

Annual Infrastructure Funding Statement 2023/24



November 2024

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

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- **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 2023 to 31st March 2024 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 2023/24 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 Annual Infrastructure Funding Statement and is set out in detail as required by the Regulations in the Appendix to this summary report. However, the key information is provided below.

Newly Secured Money

- Total amount of Section 106 monies signed up in new legal agreements during 2023/24 **£0**.

Money Received and Held by the Council

- Total amount of Section 106 monies received from developers during 2023/24 **£194,088 (b)**
- Total amount of Section 106 monies held from previous years **£1,540,527.53**

Money Spent by the Council

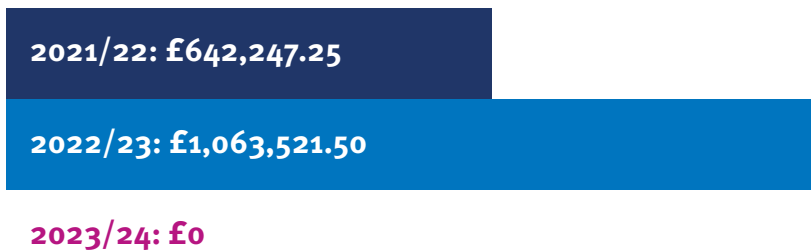
- Amount of Section 106 monies spent by the authority on infrastructure (or transferred to another organisation to spend) during 2023/24 **£117,340.84**
- Amount of Section 106 monies spent by the authority on maintenance **£6,494**
- Total amount of Section 106 monies spent by the authority **£123,834.84**

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** Of the new developments that were granted planning permission between 1st April 2023 and 31st March 2024, none included a S106 Agreement.
- 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 £194,088 (received) and £1,540,527.53 (monies held) figures stated are taken from the financial accounts of the Council for sums received and held between 1st April 2023 and 31st March 2024 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

2021/22 received this year: £149,284.69

2021/22 carried forward from previous years: £1,523,275.62

2022/23 received this year: £366,712.81

2022/23 carried forward from previous years: £1,466,946.14

2023/24 received this year: £194,088

2023/24 carried forward from previous years: £1,540,527.53

- 3.12** The figures above show how the overall amount of S106 monies being held by the Council is decreasing with the amount being carried forward decreasing in this monitoring year.
- 3.13** The table below provides a breakdown of how the money held by the Council at 31st March 2024 is split across different infrastructure types:

Infrastructure Type	Money Carried Forward 2022/23	Money Received 2023/24
Outdoor Sports	£484,393.87	£175,835
Green Space	£275,754.62	£109,359
Education	£0	£0
Health	£168,243.05	£0
Highways	£569,000	£0
Public Art	£35,106	£0
Biodiversity	£8,029.96	£0
Affordable Housing	£0	£0
Community Facilities	£0	£0
TOTAL	£1, 540, 527. 53	£285,194

- 3.14** This breakdown shows that the largest sums received during 2023/24 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 £117,340.84 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 2023 and 31st March 2024.
- 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 2023/24
Outdoor Sports	£53,700.84
Green Space	£61,524
Education	£0
Health	£0
Highways	£0
Public Art	£0
Biodiversity	£0
Affordable Housing	£0
Community Facilities	£0
TOTAL	£117,340.84

- 3.19** This breakdown shows that the sums spent during 2023/24 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: New Play Equipment, King George's Field, Bolsover

Summary

A S106 contribution was received towards improvements of the Langwith Recreation Ground an area of open space owned and managed by Langwith Parish Council.

The recreation ground had an existing Wicksteed Trim Trail that was installed some years ago and which had lost one of the component items and had long been earmarked for a new play area. As there was an obvious large, grassed area adjacent to the trim trail that would accommodate a play area, it was decided to include the trim trail as part of the new play area.

Bolsover District Council carried out a tender exercise on behalf of the parish council, with the contract awarded to Wicksteed.

The new play area has a range of equipment including swings, a pedestal slide, a rocking horse, a dome climber, a rotating 'Spin-a-Bounce', a number of play panels, an in-ground trampoline, and an inclusive roundabout, which is accessible from the tarmac path running through the recreation ground. In addition, there is a separate mini goal with wickets and targets on an area of grass outside the play area.

The recreation ground benefits from an on-site café and car parking, so has proved to be very popular since its completion in July 2023.

Application reference

16/00530/FUL

Site name

Station Road, Langwith Junction

Developer

Gleeson

Permissions granted / Section 106's signed

10 April 2017

Amount secured in Section 106

£52,000

Development started

March 2018

Money received

January 2020

Work ordered

May 2023

Infrastructure delivered

July 2023



Case Study 2

Project: Installation of Canopy at Market Street Recreation Ground, South Normanton

Summary

A s106 contribution was made towards the cost of supply and installation of a canopy at Market Street Recreation Ground, South Normanton, which is owned and managed by South Normanton Parish Council.

The recreation ground is adjacent to the Post Mill Centre and houses a small play area and a grassed area used for football and informal recreation. The canopy is intended to provide a sheltered area during the summer months and can also be used as a performance / events space or as a covered seating area.

The canopy is a 12m x 8m Double Sahara supplied and installed by Tensile Fabric Structures. The Double Sahara is waterproof and made of UV blocking fabric so will perform well in all weathers and has an expected life span of 25 years.

Application reference

14/00531/OUT and 17/00148/OUT

Site name

Rosewood Lodge Farm and Thornhill Drive, South Normanton

Developer

Avant Homes and Rippon Homes

Permissions granted / Section 106's signed

June 2017 and January 2018

Amount secured in Section 106

£35,500

Development started

March 2019

Money received

May 2019 and June 2021

Work ordered

December 2022

Infrastructure delivered

April 2024



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 2023/24

- 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	£0
Green Space	£0
Education	£0
Health	£0
Highways	£0
Public Art	£0
Biodiversity	£0
Affordable Housing	£0
Community Facilities	£0
Monitoring Compliance	£0
TOTAL	£0

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

Infrastructure Purpose	Money breakdown
Sports Provision	£84,729
Green Space	£109,359
Education	£0
Health	£0
Highways	£0
Public Art	£0
Biodiversity	£0
Affordable Housing	£0
Community Facilities	£0
TOTAL	£194,088

- 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: **none**.

- 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: **none**
 - iii. 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: **£1,507,612.16**
- 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	£53,700.84
Green Space	£61,524
Education	£0
Health	£0
Highways	£1,000
Public Art	£0
Biodiversity	£0
Affordable Housing	£1,116
Community Facilities	£0
TOTAL	£117,340.84

- 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

Infrastructure Purpose	Money breakdown
Affordable Housing	£0
Education	£0
Art	£34,104
Outdoor Sport	£566,773.16
Open Space	£252,570
Highway	£569,000.00
Health	£168,241
Biodiversity	£8,030
TOTAL	£1,598,718.16

- 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
Bolsover Cricket Ground post season work	£3,360
Bolsover Cricket Ground purchase of fridge for tea room	£183.32
Tibshelf Shetland Recreation Ground topographic survey	£1,150
South Normanton Common Meadows contribution towards crowd barriers	£3,130
South Normanton Common Meadows contribution towards pitch drainage works	£3,910
South Normanton Market Street Recreation Ground contribution towards canopy	£20,460
Bolsover Hornscroft Park topographic survey	£895
Bolsover Hornscroft Park additional planning fee	£474
Bolsover Hornscroft Park earthworks modelling	£353
Bolsover Hornscroft Park additional planning fee	£145
Shirebrook Cricket Club planning fee	£2,363.33
Shirebrook Cricket Club additional planning fee	£924
Shirebrook Cricket Club cost of winter work	£1,312.69
South Normanton Market Street Recreation Ground contribution towards canopy	£15,040
TOTAL	£53,700.84

Green Space

Infrastructure Items	Money breakdown
South Normanton refurbishment work to skatepark	£9,524
Langwith Junction installation of new play area	£52,000
Creswell Hazelmere Park maintenance	£2,009
Doe Lee maintenance	£4,485
TOTAL	£68,018

Public Art

Infrastructure Item	Cost
Digital virtual dancing flowers sculpture project	£1,000
TOTAL	£1,000

Affordable Housing

Infrastructure Item	Cost
Creswell improvements to heating infrastructure 4 properties	£1,116

- 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
Heritage Drive, Clowne	£10,000.77
Hazelmere Park, Creswell	£15,183.22
Rangewood Rd Development, South Normanton	£1,526.73
The Brambles, Doe Lea	£5,281.44
Cart Lane West South Normanton	£61,885.16
Spa Croft, Doe Hill Lane Tibshelf	£26,650
TOTAL	£61,885.16