

Bolsover District Council

Meeting of the Planning Committee on 29th October 2025

ANNUAL INFRASTRUCTURE FUNDING STATEMENT 2024/25

Report of the Assistant Director: Planning & Planning Policy

Classification	This report is Public
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PURPOSE / SUMMARY OF REPORT

- To approve the Council's Annual Infrastructure Funding Statement for 2024/25.

REPORT DETAILS

1. Background

- 1.1 Members will be aware that since the introduction of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, the Council has been required to prepare and publish an Annual Infrastructure Funding Statement each year from the financial year 2019/20 onwards.
- 1.2 The Annual Infrastructure Funding Statement is required to include the following three parts:
 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");
 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");
 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").

- 1.3 The Council took the decision not to pursue a Community Infrastructure Levy as part of the preparation of the Local Plan for Bolsover District. This decision was due to the Community Infrastructure Levy not being necessary nor the best method of delivering infrastructure in Bolsover District. Underpinning this decision were the facts the district comprises a series of small and dispersed settlements, rather than a large urban area, and that the planned spatial distribution of development through the now adopted Local Plan for Bolsover District meant that the infrastructure required would be directly related to each settlement's planned residential allocations and so more appropriately funded through planning obligations in Section 106 Agreements.
- 1.4 In light of the decision to not to pursue a Community Infrastructure Levy, the Council's Annual Infrastructure Funding Statements report a 'nil return' for parts 1 and 2. However, part 3, the Section 106 report, sets out the following information each year:
- (a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;
 - (b) the total amount of money under any planning obligations which was received during the reported year;
 - (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.
 - (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;
 - (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;
 - e) the total amount of money (received under any planning obligations) which was allocated, but not spent during the reported year for funding infrastructure;
 - f) the total amount of money (received under any planning obligations) which was spent by the Annual (including transferring it to another person to spend);
 - (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;
 - (h) in relation to money (received under planning obligations) which was spent by the Annual 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;

(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);
 (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;

(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.

- 1.5 In essence, the Annual Infrastructure Funding Statement and the categories above are intended to show clearly and in a transparent manner the progression from the signing of a Section 106 Agreement through the Council’s receipt of the money to the spend of the money and the delivery of the required infrastructure on the ground.

2. **Details of Proposal or Information**

- 2.1 The prepared Annual Infrastructure Funding Statement for 2024/25 sets out how 2024/25 compares to 2023/24 and 2022/23 and provides case studies to showcase some of the infrastructure that the Council has delivered with the Section 106 contributions received.

- 2.2 The 2024/25 Annual Infrastructure Statement is appended as an Appendix to this report. The key headlines for the 2024/25 financial year are as follows:

Newly Secured Money	
Total amount of Section 106 monies signed up in new legal agreements during 2024/25	£1,326,714

Money Held by the Council	
Total amount of Section 106 monies received from developers during 2024/25	£694,946
Total amount of Section 106 monies at the start of 2024/25 that are held from previous years	£1,703,003

Money Spent by the Council	
	£444,279

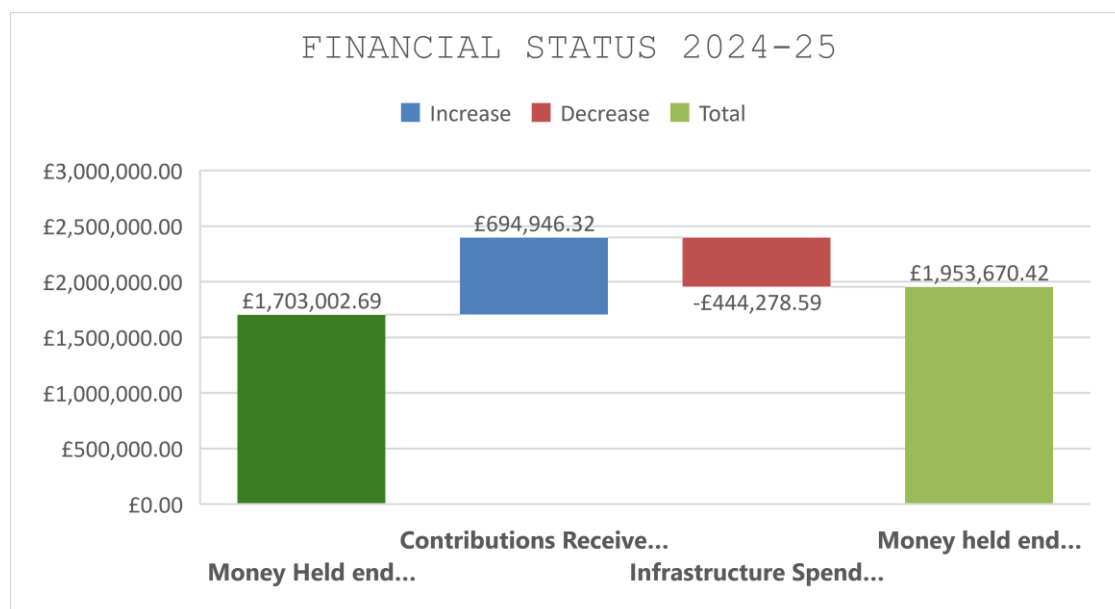
Total amount of Section 106 monies spent (or transferred to another organisation to spend) during 2024/25 including annual maintenance	
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Newly secured money

- 2.3 There have been four Section 106 Agreements signed in the monitoring year. In South Normanton on land to the rear of 1-35 Red Lane, a S106 Agreement secured 52 Affordable houses, comprising 24 for shared ownership and 28 for affordable rent, as well as the transfer of a play area to be provided by the developer with a **£38,300** commuted sum for its future maintenance (including a £300 monitoring fee). No other contributions were sought against this development as the viability of the site was proven to be marginal at the time of the application. That the site was 100% Affordable Housing held considerable weight in the overall assessment.
- 2.4 In Bolsover on land South of Brockley Wood, Oxcroft Lane, planning approval for 161 houses included a S106 agreement that secured contributions against a range of infrastructure items. These comprised infant school places and additional facilities at Bolsover Infant and Nursery School, a contribution towards Bolsover Library, off-site biodiversity net gain, the improvement of playing pitches and ancillary buildings at Moor Lane and Castle Leisure Park, a sum towards additional facilities at Bolsover School, a SEND education contribution and a travel plan monitoring sum. The infrastructure contributions totalled **£596,120** (including £4,639 monitoring fees).
- 2.5 In Pinxton at 15-17 Brookhill Road, an employment permission for 3 new buildings subdivided into 10 commercial units included a S106 agreement that secured **£6,402** payable to Derbyshire County Council for a Travel Plan (including £77 monitoring fees).
- 2.6 In Barlborough, at Brickyard Farm, Slayley Lane, an employment permission for the erection of a workshop / manufacturing building with associated office space, trailer parking and associated works was approved with a S106 agreement for **£200,892** (including £77 monitoring fees) in contributions towards highway works for improvements to the Treble Bob roundabout and an off-site biodiversity enhancement scheme to address the habitat loss on the site due to the development.
- 2.7 Two Deeds of Variation were signed in the monitoring year. In Bolsover a S106 Agreement that was signed on 19th May 2022 with an approval for the development of 58 dwellings on the former Bolsover Hospital Site, was varied with the contributions reduced. All areas of infrastructure identified in the original agreement are to be funded, but for a lesser amount across all contributions. The total now due is **£484,999** (including £500 for Travel Plan monitoring) as compared with the total of £693,591 from the original S106 Agreement signed in 2022.
- 2.8 The other Deed of Variation related to Land South of Model Village Creswell, to vary the S106 Agreement signed in 2020 in relation to the provision of 15 Affordable Homes. The Variation is to substitute social rent homes with First Homes, a government scheme that allows first-time buyers to buy a home outright at a significant discount (at least 30%) off its market value, making it more affordable.

Money held and contributions received.

- 2.9 Year on year over the last 3 years, the monies being brought forward from the previous monitoring year has increased [see Appendix: AIFS 2024/25 pages 6 and 7]. Added to this, in the monitoring year a significant amount was received by the Council in contributions. The contributions received in 2024/25 exceeded the previous two years' contributions combined. The combined amount of money held, and contributions received in the monitoring year equals just under £2.5 million pounds [see graph below].



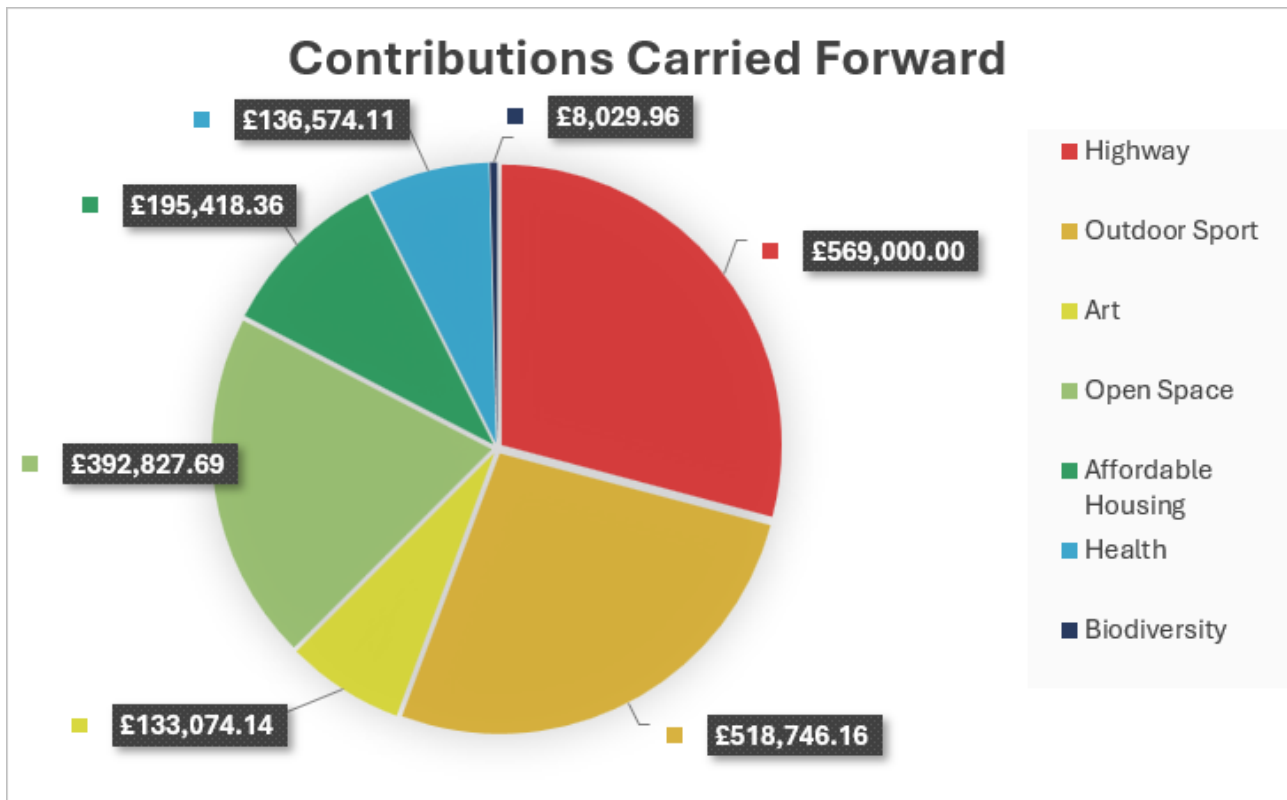
Infrastructure Spend

- 2.10 The monies spent on infrastructure in the monitoring year also exceeds the spending in the previous two monitoring years combined [see Appendix: AIFS 2024/25 pages 6 and 7] with a total spend in the monitoring year of just over £444,278.
- 2.11 The area of most spending was Outdoor Sport infrastructure totalling £342,082. This amounted to over 75% of the total spend on infrastructure and comprised eight projects spread across the district. Health infrastructure was the other main area with monies totalling £96,141.59 transferred to the Integrated Care Board to contribute towards increasing the capacity of health infrastructure for those who live in the Practice areas of Pinxton, South Normanton, Creswell and Langwith.
- 2.12 Notwithstanding the relatively high level of spending on infrastructure in the monitoring year, due to the significant level of contributions received, the money held by the Council at the close of the monitoring year has increase from last year, to stand at just under two million pounds as of the end of March 2025.

Contributions Carried Forward

- 2.13 Of the money held that are carried over into the current financial year 2025/26, the largest amount at nearly a third of the monies held is for Highways infrastructure. However, the Council is working work with Derbyshire County Council Highways to

bring forward planned highway works utilising this money and this should see the amount held for Highways be reduced in the coming years.



- 2.14 The breakdown of the contributions held at the end of the monitoring year and carried forward into 2025/26 are as follows; contributions for Highways Infrastructure amount to **29%** of the total funds held with contributions for Outdoor Sport Infrastructure comprising **27%** of the total. Open Space contributions amount to **20%** of the sums held. The Affordable Housing sum amounts to **10%** of the total and the contributions for Art and Health infrastructure are each **7%**. The contribution for biodiversity comprises less than **1%** of the total sum carried forward into 2025/26.

3 Reasons for Recommendation

- 3.1 Annual Infrastructure Funding Statements are prepared so that the accounting of Section 106 Agreements and developer contributions is more transparent.
- 3.2 The prepared Annual Infrastructure Funding Statement for 2024/25 is attached as an appendix to this report and provides factual information about the financial sums agreed, received, and spent. It also provides some context and highlights examples of infrastructure delivered during the monitoring year.
- 3.3 It is proposed that Planning Committee approve the content of the Annual Infrastructure Funding Statement 2024/25.

4. Alternative Options and Reasons for Rejection

- 4.1 Preparation and publication of an Annual Infrastructure Funding Statement has been a statutory requirement from 2020 onwards. Therefore, officers have not considered alternative options.

RECOMMENDATION(S)

That Planning Committee:

- 1) note the requirements of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 in relation to Annual Infrastructure Funding Statements;**
- 2) approve the Annual Infrastructure Funding Statement 2024/25 and endorse the decision to publish it to comply with the regulations.**

Approved by Cllr Tom Munro, Portfolio Holder – Growth

IMPLICATIONS:

<u>Finance and Risk</u>	Yes ☒	No ☐
Details: If obligations required to make a development acceptable in planning terms aren't properly discharged then there is a risk of harm to the Council's reputation and public confidence in the Council's decision taking. If financial contributions are not spent within a defined period then the money has to be returned to the developer and normally returned with interest. Therefore, there are finance and risk implications if procedures for recording and monitoring Section 106 Agreements are not sufficiently robust.		
On behalf of the Section 151 Officer		
<u>Legal (including Data Protection)</u>	Yes ☐	No ☒
Details: The Council has a statutory duty to prepare an Annual Infrastructure Funding Statement under the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019. Publication of the 2020/21 and 2021/22 Statements will bring the Council into compliance with these regulations. There are no specific data protection issues arising from this report.		
On behalf of the Solicitor to the Council		
<u>Staffing</u>	Yes ☐	No ☒
Details: There are no human resources implications arising from this report.		
On behalf of the Head of Paid Service		
<u>Equality and Diversity, and Consultation</u>	Yes ☐	No ☒
Details: There are no specific direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic arising from this report.		

Environment Yes ☐ No ☒
Details: There are no specific environmental implications arising from this report, albeit the Council's work on S106 monitoring will make a contribution to enhancing the built and natural environment.

DECISION INFORMATION:

☒ Please indicate which threshold applies:	
Is the decision a Key Decision? A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:	Yes ☐ No ☒
Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more.	(a) ☐ (b) ☒
Capital (a) Results in the Council making Capital Income of £150,000 or more or (b) Results in the Council incurring Capital Expenditure of £150,000 or more.	(a) ☐ (b) ☒
District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i> Please state below which wards are affected or tick All if all wards are affected:	All ☒

Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i>	Yes ☐ No ☒
If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i>	Yes ☐ No ☒
Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i>	Yes ☒ No ☐
Leader ☐ Deputy Leader ☐ Executive ☐ SLT ☐ Relevant Service Manager ☐ Members ☐ Public ☐ Other ☒	Portfolio Holder for Growth

Links to Council Ambition: Customers, Economy, Environment, Housing
Environment Ensuring all area, neighbourhoods and streets in the district, irrespective of housing tenure or type, are places where people want to live, feel safe, and are proud to live.

Links to Council Ambition: Customers, Economy, Environment, Housing
<u>Housing</u> Enabling housing growth by increasing the supply, quality, and range of housing to meet the needs of the growing population.

DOCUMENT INFORMATION:

Appendix No	Title
1	Annual Infrastructure Funding Statement 2024/25

Background Papers
<i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).</i>