

# Derby City Council Infrastructure Funding Statement 2020/21

## Introduction

This report provides information on the monetary and non-monetary contributions sought and received from developers for the provision of infrastructure to support development in the City of Derby and the subsequent use of those contributions. The report covers the financial year 1<sup>st</sup> April 2020-31<sup>st</sup> March 2021.

Derby City Council seeks developer contributions through Section 106 agreements also known as planning obligations. The Council's approach to securing contributions can be found in the Planning Obligations Supplementary Planning Document adopted in 2018.

Section 106 agreements were introduced through the Town and County Planning Act 1990. They enable a local planning authority to enter in to planning obligations with developers and landowners to mitigate the impacts of development and ensure that they are acceptable in planning terms. For example, the Council can require the provision of or contributions to new schools, sustainable transport, health facilities and open space. The Council can also use Section 106 agreements to secure a proportion of developments to be constructed for affordable housing.

## Reporting requirements

The Community Infrastructure Levy (CIL) regulations were amended in 2019 and introduced a requirement to provide an annual report on planning obligations and CIL receipts and expenditure. Regulation 121a states:

'(1) Subject to paragraph (2), no later than 31<sup>st</sup> December in each calendar year, a contribution receiving authority must publish a document ('the annual infrastructure funding statement') which comprises the following:

*a)* a statement of 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 matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that schedule ('section 106 report')

(2) The first annual infrastructure statement must be published by 31<sup>st</sup> December 2020

(3) A contribution receiving authority must publish each annual infrastructure statement on its website

The Council is not a CIL charging authority, so this report is only required to cover the items specified in regulation (c) above. The rest of this report provides those details.



Where the report refers to money received, the totals include money secured by adjoining authorities where money has been transferred for spending in the city.

## Section 106 report

### a) The amount of money to be provided under any planning obligation which was entered into during 2020/21:

Purpose	Amount (£)
Primary education	166,967
Highways	1,788,458.50
Open space	120,687
Affordable housing	640,212.13
Community centres	146,668
Health (on behalf of the NHS)	87,843
Flood mitigation	182,862
Sports centres	151,712
Monitoring fees	47,660
Other	91,886
<b>TOTAL</b>	<b>£3,524,955.63</b>

Notes: The following amount has been secured subject to overage reviews-as this amount is a maximum and not currently guaranteed it is not included in the above total: £3,469,225

The Becketwell Development contributions are subject to a viability assessment at reserved matters stage and will be based on the type of development that comes forward. They are therefore not guaranteed and also not included in the above total. The contributions below are extracted from the S106 agreement:

Open space: £2,771 per 1 bed flat, £3,694 per 2 bed flat, £4,618 per 3 bed flat or 1-4 bed house, £5,541 per 5 + bed house

Highways: £807 per flat, £1,552 per house and for commercial units (per 100sqm GFA): Food retail £7,635, Discount food retail £3,953, Non-food retail £1,447, B1a £1,625, B1c £880, D2 Leisure £947 and hotels £1,485 per guest bedroom

Primary education: £15,111 per primary school place

Secondary education: £22,743 per secondary school place

Sports centres: £261 per 1 bed flat, £348 per 2 bed flat, £435 per 3 bed flat or 1-4 bed house, £522 per 5 + bed house

Health (on behalf of the NHS): £236.04 per 1 bed flat, £314.72 per 2 bed flat, £393.40 per 3 bed flat or 1-4 bed house, £472.08 per 5 + bed house

Other: £23,000



**b) The total amount of money received under any planning obligation during 2020/21:**

<b>Purpose</b>	<b>Amount (£)</b>
Primary education	422,223.06
Secondary education	453,278.91
Highways	357,507.70
Open space	616,563.62
Community centres	123,376.61
Health (on behalf of the NHS)	33,920.04
Sports centres	127,082.50
Public realm	1,694.72
Public art	13,710
Monitoring fees	47,660
Other	131,629.15
<b>TOTAL</b>	<b>2,328,646.31</b>

**c) The total amount of money under any planning obligation which was received before 2020/21 which has not been allocated by the authority:**

This table contains information on money that was received prior to 2020/21 and remained unallocated and unspent at the end of 2020/21.

<b>Purpose</b>	<b>Amount (£)</b>
Primary education	348,886.03
Secondary education	1,233,931
Highways	3,277,246.31
Open space	790,955.71
Affordable housing	630,071.03
Community centres	513,119.56
Health (on behalf of the NHS)	446,601.39
Sports centres	232,977.38
Public realm	182,980.71
Public art	45,013.55
Libraries	147,616.12
Community facilities	279,376.77
<b>TOTAL</b>	<b>8,128,775.56</b>

**d) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during 2020/21 including:**

i-in relation to affordable housing, the total number of units to be provided: **58**

Note: The Becketwell development requires the provision of 20% of dwellings in a Build to Rent scheme to be Affordable Private Rented units. In a market scheme, 30% of the dwellings should be provided as social rented dwellings



ii-in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided: **0**

Other requirements are:

- Safeguarding land for a future highway link at Rykneld Road
- Safeguarding land for future employment use at Rykneld Road
- Safeguarding and transfer of land (on Council request) for the restoration of the Derby-Sandiacre canal at Megaloughton Lane
- Revisions to phasing plan for the restoration of St Helen's House

**e) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for infrastructure:**

<b>Purpose</b>	<b>Amount (£)</b>
Primary education	655,916.07
Highways	487,616
Open space	686,051.40
Community centres	276,438.41
Public art	21,072
Public realm	15,005.26
<b>TOTAL</b>	<b>2,142,099.13</b>

**f) The total amount of money (received under planning obligations) which was spent by the authority during 2020/21 (including transferring it to another person to spend):**

<b>Purpose</b>	<b>Amount (£)</b>
Primary education	143,789.07
Highways	16,050
Open space	82,460.61
Community centres	124,656.03
Libraries	14,835
<b>TOTAL</b>	<b>381,790.71</b>

Please note that monitoring fees are covered under h) iii- below.

**g) In relation to money (received under planning obligations) which was allocated by the authority but not spend during 2020/21, summary details of the items on which the money has been allocated, and the amount of money allocated to each item:**

<b>Project</b>	<b>Amount (£)</b>
Hackwood Primary	316,473.02
Design of Snelsmoor Primary School	339,443.05
Improvements at Stenson Road/Warwick Avenue	58,784
Route 66-Moorway Lane to Griffie Field Park	37,650



Ashbourne Road-cycle scheme investigation and design	10,000
Knightsbridge cycle and pedestrian improvements	145,637
Swarkestone Road/Riber Drive controlled crossing	91,450
Grampian Way roundabout	12,450
Chellaston Road/Boulton Lane junction improvements	110,724
Extension to Oakwood community centre	185,605.81
Extension to Chellaston community centre	53,750
Improvements at Heatherton community centre	37,082.60
Oakwood park improvements	200,373.92
Chellaston Brickworks	9,000
Sandringham Park improvements	23,586.10
Sinfin Moor Park perimeter path	343,997.61
Arboretum park improvements	98,228.45
Market Place public realm scheme	15,006.26
Kingsway public art	13,351
Creative pathways scheme	7,721

***h) In relation to money (received under planning obligations) which was spent by the authority during the reported year, (including transferring to another person to spend), summary details of:***

i- the items of infrastructure in on which the money (received under planning obligations) was spent:

<b>Project</b>	<b>Amount (£)</b>
Extension to community room at Chellaston Park	75,677
Improvements to Heatherton Community Centre	16,136.40
Improvements to Oakwood Community Centre-feasibility study	17,288.10
Extension to Chellaston Community Centre-feasibility study	15,554.53
Hackwood Farm school	1,500
Extension to Brackensdale Primary School	645.12
New primary school at Snelsmoor Grange-design fees	141,643.95
Perimeter path at Sinfin Moor Park-initial fees	1,906
Improvements to Chellaston Park	13,460
Improvements to Alvaston Park	12,525.80



Improvements to Allestree Recreation Ground	19,311
Improvements to Darley Park	35,257
Riber Drive pedestrian crossing-initial spend	8,550
Improvements at Stenson Road/Warwick Avenue	6,000
Grampian Way roundabout	1,500
Increasing opening hours at Chellaston Library	14,835

ii-the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part): **£0**

iii- the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations: **£8559**

**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'):**

<b>Purpose</b>	<b>Amount (£)</b>
Primary education	1,521,994.24
Secondary education	1,741,577.68
Highways	4,150,522.36
Open space	1,754,413.03
Affordable housing	630,071.03
Community centres	875,851.98
Health (on behalf of the NHS)	480,521.43
Sports centres	360,079.88
Public realm	201,708.78
Public art	79,795.55
Libraries	147,616.12
Community facilities	£410,304.92
<b>TOTAL</b>	<b>£12,354,457.00</b>

There were no commuted sums retained for maintenance in 2020/21

