



Infrastructure Funding Statement 2024/25

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 1st April 2024-31st March 2025.

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 into 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 31st 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 31st 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 2024/25:

Purpose	Amount (£)
Highways	1,144,424.00
Open space	260,404.00
Affordable housing	591,125.00
Community centres	59,514.00
Health (on behalf of the NHS)	32,440.00
Sports centres	35,672.00
Trees	2,265.00
Community facilities	79,500.00
Monitoring fees	£39,700.00
TOTAL	2,245,044.00

Notes:

Total does not include contributions secured from outline applications where a formula will be used to determine contributions on implementation of the scheme

Total does not include contributions subject to overage

The contributions referenced in the notes above will be recorded as received contributions in future reports if they are paid

b) The total amount of money received under any planning obligation during 2024/25:

Purpose	Amount (£)
Primary education	2,002,581.22
Highways	756,167.93
Open space	390,744.23
Affordable housing	884,439.85
Community centres	64,679.82
Health (on behalf of the NHS)	44,033.07
Sports centres	65,030.15
Trees	2,265.00
Community facilities	25,501.30
Monitoring fees	39,700.00
TOTAL	4,275,142.57

c) The total amount of money under any planning obligation which was received before 2024/25 which has not been allocated by the authority:

This table contains information on money that was received prior to 2024/25 and remained unallocated and unspent at the end of 2024/25.

Purpose	Amount (£)
Primary education	406,825.53
Secondary education	413,816.68
Highways	6,579,122.52
Open space	671,640.72
Community centres	959,500.12
Health (on behalf of the NHS)	560,631.43
Sports centres	287,553.29
Public realm	111,785.55
Public art	43,948.55
Libraries	18,872.00
Community facilities	210,577.21
Trees	38,950.00
TOTAL	10,303,223.60

d) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during 2024/25 including:

i-in relation to affordable housing, the total number of units to be provided: **27**

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**

Total does not include contributions on outline applications where a formula will be used to determine contributions on implementation of the scheme

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

This table contains information on money that was allocated to be spent in 2024/25 but was not and funds allocated during 2024/25 for spend in 2025/26

Purpose	Amount (£)
Primary education	1,654,261.29
Highways	1,125,880.74
Open space	605,525.03
Affordable housing	832,732.12
Community centres	37,082.60
Sports centres	164,534.19
Public realm	55,242.07
Public art	7,721.00
Libraries	111,388.04

Community facilities	463,086.09
TOTAL	5,057,453.17

f) The total amount of money (received under planning obligations) which was spent by the authority during 2024/25 (including transferring it to another person to spend):

Purpose	Amount (£)
Primary education	77,751.44
Secondary education	111,186.80
Highways	1,106,039.98
Open space	273,649.80
Affordable housing	460,280.00
Community centres	5,000.00
Public realm	34,074.00
Libraries	29,141.04
Community facilities	111,672.93
TOTAL	2,208,795.99

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 2024/25, summary details of the items on which the money has been allocated, and the amount of money allocated to each item:

The table does not include residual balances of less than £500 however these have been included in table e) above

Project	Amount (£)
Wren Park Primary	1,654,261.29
Public right of way improvement adjacent Chellaston School	52,390.58
London Road cycle lane	76,259.54
Ashbourne Road/Radbourn Lane cycle lane	385,437.36
Consultation and introduction of one way system-Kedleston Road service roads	8,758.71
Bridge link to Hackwood Farm estate and associated path link	363,086.19
High Street Chellaston-dropped kerbs	5,123.51
Boulton Lane/Chellaston Road	7,000.00
Transforming Cities schemes	25,063.05
Alvaston Park improvements	97,799.44
Cheviot Street Park biodiversity monitoring	12,240.00
Darley Park improvements	64,783.73
Brunswood Rec improvements	63,357.33
Mackworth Park biodiversity monitoring	44,900.00

Mundy Play Centre improvements	50,00.00
Chaddesden Wood management	74,400.63
Markeaton Park improvements	97,883.16
Playzone on Stockbrook Street	21,097.98
Caxton Park improvements	14,365.62
The Sanctuary-biodiversity management	13,210.93
Creating affordable housing	865,433.62
Heatherton community centre	37,082.60
Improvements to facilities at Springwood Leisure Centre	164,534.19
City centre wayfinding scheme	55,242.07
Creative pathways public art	7,721.00
Additional equipment and improvement at Normanton, Mickleover, Riverside and Mackworth libraries	111,388.04
Community projects in Spondon	399,563.09

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 on which the money (received under planning obligations) was spent:

Project	Amount (£)
Castleward primary school	77,751.44
Noel Baker Academy-additional classrooms	111,186.80
Consultation on introduction of one way system-Kedleston Road service roads	953.75
Refurbishment of High Street Chellaston signals	240,000.00
Carriageway improvements-Chellaston Road/Merrill Way junction	90,000.00
Improvements to signals at Manor Road/Burton Road junction	431,888.71
New pedestrian crossing adjacent Whistlestop Close	145,000.00
Queue loop technology at Wyvern Way	22,059.89
Hackwood Estate bridge design	2,701.11
Pastures Hill pedestrian improvements	47,788.93
Shaftesbury Street waiting and parking restrictions	9,041.60
Public right of way improvements adjacent Chellaston School	99,156.74
Toucan crossing at Silverhill shops design	12,000.00
Travel plan monitoring	2,000.00

Pedestrian/cycling improvements	3,449.25
Mundy play centre improvements	50,000.00
Alvaston Park improvements	14,231.54
Arboretum Park improvements	131,072.66
Refurbishment of boardwalk at St Mary's Bridge	3,996.00
Darley Park improvements	30,039.04
Brunswood Rec improvements	9,050.00
South Avenue park footpath and entrance project	35,000.00
Spondon sensory garden improvements	14,172.30
Management of Chaddesden Wood	14,477.51
Markeaton Park improvements	54,777.25
Mackworth Park planting	2,000.00
Silk Mill Park improvements	10,486.00
The Sanctuary-biodiversity improvements	3,520.00
Abbey Lodge affordable housing scheme	460,280.03
King George V community pavilion	5,000.00
CCTV cameras associated with the Valliant Live development	34,074.00
Improvements to libraries-Mickleover, Mackworth, Sinfin and Normanton	£33,138.14

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: **£39,700**

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'):

Purpose	Amount (£)
Primary education	3,766,669.02
Secondary education	345,567.59
Highways	8,050,919.62
Open space	1,503,082.99
Affordable housing	2,529,015.32
Community centres	1,061,262.54
Health (on behalf of the NHS)	604,663.25
Sports centres	517,117.63
Public realm	167,027.62

Public art	51,669.55
Libraries	130,260.04
Community facilities	669,164.60
Trees	41,215.00
TOTAL	19,437,634.77

There were no commuted sums retained for maintenance in 2024/25