

# ANNUAL INFRASTRUCTURE FUNDING STATEMENT

1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2024



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# INTRODUCTION

This Annual Infrastructure Funding Statement describes Section 106 activity for the period 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024:

- The Council's internal process relating to Section 106 contributions
- The Section 106 contributions paid to the Council in the 2023/2024 monitoring period
- Projects delivered in the Borough through Section 106 in 2023/2024
- Section 106 contributions secured for future years

## SECTION 106 OBLIGATIONS

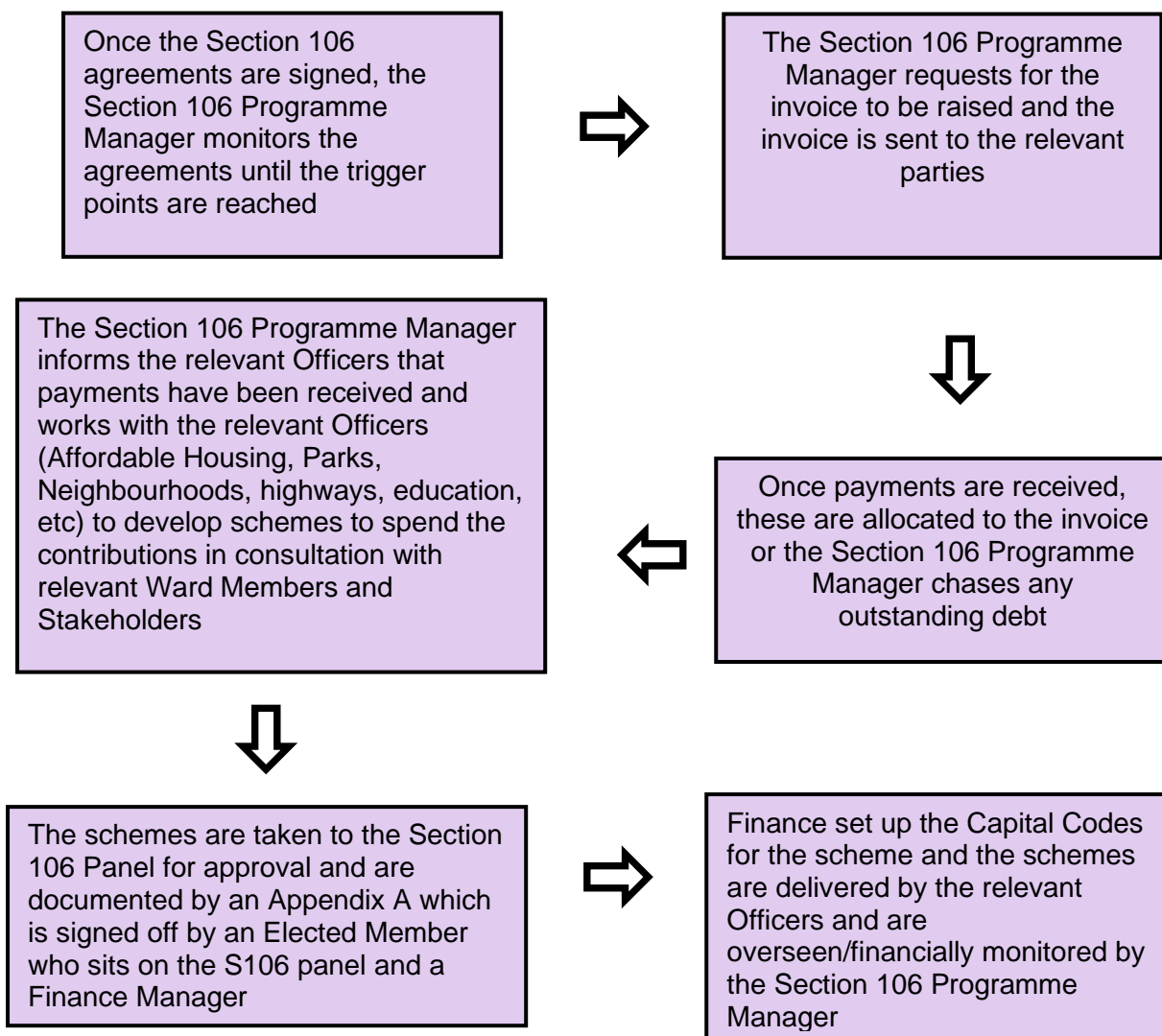
Planning obligations, commonly known as Section 106 Agreements are legal agreements negotiated between a Local Authority and developers. They are intended to make a development proposal acceptable which would be unacceptable without such an agreement, thus allowing planning permission to be granted. 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
- Biodiversity
- Education
- Highways
- Public open space
- Planning (miscellaneous)
- Sustainable Travel

# 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.
- Key is that planning permission goes with the land not with the applicant.
- The flow chart below shows the process of the monitoring/spend of Section 106 monies:



# SECTION 106 CONTRIBUTIONS SUMMARY

## INCOME

During 2023/24 Barnsley Council received cash income of £6,161,406. Part of this income relates to some of the Section 106 Agreements signed in 2023/24, but the majority relates to agreements signed in earlier years for developments that were being delivered and hitting financial trigger points in 2023/24.

The table below provides a summary by category, of the income received in 2023/24. The tables that follow provide a detailed breakdown of that income.

Categories	Total (£)
Affordable Housing	£74,858
Biodiversity	£300,829
Education	£3,935,414
Highways	£10,000
Public Open Space	£1,321,205
Sustainable Travel	£519,103
<b>Total:</b>	<b>£6,161,406</b>

## Affordable Housing

Planning Reference	Development	Amount Received (£)
2019/0577	Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough	£74,858
	<b>Total:</b>	<b>£74,858</b>

## Biodiversity

Planning Reference	Development	Amount Received (£)
2020/1221	Land South of New Smithy Avenue, Thurlstone	£49,250
2021/0012	Fields End Business Park, Portwest, Colliery Lane, Thurnscoe	£144,480
2021/0336	Land off High Street, Shafton	£49,099
2021/1660	Old Mill Lane, including Old Mill Lane Bridge to the east of the Asda Store. Old Mill Lane bridge crosses over the River Dearne	£58,000
	<b>Total:</b>	<b>£300,829</b>

## Highways

Planning Reference	Development	Amount Received (£)
2020/0577	Land South of Hay Green Lane, Birdwell	£10,000
	<b>Total:</b>	<b>£10,000</b>

## Education

Planning Reference	Development	Amount Received (£)
2020/1221	Land south of New Smithy Avenue, Thurlstone	£1,774
2019/0577	Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough	£162,192
2021/0142	Land off Mount Vernon Road, Worsbrough	£86,979
2019/1274	Land at Kingsmark Way, Goldthorpe	£448,424
2019/1530	Land at Hall Gardens, Brierley	£126,849
2020/0274	Land to the South of Halifax Road, Penistone	£661,434

2020/1439	Land at Barnburgh Lane, Goldthorpe	£195,660
2019/0089	58 Lundhill Road, Wombwell	£467,883
2021/0043	321 Hough Lane, Wombwell	£247,937
2021/0336	Land off High Street, Shafton	£235,253
2020/0577	Land South of Hay Green Lane, Birdwell	£359,456
2019/0809	Land North of Lingamore Leys, Thurnscoe	£516,000
2017/0753 & 2021/0668	Land to the South of Bleachcroft Way, Stairfoot	£364,424
	Please note that this amount is still outstanding invoices, however it has been included as it has been moved to the balance sheet in 2023/2024	£61,149
	<b>Total:</b>	<b>£3,935,414</b>

## Public Open Space

<b>Planning Reference</b>	<b>Development</b>	<b>Amount Received (£)</b>
2021/1415	Former Burton Grange Nursery, Abbey Lane, Lundwood	£5,779
2020/0577	Land South of Hay Green Lane, Birdwell	£128,481
2019/0577	Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough	£53,024
2021/0142	Land off Mount Vernon Road, Worsbrough	£40,113
2019/1274	Land at Kingsmark Way, Goldthorpe	£118,254
2020/1221	Land south of New Smithy Avenue, Thurlstone	£29,621
2019/1530	Land at Hall Gardens, Brierley	£39,030
2019/1117	Land at Low Valley Farm, Pitt Street, Darfield	£65,254
2020/1439	Land at Barnburgh Lane, Goldthorpe	£64,152
2019/0089	58 Lundhill Road, Wombwell	£300,324
2021/0043	321 Hough Lane, Wombwell	£149,796
2021/0336	Land off High Street, Shafton	£66,117
2017/0753& 2021/0668	Land at Bleachcroft Way, Stairfoot	£175,234



	Please note that this amount is still outstanding invoices, however it has been included as it has been moved to the balance sheet in 2023/2024	£86,026
	<b>Total:</b>	<b>£1,321,205</b>

## Sustainable Travel

<b>Planning Reference</b>	<b>Development</b>	<b>Amount Received (£)</b>
2020/0577	Land South of Hay Green Lane, Birdwell	£133,832
2019/0577	Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough	£21,833
2020/1221	Land South of New Smithy Avenue, Thurlstone	£15,454
2019/1530	Land at Hall Gardens, Brierley	£32,932
2019/1117	Land at Low Valley Farm, Pitt Street, Darfield	£47,567
2020/1439	Land at Barnburgh Lane, Goldthorpe	£26,368
2019/0089	58 Lundhill Road, Wombwell	£51,540
2021/0336	Land off High Street, Shafton	£31,507
2017/0753 & 2021/0668	Land at Bleachcroft Way, Stairfoot	£114,356
	Please note that this amount is still outstanding invoices, however it has been included as it has been moved to the balance sheet in 2023/2024	£43,714
	<b>Total:</b>	<b>£519,103</b>

## EXPENDITURE

During 2023/2024 Barnsley Council spent £3,124,652 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	£1,460,518
Biodiversity	£64,035
Education	£1,055,306
Public Open Space	£544,793
<b>Total:</b>	<b>£3,124,652</b>

### Affordable Housing

100 affordable housing units were delivered through Section 106 Agreements in 2023/2024. 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 2023/2024

Planning Reference	Project	Number of Units
2019/0089	58 Lundhill Road, Wombwell	4
2019/0809	Land North of Lingamore Leys, Thurnscoe	1
2019/1274	Land at Kingsmark Way, Goldthorpe	2
2019/1464	Land at Lidgett Lane, Pilley	3
2020/0274	Land to the South of Halifax Road, Penistone	32
2020/1221	Land South of New Smithy Avenue, Thurlstone	8
2021/0043	321 Hough Lane, Wombwell	40
2021/0142	Land off Mount Vernon Road, Worsbrough	2
2021/0602	Land at Low Valley Farm, Pitt Street, Darfield	8

	<b>Total:</b>	<b>100</b>
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#### In-direct provision by Barnsley Council via Commuted Sum during 2023/2024:

<b>Planning References</b>	<b>Project</b>	<b>Total Spend (£)</b>
2013/0785	Empty Homes Acquisitions	£537,199
2017/ and 2014/0474	New build scheme – Goldthorpe Market	£923,319
	<b>Total:</b>	<b>£1,460,518</b>

#### Biodiversity

Biodiversity projects are implemented through direct provision by developers or in-directly by the Council following receipt of a commuted sum and this is shown in the table below:

<b>Planning References</b>	<b>Project</b>	<b>Total Spend (£)</b>
2017/0599	Improvements at Maple Court, Tankersley	£14,035
2020/1032	Installation of a predator fence at Broomhill Flash (Garganey Trust)	£50,000
	<b>Total:</b>	<b>£64,035</b>

#### 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 2023/2024:

<b>Planning References</b>	<b>Project</b>	<b>Total Spend (£)</b>
2017/0577	Birkwood Primary School extension	£689,000
2014/0429	Improvements to facilities at Keresforth Primary School	£142,306
2019/0902	Improvements to Holy Trinity School	£224,000
	<b>Total:</b>	<b>£1,055,306</b>

## 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 2023/2024:

Planning References	Project	Total Spend (£)
2019/1464	Jubilee, Lidgett Recreational Ground, Pilley	£451
2013/1007	Silkstone Cemetery Extension	£519
2019/1274	Improvements to the Old Orchard Site, Grimethorpe	£5,000
2019/0902	Improvements at Newstead Play area, Athersley	£1,695
2019/1274	Installation of play equipment, Goldthorpe Welfare	£38,250
2017/1556	Improvements to Churchfield Gardens and St Mary's Churchyard	£22,478
2019/1274	Improvements at Bolton Brickyard Ponds	£4,992
2019/0902	Improvements at Smithies Rec	£8,372
2019/0902	Improvements at New Lodge Play Area	£22,149
2019/0902	Improvements at Laithes Lane Football Pitch	£25,130
2021/1415 & 2019/0902	Installation of fencing at Littleworth Park	£9,975
2019/1546 &	Improvements at Carlton Marsh	£14,160
2017/1001	Repairs to Intake Bridge, Corton Wood	£17,550
2019/0774	Improvements to Jump Cemetery	£4,026
2020/0577	Improvements at Birdwell Common Recreation Ground	£25,349
2016/0300	Improvements at Princess Street Play Area	£5,445
2019/1274	Improvements at Mansion Field Play Area	£7,159
2019/1274	Improvements at Thurnscoe Park	£3,815

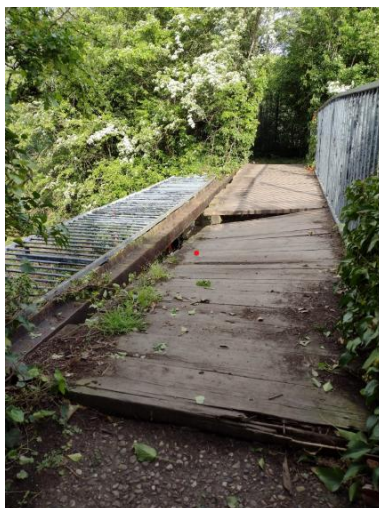
2012/1337 & 2016/1490	Improvements at Lynwood Drive, Royston	£3,500
2019/1117	Improvements at Netherwood Park	£9,929
2017/0084	Improvements at Brierley Park	£4,350
2014/0853	Improvements at Monk Bretton Park	£7,700
2020/0647	Parkside Sports Facility	£111,601
2015/1134 & 2019/0902	Improvements to Dorothy Hyman Sports Centre	£72,066
2021/0142	Improvements to Worsbrough Bridge Cricket Club	£8,604
2020/0317	Improvements to Thurgoland Cricket Club	£24,553
2020/0317	Play area improvements at Green Moor Road play area, Hunshelf	£3,189
2020/0317	Improvements at Springvale Community Garden, Penistone	£9,244
2020/1439	Improvements at Dearne Valley Bulldogs Amateur Rugby League Club	£29,279
Various	Public open space maintenance annual payments transferred to Parks Team /Neighbourhood Serves (Grounds Maintenance Team)	£44,263
	<b>Total:</b>	<b>£544,793</b>

## CASE STUDIES

### Public Open Space Schemes

#### Repairs to Intake Bridge, Cortonwood

In May 2022 vandals wrecked the pedestrian access over the canal near Cortonwood retail park known as Intake Bridge. £17,500 of funding was allocated for complete replacement. Below are the before and complete photos. Approach fencing and wildflower seeding completed after the photos were taken.



**Before**



**After**

#### Play Area improvements at Green Mor Road play area, Hunshelf



#### Improvements at Dearne Valley Bulldogs Amateur Rugby League Club – new

Dearne Valley bulldogs are a charitable Rugby league club used by around 140 children and adults from aged four to eighteen and upwards to the open age team. They are run and managed by a group of dedicated volunteers, where their aim is to give access to sport and development to youngsters in and around the surrounding underprivileged area.



They encourage a healthy lifestyle, giving individuals the opportunity to follow a healthier physical and mental lifestyle, along with developing life skills in a safe and secure environment in the fantastic sport of Rugby League.

The focus over the last 8 years has been the planning and building of the new clubhouse that they could finally call “our home”, and to date, through various sources, such as Sports England, BMBC (Section 106), RFL, Keepmoat Homes, and other local initiatives they have raised around £180,000.

All the money raised has been invested into the building of the clubhouse. They now feel very secure in their future as an amateur rugby league club, along with being a big part of the local community.



### Improvements at Birdwell Common Recreation Ground



## BALANCE HELD

At the end of March 2024, £15,152,469 of Section 106 monies were held by the Council as shown in the following table:

<b>Break Down</b>	<b>Amount (£)</b>
Live Schemes	£276,694
Unallocated/Monies available	£14,765,775
Revenue (grounds maintenance)	£110,000
<b>Total:</b>	<b>£15,152,469</b>

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 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 and generate match funding where possible with greater impact in the community.



## SECTION 106 CONTRIBUTIONS SECURED FOR FUTURE YEARS

During 2023/2024 a total of 8 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 2023/2024 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
2021/1519 26 <sup>th</sup> September 2023	Land to north of Upper Hoyland Road, Hoyland	Only required if affordable housing units are not delivered onsite	10% of the total dwellings on the development to be provided as affordable housing onsite
2021/1171 24 <sup>th</sup> October 2023	Lockwood Road, Goldthorpe	Only required if affordable housing units are not delivered onsite	13 dwellings on the development to be provided as affordable housing onsite
2023/0195 2 <sup>nd</sup> November 2023	Land North of Barnburgh Lane, Goldthorpe	Only required if affordable housing units are not delivered onsite	7 dwellings on the development to be provided as affordable housing onsite

### Biodiversity

Planning Reference and date signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2021/1430 17 <sup>th</sup> May 2023	Land at Mason Way, Platts Common	N/A	The schedule of actions to create or enhance and maintain each habitat at the required quality for the duration including the monitoring of such works as set within the Biodiversity Enhancement Management Plan (BEMP)

2021/1282 10 <sup>th</sup> July 2023	Land at Houghton Main, Park Spring Road, Little Houghton	N/A	Biodiversity Impact Assessment and Biodiversity Offsetting Scheme
2021/1660 13 <sup>th</sup> October 2023	Old Mill Lane including Old Mill Lane Bridge to the east of the Asda Store	£58,000	Towards the cost of providing appropriate off-site biodiversity loss mitigation measures within the Council's administrative area
2021/1171 24 <sup>th</sup> October 2023	Lockwood Road, Goldthorpe	£71,500 (if applicable)	Biodiversity Enhancement Management Plan (BEMP)
2023/0815 28 <sup>th</sup> March 2024	Land west of the Dearne Valley Parkway, and south of Kestrel Way, Birdwell, Barnsley	£535,750	Towards the provision of and/or improvements to works and projects securing the offsite required biodiversity gain

## Education

Planning Reference and date signed	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2021/1519 26 <sup>th</sup> September 2023	Land to north of Upper Hoyland Road, Hoyland	To be calculated at Reserved Matters Stage (index linked)	Towards the provision of and/or improvements to school places and school educational facilities
2021/1171 24 <sup>th</sup> October 2023	Lockwood Road, Goldthorpe	£720,000 (index linked)	Towards the provision of and/or improvements to educational provision, facilities and places in accordance with the Councils SPD Financial Contributions to Schools or any replacement thereof
2023/0195 2 <sup>nd</sup> November 2023	Land North of Barnburgh Lane, Goldthorpe	£540,000 (index linked)	Towards the provision of and/or improvements to educational provision, facilities and places in accordance with the Councils SPD Financial Contributions to Schools or any replacement thereof

## Highways

Planning Reference	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
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<b>and date signed</b>			
2021/1282 10 <sup>th</sup> July 2023	Land at Houghton Main, Park Spring Road, Little Houghton	N/A	Travel Plans and Site Wide Travel Plan Co-Ordinator and Tenant Travel Plan Co-ordinator

### Planning (Miscellaneous)

<b>Planning Reference and date signed</b>	<b>Development</b>	<b>Section 106 amount (£)</b>	<b>Proposed Section 106 Works to be delivered</b>
2021/1282 10 <sup>th</sup> July 2023	Land at Houghton Main, Park Spring Road, Little Houghton	£51,864 (index linked)	Air Quality Contribution – towards the execution of air quality mitigation actions in accordance with an approved air quality mitigation strategy

### Public Open Space

<b>Planning Reference and date signed</b>	<b>Development</b>	<b>Section 106 amount (£)</b>	<b>Proposed Section 106 Works to be delivered</b>
2021/1171 24 <sup>th</sup> October 2023	Lockwood Road, Goldthorpe	£145,460.86 (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 10km of the boundary of the land
2023/0195 2 <sup>nd</sup> November 2023	Land North of Barnburgh Lane, Goldthorpe	£153,281.43 (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 10km of the boundary of the land

### Public Right of Way (PROW)

<b>Planning Reference and date signed</b>	<b>Development</b>	<b>Section 106 amount (£)</b>	<b>Proposed Section 106 Works to be delivered</b>
2021/1282 10 <sup>th</sup> July 2023	Land at Houghton Main, Park	£15,000 (index linked)	£10,000 to improve the continuation of footpath 7 north around the rear of ASOS

	Spring Road, Little Houghton		£5,000 to carry out works along the existing line of footpath 7 south towards the golf course
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### Sustainable Travel

<b>Planning Reference and date signed</b>	<b>Development</b>	<b>Section 106 amount (£)</b>	<b>Proposed Section 106 Works to be delivered</b>
2021/1519 26 <sup>th</sup> September 2023	Land to north of Upper Hoyland Road, Hoyland	Amount to be calculated at Reserved Matters Stage (index linked)	To be used by the Council towards sustainable travel improvements, the need for which is required in order to mitigate the impacts arising from the development
2021/1171 24 <sup>th</sup> October 2023	Lockwood Road, Goldthorpe	£93,750 (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
2023/0195 2 <sup>nd</sup> November 2023	Land North of Barnburgh Lane, Goldthorpe	£71,250 (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
2023/0029 11 <sup>th</sup> December 2023	Arcadia House, 72 Market Street	£4,200	To be used by the Council towards sustainable travel improvements, the need for which is required in order to mitigate the impacts arising from the development