

ANNUAL INFRASTRUCTURE FUNDING STATEMENT

1st April 2019 – 31st March 2020



BARNSLEY
Metropolitan Borough Council

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INTRODUCTION

This Annual Infrastructure Funding Statement describes Section 106 activity for the period 1st April 2019 to 31st March 2020:

- The Council's internal process relating to Section 106 contributions
- The Section 106 contributions paid to the Council in the 2019/20 monitoring period
- Projects delivered in the Borough through Section 106 in 2019/20
- Section 106 contributions secured for future years

SECTION 106 OBLIGATIONS

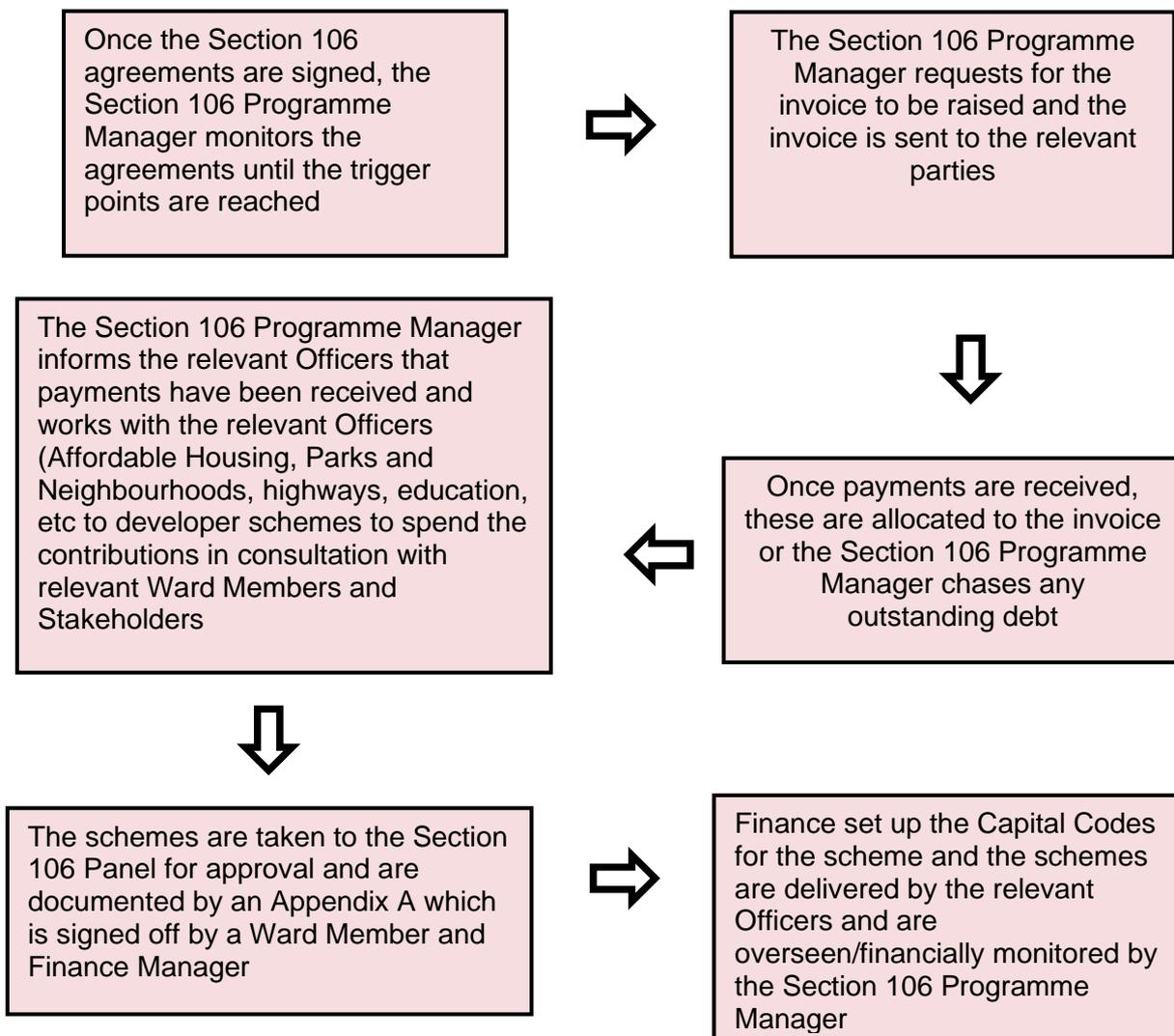
Planning obligations, commonly known as Section 106 Agreements are legal agreements negotiated between a Local Authority and developers. They are intended to make a development proposal acceptable which would be unacceptable without such an agreement, thus allowing planning permission to be granted. An agreement must be fairly and reasonably related in scale to the proposed development and be relevant to planning and should only be used where planning conditions attached to a planning permission would not provide an alternative approach.

In Barnsley, Section 106 Agreements have been used for a wide range of developments. Generally, it is possible to classify planning obligations in Barnsley into five specific categories:

- Affordable housing
- Public open space
- Highways
- Education
- Planning (miscellaneous)

THE SECTION 106 PROCESS FOR SPEND OF FINANCIAL CONTRIBUTIONS

- Financial contributions are requested through Section 106 obligations when on-site infrastructure or affordable housing required by policy is not appropriate.
- Once the Section 106 has been signed, it will only come into effect if the planning permission is implemented and reaches the trigger point for payment such as on commencement or prior to occupation. When the Section 106 is signed, it is registered as a land charge which stays with the land, obligating any future landowners until the terms are met.
- The flow chart below shows the process of the monitoring/spend of Section 106 monies:



SECTION 106 CONTRIBUTIONS SUMMARY

Income

During 2019/20 Barnsley Council received cash income of £1,365,450. Part of this income relates to some of the Section 106 Agreements signed in 2019/20, but the majority relates to agreements signed in earlier years for developments that were being delivered and hitting financial trigger points in 2019/20.

The table below provides a summary by category, of the income received in 2019/20. The tables that follow provide a detailed breakdown of that income.

Categories	Total (£)
Affordable Housing	213,871
Public Open Space	359,344
Highways	0
Education	767,235
Planning (Miscellaneous)	25,000
Total:	1,365,450

Affordable Housing

Planning Reference	Development	Amount Received (£)
2017/0577	Land Off Newland Avenue and Carrs Lane, Cudworth	213,871
	Total:	213,871

Public Open Space

Planning Reference	Development	Amount Received (£)
2013/1007	New Road/Lidgett Lane, Tankersley	29,445
2016/1078	Former Royston High School, Off Midland Road, Royston	71,593
2017/1001	East of Lundhill Road, Wombwell	32,186
2015/0447	Windmill Avenue, Grimethorpe	19,363
2007/0533	Oakfields Primary School, Off Bondfield Crescent, Wombwell	84,106
2017/0488	Former Longcar Conference Centre, Longcar Lane	56,330
2012/1337	Former Royston High School, Off Midland Road, Royston (grounds maintenance)	44,252
2019/0342	Bismarck Street, Worsbrough Common	4,150
2018/1361	New Road, Tankersley	17,919
	Total:	359,344

Highways

Planning Reference	Development	Amount Received (£)
N/A	N/A	0
	Total:	0

Education

Planning Reference	Development	Amount Received (£)
2013/0280	Land to the south-east of Dearne Hall Road & 1 and 3 Claycliffe Road	102,016
2016/1078	Former Royston High School, Off Midland Road, Royston	126,534

2017/0577	Land Off Newland Avenue and Carrs Lane, Cudworth	329,501
2016/1490	Lee Lane, Royston	113,703
2017/0488	Former Longcar Conference Centre, Longcar Lane	49,168
2018/1361	New Road, Tankersley	46,313
	Total:	767,235

Planning (Miscellaneous)

Planning Reference	Development	Amount Received (£)
2018/0966	Balmoral Industrial Tanks, Barrowfield Road, Thurnscoe,	25,000
	Total:	25,000

Expenditure

During 2019/20 Barnsley Council spent £1,378,323 of the Section 106 budget on projects. A summary is shown in the table below, followed by a full breakdown of expenditure:

Categories	Spend (£)
Affordable Housing	463,863
Public Open Space	743,919
Highways	14,150
Education	93,861
Planning (Miscellaneous)	62,530
Total:	1,378,323

Affordable Housing

106 affordable housing units were delivered through Section 106 Agreements in 2019/20. These were through direct provision by the developer rather than through a commuted sum and are shown in the tables below:

Direct Provision by a developer during 2019/20

Planning Reference	Project	Number of Units
2007/0533	Land to the rear of Oakfields Primary School, Bondfield Crescent, Wombwell	14
2016/1105	Land between Millhouses Street, King Street, Noble Street and Elsecar Railway Station, Elsecar,	30
2017/1539	Land off Catherines Walk, Athersley South,	54
2018/0687	Land to the North of Lee Lane, Royston	8
	Total:	106

In-direct provision by Barnsley Council via commuted sum during 2019/20

Planning References	Project	Spend (£)
2012/0861 and 2012/1332	Copper Cottage and Garden	36,618
2014/0754	New Build – 18 Locksley Gardens	20,000
2014/0754	Pilley Acquisitions	6,000
2014/0754	Empty Home Acquisitions	400,000
2013/0785 and 2014/0474	Empty Home Properties	1,245
	Total:	463,863

Public Open Space

Public Open Space projects are implemented through direct provision by developers or indirectly by the Council following receipt of a commuted sum and are shown in the tables below:

Direct Provision by Developers during 2019/20:

Planning reference	Development	Number
2012/1337	Former Royston High School, Midland Road, Royston	1
	Total:	1

In-direct provision by Barnsley Council via Commuted Sum during 2019/20:

Planning References	Project	Total Spend (£)
2012/0817	Public Right of Way, Former Yorkshire Traction Site, Sheffield Road	56,937
2003/1937	Brassed off, Anniversary Trail, Grimethorpe	11,000
2015/0436, 2016/1027, 2013/1007, 2016/0302 and 2013/1007	Marking Mining, Barnsley Main	46,955
2012/1337	Footpath Repairs, High Street, Royston	15,000
2012/1337 and 2016/1078	Trans Pennie Trail Resurfacing, Royston North	32,691
2012/1337	Improvements to Royston Pavilion	7,792

2014/0853	Improvements to Country Parks	492
2010/0432	Improvements to Grimethorpe Sports Ground, Grimethorpe	7,528
2013/0866, 2016/0705 2011/1341, 2012/0935 and 2013/0785	Playing Pitch Improvements	35,001
2016/0952 and 2013/1007	Jubilee, Lidgett Recreational Ground, Pilley	8,523
2013/0785	Footpath improvements, Penistone	852
2017/0782	Improvements to RSPB, Old Moor	25,000
2014/0784	Park Gates, Wilthorpe	455
2012/1337	Footpath Drainage, Vicarage/Park Lane	2,504
2012/0236 and 2013/0866	Sugdens Recreation Ground Car Park	37,370
2014/0452	Mapplewell Park MUGA & Gym Equipment, Mapplewell	7,828
2012/0935 and 2015/0646	Ardsley Crematorium Car Park, Ardsley	3,000
2015/1198, 2012/0473 and 2016/0300	Cemetery Improvements	27,936
2016/1490	Improvements to Barnsley Golf Course – Phase 1	28,743
2014/0452, 2016/1490 and 2016/1078	Improvements to Barnsley Golf Course – Phase 2	61,793
2017/0488	Elsecar Park Bandstand, Elsecar	10,131
2015/0961	Stairfoot Station Heritage Trail	6,082
2015/0646	Monk Bretton Cemetery Extension, Monk Bretton	15,825
2011/1341, 2016/0302, 2015/0436, 2013/1007, 2016/1490 and 2017/0857	Redfearns JFC Pavilion	20,000
2016/0738, 2012/1337 and 2016/1490	Royston Greenspace improvements	18,099

2012/1363, 2013/0785, 2016/1027 and 2013/1007	Penistone Leisure Centre	60,000
2014/0807	Fleets Dam/Nature Park	35,000
2003/1937	Improvements to Millennium Green, Grimethorpe	954
2017/0488 and 2015/0646	Principal Towns	43,343
2014/0754 and 2012/0861	Cannon Hall Parks for People	113,810
2017/0577 and 2015/1134	Dorothy Hyman Phase 2	3,275
	Total:	743,919

Trans Pennie Trail Resurfacing, Royston North



Before



After

Improvements to RSPB, Old Moor



Highways

The table below shows the highways project that was delivered through the use of Section 106 commuted sums in 2019/20:

In-direct provision by Barnsley Council via commuted sum during 2019/20

Planning References	Project	Total Spend (£)
2008/0167	Fees for Future Schemes	14,150
	Total:	14,150

Education

The table below shows the education projects delivered through the use of Section 106 commuted sums in 2019/20:

In-direct provision by Barnsley Council via commuted sum during 2019/20

Planning References	Project	Total Spend (£)
2013/0785	School Places – St John's, Penistone	68,246
2017/0100	Hoylandswaine Primary School -Community Room	25,615
	Total:	93,861

Hoylandswaine Primary School - Community Room



Planning (Miscellaneous)

Details are shown in the table below of how the Council's Planning (miscellaneous) commuted sums were spent in 2019/20:

In-direct provision by Barnsley Council via commuted sum during 2019/20:

Planning References	Project	Total Spend (£)
2003/1297	Managed Workspace P3, Penistone	36,915
2017/0100	Hoylandswaine Church Interior	25,615
	Total:	62,530

Balance Held

At the end of March 2020, £6,839,940 of Section 106 monies were held by the Council as shown in the following table:

Break Down	Amount
Live Schemes	437,917
Unallocated/Monies available	6,292,023
Revenue (grounds maintenance)	110,000
Total:	6,839,940

All of the unspent uncommitted income is earmarked for a range of developments including delivering affordable housing, improving public open spaces which may include installing new play equipment and improving parks and woodland areas which will be developed by Project officers in consultation with Ward Members and the community. Often when Section 106 funding comes in smaller chunks and these are combined over time to invest in larger projects with greater impact in the community.

SECTION 106 CONTRIBUTIONS SECURED FOR FUTURE YEARS

During 2019/20 a total of 20 Section 106 Agreements were successfully negotiated between the Local Authority and developers.

For a number of reasons developers do not implement all planning permissions and therefore if a planning permission is not implemented, the associated Section 106 Agreement will not be implemented.

The following tables highlights that the vast majority of provisions included within Section 106 Agreements signed during 2019/20 involved a financial contribution to the Council. There are also provisions to be delivered directly by the developer.

Affordable Housing

Planning Reference	Date Agreement Signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2018/1361	10 th June 2019	Land off New Road, Tankersley	Only required if affordable housing units are not delivered onsite	4 affordable units onsite or an affordable housing contribution
2017/1451	24 th June 2019	Land West of Wakefield Road, Athersley	Only required if affordable housing units are not delivered onsite	Affordable units onsite or an affordable housing contribution
2018/0849	26 th July 2019	Pearson Crescent, Wombwell	Only required if affordable housing units are not delivered onsite	4 affordable units onsite or an affordable housing contribution
2019/0377	23 rd December 2019	Land East of Cote Lane, Thurgoland	Only required if affordable housing units are not delivered onsite	7 affordable units onsite or an affordable housing contribution
2018/0800	3 rd January 2020	Land off Saunderson Road, Penisone	Only required if affordable housing units are not delivered onsite	6 affordable units onsite or an affordable housing contribution
2019/1464	29 th January 2020 (Deed of Variation)	Lidgett Lane, Pilley	N/A	Affordable units onsite

2019/0225 and 2019/0348	19 th February 2020	Land off Sheffield Road, Penistone	£660,000 (index linked)	Towards the provision or improvement of affordable housing within the wards of Penistone East and Penistone West
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Public Open Space

Planning Reference	Date Agreement Signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2018/1361	10 th June 2019	Land off New Road, Tankersley	£53,757.14 (index linked)	Towards the provision of and/or improvement to informal open space and/or sports/and/or recreational facilities within the administrative area of the Council
2017/1556	10 th June 2019	Land known as Victoria Road and Beckett Hospital, Berneslai Close	£44,994.11	Towards improvements to Churchfield Peace Gardens and play area or any other facility within 1km of the site
2017/1451	24 th June 2019	Land West of Wakefield Road, Athersley	£528.06 (index linked) per 1 bedroomed dwelling £777.09 (index linked) per 2 bedroomed dwelling £932.24 (index linked) per 3 bedroomed dwelling £1,088.70 (index linked) per 4+ bedroomed dwelling	Towards the provision of formal recreational space, to be expended on a recreational facility within 2km radius of the site
2018/0849	26 th July 2019	Pearson Crescent, Wombwell	£67,801.66 (index linked)	Towards the provision of and/or improvement to facilities within the

				administrative area of the Council
2019/0186 and 2019/0188	4 th September 2019	The Permanent Building, Church Street/Regent Street	£21,481.80 (index linked)	Towards the provision of and/or improvement to informal open space and/or sports and/or recreational facilities within the administrative area of the Council
2019/0342	14 th October 2019	Bismarck Street, Worsbrough Common	£4,149.60	For the provision or enhancement of Warren Quarry public open space and play area or such other open space area within reasonable proximity of the property
2019/0774	23 rd October 2019	Hoyland Town Hall, High Street, Hoyland	£17,878.45 (index linked)	Towards the provision of and/or improvement to informal open space and/or sports and/or recreational facilities within the administrative area of the Council
2019/0431	4 th November 2019	Brunswick Street, Thurnscoe	£81,093.35 (index linked)	Towards the provision of and/or improvement to informal open space and/or sports and/or recreation facilities within the administrative areas of Thurnscoe, Goldthorpe and Bolton Upon Dearne
2019/0377	23 rd December 2019	Land East of Cote Lane, Thurgoland	£43,315.77 (index linked)	Towards the provision of, or improvements to public open space within the Parishes of Thurgoland, Oxspring and Hunshelf

2018/0800	3 rd January 2020	Land off Saunderson Road, Penistone	£100,512 (index linked) and £53,965.54	Towards the provision of and or improvement to greenspace within the administrative area of the Council
2019/1464	29 th January 2020 (Deed of Variation)	Lidgett Lane, Pilley	Increase in the public open space contribution from £84,504.05 to £95,767.10 (index linked)	Towards the provision and/or improvement of public open space within 5 miles of the boundary of the site
2019/0225 and 2019/0348	19 th February 2020	Land off Sheffield Road, Penistone	£50,742.60 (index linked)	Towards the provision of and or improvement to public open space within the Wards of Penistone East and/or Penistone West
2019/0947	17 th March 2020	Garage Site, Hardwick Crescent, Athersley	£8,166.60 (index linked)	Towards the provision of and/or improvement to informal open space and/or sports and/or recreation facilities within the administrative area of the Council

Highways

Planning Reference	Date Agreement Signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2017/1451	24 th June 2019	Land West of Wakefield Road, Athersley	N/A	Implement the Travel Plan and appoint a Tran Plan Co-Ordinator

Education

Planning Reference	Date Agreement Signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2018/1361			£138,938 (index linked)	Towards the provision of and/or

	10 th June 2019	Land off New Road, Tankersley		enhancement of education facilities at Kirk Balk School in Hoyland and Horizon School in Barnsley or any other school within 5 mile radius of the development
2017/1451	24 th June 2019	Land West of Wakefield Road, Athersley	£4,985.47 (index linked) per dwelling	Towards improvements at the following schools: Primary Schools: Athersley North, South, Laithes Secondary Schools: Darton College, Horizon College, Barnsley Academy
2018/0849	26 th July 2019	Pearson Crescent, Wombwell	£123,795 index linked)	Towards the provision of and/or enhancement of educational facilities within the South East Planning Area
2019/0431	4 th November 2019	Brunswick Street, Thurnscoe	£144,000 (index linked)	Towards additional places at the following schools; The Hill, Goosacre or The Dearne Academy with priority to be given to The Dearne Academy
2019/0377	23 rd December 2019	Land East of Cote Lane, Thurgoland	£160,000 (index linked)	Towards the provision of 6 primary school places at Thurgoland, Oxspring Silkstone Common, Springvale or Silkstone Primary School and 4 secondary school places at Penistone Grammar School
2018/0800	3 rd January 2020	Land off Saunderson Road, Penistone	£160,000 (index linked)	Towards the provision of school places within Penistone

Planning (Miscellaneous)

Planning Reference	Date Agreement Signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2018/0966	30 th April 2019	Balmoral Industrial Tanks, Barrowfield Road, Thurnscoe	£25,000 – Biodiversity Enhancements Contribution	Towards the improvement or enhancement of biodiversity in accordance with Local Plan Policy BIO1 to be expended on a project within a 2 mile radius of the land
2017/1451	24 th June 2019	Land West of Wakefield Road, Athersley	£109,200 (index linked)	Towards the cost of repairing East Gawber Hall Colliery Fan House
2019/1248 and 2019/1249	18 th November 2019	Hill Top Farm, Eastfield Lane, Hood Green	N/A	Prior notification of agricultural building
2019/0377	23 rd December 2019	Land East of Cote Lane, Thurgoland	£66,000 (index linked) - Community Projects Contribution	Towards projects within the Parishes of Thurgoland, Oxspring and Hunshelf
2019/0225 and 2019/0348	19 th February 2020	Land off Sheffield Road, Penistone	N/A	New access road to be delivered onsite