

Infrastructure Funding Statement

2024-2025

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1.0 Introduction

[The Community Infrastructure Regulations 2010 \(Amendment\) \(England\) \(No.2\)](#)

[Regulations 2019](#), came into force on 1 September 2019. This required that all contribution receiving authorities must produce an annual Infrastructure Funding Statement (IFS).

This statement must provide a summary of the contributions the Council has secured through Section 106 (S106) legal agreements from new developments for off-site infrastructure provision and affordable housing.

In brief, the IFS provides detail of the following:

- Overview of S106 obligations.
- S106 contributions committed for future years.
- S106 contributions paid to the Council in the 2024/25 monitoring period.
- Any S106 contributions which have not been allocated by the authority.
- Projects successfully delivered throughout the District with Section 106 contributions within the monitoring period.

The information that is included within this report will be published on the Council's [website](#).

This report does not include information on infrastructure that has been delivered on site.

Throughout the IFS there will be references provided to the following definitions:

- **Allocated** – Contributions that have been received, and allocated to specific projects for future spending.
- **Received** – Contributions that have been received by South Derbyshire District Council; these can be either monetary, or non-monetary. Where another Local Planning Authority (LPA) is a signatory to the S106 (for example Derby City Council), that LPA might have received the contribution. If this is the case it will be highlighted on its IFS.
- **Spent / Transferred** – Monetary contributions that have been spent.
- **Financial year** - Unless stated, this refers to the period of 01/04/2024 – 31/03/2025.

2.0 Section 106 Agreements

Planning Obligations are a legal obligation under Section 106 of the Town and Country Planning Act 1990 (as amended). They are used as a mechanism to make a development proposal acceptable in planning terms.

Planning obligations may only constitute a reason for granting planning permission if they meet the three statutory tests as set out in the [Community Infrastructure Levy \(CIL\) Regulations 2010 \(as amended\)](#) and in paragraph 57 of the National Planning Policy Framework ([NPPF](#)); these are that the obligation is:

- necessary to make the development acceptable in planning terms,
- directly related to the development, and
- fairly and reasonably related in scale and kind.



Obligations are site specific and focus on the mitigation of the impact of the proposed development.

S106 obligations can either be provided on-site, for example, through the provision of a Locally Equipped Area for Play (LEAP) or affordable housing, or they can be provided off-site in the form of financial payments.

South Derbyshire District Council's Guide for Developers with regard to S106 obligations is available [here](#) on the Council's website.

3.0 Community Infrastructure Levy (CIL)

Community Infrastructure Levy (CIL) was introduced through the CIL Regulations 2010 as an alternative mechanism for the funding of infrastructure necessitated by new development. CIL is a tariff-based system with the associated adopted charging schedule setting out the CIL charge per square metre, depending on the type of development.

South Derbyshire District Council is not currently a CIL charging authority.

4.0 Infrastructure Funding Statement Requirements

Under Regulation 121A of the CIL Regulations, a contribution receiving authority must publish an annual infrastructure funding statement which comprises the following three elements:

- a) A statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) ("the infrastructure list")
- b) A report about CIL, in relation to the previous financial year ("the reported year"), which includes the matters specified in paragraph 1 of Schedule 2 ("CIL report");
- c) A report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule ("Section 106 Report").

5.0 Infrastructure Funding Statement

- 5.1 Infrastructure projects, or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL

Nil: South Derbyshire District Council does not have a CIL in place.



5.2 The CIL Report

Nil: South Derbyshire District Council does not have a CIL in place.

5.3 The Section 106 Report

The heading a) to i) below directly relate to the relevant [Community Infrastructure Levy Regulations 2019](#), which set out what is required in the S106 report.

- a) The total amount of money to be provided under any planning obligations which were entered into during the reported year.

Table 1 outlines the monies to be provided through S106s signed in the financial year. This does not include contributions where another Authority is due to collect this funding (for example Education funding where Derbyshire County Council is also a signatory to the S106).

The largest infrastructure type to be provided through the agreements is the open space and leisure contribution which is in lieu of any that is to be provided within a development.

Table 1: Monies to be provided under any planning obligations which were entered into during the financial year

Infrastructure Type	Monies Agreed*
Green Infrastructure	£10,242.80
Health	£23,760.00
Monitoring Fee	£200.00
Total	£34,202.80

*As S106s are signed at the point of the planning permission being granted, the exact figure of the funding to be received from the outline planning application is unknown until a reserved matters application is approved. Therefore, the figure provided under the monies agreed column is an estimate.

It must also be noted that the figures provided above are a snapshot in time and that planning obligations can be renegotiated at any point where the LPA (at Planning Committee) and the developer agree to do so.



- b) The total amount under any planning obligations which was received during the financial year (2024-2025)

Table 2 shows the total amount of S106 money received by South Derbyshire District Council. This is split into monies that the Council is to be the direct recipient of and monies to be transferred to external organisations; these are broken down further in Tables 3 and 4 respectively. In the majority of instances, the funding was received from S106s signed prior to this financial year.

Table 2: Total monies received 2024/25 directly through South Derbyshire District Council S106s

Recipient	Monies Received
South Derbyshire District Council	£1,740,750.27
South Derbyshire District Council to be transferred to external organisations	£433,758.55
Total	£2,174,508.82

Table 3: Money received this financial year to be spent by South Derbyshire District Council

Infrastructure Type	Monies Received
Affordable Housing	£630,045.82
Community Facilities	£27,581.69
Green Infrastructure	£4,683.05
Monitoring Fees	£4,100
Open Space and Leisure	£986,769.71
Commuted Sums	£87,570.00
Total	£1,740,750.27

Table 4: Money received this financial year that is to be transferred to external organisations.

Infrastructure Type	Monies Received
Education	£68,652.89
Health	£365,105.66
Total	£433,758.55

- c) The total amount under any planning obligations which was received before the reported year which has not been allocated by the authority.

Table 5: Unallocated monies held by the Council at 31st March 2025

Infrastructure Type	Amount Held
Affordable Housing	£6,344,547.79
Education	£148,736.48
Green Infrastructure	£13,590.20
Health	£885,004.44
Open Space and Leisure	£3,412,232.53



Total	£10,804,111.44
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d) Non-monetary contributions to be provided under planning obligations which were entered into during 2024/25.

i. *In relation to affordable housing, the total number of units to be provided: Please see below for further details*

A total of six S106s were entered into during the financial year with no affordable housing provision resulting from any of the developments, with details as set out in Table 6 below.

Table 6: Detail regarding affordable housing regarding S106s signed 2024/25.

App No	Development	Comment*
DMPA/2024/0198	Land at Derby Rd, Hilton (TrentPort)	This is a commercial development therefore no Affordable Housing is expected to be provided as part of it.
DMPA/2024/0852	Lawn House, Hay Lane, Foston, Derby, DE65 5PJ	This is a self-build dwelling Section 106 Agreement as part of BNG exemptions
DMPA/2024/0161	Former Salt Box Café, Hatton	The development is for a 66-bed care home.
DMPA/2024/0680	Homelands, Repton Road, Newton Solney	This is a self-build dwelling Section 106 Agreement as part of BNG exemptions
DMPA/2024/0568	Grange Court, Pack Horse Road, Melbourne	This is a self-build dwelling Section 106 Agreement as part of BNG exemptions
DMPA/2024/1170	1 Corner Gates, The Pastures, Repton	This is a self-build dwelling Section 106 Agreement as part of BNG exemptions

*Policy H21 of the adopted [Local Plan Part 1](#) requires 30% affordable housing on sites of over 15 dwellings.

ii. *In relation to educational facilities, the number of school places and category of school:*

For the amount of education places provided as non-monetary contribution please refer to Derbyshire County Council's IFS¹.

e) The total amount of money (received under any planning obligations) which was allocated but not spent during 2024/25 for funding infrastructure.

¹ [Infrastructure funding statement - Derbyshire County Council](#)



Table 7 shows the total funding that was allocated but has not yet been spent. This is independent of when the funding was received. The funding is allocated between various organisations in accordance with the terms of the S106.

Table 7: Total funding allocated but not yet spent.

Allocation	Monies allocated but not spent
Community Facilities	£408,506.60
Education	£1,682,373.65
Flood and Water Management	£7,099.98
Green Infrastructure	£29,030.15
Health	£736,123.66
Highways	£327,879.16
Open Space and Leisure	£3,002,904.28
Transport and Travel	£111,628.82
Total	£6,305,546.30

f) Total monies spent in 2024-2025

Table 8: Total Council monetary S106 spending and transfer 2024-2025

Money spent / transferred	Amount
South Derbyshire District Council	£1,216,260.80
Transferred to External Body	£1,185,856.76
Total	£2,402,117.56

- g) In relation to money (received under planning obligations) which was allocated by the authority but not spent during the financial year, summary details of the items of infrastructure on which the money has been allocated and the amount of money allocated to each item:

Table 9: Community Facilities S106 funding which was allocated but not spent (or transferred) 2024-2025

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Community Facilities	South Derbyshire District Council	Towards the new community centre at New House Farm	£230,022.64



Library Contribution	Derbyshire County Council	Towards library improvements within South Derbyshire	£10,115.99
Waste Contribution	Derbyshire County Council	Towards additional capacity at Newhall Household Waste Recycling Centre	£20,728.57
Community Facilities	South Derbyshire District Council	Towards the enhancement of Jubilee Fields Hatton	£147,639.40
Total			£408,506.60

Table 9: Education S106 funding which was allocated but not spent (or transferred) 2024 - 2025

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Primary Education	Derbyshire County Council	Willington Primary School	£77,364.00
Primary Education	Derbyshire County Council	Newhall Junior/Infant School	£927,664.73
Primary Education	Derbyshire County Council	Melbourne Junior / Infant School	£32,827.76
Secondary Education	Derbyshire County Council	John Port Improvements	£351,187.51
Secondary Education	Derbyshire County Council	William Allitt Classroom Project	£20,221.96
Secondary Education	Derbyshire County Council	Chellaston Academy	£273,107.69
Total			£1,682,373.65

Table 10: Flood and Water Management S106 funding which was allocated but not spent (or transferred) 2024-2025

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
River Mease Contribution	North West Leicestershire District Council	River Mease DCS2	£7,099.98
Total			£7,099.98



Table 11: Green Infrastructure S106 funding which was allocated but not spent (or transferred) 2024 - 2025

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Pedestrian / Cycleway Contribution	Derbyshire County Council	Creation of a Pedestrian / Cycleway from Cadley Hill Industrial Estate to Ryder Close	£20,339.72
National Forest Contribution	The National Forest Company	National Forest Planting within South Derbyshire	£8,690.43
Total			£29,030.15

Table 12: Healthcare S106 funding which was allocated but not spent (or transferred) 2024-2025

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Healthcare Contribution	Derby and Derbyshire ICB	Heartwood GP Surgery Improvements	£6,235.78
Healthcare Contribution	Derby and Derbyshire ICB	Hilton GP Surgery Expansion	£194,906.78
Healthcare Contribution	Derby and Derbyshire ICB	New Surgery at New House Farm	£115,296.22
Healthcare Contribution	Derby and Derbyshire ICB	Melbourne and Chellaston Medical Practice Improvements	£74,359.95
Healthcare Contribution	Derby and Derbyshire ICB	Lister House Surgery, Chellaston Improvements	£13,542.75
Healthcare Contribution	Derby and Derbyshire CCG	Newhall Surgery – Additional Capacity	£16,197.85
Healthcare Contribution	Derby and Derbyshire CCG	Extension of Gresleydale Healthcare Centre	£14,175.00
Healthcare Contribution	Derby and Derbyshire CCG	Healthcare Improvements within Swadlincote	£118.17



Healthcare Contribution	Derby and Derbyshire CCG	South East Derby New Build	£264,812.53
Healthcare Contribution	Derby and Derbyshire CCG	Willington Surgery Improvements	£15,833.67
Healthcare Contribution	Derby and Derbyshire CCG	Woodville Surgery Improvements	£20,644.99
Total			£736,123.66

Table 13: Highways S106 funding which was allocated but not spent (or transferred) 2024-2025

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Highways	Derby City Council	Improvements to A514 Transport Corridor	£123,152.90
Highways	Derbyshire County Council	Towards relieving the pressure on the Sainsbury's Roundabout and / or The Clock Roundabout	£148,918.53
Highways	Derbyshire County Highways	Improvements to Station Road, Melbourne	£8,232.90
Highways	Derbyshire County Highways	Towards the cost of Transport Modelling to the A444	£30,224.15
Highways	Derbyshire County Highways	Towards the upgrade in bus stops and shelters around Tetron Point	£17,350.68
Total			£327,879.16

Table 14: Open Space and Leisure S106 funding which was allocated but not spent (or transferred) 2024-2025

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Open Space	South Derbyshire District Council	Installation of Benches at Arthur Street	£4,363.86



Outdoor Sports	South Derbyshire District Council	Broomfields Recreation Ground	£35,954.83
Outdoor Sports	South Derbyshire District Council	Aston Ward Recreation Improvements	£272,119.18
Built Facilities	South Derbyshire District Council	Towards Drakelow Community Centre	£877,157.14
Open Space	South Derbyshire District Council	Broomfields Playing Fields Improvements	£26,210.23
Open Space	South Derbyshire District Council	Eureka Park	£3,209.70
Built Facilities	South Derbyshire District Council	Etwall Leisure Centre	£101,277.21
Outdoor Sports	South Derbyshire District Council	Etwall Leisure Centre	£100,248.04
Built Facilities	South Derbyshire District Council	Frank Wickham Hall	£35,211.58
Built Facilities	South Derbyshire District Council	Greenbank Leisure Centre Improvements	£74,502.41
Outdoor Sports	South Derbyshire District Council	Improvements to playing pitches and associated facilities at the Mease (Hilton Harriers Football Club), including land acquisition cost	£41,848.30
Built Facilities	South Derbyshire District Council	Improvements to waiting and circulation area capacity at Hilton Village Hall	£8,358.96
Open Space	South Derbyshire District Council	Towards play facilities at Hilton Village Hall Recreation Ground	£44,439.12
Built Facilities	South Derbyshire District Council	Kings Newton Bowls Clubhouse	£18,251.53
Open Space	South Derbyshire District Council	Main Street Recreation Ground, Hartshorne Improvements	£18,098.78
Outdoor Sports	South Derbyshire District Council	Hartshorne Cricket Club	£60.00



Open Space	South Derbyshire District Council	Maurice Lea Memorial Park Play Equipment	£16,928.29
Built Facilities	South Derbyshire District Council	Improvements to the changing rooms at Overseal Recreation Ground	£4,529.41
Outdoor Sports	South Derbyshire District Council	Play Equipment Improvements in Overseal	£1,170.82
Open Space	South Derbyshire District Council	Sports Pitch Improvements at Overseal	£7,973.11
Open Space	South Derbyshire District Council	Oversetts Road Recreation Ground	£144,460.74
Built Facilities	South Derbyshire District Council	Repton Village Hall	£1,816.12
Built Facilities	South Derbyshire District Council	Rosliston Forestry Centre, Towards Visitor Centre Enhancements	£32,023.32
Open Space	South Derbyshire District Council	Rosliston Forestry Centre, towards outdoor improvements	£36,618.09
Outdoor Sports	South Derbyshire District Council	Rosliston Forestry Centre, towards outdoor improvements	£57,746.98
Built Facilities	South Derbyshire District Council	Enhancement of Scropton Road Recreation Ground	£120,453.20
Outdoor Sports	South Derbyshire District Council	Enhancement of Scropton Road Recreation Ground	£149,801.79
Recreation Contribution	South Derbyshire District Council	Shardlow Village Hall	£5.00
Outdoor Sports	South Derbyshire District Council	Strawberry Lane Recreation Ground Improvements	£12,072.92
Built Facilities	South Derbyshire District Council	Swadlincote Town Hall Improvements	£3,995.74
Outdoor Sports	South Derbyshire District Council	Towards an urban sporting hub for Swadlincote	£363,415.57
Outdoor Sports	South Derbyshire District Council	Towards Outdoor Sports Facilities on the wider Infinity	£77,034.49



		Garden Village Development	
Open Space	South Derbyshire District Council	Swadlincote Woodlands Improvements	£26,000.00
Outdoor Sports	South Derbyshire District Council	Twyford Road Pavilion Refurbishment	£15,697.17
Built Facilities	South Derbyshire District Council	Woodville Recreation Ground Pavilion Refurbishment	£208,366.10
Outdoor Sports	South Derbyshire District Council	Woodville Recreation Ground Improvements	£14,063.70
Outdoor Sports	South Derbyshire District Council	Woodhouse Recreation Ground Improvements	£7,677.39
Built Facilities	South Derbyshire District Council	Improvements to Rosliston Village Hall	£581.14
Built Facilities	South Derbyshire District Council	Swadlincote Urban Sporting Hub	£36,805.03
Built Facilities	South Derbyshire District Council	Oversetts Recreation Ground	£2,357.29
Total			£3,002,904.28

Table 15: Transport and Travel Section 106 funding which was allocated but not spent (or transferred) 2024-2025

Contribution Type	Organisation Responsible for Spending	Project Allocated To	Amount
Bus Service Contribution	Derby City Council	Towards A Bus to Serve Chellaston Fields	£111,628.82
Total			£111,628.82

h) In relation to money (received under planning obligations) which was spent during the financial year

i. *The items of infrastructure on which that money was spent, and the amount spent on each:*



Table 167: Total monies spent by South Derbyshire District Council 2024-2025

Infrastructure Type	Infrastructure Project	Monies Spent
Built Facilities	Strawberry Lane Pavillion Works	£4,300.00
Built Facilities	Improvements to the waiting and circulation areas at Hilton Village Hall	£15,000.00
Built Facilities	Sustainability Improvements at Goseley Community Centre	£10,141.11
Built Facilities	Miner Memorial	£3,995.74
Built Facilities	Newhall Park Improvements	£1,882.06
Open Space and Leisure	Outdoor Table Tennis and Seating in Aston on Trent	£9,628.32
Open Space and Leisure	New Cricket Nets at Melbourne Cricket Club	£6,635.73
Open Space and Leisure	New Cricket Nets at Hartshorne Cricket Club	£7,228.37
Open Space and Leisure	Scropton Bowls Pavillion	£31,000.00
Open Space and Leisure	Accessibility and Exterior Improvements at Shardlow Village Hall	£81,705.50
Open Space and Leisure	Miner Memorial	£12,216.49
Open Space and Leisure	Newhall Park Improvements	£5,853.71
Open Space and Leisure	Oversetts Road Football Facility	£570,000.00
Open Space and Leisure	Revitalising Rosliston Forestry Centre	£84,398.34
Open Space and Leisure	Swadlincote Woodlands	£1,995.00
Affordable Housing	Milton Road Bungalows	£289,256.60
Affordable Housing	Smallthorn Place	£81,023.83
Total		£1,216,260.80

The table above refers to S106 monies spent by the Council; in this section, the tables below refer to monies transferred to external organisations for spending, split up by the infrastructure type.

Table 18: Green Infrastructure S106 funding transferred 2024-2025

Recipient	Infrastructure Project	Monies Transferred
Derbyshire Wildlife Trust	Towards Willington Nature Reserve	£450.00
Total		£450.00



Table 19: Flood and Water Management S106 funding transferred 2024-2025

Recipient	Infrastructure Project	Monies Transferred
Environment Agency	Lower Dove Flood Defence Maintenance	£262,769.99
Total		£262,769.99

Table 17: Healthcare S106 funding transferred 2024-2025

Recipient	Infrastructure Project	Monies Transferred
NHS Derby & Derbyshire Integrated Care Board	Hollybrook Medical Centre reconfiguration	£142,005.29
NHS Derby & Derbyshire Integrated Care Board	Towards GP Urgent Care Hub, Woodville	£6,398.77
NHS Derby & Derbyshire Integrated Care Board	Aston on Trent GP Surgery Future Options Appraisal	£17,110.16
NHS Derby & Derbyshire Integrated Care Board	Willington GP Surgery Capital Improvements	£44,653.20
NHS Derby & Derbyshire Integrated Care Board	Newhouse Farm GP Surgery	£124,260.00
NHS Derby & Derbyshire Integrated Care Board	Newhall GP Surgery	£54,896.39
NHS Derby & Derbyshire Integrated Care Board	Legal fees for deed of variation	£1,750.00
Total		£391,073.81

Table 21: Highways S106 funding transferred 2024-2025

Recipient	Infrastructure Project	Monies Transferred
Derby City Council	Towards improvements to the A514 Corridor	£227,522.82
Total		£227,522.82

Table 18: Primary Education S106 funding transferred 2024-2025

Recipient	Infrastructure Project	Monies Transferred
Derbyshire County Council	Belmont Primary School	£14,000.00
Derbyshire County Council	Overseal Primary School	£178,411.32
Total		£192,411.32

Table 19 : Transport and Travel Section 106 funding transferred 2024-2025

Recipient	Infrastructure Project	Monies Transferred
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Derbyshire County Council	Creation of a bus service towards for residents from Regents Place Chellaston	£111,628.82
	Total	£111,628.82

ii. *The amount of money spent repaying money borrowed: NIL*

iii. *The amount of money spent in respect of monitoring in relation to the delivery of planning obligations: NIL*

- i) The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance 'commuted sums' also identify separately the total amount of commuted sums held.

The total amount of S106 monies currently held as at 31 March 2025, whether allocated or not, is £14,857,901.03

The 'commuted sums' are allocated within a S106 for the sole purpose of funding the future maintenance and management of public open space within a development that has been adopted by the Council. The monies are jointly spent, as appropriate, by both the Operational Services and Parks and Green Spaces teams.

There is £507,072 of commuted sums held by South Derbyshire Council as of 31 March, 2025.

