



Bolsover District Council

Annual Infrastructure Funding Statement 2020/21 Summary Report

June 2022

1 Introduction

- 1.1 This Annual Infrastructure Funding Statement 2020/21 Summary Report sets out information for the period 1st April 2020 to 31st March 2021 relating to the funding of infrastructure by developments through the Community Infrastructure Levy and Planning Obligations / S106 Agreements that are required under the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.
- 1.2 It is noted that the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 require local authorities to publish detailed information in a particular format. However, a 'spreadsheet' format is considered to make the information somewhat abstract to be properly informative for the majority of people.
- 1.3 Therefore, in accordance with the Council's Statement of Community Involvement and its aim for the Council's planning service and publications to be accessible by avoiding the use of excessive technical jargon, references to legislation and the use of initials, this summary report has also been prepared to provide a more 'plain English' way of understanding the key information contained within the Annual Infrastructure Funding Statement.
- 1.4 The Council will publish this summary report together with the spreadsheet on its website.

2 Background

- 2.1 The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 introduced new duties on local planning authorities which include a duty to prepare Annual Infrastructure Funding Statements.
- 2.2 In accordance with the regulations, Annual Infrastructure Funding Statements must comprise the following three parts:
- Part 1. 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 Community Infrastructure Levy (other than Community Infrastructure Levy to which regulation 59E or 59F applies) (“the infrastructure list”);
 - Part 2. A report about Community Infrastructure Levy, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“Community Infrastructure Levy report”);
 - Part 3. 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”).
- 2.3 This new duty started formally in the financial year 2019/20 and requires the Council to publish an Annual Infrastructure Funding Statement by 31st December every year thereafter. The completion of this Statement for 2020/21 has been delayed due to resources.

3 Key information

3.1 The key information within the Annual Infrastructure Funding Statement 2020/21 is provided below.

Part 1 – The Infrastructure List

3.2 Bolsover District Council has not pursued a CIL and therefore provides a ‘nil return’ for this part of the Annual Infrastructure Funding Statement.

Part 2 – The Community Infrastructure Levy Report

3.3 Bolsover District Council has not pursued a CIL and therefore provides a ‘nil return’ for this part of the Annual Infrastructure Funding Statement.

Part 3 – The Section 106 Report

3.4 Bolsover District Council has a large number of live Section 106 Agreements which inform this part of the Annual Infrastructure Funding Statement and this is set out in detail as required by the Regulations in the Appendix to this summary report. However, the key information from the Statement is provided below.

Newly Secured Money

| | |
|---|-------------------|
| Total amount of Section 106 monies signed up for infrastructure in new legal agreements during 2020/21 | £49,136.59 |
|---|-------------------|

Money Received and Held by the Council

| | |
|--|-------------------|
| Amount of Section 106 monies received from developers for infrastructure during 2020/21 | £96,092.64 |
|--|-------------------|

| | |
|--|----------------------|
| Total amount of Section 106 monies held from previous years | £1,535,467.61 |
|--|----------------------|

Money Spent by the Council

| | |
|---|--------------------|
| Amount of Section 106 monies spent by the authority on infrastructure (or transferred to another organisation to spend) during 2020/21 | £111,633.64 |
|---|--------------------|

| | |
|---|----------------|
| Amount of Section 106 monies spent by the authority on maintenance | £10,903 |
|---|----------------|

| | |
|--|--------------------|
| Total amount of Section 106 monies spent by the authority | £122,536.64 |
|--|--------------------|

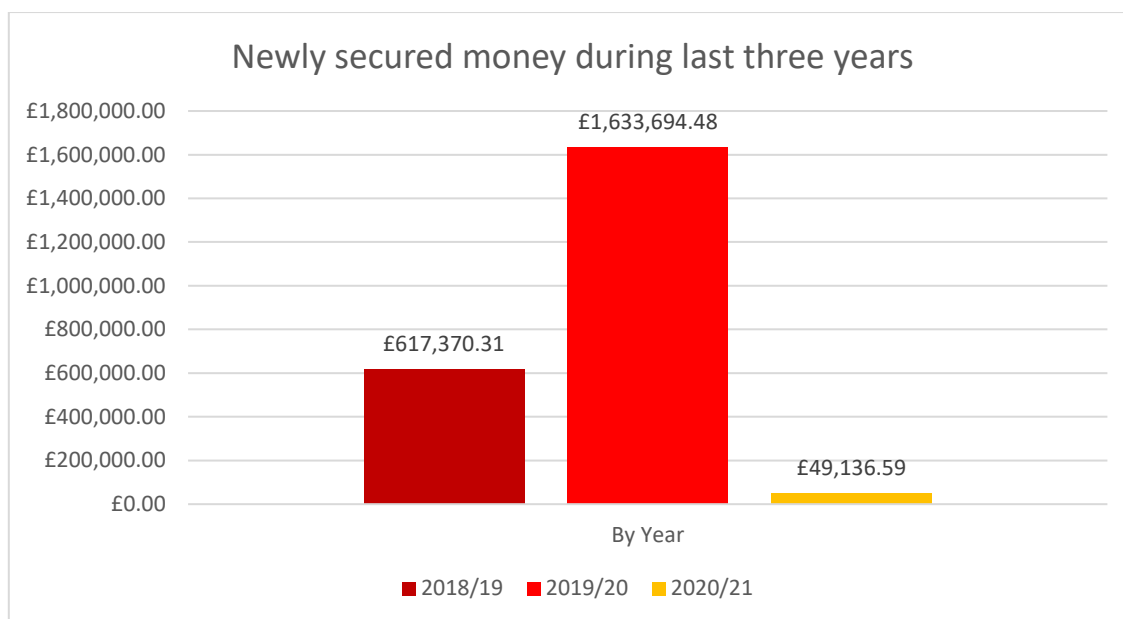
APPENDIX – ANNUAL INFRASTRUCTURE FUNDING STATEMENT 2020/21

- 3.5 These headline figures outline the scale of the sums being secured by the Council through Section 106 Agreements. Once received the money is ultimately spent by the Council on infrastructure or transferred to other organisations to deliver infrastructure on our behalf. To help explain what these figures actually mean and how they compare with previous years the following sections provide additional information.

Newly Secured Money

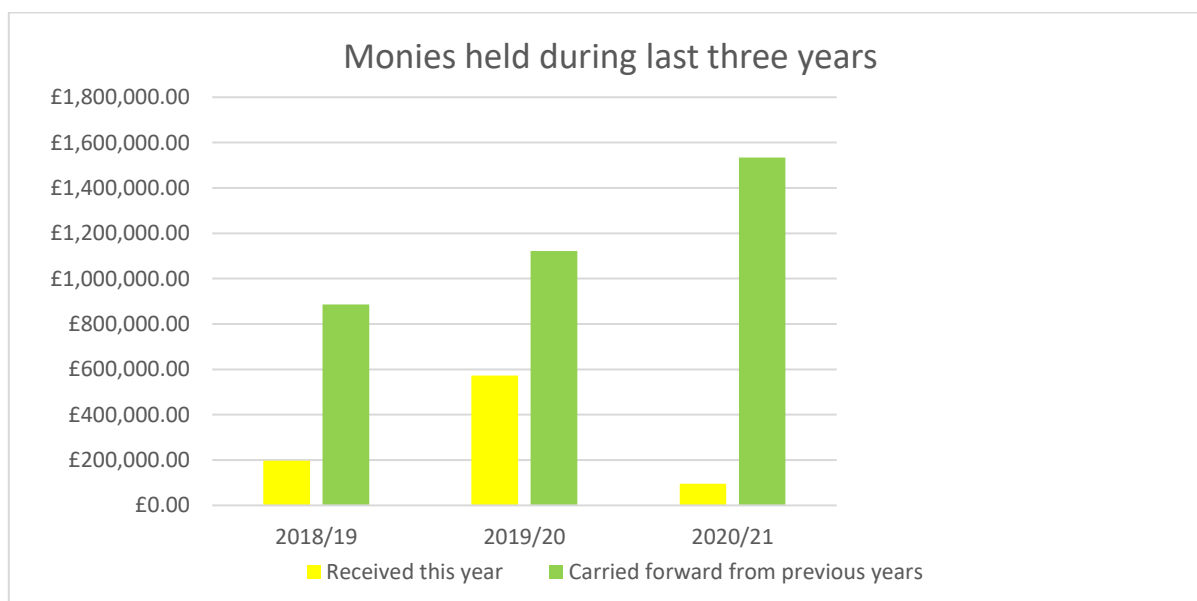
- 3.6 The **£49,136.59** figure stated above is the total sum of money signed up within Section 106 Agreements on new developments that were granted planning permission between 1st April 2020 and 31st March 2021.
- 3.7 One thing to highlight in relation to this figure is that as Section 106 Agreements are often entered into when granting planning permissions in Outline, the exact sum of money promised within the Section 106 Agreement is not always stated. Instead, the obligation is set out as a financial amount per dwelling that will take effect once the uncertainty over the exact number of dwellings has been resolved with a later, more detailed planning permission. As a result, in these cases the indicative number of dwellings discussed in the Outline planning permission has been used to obtain an exact figure that can be used in the Annual Infrastructure Funding Statement.
- 3.8 One further thing to note is that the above figure can include a degree of double counting due to the Annual Infrastructure Funding Statement needing to report on all Section 106 Agreements signed up during the monitoring year. This can lead to situations where a Section 106 Agreement that was entered into in a previous year is superseded by a new Section 106 Agreement or is revised through a Deed of Variation, changing the financial contributions involved. Whilst this can lead to larger sums being secured, it is more often the case that sums promised at Outline stage can need to be reduced due to the developer pursuing the detailed permission having more detailed and up-to-date viability information than the landowner that secured the outline permission.
- 3.9 Despite these limitations, it is useful to show the relative amounts of money secured through Section 106 Agreements over recent years. The graph below shows this figure over the last three years. The significant drop in money secured in 2020/21 is likely to reflect the significant impact that the Covid-19 pandemic had upon the construction industry and the consequential reduced number of major planning applications submitted to the Council during that period.

APPENDIX – ANNUAL INFRASTRUCTURE FUNDING STATEMENT 2020/21



Monies received and held by the Council

- 3.10 The **£96,092.64** (received) and **£1,535,467.61** (monies held) figures stated are taken from the financial accounts of the Council for sums received and held between 1st April 2020 and 31st March 2021 that relate to Section 106 Agreements on active developments.
- 3.11 Whilst monies received each year depends on a wide range of factors, it is useful to show the relative amounts over recent years and the total monies held. The graph below shows these figures over the last three years. The significant impact of the Covid-19 pandemic on the construction industry is likely to be a key reason behind the lower sum of monies received during that period.



- 3.12 The figures above both show both the variance in money received but also how the money being carried forward by the Council is increasing.

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- 3.13 The table below provides a breakdown of how the money held by the Council at 31st March 2021 is split across different infrastructure types.

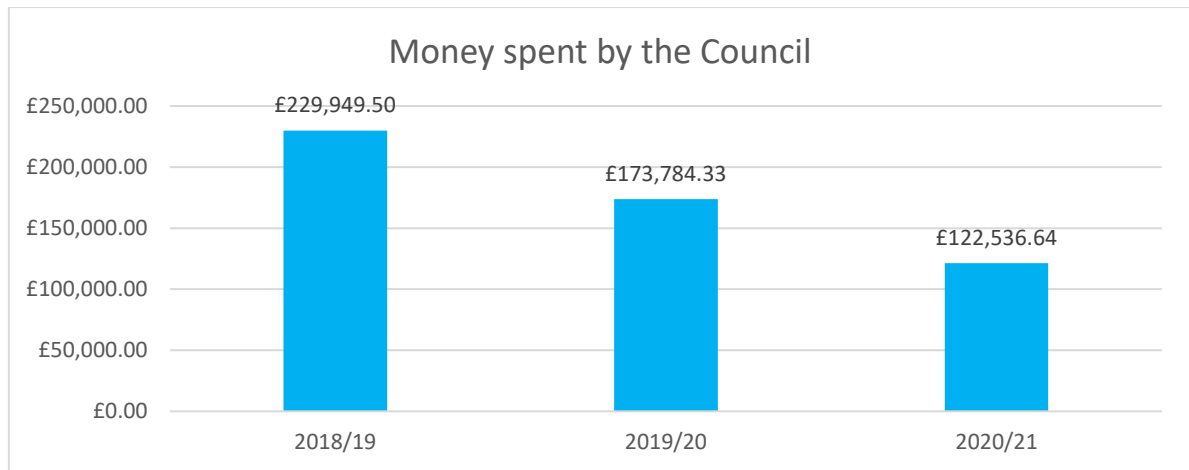
| Infrastructure Type | Money Received 2020/21 | Money Carried Forward from 2019/20 |
|----------------------------|-----------------------------------|---|
| Outdoor Sports | £22,169 | £504,165.84 |
| Green Space | £28,424 | £193,822.69 |
| Education | £0 | £18,195.12 |
| Health | £0 | £193,329.59 |
| Highways | £30,463.68 | £581,587.19 |
| Public Art | £0 | £43,251.18 |
| Biodiversity | £15,035.96 | £0 |
| Affordable Housing | £0 | £1,116.00 |
| Community Facilities | - | - |
| TOTAL | £96,092.64 | £1,535,467.61 |

- 3.14 This breakdown shows that the largest sums received during 2020/21 relate to Highways and Green Space, and that large sums are not yet spent and so being held for Highways, Outdoor Sports, Green Space and Health infrastructure.
- 3.15 One technical matter to note is that Annual Infrastructure Funding Statements are required to set out where funds have been allocated. The term 'allocated' is defined in the Planning Practice Guide as meaning "a decision has been made by the local authority to commit funds to a particular item of infrastructure or project" (*Paragraph: 033 Reference ID: 23b-033-20190901*). This is generally specified in the Section 106 Agreement for one of the above infrastructure types together with the general location of the infrastructure to be provided. On this basis, throughout the Annual Infrastructure Funding Statement the funds are treated as being allocated.

Money Spent by the Council

- 3.16 The **£122,536.64** figure stated above in paragraph 3.4 is taken from the financial accounts of the Council for sums spent relating to Section 106 Agreements between 1st April 2020 and 31st March 2021.
- 3.17 Whilst performance each year depends on a wide range of factors, it is helpful to show the relative performance over recent years and the graph below shows this figure over the last three years.

APPENDIX – ANNUAL INFRASTRUCTURE FUNDING STATEMENT 2020/21



3.18 These figures show the overall sums and how they vary by year. For the current monitoring year the sums spent broken down by infrastructure type are as follows:

| Infrastructure Type | Money Spent |
|----------------------------|--------------------|
| Outdoor Sports | £42,033 |
| Green Space | £18,353 |
| Education | £18,195.12 |
| Health | £0 |
| Highways | £12,587.19 |
| Public Art | £20,465.32 |
| Biodiversity | £0 |
| Affordable Housing | £0 |
| Community Facilities | - |
| Maintenance | £10,903 |
| TOTAL | £122,536.64 |

3.19 This breakdown shows that the largest sum spent during 2020/21 relates to Outdoor Sports. There remain significant sums held by the Council for Outdoor Sports, Highways, Open Space infrastructure that have yet to be spent along with that for Health Infrastructure.

3.20 A number of case studies of projects that are completed or underway complete this report to illustrate how Section 106 Agreements are implemented to deliver infrastructure.

Case Study 1

| Project: Art Works at Villa Park, Clowne | |
|---|--|
| Summary | <p>This is part of a wider artistic project across the town. Over the last 3 years the District Council and the Parish Council have discussed a range of works including; planting on roundabouts, smaller arts projects such as mosaics and murals, and a newer concept of a community mural/art piece outside of Wilkinson's. Works so far undertaken also includes the signage on the linear park owned by the District Council, with the involvement of the local history society. Addressing the anti-social behaviour issues in the town has also been a part of the discussions, to enable any work to last.</p> <p>The Art Works at Villa Park comprise artistic fencing and a gate entrance by Lightmain Developments of Rotherham who were commissioned by the Parish Council to undertake the work.</p> <p>This was a split project contribution from two S106's with a combined contribution of £15,000 towards a total project cost of £31,000. The Parish Council contributing the remainder.</p> <p>Other funds that were available for use on public art in the town were also used.</p> |
| Application references | 14/00226/FUL and 15/00455/FUL |
| Site names | Woodside Stables and Sterry House Farm, both off Mansfield Road, Clowne. |
| Developers | Gleeson Homes and Woodall Homes (respectively) |
| Permissions granted / Section 106's signed | 17 th October 2014 and 3 rd February 2016 (respectively) |
| Amount secured in Section 106 | £10,000 allocated in the S106 (Woodside Stables) of which £6,939.67 was spent on this project. £16,000 allocated in the S106 (Sterry House Farm) of which £8,060.33 was spent on this project. |
| Development started | During 2014/15 and 2016/17 (respectively) |
| Money received | January 2016 and April 2017 |
| Works ordered | December 2020 |
| Infrastructure delivered | January 2021 |

Photographs



APPENDIX – ANNUAL INFRASTRUCTURE FUNDING STATEMENT 2020/21



Case Study 2***Project: Music and Media Resource, Clowne***

| | |
|---|--|
| Summary | <p>This Project is the creation of an arts-based Music and Media Resource. Its purpose is to enable work to engage young people in arts activity. The aim is to tackle rising anti-social behaviour and develop community consultation opportunities for future work in the town.</p> <p>The resource is focused around participatory activity based interventions such as mobile music making/filming and media/arts/graffiti arts awareness and education. Its focus is engagement with hard to reach groups using the town centre facilities in an evening/after school/holidays etc.</p> <p>This project has come forward from meetings attended by the Arts Officer where the issues around young people destroying facilities and locations being vandalised have been discussed. The project aims to address the frustrations of young people not feeling listened to/engaged in their communities.</p> <p>£5,488.03 was spent on the project. The S106 monies were combined with other resources including Covid-recovery/arts budgets/community rail partnerships. These and other funds will contribute towards a programme of work in the Parish over the coming years.</p> <p>At this stage there isn't a hard and fast design as it needs to be a community-led project rather than a strategic design enforced upon the community. The timeframe is to explore and consult/co-create over the next two years with an aim to building long-term youth provision in the town over the next 5-10 years. Within the Leisure Department there are several existing sports based initiatives that will be able to be tied into and partnered with the Arts based work.</p> <p>The creation of the Music and Media Resource is to be completed in 2022.</p> |
| Application reference | 15/00455/FUL |
| Site name | Sterry House Farm, Clowne |
| Developer | Woodall Homes |
| Permission granted / S106 signed | 3 rd February 2016 |
| Amount secured in S106 | £16,000 |
| Development started | During 2016/17 |
| Money received | April 2017 |
| Works ordered | January 2021 |
| Works delivered | March 2021 |

Case Study 3

| Project: NHS and VE Day Memorial Benches, South Normanton | |
|--|---|
| Summary | <p>Although this could be considered an Art project due to their design, the benches have improved the amenity of areas of Open Space in that you can now spend time there. The NHS bench is a wrought iron bench painted blue with detailed cut out images relating the national health service. It is located just off Market Street at the junction of Shiners Way and Lees Lane on the small area of green space adjacent to The Clock Inn. The VE/VJ bench is a wrought iron bench painted black and red with detailed cut out images of soldiers and poppies. It is located on Church Street, opposite the church and near the junction with Fordbridge Lane.</p> <p>A contribution of £3,095 of S106 funding was spent on this project. Both benches were manufactured and supplied by Roll and Scroll, a company based in Grantham.</p> <p>This was very much a Parish Council led project.</p> |
| Application reference | <i>14/00531/OUT and 19/00201/REM</i> |
| Site name | <i>Rosewood Lodge Farm</i> |
| Developer | Avant Homes |
| Permission granted / Section 106 signed | 23 June 2017 and 12 th July 2019 |
| Amount secured in Section 106 | £131,950 |
| Development started | During 2019/20 |
| Money received | May 2019 |
| Works ordered (Parish Council remunerated) | July 2020 |
| Art work delivered | June 2020 |
| Photographs | |



4 Conclusions

- 4.1 Overall, the Annual Infrastructure Funding Statement highlights the significant sums involved in Section 106 Agreements and how they lead to local infrastructure provision and ultimately show one of the benefits of new development.
- 4.2 This monitoring snapshot also currently shows that money is accumulating and that this is particularly allocated to outdoor sports infrastructure provision in specific locations. This received money is supplemented by money promised through Section 106 Agreements entered into on new developments that are yet to commence and so these promises could change.
- 4.3 This accumulation of money demonstrates a strong need to have effective delivery and monitoring systems in place to ensure the planned local infrastructure is delivered and that the full benefits of new development are achieved.
- 4.4 Behind this covering report, the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 require local authorities to publish detailed information in a certain format and the formal Annual Infrastructure Funding Statement is set out in the Appendix to this report.
- 4.5 Finally, it is worth noting that Derbyshire County Council are also obliged under the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 to produce their own the Annual Infrastructure Funding Statement by December 2020. This will set out how monies transferred to them by the District Council and that are thus treated as spent in the Council's Annual Infrastructure Funding Statement, or that go to them directly from the developer, have been spent.

Appendix

Annual Infrastructure Funding Statement 2020/21 spreadsheet

ANNUAL INFRASTRUCTURE FUNDING STATEMENT 2020/21

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

| | | |
|-------------------|---|---------------------------------------|
| £49,136.59 | Breakdown by purpose of infrastructure | Non-money offers (also see d)) |
| | Sports Provision | £17,374 |
| | Green Space | £14,586 |
| | Education | £17,176.59 |
| | £49,136.59 | |
| | | Community Woodland |
| | | Allotments |
| | | School car park |

b) the total amount of money under any planning obligations which was received during the reported year

| | |
|-------------------|---|
| £96,092.64 | Breakdown by purpose of infrastructure |
| | Sports Provision |
| | Green Space |
| | Education |
| | Health |
| | Highways |
| | Public Art |
| | Biodiversity |
| | Affordable Housing |
| | Community Facilities |
| | £96,092.64 |

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

| | |
|----------------------|---|
| £1,535,467.61 | Breakdown by purpose of infrastructure |
| | Sports Provision |
| | Green Space |
| | Education |
| | Health |
| | Highways |
| | Public Art |
| | Biodiversity |
| | Affordable Housing |
| | Community Facilities |
| | £1,535,467.61 |

d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—

i. in relation to affordable housing, the total number of units which will be provided;

None

ii. in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;

1 Infant

iii Other

Allotments, Community Woodland and school car park provision

e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure:

£15,035.96

f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend):

£122,536.64

| | |
|----------------------|--------------------|
| Sports Provision | 42,033.00 |
| Green Space | 29,256.01 |
| Education | 18,195.12 |
| Health | 0.00 |
| Highways | 12,587.19 |
| Public Art | 20,465.32 |
| Biodiversity | 0.00 |
| Affordable Housing | 0.00 |
| Community Facilities | 0.00 |
| | £122,536.64 |

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

None

h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

i. the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

Sports Provision

| | |
|-------------------|--|
| £36,673.00 | Installation of SMP Kansas MUGA and related improvements at Clune Street Recreation Ground, Clowne and contribution to works at Broadmeadows, South Normanton and contribution towards floodlights at Villa Park, Clowne and storage of MUGA removed from Clowne Street Skate Park |
| £2,265.00 | Purchase of container for storage of posts at Common Meadows football ground |
| £3,095.00 | Contribution to cost of purchase of 2 commemorative benches by South Normanton Parish Council |
| £42,033.00 | |

Green Space

| | |
|-------------------|---|
| £195.00 | Contribution towards floodlights at Villa Park, Clowne |
| £6,285.00 | Ongoing maintenance, Hazelmere Park, Creswell |
| £4,465.00 | Ongoing maintenance, Rangewood Road, South Normanton |
| £5,824.00 | Ongoing maintenance, The Brambles, Doe Lea |
| £1,584.00 | Site clearance work on land at Alfreton Road, Westhouses and laying of tarmac at Rainbow Park, Shirebrook |
| £18,353.00 | |

Public Art

| | |
|-------------------|--|
| £6,939.00 | Artistic fencing and gate entrance, Clowne |
| £13,526.32 | Contribution towards above project and contribution towards the creation of an arts based music and media resource, Clowne |
| £20,465.32 | |

Education

| | |
|------------|---|
| £18,195.12 | Paid to Derbyshire County Council as a contribution towards increased capacity at Clowne Infant and Nursery School and Clowne Junior School |
|------------|---|

Highways

| | |
|------------|---|
| £12,587.19 | Paid to Derbyshire County Council for provision of a footpath link. |
|------------|---|

ii. the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);

None

iii. the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;

None

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.

| | | |
|-------------------|---|-------------------|
| £39,909.77 | Retained for longer term maintenance / commuted sums | |
| | Sports Provision | £0.00 |
| | Green Space | £39,909.77 |
| | Education | £0.00 |
| | Health | £0.00 |
| | Highways | £0.00 |
| | Public Art | £0.00 |
| | Biodiversity | £0.00 |
| | Affordable Housing | £0.00 |
| | Community Facilities | £0.00 |
| | | £39,909.77 |