

Annual Infrastructure Funding Statement 2022/23



October 2023

Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

Access for All statement

You can request this document or information in another format such as large print or language or contact us by:

- **Phone** – 01246 242424
- **Email** – enquiries@bolsover.gov.uk
- **BSL Video Call** – a three way video call with us and a BSL interpreter. It is free to call Bolsover District Council with Sign Solutions, you just need wifi or mobile data to make the video call, or call into one of our Contact Centres.
- **Call with Relay UK** via textphone or app on 0800 500 888 – a free phone service provided by BT for anyone who has difficulty hearing or speaking. It's a way to have a real time conversation with us by text.
- **Visiting one of our offices** at Clowne, Bolsover, Shirebrook and South Normanton.

1 Introduction

- 1.1** This Annual Infrastructure Funding Statement sets out information for the period 1st April 2022 to 31st March 2023 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** The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 require local authorities to publish detailed information in a particular format.
- 1.3** However, 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 statement provides both the key information in the main report, with the information required by the Regulations set out in the Appendix.

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.

3 Key information

3.1 The key information within the Annual Infrastructure Funding Statement 2022/23 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 in new legal agreements during 2022/23 **£1,063,521.50**

Money Received and Held by the Council

- Total amount of Section 106 monies received from developers during 2022/23 **£366,712.81**
- Total amount of Section 106 monies held from previous years **£1,466,946.75**

Money Spent by the Council

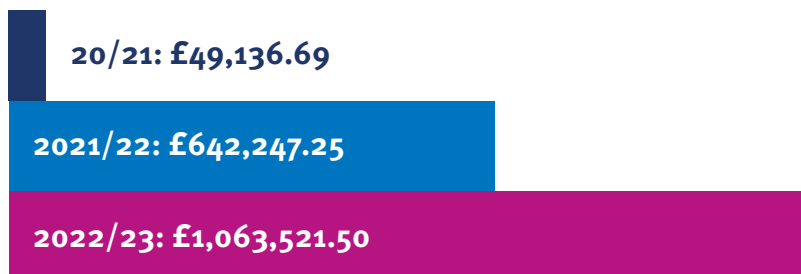
- Amount of Section 106 monies spent by the authority on infrastructure (or transferred to another organisation to spend) during 2020/21 **£290,746.03**
- Amount of Section 106 monies spent by the authority on maintenance **£2,386**
- Total amount of Section 106 monies spent by the authority **£293,132.03**

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 £1,063,521.50 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 2022 and 31st March 2023.
- 3.7** One thing to highlight in relation to the figures below 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 figures 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 show this figure over the last 3 years.

Newly secured money during last three years



Money received and held by the Council

- 3.10** The £366,712.81 (received) and £1,466,946.75 (monies held) figures stated are taken from the financial accounts of the Council for sums received and held between 1st April 2022 and 31st March 2023 that relate to Section 106 Agreements on active developments.
- 3.11** Whilst money received each year depends on a wide range of factors, it is helpful to show the relative amounts over recent years and the total monies held. The graph below shows these figures over the last three years.

Monies held during last three years

2020/21 received this year: £96,092.64



2021/22 received this year: £149,284.69



2022/23 received this year: £366,712.81



- 3.12** The figures above show how the overall amount of S106 monies being held by the Council is increasing despite the amount being carried forward decreasing slightly each year.
- 3.13** The table below provides a breakdown of how the money held by the Council at 31st March 2023 is split across different infrastructure types:

Infrastructure Type	Money Carried Forward 2021/22	Money Received 2022/23
Outdoor Sports	£432,138.11	£159,038.04
Green Space	£215,028.81	£116,793.81
Education	£0	£17,961.80
Health	£205,114	£60,316.90
Highways	£569,000	£0
Public Art	£30,986.22	£12,602.26
Biodiversity	£14,679	£0
Affordable Housing	£0	£0
Community Facilities	£0	£0
TOTAL	£1,466,946.14	£366,712.81

- 3.14** This breakdown shows that the largest sums received during 2022/23 relate to Green Space and Outdoor Sports, 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 or not 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 £293,132.03 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 2022 and 31st March 2023.
- 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.

Money Spent by the Council during last three years



- 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 2022/23
Outdoor Sports	£132,989.28
Green Space	£29,861
Education	£17,961.80
Health	£97,188
Highways	£0
Public Art	£8,482.45
Biodiversity	£6,650
Affordable Housing	£0
Community Facilities	£0
TOTAL	£293,132.03

- 3.19** This breakdown shows that the largest sums spent during 2022/23 relate to Outdoor Sport and 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.

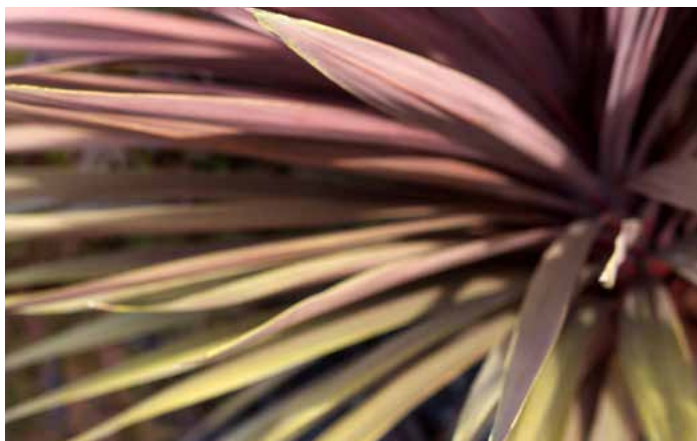
Case Study 1

Project: Carter Lane West, Arts Project

Summary

This arts projects comprised the planning, development and delivery of community consultations and arts work culminating in a virtual and on-site exhibition of arts/ photography, print-making and digital/ projection media.

Community Artist, Lucie Maycock, explored the meanings and inspirations of the site within the community and its natural and man-made surroundings to encourage local people/residents to grow and share skills and tell stories of creativity in their community.



The project culminated in the production of a photographic essay and several watercolour studies inspired by the local area/development. Lino print studies of nature forms collected around the site and digital photography were all then digitised and used to create a virtual art exhibition that was digitally projected onsite in November of 2022.

Application reference

14/00551/FUL

Site name

Carter Lane West, South Normanton

Developer

Harron Homes Ltd

Permissions granted / Section 106's signed

12th March 2015

Amount secured in Section 106

£5,165

Development started

March 2015

Money received

December 2017

Work ordered

September 2021

Infrastructure delivered

October 2022



Case Study 2

Project: Wollen Meadow flood alleviation and biodiversity enhancement

Summary

This project involves the delivery of a biodiversity enhancement scheme on the Wollen Meadow Land Nature Reserve to offset the permanent adverse effects for biodiversity due to loss of habitats and other impacts on the development site that could not be mitigated on site. The first part of this enhancement scheme involved work to the ditch and culverts to improve land drainage.

Application reference

19/00475/FUL

Development started

March 2021

Site name

Skinner Street Creswell

Money received

October 2020

Developer

Avant Homes

Work ordered

September 2022

Permission granted / S106 signed

6th March 2020 & 5th March 2020 respectively

Infrastructure delivered

January 2023

Amount secured in S106

£15,035.96



Case Study 3

Project: New Play Equipment, King George's Field, Bolsover

Summary

A s106 contribution was received for the enhancement and improvement of King George's Field, an area of open space owned by Old Bolsover Town Council and held in trust, having been dedicated in 1937 to the memory of King George V (1865–1936).

The open space had an existing play area that was installed some years ago. The town council were keen to expand the range of equipment available and to include equipment aimed at teenagers.

It was decided to commission the original supplier to install the additional equipment. This included a see-saw, an inclusive roundabout (the first one in Bolsover town) and a 30m long zip-wire. In addition, the existing multi-use games area (MUGA) was re-lined with markings for football and basketball.

A contribution was made to Old Bolsover Town Council to allow them to procure the equipment and installation. The project was managed by Bolsover District Council and installation was completed in December 2022.

Application reference

17/00314/FUL

Site name

Meridian Close, Bolsover

Developer

Jones Homes Limited

Permission granted / S106 signed

15 November 2017

Amount secured in S106

£27,475



Development started

March 2018

Money received

December 2017

Work ordered

Autumn 2022

Infrastructure delivered

December 2022

Case Study 4

Project: Replacement floodlights, Castle Leisure Park, Bolsover

Summary

For many years Castle Leisure Park was home to a floodlit all-weather five-a-side pitch with a sand filled carpet that was available for pre-booked use.

As this gradually suffered from vandalism and fell into disrepair, it was decided to replace the pitch with a tarmac surfaced multi-use games area (MUGA) that would be available free of charge for community use. Installation of the MUGA was completed in 2017.

Although the new MUGA is smaller than the original five-a-side pitch, the floodlights were retained in their original positions. The floodlights dated from the installation of the original pitch and were beginning to reach the end of their useful life and in need of repair or replacement.

It was decided to replace the floodlights with lighter, more energy efficient LED lights, whilst retaining the original columns. Following a procurement exercise, the contract was awarded to Kingfisher Lighting who completed works in one day and installed a timing switch to avoid the need to deploy staff to switch the lights on and off.

The new floodlights are a massive improvement over the original sodium lights which gave off a very orange light.



Application reference

17/00314/FUL

Site name

Meridian Close, Bolsover

Developer

Jones Homes Limited

Permission granted / S106 signed

15 November 2017

Amount secured in S106

£7,168

Development started

March 2018

Money received

December 2017

Work ordered

Autumn 2022

Infrastructure delivered

October 2022

Case Study 5

Project: Creswell Heritage and Wellbeing Centre

Summary

The Heritage and Wellbeing Centre was built following a concerted effort to provide a replacement facility for the former Creswell Leisure Centre which closed in 2016.

Bolsover District Council worked with Elmtton with Creswell Parish Council to develop the new centre on Colliery Road, which includes a 2-badminton court sports hall, fitness suite (gym) and soft play area. An indoor cave acknowledges the importance of the nearby Creswell Crags to the village, a significant heritage destination to the east of Creswell. A café is located at the entrance to the Centre with additional seating on a landscaped outdoor patio.



This new, purpose-built centre opened in April 2023. The Centre was one of the beneficiaries of funding through Big Local and a Public Works Loan, with additional funding from a s106 contribution during 2022/23.

Application reference

19/00475/FUL

Site name

Skinner Street, Creswell

Developer

Avant Homes

Permission granted / S106 signed

5 March 2020

Amount secured in S106

£98,991

Development started

March 2021

Money received

August 2022

Work ordered

Autumn 2022

Infrastructure delivered

March 2023



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 still accumulating despite increased spending and delivery 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 information required 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 each year. These statements will set out how monies transferred to them by the District Council and that are thus treated as spent in the District Council's Annual Infrastructure Funding Statement, or that go to them directly from the developer, have been spent.

Appendix: Annual Infrastructure Funding Statement 2022/23

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

Infrastructure Purpose	Money breakdown
Sports Provision	£95,400
Green Space	£78,300
Education	£838,635.50
Health	£43,200
Highways	£3,596
Public Art	£0
Biodiversity	£0
Affordable Housing	£0
Community Facilities	£0
Monitoring Compliance	£4,390
TOTAL	£1,063,521.50

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

Infrastructure Purpose	Money breakdown
Sports Provision	£159,038.04
Green Space	£116,793.81
Education	£17,961.80
Health	£60,316.90
Highways	£0
Public Art	£12,602.26
Biodiversity	£0
Affordable Housing	£0
Community Facilities	£0
TOTAL	£366,712.81

- 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

Infrastructure Purpose	Money breakdown
Sports Provision	£0
Green Space	£0
Education	£0
Health	£0
Highways	£0
Public Art	£0
Biodiversity	£0
Affordable Housing	£0
Community Facilities	£0
TOTAL	£0

- 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—
- in relation to affordable housing, the total number of units which will be provided: **none**
 - 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: **none**
 - Biodiversity: **none**
- e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure: **£1,528,399.97**
- 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);

Infrastructure Purpose	Money breakdown
Sports Provision	£132,989.28
Green Space	£29,861
Education	£17,961.80
Health	£97,188
Highways	£0
Public Art	£8,482.45
Biodiversity	£6,650
Affordable Housing	£0
Community Facilities	£0
TOTAL	£293,132.03

- 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 items of infrastructure on which the money has been allocated, and the amount of money allocated to each item

Infrastructure Purpose	Money breakdown
Affordable Housing	£1,116.00
Education	£0.20
Art	£35,104.55
Outdoor Sport	£446,864.72
Open Space	£304,164.00
Highway	£569,000.00
Health	£164,121.00
Biodiversity	£8,029.50
TOTAL	£1,528,399.97

- 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

Infrastructure Items	Money breakdown
Topographic survey for Doe Lea Access Ramp (link to Doe Lea Recreation Ground)	£410
Castle Leisure Park, Old Bolsover Football pitch works	£5,255.97
Castle Leisure Park, Old Bolsover Cricket pitch works	£1,456.00
Castle Leisure Park, Old Bolsover Bowls container	£4,787.49
Castle Leisure Park, Old Bolsover Floodlights	£7,468.00
Castle Leisure Park, Old Bolsover cricket (decoration)	£1,765.00
Castle Leisure Park, Old Bolsover cricket (kitchen equipment)	£141.37
Multi Use Games Area (MUGA) line marking	£1,006.84
New rugby posts at Broadmeadows, South Normanton	£1,557.30
New 2oft container for rugby club, South Normanton	£3,600.00
Setting out, line marking and erecting posts for rugby pitch, South Normanton	£2,025.40
Tree and hedge works and path clearance at Broadmeadows Open Space, South Normanton	£3,484.00
TOTAL	£132,989.28

Infrastructure Items	Money breakdown
Replacement of showers at Castle Leisure Park football pavilion, Old Bolsover	£1,917.31
Contribution to Creswell Health and Wellbeing Centre	£98,990.60
TOTAL	£132,989.28

Green Space

Infrastructure Items	Money breakdown
Additional play equipment at King George's Field, Bolsover	£27,475.00

Public Art

Infrastructure Item	Cost
Completion of an arts based music and media resource, started in 2020-21, Clowne	£2,557.31
Doe Lea Orchestra Project/Virtual Sculpture Project	£410.00
Carter Lane West – Carter Lane West Arts Project (see Case Studies)	£5,048.85
Clowne Parish Community Music Project (see Case Studies)	£396.60
Residual sum contribution towards Fred Kitchen Memorial Bench outside Bolsover Library	£37.00
TOTAL	£8,482.45

Health

Infrastructure Item	Cost
Extension of Staffa Health Centre, Tibshelf	£97,188

Biodiversity

Infrastructure Item	Cost
Flood alleviation work	£6,649.50

Education

Infrastructure Item	Cost
Transferred to Derbyshire County Council	£17,961.80

- 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.

Retained for longer term maintenance / commuted sums

Maintenance Purpose	Money breakdown
Hazelmere Park, Creswell	£17,192.22
Rangewood Rd Development, South Normanton	£1,526.73
The Brambles, Doe Lea	£9,766.44
TOTAL	£28,485.39