

# ANNUAL INFRASTRUCTURE FUNDING STATEMENT

1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025



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# INTRODUCTION

This Annual Infrastructure Funding Statement describes Section 106 activity for the period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025:

- The Council's internal process relating to Section 106 contributions
- The Section 106 contributions paid to the Council in the 2024/2025 monitoring period
- Projects delivered in the Borough through Section 106 in 2024/2025
- Section 106 contributions secured for future years

## SECTION 106 OBLIGATIONS

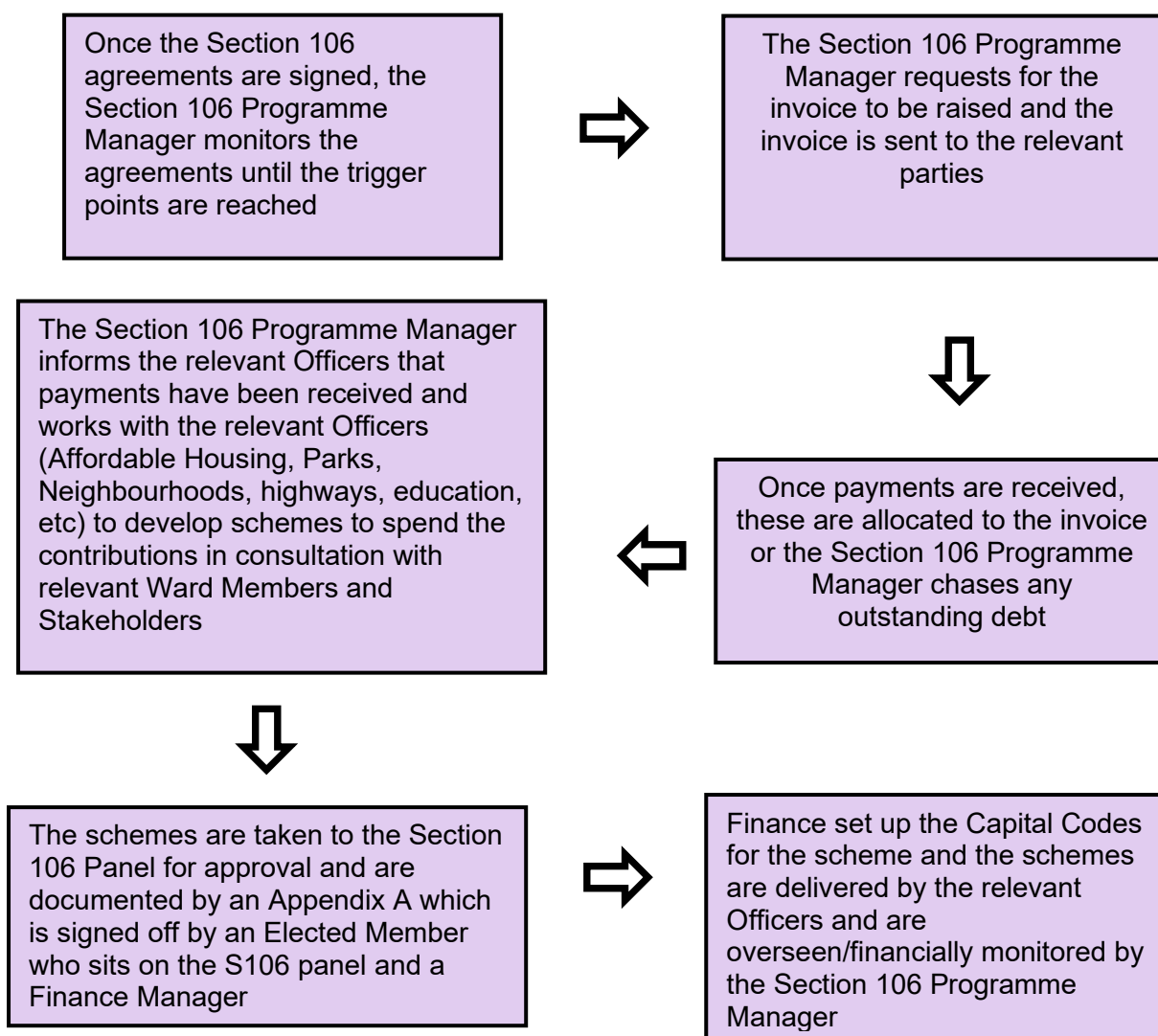
Planning obligations, commonly known as Section 106 Agreements are legal agreements negotiated between a Local Authority and developers. They are intended to make a development proposal acceptable which would be unacceptable without such an agreement, thus allowing planning permission to be granted. 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 2024/25 Barnsley Council received cash income of £3,870,293. Part of this income relates to some of the Section 106 Agreements signed in 2024/25, but the majority relates to agreements signed in earlier years for developments that were being delivered and hitting financial trigger points in 2024/25.

The table below provides a summary by category, of the income received in 2024/25. The tables that follow provide a detailed breakdown of that income.

Categories	Total (£)
Affordable Housing	£83,614
Biodiversity	£358,518
Education	£2,106,902
Public Open Space	£1,109,285
Sustainable Travel	£211,974
<b>Total:</b>	<b>£3,870,293</b>

### Affordable Housing

Planning Reference	Development	Amount Received (£)
2019/0577	Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough	£51,417
	Please note that this amount is still outstanding invoices, however it has been included as it has been moved to the balance sheet in 2024/2025	£32,197
	<b>Total:</b>	<b>£83,614</b>

## Biodiversity

Planning Reference	Development	Amount Received (£)
2020/0274	Land to the south of Halifax Road, Penistone	£45,840
2023/0731	402 Pontefract Road, Lundwood	£35,750
2023/0815	Land west of the Dearne Valley Parkway, and south of Kestrel Way, Birdwell	£267,875
	Please note that this amount is still outstanding invoices, however it has been included as it has been moved to the balance sheet in 2024/2025	£9,053
	<b>Total:</b>	<b>£358,518</b>

## Education

Planning Reference	Development	Amount Received (£)
2023/0195	Land North of Barnburgh Lane, Goldthorpe	£274,079
2019/0577	Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough	£168,012
Sheffield Council Planning Application	Former Oughtibridge Mill, Oughtibridge, Sheffield	£491,864
2023/0579	Land to the south of Darton Lane, Darton	£158,259
2020/0274	Land to the south of Halifax Road, Penistone	£686,887
2019/0089	58 Lundhill Road, Wombwell	£242,411
	Please note that this amount is still outstanding invoices, however it has been included as it has been moved to the balance sheet in 2024/2025	£85,391
	<b>Total:</b>	<b>£2,106,902</b>

## Public Open Space

Planning Reference	Development	Amount Received (£)
2023/0195	Land North of Barnburgh Lane, Goldthorpe	£77,799
2020/0274	Land to the south of Halifax Road, Penistone	£202,671
2019/0577	Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough	£54,313
2010/0772	Goldthorpe Colliery, Doncaster Road, Goldthorpe,	£54,723
2019/0089	58 Lundhill Road, Wombwell	£618,745
	Please note that this amount is still outstanding invoices, however it has been included as it has been moved to the balance sheet in 2024/2025	£101,034
	<b>Total:</b>	<b>£1,109,285</b>

## Sustainable Travel

Planning Reference	Development	Amount Received (£)
2023/0195	Land North of Barnburgh Lane, Goldthorpe	£36,163
2019/0577	Former Mount Vernon Hospital, Mount Vernon Road, Worsbrough	£11,793
2019/0089	58 Lundhill Road, Wombwell	£106,186
	Please note that this amount is still outstanding invoices, however it has been included as it has been moved to the balance sheet in 2024/2025	£57,832
	<b>Total:</b>	<b>£211,974</b>



## EXPENDITURE

During 2024/2025 Barnsley Council spent £3,024,955 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	£241,300
Biodiversity	£35,564
Education	£1,291,394
Highways	£202,955
Public Open Space	£1,208,742
Sustainable Travel	£45,000
<b>Total:</b>	<b>£3,024,955</b>

### Affordable Housing

89 affordable housing units were delivered through Section 106 Agreements in 2024/2025. These were through direct provision by the developer rather than through a contribution and are shown in the tables below:

### Direct Provision by a developer during 2024/2025

Planning Reference	Project	Number of Units
2015/1134	Willowgarth High School, Brierley Road, Grimethorpe	10
2019/0089	58 Lundhill Road, Wombwell	2
2019/0809	Land north of Lingamore Leys, Thurnscoe	10
2020/0274	Land to the south of Halifax Road, Penistone	43
2021/0336	Land off High Street, Shafton	2
2019/1117	Land at Low Valley Farm, Pitt Street, Darfield	2
2017/0753	Land to the south of Bleachcroft Way, Stairfoot	10
2023/0195	Land North of Barnburgh Lane, Goldthorpe	10

	<b>Total:</b>	<b>89</b>
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#### In-direct provision by Barnsley Council via Commuted Sum during 2024/2025:

<b>Planning References</b>	<b>Project</b>	<b>Total Spend (£)</b>
2013/0785 & 2014/0754	Empty Homes Acquisitions	£241,300
	<b>Total:</b>	<b>£241,300</b>

#### Biodiversity

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

<b>Planning References</b>	<b>Project</b>	<b>Total Spend (£)</b>
2018/0966	Improvements at Phoenix Park, Thurnscoe	£18,924
2017/0599	Improvements at Maple Court, Tankersley	£10,965
2021/0336	Improvements to Carlton Marsh	£5,675
	<b>Total:</b>	<b>£35,564</b>

#### Education

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

#### In-direct provision by Barnsley Council via Commuted Sum during 2024/2025:

<b>Planning References</b>	<b>Project</b>	<b>Total Spend (£)</b>
2017/0577 & 2019/1530	Improvements to Birkwood Primary School	£486,804
2020/0274	Toilet refurbishment, Thurgoland Primary School	£75,401
2014/0474	Enhancements to Kexborough Primary School	£22,250

2014/0474	Enhancements to Barugh Green Primary School	£86,416
2014/0474	Enhancements to Wilthorpe Primary School	£28,844
2014/0474	Enhancements to Summer Lane Primary School	£28,993
2014/0474	Enhancements to St Mary's C of E Primary School	£50,939
2013/0866	Enhancements to Wombwell Park Street Primary School	£19,883
Sheffield Council Planning Reference	Oughtibridge Mill, Main Road, Oughtibridge, Sheffield (transferred to Sheffield Council for education provision)	£491,863.57
	<b>Total:</b>	<b>£1,291,394</b>

## Highways

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

<b>Planning References</b>	<b>Project</b>	<b>Total Spend (£)</b>
2020/1032	Improvements to mitigate against future capacity issues at Shafon and Engine Lane roundabouts	£183,452
2020/0274	Improvements to Bridge End junction, Penistone	£19,503
	<b>Total:</b>	<b>£202,955</b>

## Public Open Space

Public Open Space projects are implemented through direct provision by developers or in-directly by the Council following receipt of a contribution and this is shown in the table below:

### In-direct provision by Barnsley Council via Commuted Sum during 2024/2025:

<b>Planning References</b>	<b>Project</b>	<b>Total Spend (£)</b>
2020/0647, 2020/0577, 2019/0089 & 2012/0043	Parkside Sports Facility	£683,437
2018/0800	Improvements at Bullhouse Bridge	£4,577

2015/1134, 2014/0429 & 2019/0902	Improvements to Dorothy Hyman Sports Centre	£64,737
2016/1490	Improvements at Barnsley Golf Club	£10,457
2020/0409	Improvements to public open space, Assembly Way	£1,924
2015/1134	Improvements at Beck Play Area, Grimethorpe	£2,420
2019/0902	Improvements at Newstead Play Area, Atherlsey	£827
2019/1274	Installation of play equipment, Goldthorpe Welfare	£827
2017/1556 & 2016/0300	Improvements to Churchfield Gardens and St Mary's Churchyard	£6,135
2019/0902	Improvements at Laithes Lane Football Pitch	£3,890
2019/1546 & 2019/0902	Improvements at Carlton Marsh	£18,832
2019/0774	Improvements at Jump Cemetery	£4,117
2019/1274	Improvements to Thurnscoe Park	£4,000
2020/1439	Improvements at Bolton Brickyard Ponds	£18,188
2021/1416	Improvements to the public open space at The Green/Redwood Avenue, Royston	£3,712
2017/1001	Improvements to Public Rights of Way, Wombwell	£8,000
2009/1549	Play Area extension, Grimethorpe Park	£17,649
2020/1439	Improvements to Wath Road Play Area	£14,999
2017/0084 & 2019/1530	Improvements to Brierley Commemorative Gardens	£18,090
2021/1416	Improvements to Oakfield playing fields, Royston	£2,420
2012/1135	Improvements to Thurnscoe Reservoir	£1,435
2019/0089	Improvements to Brampton Canal outlet	£1,535
2019/1274	Improvements to Thurnscoe Park	£19,516
2023/0195	Improvements to Welfare Park, Goldthorpe	£40,000
2021/1660	Improvements to Wilthorpe Canal	£1,600
2019/1117	Upgrade of bridleway 40, Wombwell adjacent to Netherwood Academy, Darfield	£46,282

2018/1564	Contribution towards hedge laying training for volunteers and local people in Darfield.	£4,104
2014/0853	Improvements to Monk Bretton Park	£1,175
2017/0084, 2017/0310 & 2019/1530	Improvements to Brierley Park	£19,066
2021/0336 & 2019/1530	Improvements to Shafton Rec & Shafton Green Play Areas	£67,267
2019/0577	Improvements to play areas, Worsbrough	£570
2019/1117	Improvements to Netherwood ponds	£1,360
2019/0089	Improvements to Wombwell Cemetery	£60,000
2019/1117	Improvements to Netherwood Country Park	£3,220
2019/1117	Improvements at Darfield Cricket Club	£1,983
2023/0195	Improvements at Dearne Cricket Club	£3,747
2023/0195	Improvements at Dearne Valley Bulldogs Amateur Rugby League Club	£4,000
Various	Public open space maintenance annual payments transferred to Parks Team /Neighbourhood Serves (Grounds Maintenance Team)	£42,644
	<b>Total:</b>	<b>£1,208,742</b>

## Sustainable Travel

Sustainable travel projects are implemented by the Council following receipt of a contribution and this is shown in the table below:

Planning References	Project	Total Spend (£)
2014/0474	Wilthorpe Road Sustainable Travel Project - upgrade to Footpath 46 and the link into the development providing an all-weather surfaced route from the estate to Wilthorpe Primary school	£45,000
	<b>Total:</b>	<b>£45,000</b>

# CASE STUDIES

## Education Schemes

### Toilet refurbishment, Thurgoland Primary School

#### Before



**After**



## **Improvements to Birkwood Primary School**









## Enhancements to Barugh Green Primary School

**Before**



**After**



## Public Open Space Scheme

### Improvements to Shafton Rec & Shafton Green Play Areas



## **Sustainable Travel Scheme**

**Wilthorpe Road Sustainable Travel Project - upgrade to Footpath 46 and the link into the development providing an all-weather surfaced route from the estate to Wilthorpe Primary school**

**Before**



**After**



## BALANCE HELD

At the end of March 2025, £14,349,296 of Section 106 monies were held by the Council as shown in the following table:

<b>Break Down</b>	<b>Amount (£)</b>
Live Schemes	£1,906,047
Unallocated/Monies available	£12,333,249
Revenue (grounds maintenance)	£110,000
<b>Total:</b>	<b>£14,349,296</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 2024/2025 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 2024/2025 involved a financial contribution to the Council. There are also provisions to be delivered directly by the developer.

### Affordable Housing

Planning Reference, Date Signed and Ward	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2022/0965 14 <sup>th</sup> August 2024 Darton East Ward	Land at Paddock Road, Staincross	Only required if affordable housing units are not delivered onsite	20% of the total dwellings on the development to be provided as affordable housing onsite
2021/1405 1 <sup>st</sup> October 2024 Darton East Ward	Former William Freeman Site, Wakefield Road, Mapplewell	Only required if affordable housing units are not delivered onsite	14 units (10 affordable units and 4 first homes) to be provided onsite
2021/1642 4 <sup>th</sup> December 2024 Dodworth Ward	Land off Smithywood Lane and Calver Close, Gilroyd	Only required if affordable housing units are not delivered onsite	54 units (37 affordable rent units, 14 first homes and 3 shared ownership) to be provided onsite
2023/1104 16 <sup>th</sup> January 2025 Worsbrough Ward	Land to the south of West Street, Worsbrough Bridge	Only required if affordable housing units are not delivered onsite	7.5% of the units to be affordable and be provided onsite (80% of the 7.5% to be provided as affordable housing rent and 20% of the 7.5% to be provided as other affordable ownership units)

## Biodiversity

<b>Planning Reference, Date Signed and Ward</b>	<b>Development</b>	<b>Section 106 amount (£)</b>	<b>Proposed Section 106 Works to be delivered</b>
2022/0965 14th August 2024 Darton East Ward	Land at Paddock Road, Staincross	N/A	Biodiversity Enhancement Management Plan (BEMP) and Biodiversity Net Gain land.
2023/0731 12 <sup>th</sup> November 2024 Cudworth Ward	402 Pontefract Road, Lundwood	£35,750	To be use by the Council in lieu of the provision of biodiversity net gain on the site for the provision of biodiversity net gain outside the site
2021/1642 4th December 2024 Dodworth Ward	Land off Smithywood Lane and Calver Close, Gilroyd	N/A	Biodiversity Enhancement and Management Plan (BEMP) and Biodiversity Gain Site.
2023/1104 16th January 2025 Worsbrough Ward	Land to the south of West Street, Worsbrough Bridge	£211,750	To be used by the Council in lieu of the provision of biodiversity net gain on the site for the provision of biodiversity net gain outside the site

## Education

<b>Planning Reference, Date Signed and Ward</b>	<b>Development</b>	<b>Section 106 amount (£)</b>	<b>Proposed Section 106 Works to be delivered</b>
2022/0965 14th August 2024 Darton East Ward	Land at Paddock Road, Staincross	£160,000 (index linked)	Towards the provision of and/or improvements to educational provision, facilities and places in accordance with the Councils Supplementary Planning Document - Financial Contributions to Schools (SPD)

			or any replacement thereof
2021/1405  1st October 2024  Darton East Ward	Former William Freeman Site, Wakefield Road, Mapplewell	£496,000 (index linked)	Towards the provision of and/or improvements to educational provision, facilities and places in accordance with the Council's Supplementary Planning Document - Financial Contributions to Schools (SPD) or any replacement thereof
2021/1642  4th December 2024  Dodworth Ward	Land off Smithywood Lane and Calver Close, Gilroyd	Primary education contribution – £592,000 (index linked)          Secondary education contribution - £416,000 (index linked)	For the provision of 37 primary school places and to provide improvements to school educational facilities within the North school planning area as defined in the Council's Supplementary Planning Document - Financial Contributions to Schools (SPD) adopted May 2019 in respect of the schools within a 5- mile radius of the development  For the provision of 26 secondary school places and to provide improvements to school educational facilities within the central school planning area as defined in the Council's Supplementary Planning Document - Financial Contributions to Schools (SPD) adopted May 2019 in respect of the schools within a 5- mile radius of the development
2023/1104  16th January 2025  Worsbrough Ward	Land to the south of West Street, Worsbrough Bridge	Primary education contribution - £176,000 (index linked)          Secondary education contribution - £128,000 (index linked)	For the provision of 11 primary school places and to provide improvements to school educational facilities within the relevant school planning area as defined in the Council's Supplementary Planning Document - Financial Contributions to Schools (SPD) adopted May 2019  For the provision of 8 secondary school places and to provide improvements to school educational facilities within the relevant school planning area as defined in the Council's Supplementary Planning

			Document - Financial Contributions to Schools (SPD) adopted May 2019
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## Public Open Space

Planning Reference, Date signed and Ward	Development	Section 106 amount (£)	Proposed Section 106 Works to be delivered
2022/0965 14th August 2024 Darton East Ward	Land at Paddock Road, Staincross	£73,236 (index linked)	Towards the provision of and/or improvements of off-site open space sites in accordance with the Councils Supplementary Planning Document - Open Space Provision on New Housing Developments adopted May 2019 or any replacement thereof
2021/1405 1st October 2024 Darton East Ward	Former William Freeman Site, Wakefield Road, Mapplewell	£82,298.33 (index linked)	Towards the provision of and/or improvements of off-site open space sites in accordance with the Councils Supplementary Planning Document - Open Space Provision on New Housing Developments adopted May 2019 or any replacement thereof
2024/0567 27 <sup>th</sup> November 2024 Kingstone Ward	Land at Surrey Close, Worsbrough Common	£4,183.81 (index linked)	Towards the provision of, or improvements to public open space within 10km of the boundary of the site
2024/0637 27 <sup>th</sup> November 2024 Kingstone Ward	Land to the rear of Surrey Close, Worsbrough Common	£8,216.85 (index linked)	Towards the provision of, or improvements to public open space within 10km of the boundary of the site
2021/1642 4th December 2024	Land off Smithywood Lane and Calver Close, Gilroyd	£160,813.68 (index linked)	Onsite open space scheme  In lieu of the provision of publicly accessible formal recreational open space on the site for the provision of, or improvements to,

Dodworth Ward			public open space within 10km of the boundary of the site
2023/1104  16th January 2025  Worsbrough Ward	Land to the south of West Street, Worsbrough Bridge	£87,201.95 (index linked)	In lieu of the provision of publicly accessible formal recreational open space on the site for the provision of, or improvements to, public open space within 10km of the boundary of the site

### Sustainable Travel

<b>Planning Reference, Date Signed and Ward</b>	<b>Development</b>	<b>Section 106 amount (£)</b>	<b>Proposed Section 106 Works to be delivered</b>
2022/0965 14th August 2024 Darton East Ward	Land at Paddock Road, Staincross	£32,250 (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
2021/1642 4th December 2024 Dodworth Ward	Land off Smithywood Lane and Calver Close, Gilroyd	£134,250 (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
2023/1104 16th January 2025 Worsbrough Ward	Land to the south of West Street, Worsbrough Bridge	£38,250 (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
2022/0435 25 <sup>th</sup> March 2025 Dearne South Ward	Land off Church Street, Bolton Upon Dearne	£9,000	Towards sustainable travel improvements in accordance with the Council's sustainable travel Supplementary Planning Document (SPD) adopted November 2019, the need for which is required the mitigate the impacts arising from the development