

Infrastructure Funding Statement

2023-2024

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1.0 Introduction

[The Community Infrastructure Regulations 2010 \(Amendment\) \(England\) \(No.2\) Regulations 2019](#), came into force on 1 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 detail of the following:

- Overview of S106 obligations.
- S106 contributions committed for future years.
- S106 contributions paid to the Council in the 2023/24 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 01/04/2023 – 31/03/2024.

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 57 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 31 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

The heading a) to i) below directly relate to the relevant [Community Infrastructure Levy Regulations 2019](#), which set out what is required in the S106 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 S106s signed 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 open space and leisure contribution 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*
Health	£330,287.00
Monitoring Fee	£12,000.00
Open Space and Leisure	£335,721.00
Total	£729,795.00

*As S106s are signed at the point of the planning permission being granted, the exact figure of the funding to be received from the outline planning application 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 (2023-2024)

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 2023/24 directly through South Derbyshire District Council S106s

Recipient	Monies Received
South Derbyshire District Council	£976,005.95
South Derbyshire District Council to be transferred to external organisations	£436,774.76
Total	£1,412,780.71

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

Infrastructure Type	Monies Received
Green Infrastructure	£4,522.43
Monitoring Fees	£2,500.00
Open Space and Leisure	£778,983.52
Affordable Housing	£190,000.00
Total	£976,005.95



Figure 1: Badgers Hollow Recreation Ground, Linton

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

Infrastructure Type	Monies Received
Education	£32,827.76
Flood and Water Management	£262,769.99
Green Infrastructure	£8,061.07
Health	£108,461.15
Highways	£24,654.79



Total	£436,774.76
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- 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 2024

Infrastructure Type	Amount Held
Affordable Housing	£854,496.86
Community Facilities	£127,243.93
Education	£14,000.00
Green Infrastructure	£8,907.15
Health	£245,466.60
Open Space and Leisure	£453,044.72
Total	£1,703,159.26

- d) Non-monetary contributions to be provided under planning obligations which were entered into during 2023/24.

- i. *In relation to affordable housing, the total number of units to be provided: Please see below for further details*

A total of eleven S106s were entered into during the financial year with affordable housing provision resulting from five of the developments, as set out in Table 6 below.

Table 6: Detail regarding affordable housing regarding S106s signed 2023/24.

App No	Development	Comment*
DMPA/2022/0111	Land south of The Mease, Hilton, South Derbyshire	The development is below the threshold for Affordable Housing developments*
DMPA/2022/0544	Plot 3, Dove Valley Park, Foston	This is a commercial development therefore no Affordable Housing is expected to be provided as part of it.
DMPA/2022/0566	Plot 2, Dove Valley Park, Foston	This is a commercial development therefore no Affordable Housing is expected to be provided as part of it.
DMPA/2021/1687	Land east of Chellaston Lane and south of Shardlow Road, Derby	30% of each residential phase is to be provided as Affordable Housing. We have currently got DMPA/2024/0170 which is for 214 affordable homes on site to be provided by Miller. In addition the remaining residential phase is to submit 30% affordable housing as part of the Reserved Matters application



DMPA/2020/0992	Land rear of 30 & 32 Common Side and north of Penkridge Road, Church Gresley, Swadlincote	The development is below the threshold for Affordable Housing developments*
DMPA/2022/0111	Land south of The Mease, Hilton, South Derbyshire	The development is below the threshold for Affordable Housing developments*

*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 (received under any planning obligations) which was allocated but not spent during 2023/24 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	£5,860,330.36
Community Facilities	£393,809.81
Flood and Water Management	£295,056.76
Green Infrastructure	£30,806.58
Health	£882,678.41
Highways	£507,827.15
Open Space and Leisure	£2,491,453.33
Primary Education	£1,183,440.05
Secondary Education	£590,039.27
Transport and Travel	£159,203.65
Total	£12,394,645.37

f) Total monies spent in 2023-2024

Table 8: Total Council monetary S106 spending and transfer 2023-2024

Money spent / transferred	Amount
South Derbyshire District Council	£589,375.71



Transferred to External Body	£780,929.90
Total	£1,370,305.61



Figure 2 : Repton Village Hall

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 (or transferred) 2023-2024

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Affordable Housing	South Derbyshire District Council	Affordable Housing projects within South Derbyshire	£5,860,330.36
		Total	£5,860,330.36





Figure 3 : Hilton Scout Group Headquarters

Table 10: Community Facilities S106 funding which was allocated but not spent (or transferred) 2023-2024

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	£188,447.21
Community Facilities	South Derbyshire District Council	Towards improvements of the pool at Greenbank Leisure Centre	£42,246.37
Waste Contribution	Derbyshire County Council	Towards additional capacity at Newhall Household Waste Recycling Centre	£15,476.83
Community Facilities	South Derbyshire District Council	Towards the enhancement of Jubilee Fields Hatton	£147,639.40
Total			393,809.81

Table 11: Flood and Water Management S106 funding which was allocated but not spent (or transferred) 2023 - 2024

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Lower Dove Flood Defence	Environment Agency	Towards the cost of management	£262,769.99



		and maintenance of the Lower Dove Flood Defence	
River Mease Contribution	North West Leicestershire District Council	River Mease DCS2	£7,099.98
Drainage/SUDS Maintenance Contribution	South Derbyshire District Council	Towards the cost of inspecting, repairing and maintaining the Storm Water Detention Basin at Tetron Point.	£25,186.79
Total			£295,056.76

Table 12: Green Infrastructure S106 funding which was allocated but not spent (or transferred) 2023 - 2024

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Pedestrian / Cycleway Contribution	Derbyshire County Council	Towards improvements of the pedestrian / cycleway around Tetron Point	£3,759.82
Pedestrian / Cycleway Contribution	Derbyshire County Council	Creation of a Pedestrian / Cycleway from Cadley Hill Industrial Estate to Ryder Close	£16,579.90
National Forest Contribution	The National Forest Company	National Forest Planting within South Derbyshire	£629.36
Footpath Contribution	South Derbyshire District Council	Footpath Connections at Woodville Woodlands	£9,382.50
Tree Planting	South Derbyshire District Council	Tree Planting within Swadlincote	£455.00
Total			£30,806.58



Table 13: Healthcare S106 funding which was allocated but not spent (or transferred) 2023-4

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Healthcare Contribution	Derby and Derbyshire ICB	Heartwood GP Surgery Improvements	£6,235.78
Healthcare Contribution	Derby and Derbyshire ICB	Hilton GP Surgery Expansion	£158,319.16
Healthcare Contribution	Derby and Derbyshire ICB	New Surgery at New House Farm	£239,556.19
Healthcare Contribution	Derby and Derbyshire ICB	Melbourne and Chellaston Medical Practice Improvements	£74,359.95
Healthcare Contribution	Derby and Derbyshire ICB	Lister House Surgery, Chellaston Improvements	£13,542.75
Healthcare Contribution	Derby and Derbyshire CCG	Newhall Surgery – Additional Capacity	£53,058.46
Healthcare Contribution	Derby and Derbyshire CCG	Healthcare Improvements within Swadlincote	£6,151.78
Healthcare Contribution	Derby and Derbyshire CCG	South East Derby New Build	£264,812.53
Healthcare Contribution	Derby and Derbyshire CCG	Willington Surgery Improvements	£15,833.67
Healthcare Contribution	Derby and Derbyshire CCG	Woodville Surgery Improvements	£33,698.01
Healthcare Contribution	Derby and Derbyshire CCG	Alvaston Medical Centre Improvements	£17,110.16
Total			£882,678.41

Table 14: Highways S106 funding which was allocated but not spent (or transferred) 2023-2024

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Highways	Derby City Council	Improvements to A514 Transport Corridor	£350,675.72
Highways	Derbyshire County Council	Towards relieving the pressure on the Sainsbury's	£148,918.53



		Roundabout and / or The Clock Roundabout	
Highways	Derbyshire County Highways	Improvements to Station Road, Melbourne	£8,232.90
Total			£507,827.15



Figure 4 : Shardlow Village Hall

Table 15: Open Space and Leisure S106 funding which was allocated but not spent (or transferred) 2023-2024

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Outdoor Sports	South Derbyshire District Council	Aston Recreation Ground Sports Facilities	£9,659.74
Open Space	South Derbyshire District Council	Installation of Benches at Arthur Street	£4,363.86
Outdoor Sports	South Derbyshire District Council	Broomfields Recreation Ground	£45,442.57
Recreation Contribution	South Derbyshire District Council	Shardlow Village Hall	£74,291.24
Open Space	South Derbyshire District Council	Eureka Park	£19,421.93
Built Facilities	South Derbyshire District Council	Etwall Leisure Centre	£101,277.21
Outdoor Sports	South Derbyshire District Council	Etwall Leisure Centre	£ 100,248.04
Built Facilities	South Derbyshire District Council	Goseley Community Centre	£7,054.16



Built Facilities	South Derbyshire District Council	Greenbank Leisure Centre Improvements	£46,920.72
Outdoor Sports	South Derbyshire District Council	Improvements to playing pitches and associated facilities at the Mease (Hilton Harriers Football Club), including land acquisition cost	£68,059.04
Built Facilities	South Derbyshire District Council	Improvements to waiting and circulation area capacity at Hilton Village Hall	£23,358.96
Open Space	South Derbyshire District Council	Towards play facilities at Hilton Village Hall Recreation Ground	£44,439.12
Built Facilities	South Derbyshire District Council	Kings Newton Bowls Clubhouse	£15,326.07
Open Space	South Derbyshire District Council	Main Street Recreation Ground, Hartshorne Improvements	£18,098.78
Open Space	South Derbyshire District Council	Maurice Lea Memorial Park Play Equipment	£16,928.29
Open Space	South Derbyshire District Council	Newhall Park	£16,073.16
Built Facilities	South Derbyshire District Council	Improvements to the changing rooms at Overseal Recreation Ground	£4,529.41
Outdoor Sports	South Derbyshire District Council	Play Equipment Improvements in Overseal	£1,170.82
Open Space	South Derbyshire District Council	Sports Pitch Improvements at Overseal	£7,973.11
Open Space	South Derbyshire District Council	Oversetts Road Recreation Ground	£570,000.00
Built Facilities	South Derbyshire District Council	Rosliston Forestry Centre, Towards Visitor Centre Enhancements	£44,316.11



Open Space	South Derbyshire District Council	Rosliston Forestry Centre, towards outdoor improvements	£134,983.64
Outdoor Sports	South Derbyshire District Council	Rosliston Forestry Centre, towards outdoor improvements	£57,746.98
Built Facilities	South Derbyshire District Council	Enhancement of Scropton Road Recreation Ground	£120,453.20
Outdoor Sports	South Derbyshire District Council	Enhancement of Scropton Road Recreation Ground	£180,801.79
Outdoor Sports	South Derbyshire District Council	Strawberry Lane Recreation Ground Improvements	£12,072.92
Built Facilities	South Derbyshire District Council	Swadlincote Town Hall Improvements	£3,995.74
Outdoor Sports	South Derbyshire District Council	Towards an urban sporting hub for Swadlincote	£363,415.57
Outdoor Sports	South Derbyshire District Council	Towards Outdoor Sports Facilities on the wider Infinity Garden Village Development	£77,034.49
Open Space	South Derbyshire District Council	Swadlincote Woodlands Improvements	£26,000.00
Outdoor Sports	South Derbyshire District Council	Twyford Road Pavilion Refurbishment	£15,697.17
Built Facilities	South Derbyshire District Council	Twyford Road Pavilion Refurbishment	£25,310.16
Built Facilities	South Derbyshire District Council	Woodville Recreation Ground Pavilion Refurbishment	£208,366.10
Outdoor Sports	South Derbyshire District Council	Woodville Recreation Ground Improvements	£14,063.70
Outdoor Sports	South Derbyshire District Council	Woodhouse Recreation Ground Improvements	£7,677.39
Built Facilities	South Derbyshire District Council	Improvements to Rosliston Village Hall	£4,882.14



Total	£2,491,453.33
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Figure 5 : Park Road Bungalows , Newhall

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

Table 16: Primary Education S106 funding which was allocated but not spent (or transferred) 2023-2024

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Primary Education	Derbyshire County Council	Newhall Infant School Expansion	£450,672.49
Primary Education	Derbyshire County Council	Newhall Junior School Expansion	£476,992.24
Primary Education	Derbyshire County Council	Willington Primary School Expansion	£77,364.00
Primary Education	Derbyshire County Council	Overseal Primary School	£178,411.32
Total			£1,183,440.05

Table 17: Secondary Education Section 106 funding which was allocated but not spent (or transferred) 2023-2024

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Secondary Education	Derbyshire County Council	Chellaston Academy Expansion or new secondary school	£273,107.69



		at Infinity Garden Village	
Secondary Education	Derbyshire County Council	John Port Improvement Works	£296,709.62
Secondary Education	Derbyshire County Council	William Allitt Improvement Works	£20,221.96
Total			£590,039.27

Table 18: Transport and Travel Section 106 funding which was allocated but not spent (or transferred) 2023-2024

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
Bus Stop	Derbyshire County Council	towards Taster Tickets	£17,350.68
Bus Stop	Derbyshire County Council	Towards the cost of preparatory works to the A444	£30,224.15
Total			£159,203.65

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 19: Total monies spent by South Derbyshire District Council 2023-2024



Figure 6: Badgers Hollow Recreation Ground

Infrastructure Type	Infrastructure Project	Monies Spent
Affordable Housing Commuted Sum	Purchase of new bungalows at Park Road, Newhall	£251,349.58
Affordable Housing Commuted Sum	Bittern View, Willington	£190,000.00
Community Facilities Contribution	Accessibility Improvements at Jubilee Fields	£1,803.90
Community Facilities Contribution	Accessibility Improvements and Window Replacements at Shardlow Village Hall	£7,442.99
Open Space and Leisure	Woodville Woodlands Development	£15,000.00
Open Space and Leisure	Elvaston Cricket Club Pavilion Redevelopment Project	£4,720.00
Open Space and Leisure	Goseley Community Centre Insulation Works	£6,261.23
Open Space and Leisure	Hilton Scout Hut Extension	£9,533.00
Open Space and Leisure	New Firedoors at Hilton Village Hall	£21,665.00
Open Space and Leisure	Roof Repairs at Hilton Village Hall	£1,800.00
Open Space and Leisure	Creation of Outdoor Climbing Wall in Overseal	£5,750.00
Open Space and Leisure	Repton Village Hall Improvement Works	£20,019.78



Open Space and Leisure	Strawberry Lane Pavilion Improvement Works	£9,950.00
Open Space and Leisure	Swadlincote Woodlands Improvements	£23,757.58
Open Space and Leisure	Chellaston Park Play Area	£15,732.65
Open Space and Leisure	Hartshorne Cricket Club sight screens	£4,590.00
Total		£589,375.71

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.



Figure 7 : Overseal Recreation Ground

Table 20: Community Facilities S106 funding transferred 2023-2024

Recipient	Infrastructure Project	Monies Transferred
Derbyshire County Council	Increasing Library provision at Etwall Library	£34,416.03
Total		£34,416.03

Table 21: Green Infrastructure S106 funding transferred 2023-2024

Recipient	Infrastructure Project	Monies Transferred
Derbyshire County Council	Towards the creation of a Pedestrian / Cycleway at Tetron Point	£45,336.22
Derbyshire County Council	Towards the creation of a pedestrian crossing on William Nadin Way	£116,832.26



National Forest Company	Netherseal Community Woodland Creation	£82,511.92
Total		£244,680.40

Table 22: Healthcare S106 funding transferred 2023-2024

Recipient	Infrastructure Project	Monies Transferred
NHS Derby & Derbyshire Integrated Care Board	Wellbrook Medical Centre Internal Reconfiguration	£6,614.54
NHS Derby & Derbyshire Integrated Care Board	Towards GP Urgent Care Hub, Woodville	£175,190.88
Total		£181,805.42

Table 23: Highways S106 funding transferred 2023-2024

Recipient	Infrastructure Project	Monies Transferred
Derbyshire County Council	A515 Sudbury / Leathersley Lane Junction Works	£31,619.09
Derbyshire County Council	Towards Traffic Mitigation at the Sainsburys / Clock Roundabout	£140,107.24
Total		£171,726.36

Table 24: Primary Education S106 funding transferred 2023-2024

Recipient	Infrastructure Project	Monies Transferred
Derbyshire County Council	Stanton Primary School Expansion	£24,108.72
Total		£24,108.72

Table 25: Secondary and Post-16 Education S106 funding transferred 2023-2024

Recipient	Infrastructure Project	Monies Transferred
Derbyshire County Council	John Port Spencer Academy	£87,086.67
Total		£87,086.67

Table 26 : Transport and Travel Section 106 funding transferred 2023-2024

Recipient	Infrastructure Project	Monies Transferred
Derbyshire County Council	Creation of a Travel Plan for Dove Valley Park	£5,075.00
Derbyshire County Council	Creation of Bus Stops on William Nadin Way , Swadlincote	£20,149.43
Derbyshire County Council	Creation of Bus Stop on Woodyard Lane , Foston	£11,881.87



	Total	£37,106.30
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- 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.

The total amount of S106 monies currently held as at 31 March 2024, whether allocated or not, is £14,472,667.56

The ‘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 Parks and Green Spaces teams.

There is £410,173 of commuted sums held by South Derbyshire Council as of 31 March, 2024.

