



DARLINGTON

Borough Council

Infrastructure Funding Statement 2022/2023

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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 2022 – 31 March 2023
- 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, and all details, 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 2022/2023	£23,918,770
Total money received through planning obligations (whenever agreed) in 2022/2023	£ 3,443,879
Total money received through planning obligations (whenever agreed) for Off Site Affordable Housing 2022/2023	£ 431,329
Total money, received through planning obligations (whenever agreed), spent in 2022/2023	£ 594,454
Total money, received through planning obligations (whenever agreed), retained ¹⁴ at the end of 2022/2023	£ 8,393,857

Non-Monetary Contributions

Total number of affordable housing units to be provided through planning obligations agreed in 2022/2023	0
Total number of affordable housing units which were provided ¹⁵ through planning obligations (whenever agreed) in 2022/2023	6

4. Summary Details by Category

4.1 Education Contributions

There is a total of £3.2m due of which £2.3m has been received.

The obligations have been allocated to existing schemes identified below.

Obligation	Contribution	£ Received	£ Total Spend as at 01/07/2022	£ Due FY 22/23	£ Due FY 23/24	£ Due FY 24/25
Education						
Carmel Road South	180,245.00		0.00	-180,245.00		
Heighington	360,490.00	-290,047.78	0.00			
Hurworth Primary School	644,105.00	-415,647.02	261,172.77	-198,409.00		-101,666.00
Middleton St George	806,494.00	-54,450.86	0.00	-507,806.00		
School Aycliffe	81,000.00	-81,998.20	0.00			
within Darlington	87,000.00	-87,000.00	0.00			
Heathfield Primary School	500,000.00	-500,000.00	500,000.00			
St George's Church Primary School	168,025.00	-173,905.88	0.00			
St Georges Expansion	678,798.00	-727,414.60	727,414.60			
Holy family Places	46,875.00	-46,875.00	46,875.00			
New Primary School Land Middleton St George	0.00					
Berrymead Farm School Land Transfer	-315,500.00					
Education Total	3,237,532.00	-2,377,339.34	1,535,462.37	-886,460.00		-101,666.00

4.2 Highways Contributions

There is a total of £3.3m due of which we have received just over £1.29m

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

Obligation	Contribution	£ Received	£ Total Spend as at 01/07/2022	£ Due FY 22/23	£ Due FY 23/24	£ Due FY 24/25
Highways						
Carmel Road South	20,000.00	-20,000.00	0.00			
Little Burdon Network Contribution	149,227.34	-33,573.64	0.00		-17,054.00	-17,054.00
Middleton St George	12,000.00	-12,000.00	0.00			
Morton Palms Network Contribution	1,026,371.86	-262,864.70	0.00	33,489.00	-52,002.00	-52,002.00
Lingfield Point	57,320.00	-57,320.00	1,809.19			
Former Springfield School	80,000.00	-80,000.00	0.00			
A66 Improvements - Yarm Road	153,455.64	-166,868.02	0.00			
A66 Improvements Lingfield Point	271,888.88	-271,888.61	0.00			
Light Controlled Crossing / TRO's /20 mph zone	137,137.50	-137,137.50	126,207.00			
£100k to Durham CC for School Aycliffe	100,000.00	-101,530.00	101,530.00			
db Symmetry - A66 Improvements	450,734.99	-156,176.40	0.00			
West Park - Link Road by Developer	0.00	0.00	0.00			
Offsite Highway Improvements	3,200.00					
Land at Berrymead Farm	854,074.28				-854,074.28	
Highways Total	3,315,410.49	-1,299,358.87	229,546.19	33,489.00	-923,130.28	-69,056.00

4.3 Children's Play Contributions

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

Obligation	Contribution	£ Received	£ Total Spend as at 01/07/2022	£ Due FY 22/23	£ Due FY 23/24	£ Due FY 24/25
Childrens Play						
Mowden	80,703.00	-80,703.40	80,487.57			
South Park	67,798.00	-71,079.42	0.00			
Broken Scar Play Area	24,057.00	-24,057.00	0.00			
Non Financial - Lancaster House Play Area	0.00		0.00			
West Park JV - Stag House Farm	116,250.00	0.00				
Darrowby Drive Play Area	15,625.00	-15,625.00	15,624.51			
West Park, Eggleston or Auckland Oval	51,200.00	-49,800.00	0.00			
Leadenhall Street	6,980.00					
West Park JV - Mount Pleasant Farm	183,750.00	-61,250.00	0.00			
Childrens Play Total	546,363.00	-302,514.82	96,112.08			

4.4 Sport and Recreation –

There is a total of £1.1m due in of which £891k has been received and £602k spent.

Obligation	Contribution	£ Received	£ Total Spend as at 01/07/2022	£ Due FY 22/23	£ Due FY 23/24	£ Due FY 24/25
⊖ Sports Facilities						
Hurworth	70,000.00	-46,787.33	6,000.00	-23,333.00		
South Park	715,310.00	-735,967.80	596,419.60			
Sadberge village	15,000.00					
On Site	45,392.00					
Land at Berrymead Farm	61,893.00					-61,893.00
Sports Facilities Total	907,595.00	-782,755.13	602,419.60	-23,333.00		-61,893.00
⊖ Sports Pitches						
Heighington	19,633.00	-19,860.27	0.00			
Low Coniscliffe	10,816.00	-11,237.82	0.00			
Middleton St George	39,209.00	-43,479.14	0.00			
SW Darlington	10,974.00	-10,974.00	0.00			
Lancaster House - MsG	15,180.00	-15,407.70	0.00			
Mowden Hall - Staindrop Road	8,988.00	-8,871.16	0.00			
Sports Pitches Total	104,800.00	-109,830.09	0.00			

4.5 Transport -

4.1. There is a total of £1.54m due of which £546k has already been received, with projects detailed as below.

Obligation	Contribution	£ Received	£ Total Spend as at 01/07/2022	£ Due FY 22/23	£ Due FY 23/24	£ Due FY 24/25
⊖ Transport - Bus Services						
Bus services - Mowden	92,497.00	-92,496.73	92,496.73			
Bus Service - Lingfield Point	23,550.00	-23,550.00	0.00			
Bus Service - Hurworth	327,600.00	-182,000.00	0.00	-91,000.00	-54,600.00	
Bus Service - Yarm Road	15,000.00	-15,000.00	0.00			
Bus Service - Sadberge	30,000.00		0.00			
Bus Service - Faverdale	80,000.00	-31,186.00	0.00			
Bus Service - Middleton St George	297,000.00					-297,000.00
On Site	400,000.00					
Transport - Bus Services Total	1,265,647.00	-344,232.73	92,496.73	-91,000.00		-351,600.00
⊖ Transport - Bus Stops						
Heighington	5,000.00	-5,139.50	0.00			
Bus Shelter - Mowden Shops	31,500.00	-31,812.00	30,853.10			
Bus Shelter - Burtree	20,000.00	-23,352.00	0.00			
Bus Shelter - West Park	7,500.00	-7,500.00	0.00			
Bus Shelter - Briar Walk/Blackwell House	18,000.00		0.00	-18,000.00		
Bus Shelter - Lancaster House MsG	21,000.00	-21,315.00	0.00			
Bus Shelter - Heighington Village Hall	5,000.00	-5,015.00	0.00			
Bus Shelter - Acorn Close MsG	7,000.00	-7,000.00	0.00			
Bus Shelter - Tyne Cres / Tees Drive	40,000.00	-40,000.00	40,000.00			
Bus Shelter - Elm Ridge	16,000.00	-16,000.00	0.00			
Bus Shelter - Middleton Lane	10,500.00	-13,565.00	0.00			
Bus Shelter - East of Oak Tree Inn - MsG	5,750.00	-5,945.00	0.00			
Bus Shelter - Edward Pease	26,000.00	-26,156.00	0.00			-26,000.00
Bus Stops - Faverdale	15,440.00					
Transport - Bus Stops Total	228,690.00	-202,799.50	70,853.10	-44,000.00		

4.6 Sustainable Transport –

There is a total of £1.87m due of which £752k has been received.

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

Obligation	Contribution	£ Received	£ Total Spend as at 01/07/2022	£ Due FY 22/23	£ Due FY 23/24	£ Due FY 24/25
Sustainable Transport						
Hurworth	6,000.00	-6,000.00		0.00		
Former Springfield School	62,500.00	-62,500.00		0.00		
On Site - Middleton St George	0.00					
Cycling signage and infrastructure - Brinkburn I	15,625.00	-15,625.00		0.00		
Millfields Area - Lingfield Point	109,113.00	-109,113.00		0.00		
John Street Cycle Route	4,400.00			0.00		
Various schemes in Roundhill Road	202,500.00	-143,353.00	2,823.64	-27,500.00	-32,800.00	
Walking and cycling in Victoria Road area	7,800.00	-7,800.00		0.00		
Walking and cycling in Neasham	10,800.00	-11,540.88		0.00		
Walking - Cycling in Middleton St George	28,800.00	-28,800.00		0.00		
Various projects School Aycliffe	90,000.00	-91,098.00		0.00		
Footpaths - Yarm Road - MsG	10,800.00	-11,167.00		0.00		
Walking - Cycling - Walworth Road Heighington	78,900.00	-40,294.23		0.00	-39,450.00	
db Symmetry - Contribution extent TBA	283,999.13			0.00		
Mowden Hall - Staindrop Road	25,500.00	-25,168.50		0.00		
Yarm Road Footpaths - Middleton St George	56,700.00			-56,700.00		
West Park JV - Stag House Farm	144,150.00	-36,254.23	17,067.91	-372,000.00		
Sadberge village	46,800.00					
On Site	116,250.00					
Land at Berrymead Farm	277,500.00				-277,500.00	
S&D Railway walking and cycling route	11,000.00					
Footpaths - Faverdale	52,600.00					
West Park JV - Mount Pleasant Farm	227,850.00	-163,560.78		0.00		
Northgate	4,200.00					
Sustainable Transport Total	1,873,787.13	-752,274.62	19,891.55	-495,650.00	-310,300.00	

5. Section 106 infrastructure expenditure 2022/2023

Summary details of the items of infrastructure on which money received through planning obligations (whenever received) has been spent in 2022/2023, 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	44,776
18/00989/FUL	Offsite Affordable Housing	Neasham Road Project	119,776
10/00412/FUL & 08/00397/FUL	Childrens Play	Branksome Play Area	49,800
15/00513/FUL & 17/00398/FUL	Childrens Play	Broken Scarr Play Area	24,057
13/00940/OUT	Cycleway and footpath	Woolsington Drive Pedestrian Link	6,647
17/01194/OUT	Heathcare Contribution	Towards improvements to Rockcliffe Court Surgery	17,031
06/00959/FUL	Open Space	Grounds Maintenance	5,518
08/00638/OUT	Pedestrian Crossing	Lingfield Point Schemes	14,000
17/01194/OUT	Sports Facilities	Upgrading and replacement of play area at the Grange Hurworth	40,000
08/00638/OUT	Sustainable Transport	towards sustainable transport measures	89,112
13/01001/FUL	Sustainable Transport	Contribution to improve the bus stops in the vicinity	6,000
16/00886/OUT	Sustainable Transport	Safer routes to school scheme, inc improved crossing and 20 mph zone	60,251
17/01194/OUT	Sustainable Transport	Traffic Calming Works in the vicinity	108,624
15/00450/OUT	Sustainable Transport	toward the existing Travel Planning Programme.	8,002
16/00820/FUL	Transport - Bus Stops	Bus stop Heighington Village Hall	860
		Total	594,454

6. Other expenditure of Section 106 receipts in 2022/2023

Total amount of money, received through planning obligations (whenever agreed and money received), spent in 2022/2023 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 2022/2023 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 2022/2023, which had not been allocated (to an infrastructure project or item) by the end of 2022/2023: **£ 0.00**
(*all sums of money were allocated when the s106 agreement was entered into*)

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 2022/2023 but which had not been spent: **£ 0.00**
(*When we allocate sums of money we do not determine when this will be spent*)

7. 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.

8. 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;	£ 287,845	Headline figures
3 (b). the total amount of money under any planning obligations which was received during the reported year;	£ 3,443,879	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;	£ 0.00	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;	0 0	
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);	£ 309,268	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>(i) the items of infrastructure on which monies (received under planning obligations) were spent, and the amount spent on each item;</p>	<p>See Section 5.1 above</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>£ 8,393,857</p>	<p>Headline figures</p>