



DARLINGTON

Borough Council

Infrastructure Funding Statement 2019/2020

Published July 2021

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1. Introduction

- 1.1. Welcome to Darlington Borough Councils Infrastructure Funding Statement (IFS). This sets out the income and expenditure relating to Section 106 (S106) agreements for the financial year 1 April 2019 – 31 March 2020
- 1.2. The Infrastructure Funding Statement is an annual report to be published by the end of December each year which provides a summary of the financial and non-financial Developer contributions relating to Section 106 Legal Agreements within the Darlington Borough for the specified financial year
- 1.3. 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 Darlington, and the subsequent use of those contributions by Darlington Borough Council.
- 1.4. Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement – a planning obligation - to mitigate the impact of a specific development, to make it acceptable in planning terms.
The planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure.
Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments

2. Sources of Income – Developer Contributions. Section 106 Planning Obligations

- 2.1. Section 106 Agreements are legal agreements which can be attached to a planning permission to mitigate the impact of an otherwise unacceptable development to make it acceptable in planning terms.
- 2.2. Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development and necessary to make the development acceptable.
- 2.3. S106 Agreements are used to mitigate the impacts of development and ensure that local plan policy requirements and can include the following:
 - site specific financial contributions- these are used for defined purposes that must be evidenced and justified examples of such include the provision of education facilities commuted sums in lieu of affordable housing and open space provision;
 - provision of on-site affordable housing
 - non-financial obligations such as Open Space and travel plans.

3. Section 106 (Planning Obligations) Report

3.1. The following information is presented in order to comply with the requirements for the reporting of section 106 agreements. It sets out how much S 106 has been collected, where it has been allocated and how it has been spent. It includes monetary as well as non-monetary contributions. Each S 106 agreement is associated with the planning application all details and relevant documentation for each application can be viewed online on the council's planning portal. www.darlington.gov.uk/pa

Headline Monetary Contributions

Total money to be provided through planning obligations (whenever agreed) in 2019/20	£22,514,822
Total money received through planning obligations (whenever agreed) in 2019/20	£ 8,721,017
Total money received through planning obligations (whenever agreed) for Off Site Affordable Housing 2019/20	£ 2,771,641
Total money, received through planning obligations (whenever agreed), spent in 2019/20	£ 5,435,696
Total money, received through planning obligations (whenever agreed), retained ¹⁴ at the end of 2019/20	£ 3,285,393

Non-Monetary Contributions

Total number of affordable housing units to be provided through planning obligations agreed in 2019/20	128
Total number of affordable housing units which were provided ¹⁵ through planning obligations (whenever agreed) in 2019/20	81

4. Summary Details by Category

4.1 Education Contributions

There is a total of £3.2m due of which £1.6m has been received.

The obligations have been allocated to existing schemes identified below.

	Contribution	£ Received	£ Spend 25/02/20	£ Balance 26/02/20	£ Due FY 19/20	£ Due FY 20/21	£ Due FY 21/22	£ Due FY 22/23
Carmel Road South	180,245.00		0.00	£0.00		-180,245.00		
Heighington	360,490.00	-111,445.63	0.00	-£111,445.63		-175,194.31	-76,375.00	
Hurworth Primary School	644,105.00	-216,350.00	0.00	-£216,350.00	-145,571.00	-101,666.00	-96,741.00	-198,409.00
Middleton St George	806,494.00		0.00	£0.00		-378,118.00		-244,400.00
School Aycliffe	81,000.00		0.00	£0.00			-81,000.00	
within Darlington	87,000.00	-87,000.00	0.00	-£87,000.00				
Heathfield Primary School	500,000.00	-500,000.00	500,000.00	£0.00				
St George's Church Primary School	168,025.00		0.00	£0.00		-84,012.50		-84,012.50
St Georges Expansion	678,798.00	-727,414.60	727,414.60	£0.00				
Holy family Places	46,875.00	-46,875.00	46,875.00	£0.00				
New Primary School Land Middleton St George	0.00							
Land at Berrymead Farm DBC to pay LandOwner	-315,500.00							
Education Total	3,237,532.00	-1,689,085.23	1,274,289.60	-£414,795.63	-145,571.00	-919,235.81	-254,116.00	-526,821.50

4.2 Highways Contributions

There is a total of £2.7m due of which we have received just over £1.1m

The obligations have been allocated to specific schemes such as the A66 improvement works on the eastern bypass.

	Contribution	£ Received	£ Spend 25/02/20	£ Balance 26/02/20	£ Due FY 19/20	£ Due FY 20/21	£ Due FY 21/22	£ Due FY 22/23
Carmel Road South	20,000.00		0.00	£0.00	-20,000.00			
Little Burdon Network Contribution	100,218.38	-33,573.64	0.00	-£33,573.64				
Middleton St George	12,000.00	-12,000.00	0.00	-£12,000.00				
Morton Palms Network Contribution	500,039.20	-262,864.70	0.00	-£262,864.70				
Lingfield Point	57,320.00	-57,320.00	0.00	-£57,320.00				
Former Springfield School	80,000.00	-80,000.00	0.00	-£80,000.00				
A66 Improvements - Yarm Road	153,455.64	-166,868.02	0.00	-£166,868.02				
A66 Improvements Lingfield Point	271,888.88	-271,888.61	0.00	-£271,888.61				
Light Controlled Crossing / TRQ's /20 mph zones	137,137.50	-137,137.50	5,607.33	-£131,530.17				
£100k to Durham CC for School Aycliffe	100,000.00	-101,530.00	101,530.00	£0.00				
db Symmetry - A66 Improvements	450,734.99		0.00	£0.00	-428,165.00			
West Park - Link Road by Developer	0.00							
Land at Berrymead Farm	854,074.28							
Highways Total	2,736,868.87	-1,123,182.47	107,137.33	-£1,016,045.14	-448,165.00			

4.3 Children's Play Contributions

The Children's play obligations are in the main allocated to specific schemes or areas as detailed below

	Contribution	£ Received	£ Spend 25/02/20	£ Balance 26/02/20	£ Due FY 19/20	£ Due FY 20/21	£ Due FY 21/22	£ Due FY 22/23
Childrens Play								
Mowden	80,703.00	-80,703.40	80,487.57	-£215.83				
South Park	67,798.00	-71,079.42	0.00	-£71,079.42				
Broken Scar Play Area	24,057.00	-24,057.00	0.00	-£24,057.00				
Non Financial - Lancaster House Play Area	0.00		0.00	£0.00				
West Park JV - Stag House Farm	351,200.00	-49,800.00	0.00	-£49,800.00				
Darrowby Drive Play Area	15,625.00	-15,625.00	15,624.51	-£0.49				
Childrens Play Total	539,383.00	-241,264.82	96,112.08	-£145,152.74				

4.4 Sport and Recreation –

There is a total of £966k due in of which £866k has been received and £596k spent.

	Contribution	£ Received	£ Spend 25/02/20	£ Balance 26/02/20	£ Due FY 19/20	£ Due FY 20/21	£ Due FY 21/22	£ Due FY 22/23
Sports Facilities								
Hurworth	70,000.00	-23,333.00	0.00	-£23,333.00	-23,333.00		-23,333.00	-23,333.00
South Park	715,310.00	-768,591.22	596,419.60	-£172,171.62				
Sadberge village	15,000.00							
Land at Berrymead Farm	61,893.00							
Sports Facilities Total	862,203.00	-791,924.22	596,419.60	-£195,504.62	-23,333.00		-23,333.00	-23,333.00
Sports Pitches								
Heighington	19,633.00	-19,860.27	0.00	-£19,860.27				
Low Coniscliffe	10,816.00		0.00	£0.00		-10,816.00		
Middleton St George	39,209.00	-43,479.14	0.00	-£43,479.14				
SW Darlington	10,974.00	-10,974.00	0.00	-£10,974.00				
Lancaster House - MsG	15,180.00		0.00	£0.00		-15,180.00		
Mowden Hall - Staindrop Road	8,988.00							
Sports Pitches Total	104,800.00	-74,313.41	0.00	-£74,313.41		-25,996.00		

4.5 Transport -

4.1. There is a total of £1.08m due of which £354k has already been received, with projects detailed as below.

	Contribution	£ Received	£ Spend 25/02/20	£ Balance 26/02/20	£ Due FY 19/20	£ Due FY 20/21	£ Due FY 21/22	£ Due FY 22/23
Transport - Bus Services								
Bus services - Mowden	92,497.00	-92,496.73	87,179.55	-£5,317.18				
Bus Service - Lingfield Point	23,550.00	-23,550.00	0.00	-£23,550.00				
Non-Financial Bus Pass Middleton St George	0.00		0.00	£0.00				
Non-Financial Bus Pass Station Road, MsG	0.00		0.00	£0.00				
Bus Service - Hurworth	327,600.00	-91,000.00	0.00	-£91,000.00		-91,000.00	-91,000.00	-54,600.00
Bus Service - Bishopton	8,100.00		0.00	£0.00				
Bus Service - Yarm Road	15,000.00	-15,000.00	0.00	-£15,000.00				
Bus Service - Sadberge	30,000.00		0.00	£0.00		-30,000.00		
Bus Service - Faverdale	80,000.00							
Bus Service - Middleton St George	297,000.00							
Transport - Bus Services Total	873,747.00	-222,046.73	87,179.55	-£134,867.18		-121,000.00	-91,000.00	-54,600.00
Transport - Bus Stops								
Bus Shelter - Burtree	20,000.00		0.00	£0.00		-20,000.00		
Bus Shelter - West Park	7,500.00	-7,500.00	0.00	-£7,500.00				
Bus Shelter - Briar Walk/Blackwell House	18,000.00		0.00	£0.00		-18,000.00		
Bus Shelter - Lancaster House MsG	21,000.00		0.00	£0.00		-21,000.00		
Bus Shelter - Heighington Village Hall	5,000.00	-5,015.00	0.00	-£5,015.00				
Bus Shelter - Acorn Close MsG	7,000.00	-7,000.00	0.00	-£7,000.00				
Bus Shelter - Tyne Cres / Tees Drive	40,000.00	-40,000.00	40,000.00	£0.00				
Bus Shelter - Elm Ridge	16,000.00	-16,000.00	0.00	-£16,000.00				
Bus Shelter - Middleton Lane	10,500.00	-13,565.00	0.00	-£13,565.00				
Bus Shelter - East of Oak Tree Inn - MsG	5,750.00	-5,945.00	0.00	-£5,945.00	-5,750.00	0.00		
Bus Shelter - Edward Pease	26,000.00							
Transport - Bus Stops Total	213,250.00	-131,976.50	70,853.10	-£61,123.40	-5,750.00	-59,000.00		

4.6 Sustainable Transport –

There is a total of £1.69m due of which £316k has been received.

The obligations have been allocated to specific schemes but typically include improvements to cycle routes, footpaths and traffic calming measures.

	Contribution	£ Received	£ Spend 25/02/20	£ Balance 26/02/20	£ Due FY 19/20	£ Due FY 20/21	£ Due FY 21/22	£ Due FY 22/23
Hurworth	6,000.00	-6,000.00	0.00	-£6,000.00	-6,000.00			
Former Springfield School	62,500.00	-62,500.00	0.00	-£62,500.00				
On Site - Middleton St George	0.00							
Cycling signage and Infrastructure - Brinkburn Road	15,625.00	-15,625.00	0.00	-£15,625.00				
Millfields Area - Lingfield Point	109,113.00	-109,113.00	0.00	-£109,113.00				
John Street Cycle Route	4,400.00		0.00	£0.00				
Various schemes in Roundhill Road	202,500.00	-82,800.00	2,823.64	-£79,976.36		-32,800.00	-60,300.00	-27,500.00
Walking and cycling in Victoria Road area	7,800.00		0.00	£0.00	-3,900.00	-3,900.00		
Walking and cycling in Neasham	10,800.00		0.00	£0.00		-10,800.00		
Walking - Cycling in Middleton St George	28,800.00	-28,800.00	0.00	-£28,800.00				
Various projects School Aycliffe	90,000.00		0.00	£0.00			-90,000.00	
Footpaths - Yarm Road - MsG	10,800.00	-11,167.00	0.00	-£11,167.00	-10,800.00	0.00		
Walking - Cycling - Walworth Road Heighington	78,900.00		0.00	£0.00		-39,450.00		-39,450.00
db Symmetry - Contribution extent TBA	283,999.13		0.00	£0.00	-283,999.13			
Mowden Hall - Staindrop Road	25,500.00							
Yarm Road Footpaths - Middleton St George	56,700.00							
West Park JV - Stag House Farm	372,000.00							
Sadberge village	46,800.00							
Land at Berrymead Farm	277,500.00							
Sustainable Transport Total	1,689,737.13	-316,005.00	2,823.64	-£313,181.36	-304,699.13	-86,950.00	-150,300.00	-66,950.00

5. Section 106 infrastructure expenditure 2019/20

Summary details of the items of infrastructure on which money received through planning obligations (whenever received) has been spent in 2019/20, and the amount of money, received through planning obligations, spent on each item

Case reference	Infrastructure	Details	Money spent £
13/01038/FUL	Offsite Affordable Housing	Neasham Road Project	378,000
13/00940/OUT	Offsite Affordable Housing	Neasham Road Project	2,000,000
13/01001/FUL	Open Space	L0150 Hurworth Play Park Surfacing works	5,380
15/00513/FUL	Offsite Affordable Housing	Neasham Road Project	228,000
16/00886/OUT	Sustainable Transport	TO608 Roundhill Road Traffic Calming	1,508
16/00886/OUT	Offsite Affordable Housing	Neasham Road Project	196,166
17/00283/FUL	Highways	Transferred to Durham CC School Aycliffe mini roundabout	101,530
		Total	2,910,584

6. Other expenditure of Section 106 receipts in 2019/20

Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2019/20 on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) **£ 0.00**

Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2019/20 in respect of monitoring (including the preparation of the section 106 report for this Infrastructure Funding Statement) in relation to the delivery of planning obligation **£ 0.00**

7. Section 106 receipts retained (allocated and unallocated)

The total amount of money, received through planning obligations prior to 2019/20, which had not been allocated (to an infrastructure project or item) by the end of 2019/20: **£ 12,909**

The total amount of money, received under any planning obligation in any year, *which had been allocated* (to an infrastructure project or type) for spending by the end of 2019/20 but which had not been spent: **£ 3,285,321**

ANNEX A: The Regulatory Requirements for Infrastructure Funding Statements

The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019

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 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”).

(2) The first annual infrastructure funding statement must be published by 31st December 2020.

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

ANNEX B: List of Schedule 2 requirements for the Infrastructure Funding Statement

This table compares the relevant paragraphs under Schedule 2 against the item numbers used in this template – this Annex could also be used as the template for the IFS report.

Section 106 planning obligations

Reporting requirement (Schedule 2, Paragraph 3 and (optional) 4)	Sum/ Details	Ref. in template
3 (a). the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£ 9,138,496	Headline figures
3 (b). the total amount of money under any planning obligations which was received during the reported year;	£ 8,721,017	Headline figures
3 (c). the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£1,223,787	Unallocated prior
3 (d). summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of— (i) in relation to affordable housing, the total number of units which will be provided; (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;	128 Not Available	
3 (e). the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	Not Available	Allocated unspent
3 (f). the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£ 5,435,696	Headline figures

<p>3 (g). in relation to monies (received under planning obligations) which were allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of allocated to each item;</p>	<p>Not Available</p>	
<p>3 (h). in relation to monies (received under planning obligations) which were spent by the authority during the reported year (including transferring it to another person to spend), summary details of—</p>	<p>See Section 5.1 above</p>	
<p>(i) the items of infrastructure on which monies (received under planning obligations) were spent, and the amount spent on each item;</p>	<p>£ 2,910,584</p>	<p>S106 expenditure</p>
<p>(ii) the amount of monies (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);</p>	<p>£ 0.00</p>	<p>Repaying borrowed</p>
<p>(iii) the amount of monies (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.</p>	<p>£ 0.00</p>	<p>Monitoring</p>
<p>3 (i). the total monies (received under any planning obligations) during any year which were retained at the end of the reported year, and where any of the retained monies have been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.</p>	<p>£ 3,285,393</p>	<p>Headline figures</p>