

ANNUAL INFRASTRUCTURE FUNDING STATEMENT

1st April 2020 – 31st March 2021



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INTRODUCTION

This Annual Infrastructure Funding Statement describes Section 106 activity for the period 1st April 2020 to 31st March 2021:

- The Council's internal process relating to Section 106 contributions
- The Section 106 contributions paid to the Council in the 2020/2021 monitoring period
- Projects delivered in the Borough through Section 106 in 2020/2021
- Section 106 contributions secured for future years

SECTION 106 OBLIGATIONS

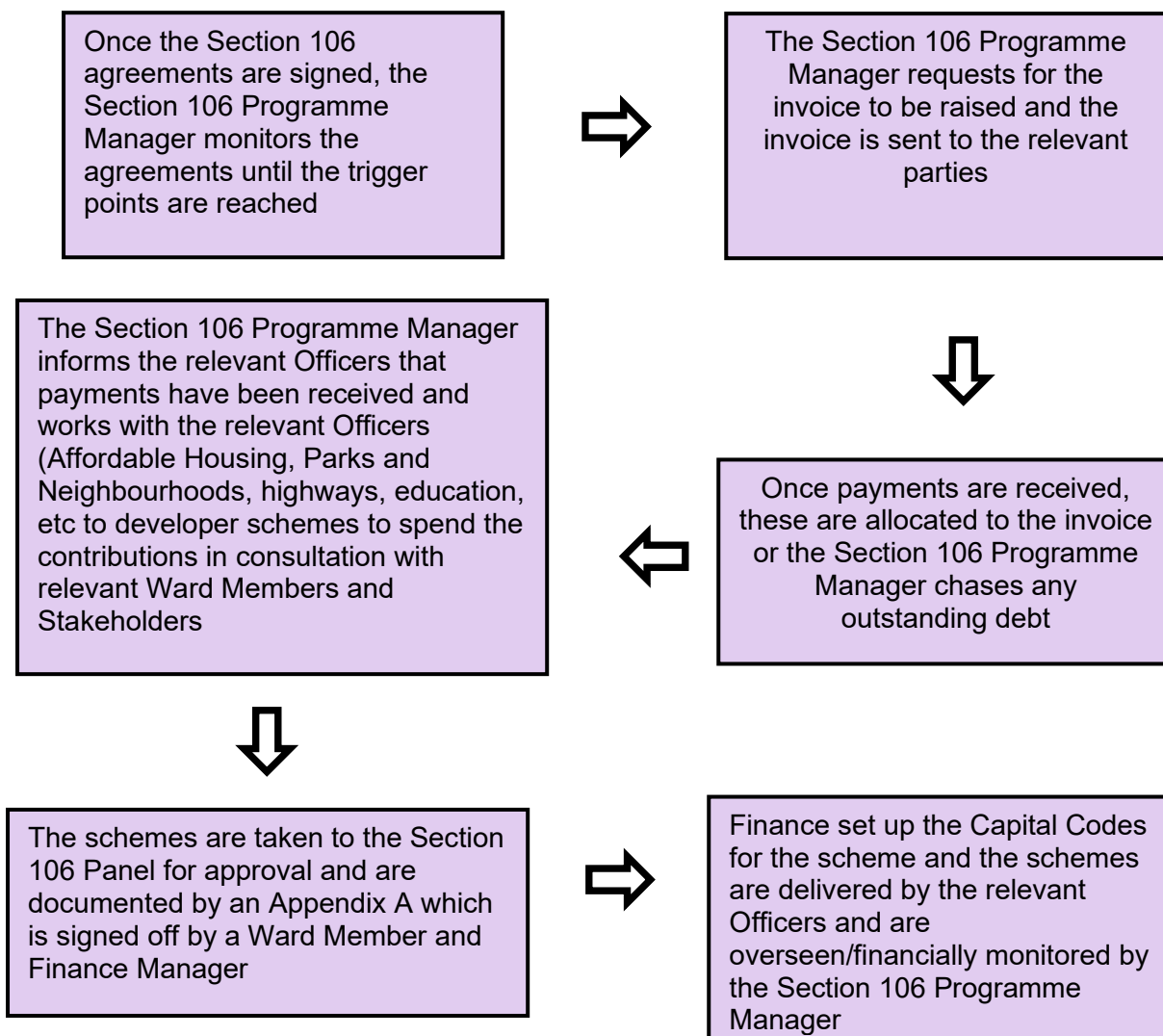
Planning obligations, commonly known as Section 106 Agreements are legal agreements negotiated between a Local Authority and developers. They are intended to make a development proposal acceptable which would be unacceptable without such an agreement, thus allowing planning permission to be granted. 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
- 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 2020/21 Barnsley Council received cash income of £1,113,610. Part of this income relates to some of the Section 106 Agreements signed in 2020/21, but the majority relates to agreements signed in earlier years for developments that were being delivered and hitting financial trigger points in 2020/21.

The table below provides a summary by category, of the income received in 2020/21. The tables that follow provide a detailed breakdown of that income.

Categories	Total (£)
Affordable Housing	30,813
Public Open Space	476,544
Education	581,253
Biodiversity	25,000
Total:	1,113,610

Affordable Housing

Planning Reference	Development	Amount Received (£)
2019/0377	Land east of Cote Lane, Thurgoland	30,813
	Total:	30,813

Public Open Space

Planning Reference	Development	Amount Received (£)
2013/0866	Land off Barnsley Road, Wombwell	57,113
2019/0377	Land east of Cote Lane, Thurgoland	36,439
2017/1001	Land east of Lundhill Road, Wombwell	51,117

2013/1007	Land off New Road/ Lidgett Lane, Tankersley	31,583
2018/1564	Former Foulstone School Site, Nanny Marr Road, Darfield	73,956
2016/1078	Former Royston High School, Royston (interest payment)	1,842
2019/1464	Land at Lidgett Lane, Pilley	97,530
2019/0947	Garage site, Hardwick Crescent, Athersley South	8,167
2019/0431	Brunswick Street, Thurnscoe	81,896
2018/0849	Land at Pearson Crescent, Wombwell	33,901
2018/1399	Land adjacent 52 Tower Street, Worsbrough Common	3,000
	Total:	476,544

Education

Planning Reference	Development	Amount Received (£)
2013/0866	Land off Barnsley Road, Wombwell	88,120
2019/0377	Land east of Cote Lane, Thurgoland	53,334
2017/1001	Land east of Lundhill Road, Wombwell	114,328
2016/1078	Former Royston High School, Royston (interest payment)	3,255
2019/1464	Land at Lidgett Lane, Pilley	114,892
2019/0431	Brunswick Street, Thurnscoe	145,426
2018/0849	Land at Pearson Crescent, Wombwell	61,898
	Total:	581,253

Biodiversity

Planning Reference	Development	Amount Received (£)
2017/0599	Land off Maple Grove/Maple Court, Tankersley	25,000
	Total:	25,000

EXPENDITURE

During 2020/2021 Barnsley Council spent £551,705 of the Section 106 budget on projects. A summary is shown in the table below, followed by a full breakdown of expenditure:

Categories	Spend (£)
Public Open Space	529,270
Planning (Miscellaneous)	22,435
Total:	551,705

Affordable Housing

46 affordable housing units were delivered through Section 106 Agreements in 2020/2021. 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 2020/2021

Planning Reference	Project	Number of Units
2013/0280	Land to the south-east of Dearne Hall Road & 1 and 3 Claycliffe Road	6
2017/1001	Land east of Lundhill Road, Wombwell	8
2016/1490	Land off Lee Lane, Royston	5
2019/0377	Land east of Cote Lane, Thurgoland	7
2007/0533	Land to the rear of Oakfields Primary School, off Bondfield Crescent, Wombwell	20
	Total:	46

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 2020/2021:

Planning References	Project	Total Spend (£)
2009/1549	Provision of a MUGA, Grimethorpe	668
2012/0817	Public Right of Way, Former Yorkshire Traction Site, Sheffield Road	12,225
2012/1135	Thurnscoe play park improvements	850
2016/1027	Marking Mining, Barnsley Main	200
2012/1337	Footpath improvements, Station Road, Royston	7,651
2012/1337	Improvements to Royston Pavilion	280
2015/0646	Improvements in Monk Bretton Park	664
2014/0853	Improvements to Country Parks	10,520
2019/1464	Jubilee, Lidgett Recreational Ground, Pilley	11,140
2015/0137	Improvements to RSPB, Old Moor	35,000
2014/0452	Mapplewell Park MUGA & Gym Equipment, Mapplewell	245
2015/1198	Cemetery Improvements	778
2016/1078	Improvements to Barnsley golf club – Phase 1	245
2016/1078	Improvements to Barnsley golf club – Phase 2	58,650
2011/1341 and 2009/1549	Pond improvements, The Dell, Grimethorpe Park, Grimethorpe	2,195
2015/0646	Monk Bretton Cemetery Extension, Monk Bretton	8,616
2016/1490 and 2016/1078	Royston Greenspace improvements	12,565
2014/0807	Fleets Dam/Nature Park	23,000
2003/1937	Improvements to Millennium Green, Grimethorpe	8,358
2012/0473 and 2013/0866	Improvements to Wombwell Town football club, Wombwell	138,000
2013/1007	Extension to Silkstone cemetery, Silkstone	7,020

2014/1191	Improvements to Barnsley Centenary Square	6,717
2017/1609	Improvements to Athersley Memorial Lake, Athersley	2,950
2014/0429	Installation of new play area, Assembly Way	28,757
2016/1078	Improved pitch access at Rabbit Ings, Royston	10,800
2016/1078	Improvements at Royston Park/Chantry Grove, Royston	29,855
2012/0817	Improvements at Measborough Dike Play Area, Measborough	11,143
2016/1078	Re-surface of the play area, Royston Park	1,928
2017/0577	Dorothy Hyman Phase 2	26,169
2013/0923 and 2012/1135	Little Don Trail, Penistone	535
Various	Public open space maintenance annual payments transferred to Parks Team /Neighbourhood Serves (Grounds Maintenance Team)	71,546
	Total:	529,270

CASE STUDIES

Improvements to RSPB, Old Moor

£100,000 of Section 106 monies was allocated to the project and this generated a match funding amount of £788,500 from National Lottery Heritage Fund:

Improvements to access/car park



New garden area



New play facilities, Assembly Way, Kingstone

New play facilities have been installed during lockdown 2021 and opened in June. The works include a new flexi pave footpath, improved entrances, and the planting of 20 trees. Spring bulbs are due to be planted later in the year. There is also a maintenance allocation from S106 set up for 15 years.



Measborough Dyke Play Area

A new junior climbing unit was installed during lockdown 2020 and since it has reopened has been a good addition to the play area.



Sustainable Travel

There were no sustainable travel projects delivered through Section 106 commuted sums in 2020/2021, however this excludes any works carried out under a Section 278 agreement.

Planning (Miscellaneous)

Details are shown in the table below of how the Council's Planning (miscellaneous) commuted sums were spent in 2020/2021:

In-direct provision by Barnsley Council via commuted sum during 2020/2021:

Planning References	Project	Total Spend (£)
2003/1297	Managed Workspace P3, Penistone	22,435
	Total:	22,435

BALANCE HELD

At the end of March 2021, £7,816,994 of Section 106 monies were held by the Council as shown in the following table:

Break Down	Amount (£)
Live Schemes	673,624
Unallocated/Monies available	6,626,840
Grounds maintenance/commuted sums	406,530
Revenue	110,000
Total:	7,816,994

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 2020/2021 a total of 24 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 2020/2021 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
2019/0089	30 th April 2020	58 Lundhill Road, Wombwell	Only required if affordable housing units are not delivered onsite	Affordable units onsite or an affordable housing contribution
2020/0248 (Deed of Variation)	12 th November 2020	Land off New Road, Tankersley	N/A	Amendment to the affordable housing obligation
2019/0809	20 th November 2020	Land north of Lingamore Leys, Thurnscoe	Only required if affordable housing units are not delivered onsite	Affordable units onsite
2020/0069	26 th November 2020	Holden House, Race Street	N/A	Affordable units onsite
2018/1433	6 th January 2021	Roughbitchworth Lodge, Roughbitchworth Lane, Oxspring,	Only required if affordable housing units are not delivered onsite	Affordable units onsite or an affordable housing contribution
2020/0317	18 th February 2021	Land off Halifax Road, Thurgoland	N/A	Affordable units onsite
2019/1117	4 th March 2021	Land at Land at Low Valley Farm, Pitt Street, Darfield	Only required if affordable housing units are not delivered onsite	Affordable units onsite

Public Open Space

Planning Reference	Date Agreement Signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
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 recreational facilities within the administrative area of the Council
2019/0089	30 th April 2020	58 Lundhill Road, Wombwell	£787,737.20 (index linked) and £239,270.24 (index linked)	Towards the provision of, or improvements to, public open space, the need for which is required in order to mitigate impacts arising from the development
2019/1227 (Deed of Variation) – Section 73 clause	9 th July 2020	155 Wakefield Road	£26,484	Towards the improvement of public open space at Dearne Way within Dearne Valley Park or otherwise on any other public open space provision or improvements that are likely to of benefit to those within or affected by the development
2020/0647	9 th November 2020	Land to the west of Sheffield Road, Hoyland	£800,000 £15,000	Forge Capital contribution Forge maintenance contribution

			£50,000	Forge seeding contribution
2019/1274	5 th January 2021	Land at Kingsmark Way, Goldthorpe	£185,651.40 (index linked)	For the provision of, or improvements to, public open space within 5km of the development
2018/1433	6 th January 2021	Roughbirchworth Lodge, Roughbirchworth Lane, Oxspring	To be calculated at Reserved Matters Stage (index linked) – 693.01 in respect of each 1 bedroomed dwelling, 1,524.32 in respect of each 2 bedroomed dwelling, 1,828.63 in respect of each, 3 bedroomed dwelling 2,135.72 in respect of each 4 bedroomed dwelling	For the provision of, or improvements to, public open space within 5km of the development
2020/0317	18 th February 2021	Land off Halifax Road, Thurgoland	38,790 (index linked)	Towards delivery of open space within the vicinity of the development Public open space onsite/ management scheme
2020/0409	25 th February 2021	Woodland Drive	10,176.84	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
2019/1117		Land at Land at Low Valley Farm,	To be calculated at Reserved Matters Stage (index linked) – 560.22 in respect of each 1	For the provision of, or improvements to, public open space within 2km of the development

	4 th March 2021	Pitt Street, Darfield	bedroomed dwelling, 824.41 in respect of each 2 bedroomed dwelling, 989.01 in respect of each, 3 bedroomed dwelling 1,155 in respect of each 4 bedroomed dwelling	Public open space onsite/ management scheme
2020/0113	19 th March 2021	Land adjacent to Folly Way, Monk Bretton	£16,471.64 (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
2019/0991	31 st March 2021	Former Belmont Care Home and adjacent farm land between Garden House Close and Back Lane, Monk Bretton	To be calculated at Reserved Matters Stage	For the provision of, or improvements to, public open space within 5km of the development

Highways

Planning Reference	Date Agreement Signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2019/1573	10 th August 2020	Land to the north and south of Dearne Valley Parkway, Hoyland	N/A	Future accesses and Travel plan
2019/0809	20 th November 2020	Land north of Lingamore Leys, Thurnscoe	67,400	Bus stop improvement contribution
2020/1032	28th January 2021	The Symphony Group, Park Spring Road, Grimethorpe	150,000	Off – site highway roundabout works contribution

Sustainable Travel

Planning Reference	Date Agreement Signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2019/0089	30 th April 2020	58 Lundhill Road, Wombwell	176,250 (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
2020/0069	26 th November 2020	Holden House, Race Street	5,164.26	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
2018/1433	6 th January 2021	Roughbitchworth Lodge, Roughbitchworth Lane, Oxspring	22,000	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
2019/1117	4 th March 2021	Land at Land at Low Valley Farm, Pitt Street, Darfield	Amount to be calculated at Reserved Matters stage	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 Estate road to be constructed

2019/0991	31 st March 2021	Former Belmont Care Home and adjacent farm land between Garden House Close and Back Lane, Monk Bretton	Amount to be calculated at Reserved Matters stage	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
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Education

Planning Reference	Date Agreement Signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2019/0089	30 th April 2020	58 Lundhill Road, Wombwell	800,000 (index linked)	Towards the provision of and or improvement to primary school educational facilities that serve the need for which is required in order to mitigate impacts the arising from the development
2019/0718	18 th June 2020	Carrs Lane, Cudworth	64,000	Towards the provision of and/or improvement to primary and secondary school educational facilities within the North East are as defined in the Council's Supplementary Planning Document; financial contributions to schools – adopted May 2019
2019/0809	20 th November 2020	Land north of Lingamore Leys, Thurnscoe	2,064,000	1,200,000 towards 75 additional places at the following primary schools; The Hill, Gooseacre and Highgate Primary academy, Goldthorpe and 864,000 towards 54

				additional places at The Dearne Advanced Learning Centre
2019/1274	5 th January 2021	Land at Kingsmark Way, Goldthorpe	704,000 (index linked)	Towards the provision of and or improvement to school educational facilities that serve the development at one or more of the following schools; Goldthorpe Primary School, The Dearne Academy and Goldthorpe, Highgate, Carrfield and Sacred Heart primary schools
2018/1433	6 th January 2021	Roughbitchworth Lodge, Roughbitchworth Lane, Oxspring	48,000 (index linked)	Towards the provision of and or improvement to secondary school educational facilities that serve Penistone Grammar school
2020/0317	18 th February 2021	Land off Halifax Road, Thurgoland	128,000 (index linked)	For the provision of additional spaces at Penistone Grammar School or such other school within the vicinity of the development
2019/0991	31 st March 2021	Former Belmont Care Home and adjacent farm land between Garden House Close and Back Lane, Monk Bretton	Amount to be calculated at Reserved Matters stage	Towards the provision of school places with a 2 mile radius of the site

Biodiversity

Planning Reference	Date Agreement Signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2019/0637			11,558.88	Towards the improvement or enhancement of biodiversity in

	23 rd April 2020	Former Burton Grange Nursery, Abbey Lane, Lundwood		accordance with Local Plan Policy GS1 to be expended on a project within a 2 mile radius of the land
2015/0895	23 rd July 2020	Former Garage Site, Kirk Cross Crescent, Royston	10,000	Towards the improvement or enhancement of biodiversity in accordance with Local Plan GS1 to be expended on a project within the ambit of policy GS1
2019/1573	10 th August 2020	Land to the north and south of Dearne Valley Parkway, Hoyland	N/A	Biodiversity Impact Assessments and Biodiversity Off - setting measures
2019/1013	10 th September 2020	Land off Brook Hill Lane, Dunford Bridge	To be confirmed	Biodiversity Net Gain Assessment. Crow Edge Site Outline Habitat Management Plan
2020/0647	9 th November 2020	Land to the west of Sheffield Road, Hoyland	N/A	Biodiversity offsetting land Biodiversity enhancement and management plan Biodiversity offsetting land survey Parkside permanent works Temporary sports facilities works
2020/1032	28 th January 2021	The Symphony Group, Park Spring Road, Grimethorpe	20,000 (index linked) 77,000 (index linked) 35,520 (index linked)	Breeding birds habitat contribution Compensatory financial contribution – biodiversity mitigation Land Trust payment
2018/1399			3,000	Towards the improvement or

	4th February 2021	Land adjacent 52 Tower Street, Worsbrough Common		enhancement of biodiversity in accordance with Local Plan Policy GS1 to be expended on a project within a 2 mile radius of the development
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Planning (Miscellaneous)

Planning Reference	Date Agreement Signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2019/0518	9 th July 2020	Former Goldthorpe Primary School Site, Goldthorpe	N/A	Car park scheme
2020/0686	4 th January 2021	99 Jebb Lane, Haigh	N/A	Lawful development certificate
2020/0551	25 th February 2021	Knowles Quarry Site adjacent 80 Barnsley Road, Cudworth	N/A	Knowles Quarry Management and Maintenance scheme
2019/1117	4 th March 2021	Land at Land at Low Valley Farm, Pitt Street, Darfield	Amount to be calculated at reserved matters stage	Adjoining development site contribution