

ANNUAL INFRASTRUCTURE FUNDING STATEMENT

1st April 2021 – 31st March 2022



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INTRODUCTION

This Annual Infrastructure Funding Statement describes Section 106 activity for the period 1st April 2021 to 31st March 2022:

- The Council's internal process relating to Section 106 contributions
- The Section 106 contributions paid to the Council in the 2021/2022 monitoring period
- Projects delivered in the Borough through Section 106 in 2021/2022
- Section 106 contributions secured for future years

SECTION 106 OBLIGATIONS

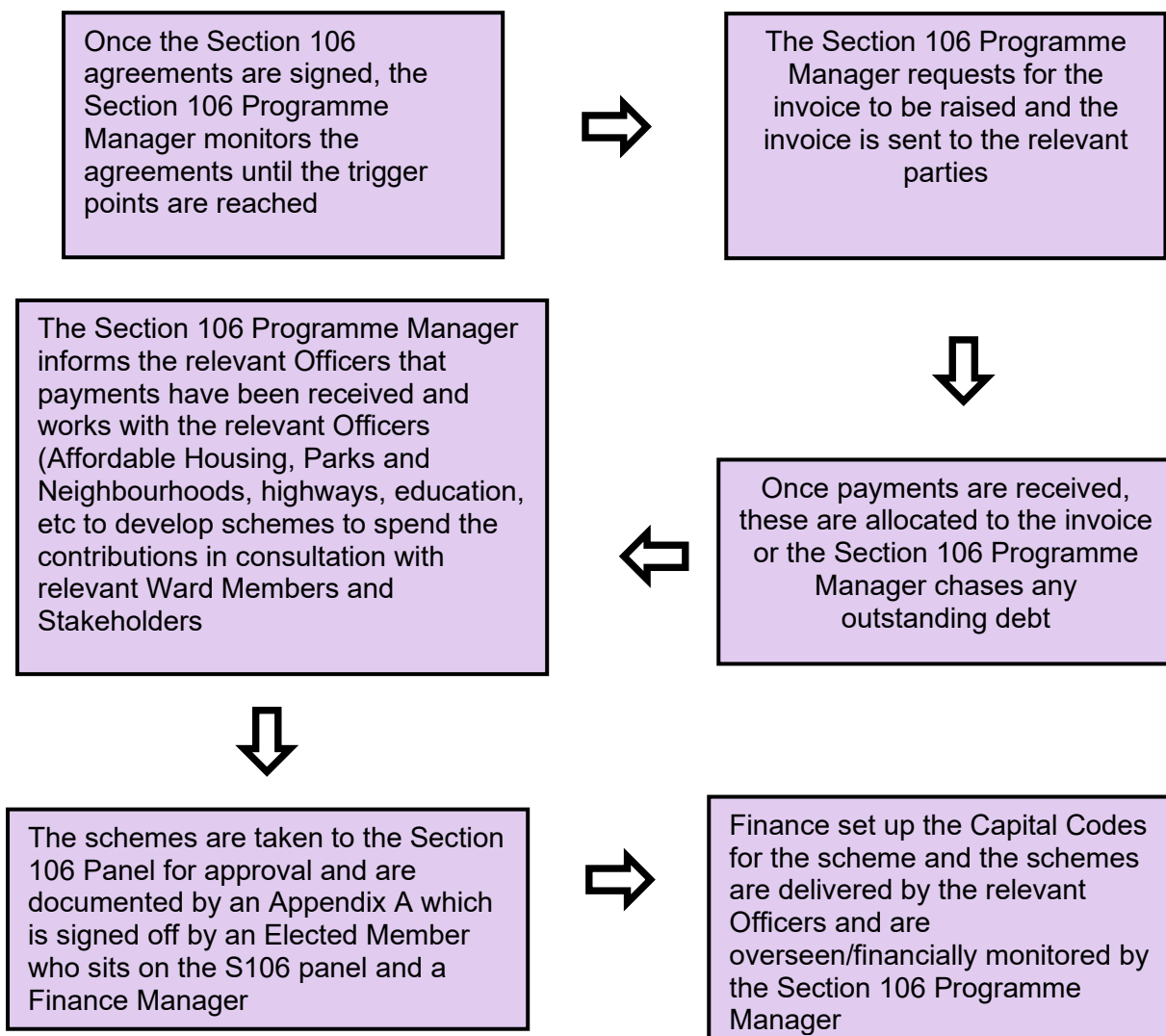
Planning obligations, commonly known as Section 106 Agreements are legal agreements negotiated between a Local Authority and developers. They are intended to make a development proposal acceptable which would be unacceptable without such an agreement, thus allowing planning permission to be granted. 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 the following categories:

- Affordable housing
- Public open space
- Highways/Sustainable Travel
- Education
- Biodiversity
- 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 2021/22 Barnsley Council received cash income of £3,630,485. Part of this income relates to some of the Section 106 Agreements signed in 2021/22, but the majority relates to agreements signed in earlier years for developments that were being delivered and hitting financial trigger points in 2021/22.

The table below provides a summary by category, of the income received in 2021/22. The tables that follow provide a detailed breakdown of that income.

Categories	Total (£)
Affordable Housing	754,317
Public Open Space	575,197
Education	1,895,562
Sustainable Travel	405,409
Total:	3,630,485

Affordable Housing

Planning Reference	Development	Amount Received (£)
2019/0377	Land east of Cote Lane, Thurgoland	63,212
2017/0577	Land Off Newland Avenue and Carrs Lane, Cudworth	215,342
2015/1198	Land off Barnburgh Lane, Goldthorpe	475,763
	Total:	754,317

Public Open Space

Planning Reference	Development	Amount Received (£)
2019/0377	Land east of Cote Lane, Thurgoland	74,754
2016/1490	Land off Lee Lane, Royston	87,543
2018/0849	Land at Pearson Crescent, Wombwell	34,053
2019/0774	Hoyland Town Hall, High Street, Hoyland	18,055
2020/0113	Land adj to Folly Way, Monk Bretton	16,472
2020/0409	Woodland Drive, Barnsley	10,177
2017/1001	Land East of Lundhill Road, Wombwell	53,738
2019/1274	Land at Kingsmark Way, Goldthorpe	96,260
2018/0800	Land off Saunderson Road, Penistone	164,487
2018/1361	Land off New Road, Tankersley	19,658
	Total:	575,197

Education

Planning Reference	Development	Amount Received (£)
2013/0280	Land to the south-east of Dearne Hall Road & 1 and 3 Claycliffe Road, Barnsley	104,705
2019/0377	Land east of Cote Lane, Thurgoland	109,412
2017/1001	Land east of Lundhill Road, Wombwell	120,190
2016/1490	Land off Lee Lane, Royston	116,248
Sheffield Council planning reference	Oughtibridge Mill, Main Road, Oughtibridge, Sheffield (transferred to Sheffield Council for education provision)	379,310
2017/0577	Land Off Newland Avenue and Carrs Lane, Cudworth	330,695
2018/0849	Land at Pearson Crescent, Wombwell	62,175
2020/0317	Land off Halifax Road, Thurgoland	65,730
2019/1274	Land at Kingsmark Way, Goldthorpe	365,024

2019/1530	Land at Hall Gardens, Brierley	105,146
2018/1361	Land off New Road, Tankersley	50,806
2018/0800	Land at Saunderson Road, Penistone	86,121
	Total:	1,895,562

Sustainable Travel

Planning Reference	Development	Amount Received (£)
2020/0274	Land to the South of Halifax Road, Penistone	400,000
2020/0069	Holden House, Race Street, Barnsley	5,409
	Total:	405,409

EXPENDITURE

During 2021/2022 Barnsley Council spent £1,787,833 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	305,871
Education	427,839
Sustainable Travel	170,000
Public open space	884,123
Total:	1,787,833

Affordable Housing

24 affordable housing units were delivered through Section 106 Agreements in 2021/2022. 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 2021/2022

Planning Reference	Project	Number of Units
2015/0891	Land to the south-east of Dearne Hall Road & 1 and 3 Claycliffe Road	2
2017/1001	Land East of Lundhill Road, Wombwell	3
2018/0687	Land off Lee Lane, Royston	4
2018/0800	Land at Saunderson Road, Penistone	2
2018/0849	Land at Pearson Crescent, Wombwell	4
2018/1361	Land off New Road, Tankersley	2
2019/0431	Brunswick Street, Thurnscoe	5
2019/0902	St Helens Boulevard, Carlton Road	2
	Total:	24

In-direct provision by Barnsley Council via Commuted Sum during 2021/2022:

Planning References	Project	Total Spend (£)
2013/0785	Empty Homes Scheme	11,208
2014/0429	Laithes Lane Housing Scheme	231,155
2017/0577	Goldthorpe Market Housing Scheme	63,508
	Total:	305,871

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 this is shown in the table below:

In-direct provision by Barnsley Council via Commuted Sum during 2021/2022:

Planning References	Project	Total Spend (£)
2014/0853	Improvements to Country Parks	1,600
2013/0866 and 2017/1001	Improvement to Wombwell Main playing pitch, Wombwell	7,800
2019/1464	Jubilee, Lidgett Recreational Ground, Pilley	24,144
2015/0137 and 2012/0473	Improvements to RSPB, Old Moor	35,000
2016/1490	Improvements to Barnsley golf club – Phase 2	19,100
2003/1937	Improvements to Millennium Green, Grimethorpe	16,735
2014/0429 and 2020/0409	Installation of new play area, Assembly Way	34,040
2016/1078	Improvements at Royston Park/Chantry Grove, Royston	312
2018/1564	Path improvements, Darfield Park	11,707
2018/1564	Play area improvements, Bly Road, Darfield	3,177
2013/0866, 2018/0849,	Improvements to Wombwell Main football club, Wombwell	101,500

2015/1302, 2012/0473, 2007/0533 and 2017/1001		
2017/1001	Improvements to Lundhill Rec, Wombwell – fly tipping prevention	6,340
2009/1549	Improvements in Grimethorpe Park	6,251
2019/0377	Improvements at Thurgoland Welfare	15,474
2011/0963	Improvements at Bolton Brickyard Ponds	2,915
2015/1134	Improvements at Beck play area, Grimethorpe	17,500
2010/0432, 2015/1141 and 2016/0300	Improvements at Brierley Recreation Ground, Brierley	28,286
2012/0817	Improvements at Locke Park Bowling Club	19,600
2018/1564	Improvements at Inkerman Fields, Darfield	15,000
2019/0947	New play equipment, Newstead Road play area, Athersley	7,723
2016/1490	Improvements at St John's Walk, Royston Park	8,500
2016/1490	Improvements at The Green, Royston	8,600
2017/1001	Footpath works, Lundhill Road, Wombwell	35,023
2016/1490	Improvements at Royston Park car park, Royston	552
2016/1490	Improvements at Winter Avenue play area, Royston	4,800
2019/1464	Improvements at Tankersley Welfare Hall, Tankersley	3,807
2009/1549	Improvements to footpaths, Grimethorpe Park	7,300
2018/0849	Installation of a sensory garden, Newsome Avenue respite centre, Wombwell.	6,572
2012/0388	Installation of play equipment, Stainbrough Road Play Area, Dodworth	12,480
2017/0577	Dorothy Hyman Phase 2	157,093
2012/1135, 2013/1007 and 2019/1464	Little Don Trail, Penistone	94,465
2018/1564	Improvements to Darfield Bowling Club, Darfield	8,000

	Oxspring MUGA, Oxspring	27,000
2019/0431	Thurnscoe Community Plaza, Thurnscoe	45,000
2012/0817	Improvements at Worsbrough Bridge Cricket Club	10,223
2013/0785	Improvements at Penistone Cricket Club	5,399
2019/0774	Improvements at Platts Common Bowling Club	9,912
Various	Public open space maintenance annual payments transferred to Parks Team /Neighbourhood Serves (Grounds Maintenance Team)	65,193
	Total:	884,123

Education

Education projects are implemented by the Council following receipt of a commuted sum and this is shown in the table below:

In-direct provision by Barnsley Council via Commuted Sum during 2021/2022:

Planning References	Project	Total Spend (£)
2018/0800	Penistone St Johns – school places	48,529
Sheffield Council planning reference	Oughtibridge Mill development, Main Road, Oughtibridge, Sheffield – transferred to Sheffield Council for education provision	379,310
	Total:	427,839

Sustainable Travel

Sustainable Travel projects are implemented by the Council following receipt of a commuted sum and this is shown in the table below:

In-direct provision by Barnsley Council via Commuted Sum during 2021/2022:

Planning References	Project	Total Spend (£)
2020/0274	Implementation of a car park, Lairds Way, Penistone	170,000

	Total:	170,000
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CASE STUDIES

Affordable Housing Scheme

Laithes Lane, Athersley South

Seven new council bungalows have been built on a site off Laithes Lane, Athersley South. Woodmoor View is a scheme of six two-bedroom bungalows and one three-bedroom bungalow, to be managed by Berneslai Homes. The bungalows have high levels of insulation and double glazing throughout. They are fully electric and have air source heat pumps to provide heating and hot water, solar panels to generate electricity and a battery system to store electricity generated by the panels. The technology installed is designed to have low carbon emissions during use and will help residents to manage their energy use. The bungalows have been designed to be accessible for people using wheelchairs or with mobility issues. They also have electric vehicle charging points and cycle storage.



Public Open Space Schemes

Oxspring Multi – Use Games Area (MUGA), Oxspring

A Section 106 contribution was made to Oxspring Parish Council towards the delivery of a new Multi – Use Games, Area (MUGA) in Oxspring:



Thurnscoe Community Plaza, Thurnscoe

A Section 106 contribution was made to Big Local Thurnscoe towards the delivery of the new Thurnscoe Community Plaza.



Improvements at Winter Avenue play area, Royston

A new knee rail fencing was installed at Winter Avenue play area, Royston.



BALANCE HELD

At the end of March 2022, £11,219,333 of Section 106 monies were held by the Council as shown in the following table:

Break Down	Amount (£)
Live Schemes	2,119,960
Unallocated/Monies available	8,648,035
Grounds Maintenance/commuted sums	341,338
Revenue	110,000
Total:	11,219,333

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 2021/2022 a total of 15 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 2021/2022 involved a financial contribution to the Council. There are also provisions to be delivered directly by the developer.

Affordable Housing

Planning Reference and date signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2019/0577 8 th April 2021	Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough	£193,180 (index linked)	For the improvements to, existing affordable housing elsewhere within the Council's area
2017/0753 8 th April 2021	Land at Bleachcroft Way, Stairfoot	Only required if affordable housing units are not delivered onsite	Affordable units onsite or an affordable housing contribution
2020/0274 30 th July 2021	Land to the South of Halifax Road, Penistone	Only required if affordable housing units are not delivered onsite	In line with the Affordable Housing SPD adopted in May 2019
2021/0142 15 th September 2021	Land off Mount Vernon Road, Worsbrough	Only required if affordable housing units are not delivered onsite	In line with the Affordable Housing SPD adopted in May 2019
2019/1244 18 th November 2021	Land South of Darton Lane, Darton	Only required if affordable housing units are not delivered onsite	In line with the Affordable Housing SPD adopted in May 2019
2021/0043 24 th January 2022	Land at Hough Lane, Wombwell	Only required if affordable housing units are not delivered onsite	In line with the Affordable Housing SPD adopted in May 2019

2020/0627 2 nd February 2022	Kexbrough Hall Farm, Churchfield Lane, Kexbrough	Only required if affordable housing units are not delivered onsite	In line with the Affordable Housing SPD adopted in May 2019
2020/0577 23 rd March 2022	Land south of Hay Green Lane, Birdwell	N/A	Affordable units onsite

Biodiversity

Planning Reference and date signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2020/0274 30 th July 2021	Land to the South of Halifax Road, Penistone	144,960 (if applicable)	Ecology Management Plan
2019/1244 18 th November 2021	Land South of Darton Lane, Darton	To be calculated at Reserved Matters Stage (index linked)	Ecology Management Plan
2021/0012 23 rd February 2022	Fields End Business Park, Portwest, Colliery Lane, Thurnscoe	To be calculated at Reserved Matters Stage (if applicable)	Ecology Management Plan

Education

Planning Reference and date signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2019/0577 8 th April 2021	Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough	416,000 (index linked)	Towards the provision of school places within Barnsley
2017/0753 8 th April 2021	Land at Bleachcroft Way, Stairfoot	To be calculated at Reserved Matters Stage (index linked)	Primary and Secondary contributions
2020/0274	Land to the South of Halifax Road, Penistone	1,264,000 (index linked)	Towards the provision of and or improvement to primary school educational facilities at: Hoylandswaine, St John's or Springvale, Penistone or

30 th July 2021		896,000 (index linked)	Thurgoland or Thurlstone primary schools Towards secondary school provision at Penistone Grammar School
2021/0142 15 th September 2021	Land off Mount Vernon Road, Worsbrough	144,000 (index linked)	Towards the provision of and or improvement to primary educational facilities that serve the development
2019/1530 22 nd September 2021	Land at Hall Gardens, Brierley	208,000 (index linked)	Towards the provision of additional spaces at schools within the North East planning area
2019/1244 18 th November 2021	Land South of Darton Lane, Darton	To be calculated at Reserved Matters Stage (index linked)	In line with the Financial Contributions to Schools SPD, adopted in May 2019
2021/0043 24 th January 2022	Land at Hough Lane, Wombwell	208,000 (index linked)	Towards the provision of and or improvement to primary school educational facilities that serve the South East area of Barnsley
2020/0627 2 nd February 2022	Kexbrough Hall Farm, Churchfield Lane, Kexbrough	80,000 (index linked) 48,000 (index linked)	Primary Schools educational facilities - in line with the Financial Contributions to Schools SPD, adopted in May 2019 Secondary Schools educational facilities - in line with the Financial Contributions to Schools SPD, adopted in May 2019
2020/0577 23 rd March 2022	Land south of Hay Green Lane, Birdwell	To be calculated at Reserved Matters Stage (index linked)	Primary education contribution – towards improvements to Birdwell Primary School in the first instance and if it cannot be spent at this school then it can be used towards improvements to the following schools: Hoyland Common Primary School, Hoyland Springwood Primary School, St Helen's Catholic Primary School or West Meadows Primary School

			Secondary education contribution – towards the provision of an extension to Kirk Balk Academy
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Highways

Planning Reference and date signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2017/0753 8 th April 2021	Land at Bleachcroft Way, Stairfoot	164,000	To be used for works to the public highway in accordance with drawing 16 -160 – TR -004
2020/0274 31 st July 2021	Land to the South of Halifax Road, Penistone	200,000 (index linked) 18,844.88	Towards works to improve Bridge End Junction, including but not limited to, a feasibility study For the provision of 2 new bus stop poles and 1 shelter on Well House Lane and 2 new bus stop poles and 1 shelter within the development or such other bus stop infrastructure within the reasonable vicinity of the development
2020/0577 23 rd March 2022	Land south of Hay Green Lane, Birdwell	10,000	Towards the renewal of the zebra crossing on Sheffield Road

Planning (Miscellaneous)

Planning Reference and date signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2020/0520 6 th May 2021	43 Barnsley Road, Brierley	N/A	Family dwelling and garage business obligations
2021/1177 23 rd November 2021	Parklands, Doncaster Road, Darfield	N/A	Garage development obligation
2021/1159 22 nd December 2021	Land to the West of Sheffield Road, Hoyland	N/A	Deed of Variation

Public Open Space

Planning Reference and date signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2019/0577 8 th April 2021	Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough	134,478 (index linked)	Towards the provision of and or improvement to sports and/or recreation facilities within the administrative area of the Council
2017/0753 8 th April 2021	Land at Bleachcroft Way, Stairfoot	To be calculated at Reserved Matters Stage	For the provision of, or improvements to formal recreation open space/public open space within 5km of the development Public open space onsite/ management scheme
2020/0274 31 st July 2021	Land to the South of Halifax Road, Penistone	405,342.80 (index linked)	For the provision of publicly accessible formal recreation open space on the land – for the provision of, or improvements to, public open space within the west of the borough to the west of the M1 motorway
2021/0110 8 th September 2021	Former District Offices (now Beckett Grange), Berneslai Close	44,994.11	For improvements to Churchfield peace gardens and play area or any other facility within 1km of the site
2021/0142 15 th September 2021	Land off Mount Vernon Road, Worsbrough	66,409.54 (index linked)	For the provision of publicly accessible formal recreation open space on the land and/or for the provision of, or improvements to, public open space within 5km of the boundary of the land Public open space onsite/ management scheme
2019/1530 22 nd September 2021	Land at Hall Gardens, Brierley	32,000 (index linked)	Towards the delivery of public open space within the vicinity of the development Community Garden/ management scheme

2019 /1244 18 th November 2021	Land South of Darton Lane, Darton	To be calculated at Reserved Matters Stage (index linked)	For the provision of publicly accessible formal recreation open space, child and youth facilities and/or for the provision of, or improvements to, public open space within 5km of the boundary of the land Public open space onsite/ management scheme
2021/0647 28 th December 2021	Land to the rear of 31 Mansfield Road, Athersley	16,458.84	Towards purposes identified in the Open Space Provision on New Housing Developments SPD, adopted in May 2019
2021/0043 24 th January 2022	Land at Hough Lane, Wombwell	125,667 (index linked)	For the provision of publicly accessible formal recreation open space and/or for the provision of or improvements to public open space within Barnsley Borough Council Area Public open space onsite/ management scheme
2020/0627 2 nd February 2022	Kexbrough Hall Farm, Churchfield Lane, Kexbrough	42,694.25 (index linked)	Towards purposes identified in the Open Space Provision on New Housing Developments SPD, adopted in May 2019
2020/0577 23 rd March 2022	Land south of Hay Green Lane, Birdwell	To be calculated at Reserved Matters Stage (index linked)	Towards improvements to the Birdwell Common Recreation Ground or to another recreation area within Hoyland

Sustainable Travel

Planning Reference and date signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2019/0577 8 th April 2021	Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough	52,500	Towards purposes identified in the Sustainable Travel Supplementary Planning Document (November 2019), the need for which is required in order to mitigate impacts arising from the development
2017/0753		To be calculated at Reserved Matters Stage	Towards purposes identified in the Sustainable Travel Supplementary Planning Document (November

8 th April 2021	Land at Bleachcroft Way, Stairfoot		2019), the need for which is required in order to mitigate impacts arising from the development
2020/0274 31 st July 2021	Land to the South of Halifax Road, Penistone	400,000 (index linked)	Towards purposes identified in the Sustainable Travel Supplementary Planning Document (November 2019), the need for which is required in order to mitigate impacts arising from the development
2021/0142 15 th September 2021	Land off Mount Vernon Road, Worsbrough	31,000 (index linked)	Towards purposes identified in the Sustainable Travel Supplementary Planning Document (November 2019), the need for which is required in order to mitigate impacts arising from the development
2019/1530 22 nd September 2021	Land at Hall Gardens, Brierley	27,000 (index linked)	Towards purposes identified in the Sustainable Travel Supplementary Planning Document (November 2019), the need for which is required in order to mitigate impacts arising from the development
2019/1244 18 th November 2021	Land South of Darton Lane, Darton	To be calculated at Reserved Matters Stage (index linked)	Towards purposes identified in the Sustainable Travel Supplementary Planning Document (November 2019), the need for which is required in order to mitigate impacts arising from the development
2021/0043 24 th January 2022	Land at Hough Lane, Wombwell	45,750 (index linked)	Towards purposes identified in the Sustainable Travel Supplementary Planning Document (November 2019), the need for which is required in order to mitigate impacts arising from the development
2020/0627 2 nd February 2022	Kexbrough Hall Farm, Churchfield Lane, Kexbrough	16,500 (index linked)	Towards purposes identified in the Sustainable Travel Supplementary Planning Document (November 2019), the need for which is required in order to mitigate impacts arising from the development
2020/0577 23 rd March 2022	Land south of Hay Green Lane, Birdwell	124,800 (index linked)	Towards the costs of upgrading the existing footpath Prow 40 to provide a public right of way comprising a bridleway