housing	South Derbyshire District Council	Purchase of four new homes in within Repton	£987,906.43
Total			£987,906.43



Table 10: Community Facilities S106 funding which was allocated but not spent (or transferred) 2019-2020

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Community Facilities	South Derbyshire District Council	Towards the new community centre at New House Farm	£46,250.00
Library Contribution	Derbyshire County Council	Etwell Library Improvements	£54,416.03
Waste Contribution	Derbyshire County Council	Towards additional capacity at Newhall HWRC	£1,045.72
Total			£101,711.75

Table 11: Flood and Water Management S106 funding which was allocated but not spent (or transferred) 2019-2020

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
River Mease Contribution	North West Leicestershire District Council	River Mease DCS2	£2,460.61
Willington Brook Contribution	South Derbyshire District Council	Willington Brook Flood Defence Works	£100,000.00
Total			£102,460.61



Table 12: Green Infrastructure S106 funding which was allocated but not spent (or transferred) 2019-2020

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Grassland Contribution	South Derbyshire District Council	The restoration and management of Swadlincote Woodlands	£6,200.31
Greenway Contribution	The Canal and River Trust	Towards the creation of 1km of greenway along the Trent and Mersey corridor	£46,583.00
National Forest Contribution	South Derbyshire District Council	Towards the management of Foxley Wood Woodlands	£4,032.33
Pedestrian / Cycleway Contribution	Derbyshire County Council	Creation of a Pedestrian / Cycleway from Cadley Hill Industrial Estate to Ryder Close	£16,579.90
Public Right of Way Contribution	Derbyshire County Council	Improvements to Woodville FP3	£33,101.87
Total			£106,497.41



Table 13: Health S106 funding which was allocated but not spent (or transferred) 2019-2020

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Healthcare Contribution	Derby and Derbyshire CCG	Alvaston Medical Centre Improvements	£17,110.16
Healthcare Contribution	Derby and Derbyshire CCG	Overseal Doctors Surgery Expansion*	£40,224.48
Healthcare Contribution	Derby and Derbyshire CCG	Gresleydale Surgery Expansion	£9,934.25
Healthcare Contribution	Derby and Derbyshire CCG	Hilton GP Surgery Expansion	£44,078.85
Healthcare Contribution	Derby and Derbyshire CCG	Improving Healthcare Provision within Boulton Moor	£345,348.17
Healthcare Contribution	Derby and Derbyshire CCG	Mickleover Medical Centre Expansion	£24,215.00
Healthcare Contribution	Derby and Derbyshire CCG	Lister House Surgery, Chellaston Improvements	£13,542.75
Healthcare Contribution	Derby and Derbyshire CCG	Melbourne and Chellaston Medical Practice Expansion	£51,637.13
Total			£546,090.79

*Due to the closure of Overseal GP Surgery in January 2020, which was after the date the monies were received, South Derbyshire District Council and Derby and Derbyshire Clinical Commissioning Group (CCG) are working with the signatories to the relevant S106 to agree the appropriate spending of the money.



Table 14: Highways S106 funding which was allocated but not spent (or transferred) 2019-2020

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Highways	Derbyshire County Highways	Improvements to Woodyard Lane Foston	£1,381.87
Highways	Derby City Council	Improvements to A514 Transport Corridor	£143,649.67
Highways	Highways England	Ramp Metering Works Findern A38 Junction	£196,500.00
Highways	Highways England	A515 / A50 roundabout junction at Sudbury works	£31,619.09
Total			£373,150.63

Table 15: Open Space and Leisure S106 funding which was allocated but not spent (or transferred) 2019-2020

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Built Facilities	South Derbyshire District Council	Aston Recreation Ground Improvements	£5,391.39
Outdoor Sports	South Derbyshire District Council	Aston Recreation Ground Improvements	£9,659.74
Outdoor Sports	South Derbyshire District Council	Badger's Hollow Recreation Ground Improvements	£20,945.73
Outdoor Sports	South Derbyshire District Council	Broomfields Recreation Ground	£1,501.44
Recreation Contribution	Derby City Council	Chellaston Community Centre	£180,000.00
Built Facilities	South Derbyshire District Council	Etwall Leisure Centre Improvements	£207,529.19
Outdoor Sports	South Derbyshire District Council	Etwall Leisure Centre Improvements	£150,872.60
Open Space	South Derbyshire District Council	Eureka Park	£60,808.70
Built Facilities	South Derbyshire District Council	Goseley Community Centre	£6,057.20
Outdoor Sports	South Derbyshire District Council	King George V Playing Field	£26,539.59
Built Facilities	South Derbyshire District Council	Kings Newton Bowls Clubhouse	£15,326.07



Open Space	South Derbyshire District Council	Linton Recreation Ground Improvements	£35,512.53
Open Space	South Derbyshire District Council	Main Street Recreation Ground, Hartshorne Improvements	£10,631.62
Open Space	South Derbyshire District Council	Maurice Lea Memorial Park Play Equipment	£12,442.32
Open Space	South Derbyshire District Council	New Urban Park (Cadley Hill)	£289,909.93
Open Space	South Derbyshire District Council	Newhall Park	£46,176.70
Outdoor Sports Facilities	East Staffordshire Borough Council	Newton Road Park Playing Fields Improvements	£49,840.20
Built Facilities	South Derbyshire District Council	Improvements to the changing rooms at Overseal Recreation Ground	£5,635.35
Open Space	South Derbyshire District Council	Oversetts Road Recreation Ground	£600,707.32
Built Facilities	South Derbyshire District Council	Rosliston Forestry Centre, Towards Visitor Centre Enhancements	£12,292.79
Open Space	South Derbyshire District Council	Rosliston Forestry Centre, towards upgrading play equipment	£37,338.86
Outdoor Sports	South Derbyshire District Council	Strawberry Lane Recreation Ground Improvements	£22,022.92
Open Space	South Derbyshire District Council	Swadlincote Woodlands Improvements	£19,385.96
Outdoor Sports	South Derbyshire District Council	Outdoor Sports within Willington	£33,817.07
Built Facilities	South Derbyshire District Council	Woodville Recreation Ground Changing Room Refurbishment	£3,783.23
Outdoor Sports	South Derbyshire District Council	Woodville Recreation Ground Improvements	£3,532.59
Open Space	Derby City Council	Play Area, adjacent to Woodgate Drive Chellaston	£15,732.65
Total			£1,883,393.69



The Council liaises with external partners and bodies as appropriate in facilitating the timely spending of S106 monies.

Table 16: Post 16 Education S106 funding which was allocated but not spent (or transferred) 2019-2020

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Post 16 Education	Derbyshire County Council	John Port Improvement Works	£510,155.09
Post 16 Education	Derbyshire County Council	Pingle School Improvement Works	£47,439.20
Total			£557,594.29

Table 17: Primary Education S106 funding which was allocated but not spent (or transferred) 2019-2020

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Primary Education	Derbyshire County Council	Eureka Primary School Expansion	£149,421.97
Primary Education	Derbyshire County Council	Linton Primary School Expansion	£63,839.67
Primary Education	Derbyshire County Council	Newhall Junior School Expansion	£12,236.23
Primary Education	Derbyshire County Council	Overseal Primary School Expansion	£88,472.21
Primary Education	Derbyshire County Council	Repton Primary School Expansion	£93,819.21
Primary Education	Derbyshire County Council	Rosliston Primary School Expansion	£24,806.25
Primary Education	Derbyshire County Council	Stanton Primary School Expansion	£45,157.11
Primary Education	Derbyshire County Council	Woodville Infant & Junior School Expansion	£9,801.14
Total			£487,553.79

Table 18: Secondary Education Section 106 funding which was allocated but not spent (or transferred) 2019-2020

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Secondary Education	Derbyshire County Council	Chellaston Academy Expansion	£335,785.15
Secondary Education	Derbyshire County Council	John Port Improvement Works	£555,353.07



Secondary Education	Derbyshire County Council	Pingle School Improvement Works	£116,654.63
Secondary Education	Derbyshire County Council	William Allitt Improvement Works	£332,127.02
Total			£1,339,919.87

Table 19: Transport and Travel Section 106 funding which was allocated but not spent (or transferred) 2019-2020

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Bus Service Contribution	Derby City Council	Towards a bus to serve Chellaston Fields	£111,628.82
Total			£111,628.82

h) In relation to money (received under planning obligations) which was spent during the financial year

i) The items of infrastructure on which that money was spent, and the amount spent on each:

Table 20: Total monies spent by South Derbyshire District Council 2019-2020

Infrastructure Type	Infrastructure Project	Monies Spent
Affordable Housing	Purchase of 12 Affordable Homes in Aston-on-Trent	£277,999.22
Open Space and Leisure	Eureka Park Planting	£13,211.94
Open Space and Leisure	Improvements to the drainage at Melbourne Sports Park	£27,457.13
Total		£318,668.29

The table above refers to S106 monies spent by the Council; in this section, the tables below refer to monies transferred to external organisations for spending, split up by the infrastructure type.

Table 21: Community S106 funding transferred 2019-2020

Recipient	Infrastructure Project	Monies Transferred
Etwall Parish Council	Toilet Refurbishment at Frank Wickham Hall	£30,098.84
Linton Village Hall	Linton Village Hall Refurbishment	£58,071.57
Repton Village Hall Company	Repton Village Hall Refurbishment	£10,161.35
Total		£98,331.76





Repton Village Hall, opened September 1st, 2019 which was partially funded by S106 contributions.

Table 22: Flood and Water Management S106 funding transferred 2019-2020

Recipient	Infrastructure Project	Monies Transferred
North West Leicestershire District Council	River Mease Developer Contribution Scheme	£41,007.29
	Total	£41,007.29

Table 23: Highways S106 funding transferred 2019-2020

Recipient	Infrastructure Project	Monies Transferred
Derby City Council	Riber Drive Controlled Crossing Installation	£99,950.00
Etwall Parish Council	Pedestrian Improvements around Church Hill	£5,862.06
	Total	£105,812.06

Table 24: Open Space and Leisure S106 funding transferred 2019/20

Recipient	Infrastructure Project	Monies Transferred
Burton Canoe Club	Refurbishment works to the clubhouse	£51,983.25
Derby City Council	Chellaston Community Centre Improvements	£15,554.53
Derby City Council	Moorways Swimming Complex	£27,866.43
Derbyshire County Council	Etwall Library Stock	£20,000.00
Derbyshire Wildlife Trust	Willington Gravel Pits Nature Reserve	£19,950.00
East Staffordshire Borough Council	Newton Road Park Improvement Project	£43,289.40
Etwall Parish Council	Bowls Club Improvement Project	£20,000.00
Hatton Parish Council	Remembrance Wood at Jubilee Field	£2,865.00
Hatton Parish Council	Scropton Road Play Equipment	£11,160.00
Hatton Parish Council	Scropton Road Bowls Club Improvements	£6,600.00
Linton Parish Council	Linton Recreation Ground Refurbishments	£76,700.35
Overseal Parish Council	Enlargement of MUGA	£86,816.55



Repton Casuals FC	Broomhills Lane Redevelopment	£30,478.85
Repton Parish Council	Outdoor Sports Facilities Adjacent to Brookside Close	£6,991.00
Whistlewood Common	Play Facilities	£39,461.52
Woodville Parish Council	Commuted sum for maintenance of Public Open Space at Woodville Woodlands	£15,000.00
Total		£474,716.88

Table 25: Primary Education S106 funding transferred 2019-2020

Recipient	Infrastructure Project	Monies Transferred
Derbyshire County Council	Linton Primary School Expansion	£144,423.09
Derbyshire County Council	Church Gresley Infant School	£130,805.34
Derbyshire County Council	Chellaston Fields Primary School	£83,529.25
Derbyshire County Council	Stanton Primary School Expansion	£87,425.71
Derbyshire County Council	Overseal Primary School Expansion	£66,351.33
Derbyshire County Council	Belmont Primary School Expansion	£134,311.01
Derbyshire County Council	Willington Primary School Expansion	£132,792.43
Total		£779,638.16

Table 26: Secondary Education S106 funding transferred 2019-2020

Recipient	Infrastructure Project	Monies Transferred
Derbyshire County Council	Pingle School Expansion	£317,673.94
Derbyshire County Council	Chellaston Academy Expansion	£128,902.32
Derbyshire County Council	John Port Academy Expansion	£20,000.00
Total		£466,576.26

Table 27: Transport and Travel S106 funding transferred 2019/20

Recipient	Infrastructure Project	Monies Spent
Persimmon Homes North Midlands	Repayment of Travel Plan Contribution (in order to pay into an ESCROW account)	£52,409.64
Total		£52,409.64

ii) The amount of money spent repaying money borrowed: NIL



- iii) *The amount of money spent in respect of monitoring in relation to the delivery of planning obligations: NIL*

- i) **The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance “commuted sums” also identify separately the total amount of commuted sums held.**

These “commuted sums” are allocated within a S106 for the sole purpose of funding the future maintenance and management of public open space within a development that has been adopted by the Council. The monies are jointly spent, as appropriate, by both the Operational Services and Cultural Services teams.

There is £653,746.27 of commuted sums held by South Derbyshire Council as of March 31, 2020.

