

**Doncaster Council Section 106 Agreements  
Infrastructure Funding Statement  
1 April 2021 – 31 March 2022**



**Doncaster**  
Delivering Together



**Doncaster  
Council**

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## Section 106 Vision for Doncaster

“To be a UK leading Authority in the implementation and governance of Section 106, working in partnership with developers to continually improve and provide attractive neighbourhoods for Doncaster residents.”

## Introduction

The Infrastructure Funding Statement details the income and expenditure relation to the Section 106 (S106) agreements and Community Infrastructure Levy (CIL) during the period of 1 April 2021 to 31 March 2022.

The Infrastructure Funding Statement will be annually updated and published on the Doncaster Council website by 31 December each year. This will ensure the most up to date information on the income and expenditure of developer contributions for the reporting period is made available to the public, developers and other interested stakeholders. It is worth noting that the income and expenditure position is fluid and the information included in the IFS will be from a snapshot in time as close to the end of the reporting period as possible.

The Infrastructure Funding Statement sets out the required information outlined in the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019. The government's objective is to improve transparency and accountability on developer contributions.

Planning obligations known as Section 106 Agreements are legal agreements negotiated between a Local Authority and developers. They are intended to make a development proposal acceptable which would be unacceptable without such an Agreement, thus allowing planning permission to be granted. An Agreement must be fairly and reasonably related in scale to the proposed development and be relevant to planning, and should only be used where planning conditions attached to a planning permission would not provide an alternative approach. Doncaster Council currently does not implement CIL.

S106 is used to mitigate the impacts of the development, where there is a need for infrastructure whether that be new infrastructure or a requirement to expand or upgrade existing infrastructure, and maximise the benefits and growth to deliver key priorities within the Borough; through the contributions from developers towards infrastructure, education and affordable housing.

Across Doncaster, Section 106 Agreements have been used for a wide range of development. Generally, it is possible to classify obligations in to five specific categories:

Category
Affordable Housing
Public Open Space
Highways
Education
Miscellaneous

The projects delivered through Section 106 Agreements are usually undertaken by either:

- The planning applicant or developer as an integral part of the overall development

- The Local Authority (or other statutory authority i.e. South Yorkshire Passenger Transport Executive (SYPTTE), if a commuted sum is provided).

Throughout the IFS, reference may be made to the below definitions:

**The Reporting Period** – the year of 1 April 2021 – 31 March 2022, unless otherwise stated.

**The Council** – refers to Doncaster Council

**S106** – A Section 106 Agreement is a legal agreement that sets out contributions to be made by the developer in order to manage a development that has generated a need or requirement for infrastructure.

**Provision** – a financial or non-financial contribution that is due from the developer as agreed in a S106; this can include non-monetary items of infrastructure such as affordable housing units and areas of open space, or sums of money for purposes such as community facilities and highways network alterations.

**Received** – the developer has paid all or part of the money due to the Council.

**Uncommitted** – contributions that have been received by the Council but are not yet assigned to a specific project.

**Committed** – contributions that have been received by the Council that are assigned to a specific project as per the internal approval process.

**Allocated** – contributions that have been received by the Council and are assigned to a specific project as per the S106 Agreement.

**Implemented** – financial or non-financial contributions that have been fulfilled either through funds being spent in their entirety or through continued expenditure via a maintenance programme.

## Links to Doncaster Delivering Together

Doncaster Delivering Together (DDT) is about everyone being able to thrive and contribute to thriving communities and a thriving planet. Its mission Thriving People, Places and Planet is at the heart of what Doncaster Council and Team Doncaster do.

It is based around 6 Wellbeing Goals interconnect to contribute to the overall mission.



The five categories of obligations are used to not only mitigate any negative impacts of new developments but to help enhance the Borough for our residents. The affordable housing, public open space, highways, education and miscellaneous (which can cover a wide variety of obligations including

biodiversity) will all link to the achievement of a number of the wellbeing goals e.g. better network links, including active travel, help the Borough become Prosperous and Connected and enhancing public open space can cover Greener and Cleaner, Healthy and Compassionate and Safe and Resilient goals.

## Planning Activity

During 2021/22 a total number of 8 Section 106 Agreements were successfully negotiated between the Local Authority and developers.

For a number of reasons developers did not implement all planning permissions and therefore if a planning permission is not implemented, the associated Section 106 Agreement will not be implemented.

A Section 106 Agreement may contain provisions for more than one category. Table 1 displays the number of provisions, broken down by provision category, included in the 8 agreements signed during 2021/22. Agreements signed in the reporting period contained obligations to be delivered.

The total number of provisions for the reporting period is 15. The vast majority of provisions involved a financial contribution to the council. There are 6 provisions to be delivered directly by the developer.

**Table 1: Agreements signed in the reporting period**

Categories	Direct Provision by Developer	Indirect Provision by Statutory Authority via commuted sum	Yet to be Agreed whether Direct or Indirect Provision	Total Number of Provisions
Affordable Housing	2	1	1	4
Public Open Space	2	2	0	4
Highways	0	3	0	3
Education	0	2	0	2
Miscellaneous	1.5	0.5	0	2
<b>Total</b>	<b>6</b>	<b>9</b>	<b>0</b>	<b>15</b>

The following tables provide detail of contributions that have been secured and indicate what general area of infrastructure the contributions will be used for. These sums will be paid by developers in future years, assuming the developments to which they relate progress as planned.

**Table 2: Affordable Housing**

Planning reference	Ward Area	Amount Secured (£)	Intended use
20/01967/FULM	Town	£153,002.30 (index linked)	The provision of Affordable Housing and associated activities within the Council's Area.
20/00434/FULM	Hatfield	7 units onsite OR £494,070 (index linked)	The provision of Affordable Housing and associated activities within the Council's Area and a small number of units onsite
20/00725/FULM	Hatfield	14 units onsite	The provision of Affordable Housing units onsite.
20/03225/FULM	Bentley	20 units onsite	The provision of Affordable Housing units onsite.

**Table 3: Public Open Space**

Planning reference	Ward Area	Amount Secured (£)	Intended use
19/02048/OUTM	Mexborough	£30,000 (index linked)	Towards the improvements of the Adwick Road play area
20/03488/OUT	Hatfield	£56,250 (index linked)	Towards improvements of York Road playing field (including, but not limited to adult exercise equipment for use by all local residents)
20/00434/FULM	Hatfield	Onsite	A minimum of 3 types of play equipment and at least two benches
20/00725/FULM	Hatfield	Onsite	Layout, landscaping and equipment onsite

**Table 4: Highways**

Planning reference	Ward Area	Amount Secured (£)	Intended use
16/02136/OUTA	Thorne & Moorends	To be calculated	Transport Bond, Travel Plan and Bus Service Delivery Review
20/01326/OUTM	Armthorpe	To be calculated	Traffic Monitoring Contribution, Travel Plan, Transport Bond

20/00725/FULM	Hatfield	To be calculated	Transport Bond and Travel Plan for the site
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**Table 5: Education**

Planning reference	Ward Area	Amount Secured (£)	Intended use
20/00434/FULM	Hatfield	£194,288 (index linked)	Towards additional primary places at Dunville Primary
20/00725/FULM	Hatfield	£145,716 (index linked)	Towards additional primary places at Dunville Primary

**Table 6: Miscellaneous**

Planning reference	Ward Area	Amount Secured (£)	Intended use
16/02136/OUTA	Thorne & Moorends	N/A	To use local contractors, liaise with Business Doncaster to facilitate local people for job and submit an Education & Training Plan to Business Doncaster prior to occupation of each unit
20/03225/FULM	Bentley	£2,504.05 (index linked)  N/A	Tree Planting Contribution  Over 55's condition



## Financial Position

### Income

During 2021/22 Doncaster Council received cash income (including internal interest) of £1,650,032 from Section 106 Agreements. This income relates in part to some of the 10 Section 106 Agreements signed in the reporting period, but the majority relates to Agreements made in earlier years for developments that were already being delivered and were hitting programmed triggers within the reporting period. Table 7 provides a summary of the income received during 2021/22 by provision category.

The Covid-19 Pandemic continued to have an impact on the collection of Section 106 payments from developers; this was mainly due to developers having longer timelines to hit trigger points that may have happened pre-pandemic.

**Table 7: Summary of Income Received from Section 106 Agreements during the reporting period**

Categories	Income from Debtors raised (£)	Income from Phased Payments (£)	Income from Interest Earned (£)	Total (£)
Affordable Housing	0	0	1,613	1,613
Public Open Space	267,070	65,455	1,706	334,231
Highways	497,976	0	3,813	501,789
Education	592,871	0	3	592,874
Miscellaneous	219,174	0	351	219,525
<b>Total</b>	<b>1,577,091</b>	<b>64,662</b>	<b>7,486</b>	<b>1,650,032</b>

**Table 8: Affordable Housing**

Planning Reference	Development	Amount Received (£)
N/A	N/A	N/A
<b>Total</b>		

**Table 9: Public Open Space**

Planning Reference	Development	Amount Received (£)
18/02593/FULM	White & Carter, Station Road, Blaxton	31,236.79
15/01733/FULM	Land at Kingsway, Stainforth	36,693.39
17/00185/FULM	Spa Terrace, Askern	21,500
18/02614/FULM	Former Belle Vue Stables and Sales Ring, Carr House Road	116,253.42
17/00537/OUTM	Sheffield Road, Warmsworth	61,386.70
05/03291/OUT	Doncaster Road, Denaby Main	1,200
06/01869/FULM	6-8 Crookesbroom Lane, Hatfield	6,000
05/03319/FULM	Station Court, North Eastern Road, Thorne	755
13/01754/WCC	Land adjacent to Balby Street Junior and Infant School, Craggs Road, Denaby Main	57,500
<b>Total</b>		<b>£332,525</b>

**Table 10: Highways**

Planning Reference	Development	Amount Received (£)
09/00109/OUTA	Inland Port, Rossington	50,000
01/1201/P	Manor Farm, Bessacarr	349,628
15/01559/FULM	Plots 13&14 Lakeside	10,000
18/02614/FULM	Former Belle Vue Stables and Sales Ring, Carr House Road	7,550
19/03101/FULM	New McDonalds Restaurant, Doncaster Road, Denaby Main	24,258
16/0099/FULM	Land off Doncaster Road	56,540
<b>Total</b>		<b>£497,976</b>

**Table 11: Education**

Planning Reference	Development	Amount Received (£)
18/02593/FULM	White & Carter, Station Road, Blaxton	56,947
20/00434/FULM	Land between Doncaster Road and Lings Lane, Hatfield	97,144
17/00185/FULM	Spa Terrace, Askern	36,594
18/0614/FULM	Former Belle Vue Stables and Sales Ring, Carr House Road	190,233
16/00998/OUTM	Land off Doncaster Road, Hatfield	144,177
17/00537/OUTM	Sheffield Road, Warmsworth	67,776
<b>Total</b>		<b>£592,871</b>

**Table 12: Miscellaneous**

Planning Reference	Development	Amount Received (£)
98/2734/P	Thorne and Hatfield Moor	6,138
09/00190/OUTA	Inland Port, Rossington	200,000
19/01982/FULM	Former Bombardier Site, Hexthorpe	6,500
17/00537/OUTM	Sheffield Road, Warmsworth	4,151
20/01607/FULM	Storage King, Carriage Drive, Lakeside	2,385
<b>Total</b>		<b>£219,174</b>

**Expenditure**

During 2021/22 Doncaster Council spent £751,393 of the Section 106 budget on projects across the Borough. A summary of the amount spent for each provision category is shown in Table 8 below.

**Table 13: 2021/22 Commuted Sum Expenditure by Doncaster Council**

Category	Spend (£)
Affordable Housing	140,000
Public Open Space	413,954
Highways	98,994
Education	2,317
Miscellaneous	96,128
<b>Total</b>	<b>751,393</b>

## Balance Held

At the end of March 2022, the balance of resources held by Doncaster Council totalled £11,069,887.

**Table 14: Summary Position as at 31 March 2022**

Categories	Income held at 31.03.22 (£)	Committed Income at 31.03.22 (£)	Allocated to Projects not yet developed (£)	Uncommitted Income at 31.03.22 (£)	Income Billed but not Received (£)
Affordable Housing	4,471,449	210,000	0	4,261,449	184,506
Public Open Space	2,765,967	1,038,121	534,808	1,193,038	38,110
Highways	2,720,963	15,628	2,245,957	459,377	30,934
Education	771,210	0	422,290	328,919	416,770
Miscellaneous	340,301	22,351	86,476	231,474	15,000
<b>TOTAL</b>	<b>11,069,890</b>	<b>1,286,100</b>	<b>3,289,531</b>	<b>6,474,257</b>	<b>685,320</b>

All of the unspent uncommitted income is earmarked for a range of developments for example improving public open which may include installing new play equipment and improving parks and woodland areas which will be developed in consultation with Ward members, Parish Councils and the community; increasing of school places from the education contributions; improving highway infrastructure and developing biodiversity projects across the borough utilising the highways and miscellaneous

income respectively. Project development occurs on an ongoing basis and the Section 106 picture evolves throughout the year. The uncommitted affordable housing resource is earmarked to support the delivery of specialist and supported accommodation. Work is underway to mobilise the use of this money in the delivery of support accommodation and through an agreed acquisition programme to support the wider Council House Build Programme.

Often when Section 106 funding comes in smaller chunks we combine these contributions over time to invest in larger projects with greater impact in and for the community.

## Implementation

During 2021/22 a total of 99 projects were delivered across all categories during the reporting period. The breakdown of projects per category are detailed in the following tables.

### Affordable Housing

211 affordable housing units were delivered through Section 106 Agreements during the reporting period. These were through direct provision by the developer rather than through a commuted sum and are shown below in Table 15.

**Table 15: Direct Provision by a Developer during the reporting period**

Ward	Project	Number of Units
Adwick & Carcroft	Land on part of Former Brodsworth Colliery Site, Brodsworth	4
Armthorpe	Former Blacks Engineering Works, Barton Lane, Armthorpe	2
Bessacarr	Manor Farm	6
Edenthorpe & Kirk Sandall	The Maltings	6
Finningley	Land on North Side of Hayfield Lane, Auckley	12
Hatfield	Land off Doncaster Road, Hatfield	11
Hexthorpe & Balby North	Informal Land, Eden Grove, Hexthorpe (Former Bombardier Site)	31
Mexborough	Leach Lane, Mexborough	4
Rossington & Bawtry	Site of Former Rossington Colliery,	4

	West End Lane, Rossington	
Tickhill & Wadworth	Carr Lodge Farm (Phase 2)	115
Wheatley Hills & Intake	Former Wheatley School and Playing Field, Leger Way	16
<b>TOTAL</b>		<b>211</b>

**Table 16: In-direct Provision by Doncaster Council via commuted sum during the reporting period**

Ward	Project	Spend (£)
Bentley	Cooke St/Truman St	140,000
<b>TOTAL</b>		<b>140,000</b>

### Public Open Spaces

Public Open Space projects are implemented through direct provision by developers or in-directly by the Council following receipt of a commuted sum. In 2021/21 all public open space projects were delivered in-directly by Doncaster Council using S106 commuted sums. Table 17 below shows the 66 projects delivered in-directly; 2 project relate to the cancellation of longstanding debt from developers that have gone into administration.

**Table 17: In-direct Provision by Doncaster Council via commuted sum during the reporting period**

Ward	Project	Spend (£)
Adwick & Carcroft	Maintenance of Carcroft Multi-use games area	1,330
Adwick & Carcroft	Maintenance/movement of Nomad CCTV camera, Redhouse Interchange, Woodlands	1,010

Armthorpe	Maintenance of Public Open Space, Former NFD Depot, Doncaster Road, Armthorpe	16,413
Armthorpe	Maintenance of NEAP and LEAP, Former NFD Depot, Doncaster Road, Armthorpe	2,500
Armthorpe	Maintenance of MUGA (Lights), Briar Road, Armthorpe	2,500
Armthorpe	Maintenance of Multi-use Games Area, Briar Road, Armthorpe	1,000
Armthorpe	Maintenance of Multi-use Games Area bins, Briar Road, Armthorpe	260
Armthorpe	Grounds Maintenance & Maintenance of Multi-Use Games Area and CCTV at Wickett Hern Road and Holme Wood Lane, Armthorpe	4,000
Armthorpe	Mere Lane Playing Field	32,767
Balby South	Maintenance of Multi-use Games Area, Play Area & POS Mallard Primary School	5,350
Bentley	Maintenance of Bentley Park, Bentley	1,000
Bentley	Bentley Park; Water Play Equipment	5,000
Bentley	Bentley Park; Water Play Equipment	15,999
Bentley	Bentley Small Schemes 2015 (CCTV, bench, bins, fencing etc.)	1,285
Bentley	Maintenance of Spinmee Roundabout, Bentley Park	273
Bentley	Maintenance of CCTV, Bentley Park	900
Bentley	Maintenance of CISWO Land, The Avenue, Bentley	2,629
Bentley	CISWO Tree Inspections	292

Bentley	Bentley Park, Water Play Equipment	36,776
Bentley	Grounds Maintenance & Play Equipment Inspection, Askern Road, Toll Bar	1,900
Bessacarr	Maintenance of Multi-use Games area, Bolton Hill	1,000
Bessacarr	Maintenance of Skate Park, Cantley Park	1,000
Bessacarr	Maintenance of Play Area, Acacia Road, Cantley	1,000
Bessacarr	Maintenance and Equipment Inspection, Lakeside Landscaping & Play Area, Lakeside, Doncaster	6,000
Conisbrough	Maintenance for Public Open Space (site specific), Moat House Way (Low Road), Conisbrough	3,410
Conisbrough	Ongoing maintenance of the site (footpath), Moat House Way (Low Road), Conisbrough	190
Conisbrough	Maintenance of adult gym equipment, Denaby Memorial Park	1,000
Conisbrough	Windmill Park Footpath Contribution	3,289
Conisbrough	Debt written off	57,500
Edenthorpe & Kirk Sandall	Maintenance of Public Open Space Improvements, Far Field/Church Balk, Edenthorpe	2,293
Edenthorpe & Kirk Sandall	Mere Lane POS Play Equipment Maintenance	245
Edlington & Warmsworth	Maintenance of Martinwells Lake CCTV	1,080
Finningley	Badger's Holt on-site POS maintenance	950

Hatfield	Maintenance related to Quarry Park Improvements, Doncaster Road, Hatfield	400
Hatfield	Quarry Park Car Park CCTV	2,620
Mexborough	Schofield Play Park Area Maintenance	1,020
Mexborough	Improvements & access to Cenotaph, Castle Hills Park, Mexborough	460
Mexborough	Maintenance Pitt Street	1,000
Roman Ridge	Maintenance and Play Equipment Inspections, Amersall Road, Scawthorpe	6,370
Rossington & Bawtry	Improvements to Rossington Brickponds	2,620
Rossington & Bawtry	Maintenance of Rossington Brickponds	149
Rossington & Bawtry	Enhancement of POS, Brodsworth Way	1,001
Rossington & Bawtry	Maintenance Costs, Holmescarr Children's Play Area, Rossington	1,000
Rossington & Bawtry	Maintenance of the Youth Play Area including Skate Board Ramps & activity apparatus, West End Lane, Rossington	1,440
Rossington & Bawtry	Maintenance of Youth Play Area Activity Apparatus, West End Land, Rossington	160
Rossington & Bawtry	Maintenance POS r/o Fire Station, West End Lane, Rossington (Football & Basketball)	210
Rossington & Bawtry	Enhancement of POS, Brodsworth Way	1,600
Rossington & Bawtry	Maintenance at Pemberton Grove, Bawtry	1,743
Rossington & Bawtry	Enhancement of POS, Brodsworth Way	18,175

Stainforth & Barnby Dun	Maintenance of Polton Toft Play Equipment, Ramskin Lane, Stainforth	1,000
Thorne & Moorends	Maintenance of Public Open Space at Ex Dunstan's Shipyard/Canalside, off Union Street/Rope Walk, Thorne	1,470
Thorne & Moorends	Maintenance of Public Open Space at Coulman Road, Thorne	2,020
Thorne & Moorends	Maintenance of Play Area and Equipment, Wike Gate Road Play Area, Thorne	2,050
Thorne & Moorends	Maintenance of Wike Gate Road Play Area, Thorne	250
Thorne & Moorends	The Delves	2,025
Thorne & Moorends	Bad debt provision	10,800
Thorne & Moorends	The Delves	56,500
Thorne & Moorends	Toll Bar Recreational Ground Scheme 2	22,500
Thorne & Moorends	The Delves	33,253
Tickhill & Wadworth	Grounds Maintenance and Maintenance of Multi-use games area and play equipment, Woodfield Plantation	11,810
Tickhill & Wadworth	Annual Payment to Friends of Tickhill Mill Field	971
Town	Grounds Maintenance and Maintenance of Play Equipment, Bloodstock Play Area, Town Moor, Town	840
Town	Maintenance of public open space land at Chequer Road, Hyde Park	5,840
Town	Elmfield Park Improvement Scheme	8,516
Town	Elmfield Park Improvement Scheme Maintenance	1,000

Wheatley Hills & Intake	Maintenance of Multi-use Games Area, Intake	1,000
<b>TOTAL</b>		<b>£413,954</b>

## Highways

Table 18 shows the in-direct provision of highways projects by Doncaster Council in 2021/22. A total of 13 projects were implemented. There was no direct provision of projects delivered by developers.

**Table 18: In-direct provision by Doncaster Council via Commuted Sum during the reporting period**

Ward	Project	Spend (£)
Armthorpe	Travel Plan Monitoring at NEXT, Holme Wood Lane, Armthorpe	2,000
Armthorpe	West Moor Link Contribution	79,047
Bentley	Travel Plan Monitoring, Doncaster Industry Park, Watch House Lane, Bentley	3,800
Bentley	Travel Plan Monitoring, Doncaster Industry Park, Watch House Lane, Bentley	1,008
Bessacarr	Safe Pedestrian Crossing at Gliwice Way, Lakeside - maintenance	770
Bessacarr	Travel Plan Monitoring, Manor Farm, Bessacarr	1,181
Edenthorpe & Kirk Sandall	Travel Plan Monitoring, Grove Farm, Kirk Sandall	2,186

Hexthorpe & Balby North	Travel Plan Monitoring, First Point Business Park, White Rose Way	2,000
Hexthorpe & Balby North	Travel Plan Coordinator, First Point Business Park, White Rose Way	1,170
Mexborough	Signalised Crossing Maintenance - Cliffe St., Mexborough	2,950
Sprotbrough	Travel Plan Monitoring at Rockingham Way, Sprotbrough	1,000
Town	Travel Plan Monitoring at Belle Vue	1,000
Town	Travel Plan Monitoring, XP School, Lakeside	882
<b>TOTAL</b>		<b>£98,994</b>

## Education

Table 19 shows that there was one education project delivered through the use of Section 106 commuted sums in 2021/22.

**Table 19: In-direct provision by Doncaster Council via Commuted Sum during the reporting period**

Ward	Project	Spend (£)
Wheatley Hills & Intake	Provision of primary places at Kingfisher Primary	2,317
<b>TOTAL</b>		<b>2,317</b>

## Miscellaneous

Details are shown in Table 20 of how the Council's miscellaneous commuted sums have been spent in 2021/22. There have been no miscellaneous projects delivered directly by developers on-site during 2021/22.

**Table 20: In-direct Provision by Doncaster Council via Commuted Sum during the reporting period**

Ward	Project	Spend (£)
Bessacarr	Biodiversity Offsetting Doncaster Common, ongoing maintenance relating to Plot 5B, Lakeside Boulevard, Lakeside	500
Edenthorpe & Kirk Sandall	Maintenance of Glass Park, Kirk Sandall	300
Finningley	Take off at the Airport – marketing opportunities at Doncaster Airport	7,890
Rossington & Bawtry	Inland Port training initiatives	76,100
Thorne & Moorends	Payment to Thorne & Hatfield Moors Conservation Forum relating to Hatfield Moors	3,434
Thorne & Moorends	Payment to Natural England	2,704
Thorne & Moorends	Payment to Edinburgh University	5,200
<b>TOTAL</b>		<b>96,128</b>



## Moving Forward

In 2010, the Government introduced the Community Infrastructure Levy (CIL) under part 11 of the Planning Act 2008. CIL is a different approach to securing developer contributions towards funding infrastructure required to support the development of an area. CIL is discretionary to implement by Councils and is based on a tariff approach.

Viability testing was undertaken in 2012 which informed a full Council decision in summer 2012 not to proceed with the formal statutory stages of implementing the levy at that point in time. This decision was largely due to viability challenges in large parts of the Borough, as well as further revisions to the CIL regulations at the time. Full Council committed to keeping the evidence under review and to reconsider the position on a periodic basis.

During this time, the council has continued with its approach to developer contributions through Section 106, but mindful of the legal scaling back and restrictions of their use as set out by the CIL regulations.

The Government performed a review in to the Levy in 2017 and in light of the findings the Government has confirmed its commitment to keeping the levy, but with a number of changes.

Doncaster Council adopted the Local Plan following a resolution of Full Council on 23 September 2021. The Local Plan now becomes part of the statutory development plan for the Borough and carries 'full weight' in the consideration of planning applications. The proposed planning policy changes, as detailed in the 'Planning for the Future' White Paper in August 2020, which we understand are now being taken forward through the

Levelling Up and Regeneration Bill/Act is likely alter the way the Council seeks developer contributions going forward. The Bill seeks to replace the current system with a simple, mandatory and locally determined Infrastructure Levy to be charged on the value of property when it is sold. It is understood that Section 106 would remain for only the largest of developments.



The Environment Act 2021 amends the Town and Country Planning Act (1990) and means that it is anticipated by winter 2023 the requirement for planning applications to demonstrate biodiversity net gain will become law. It will mean developments will be legally required to demonstrate a minimum net gain of 10% and secure those gains for a minimum of 30 years.

National Planning Policy Framework (NPPF) already requires planning decisions to provide net gains in biodiversity. This has already been built into the newly adopted Local Plan, Policy 30, which goes further than the NPPF and requires new planning proposals to deliver a minimum 10% net gain in biodiversity.

Until winter 2023 Doncaster Council have (will have – awaiting cabinet approval) adopted a £25,000 per unit offsetting fee, and as a last resort where it has not been possible to meet Biodiversity Net Gain requirements through following the mitigation hierarchy. The money generated will allow the council to secure units for delivery within Doncaster.

Post winter 2023 the council will no longer be allowed to collect Biodiversity Offsetting Contribution Fees. Instead as a final option developers would be expected to buy statutory credits from the Secretary of State. These would be used to deliver habitat creation schemes outside of Doncaster, potentially anywhere in the country.

Currently when sites show a viability issue, the developer is expected to provide a viability assessment. A Section 106 Board would decide how funds should be distributed between any requested financial contributions. Requiring offsetting fees from now will help prepare the market for the point when Biodiversity Net Gain is a statutory requirement in addition to a requirement in planning policy.

## Case Studies

The Covid-19 pandemic had a significant impact on the delivery of new projects across the Borough utilising Section 106 money. Projects delayed during 2020 were starting to be delivered in 2021 and have thus been reported in this IFS report.

£4,112.5 S106 monies was obtained to improve the open space at Rossington Brick Pond

Rossington Brick Pond is a coarse fishing venue located off Church Fields Road near Doncaster. The pond is regularly used by all age groups with charity fishing matches/youth fishing matches being organised. There is a good access to various disability pegs and all the pegs have been renovated and some additional pegs have been installed.

Funding was obtained to enhance the facilities for 2 benches and increase the amount of seating around the pond, as it is used quite a lot especially by the older generation who like to sit and admire the view. 2 litter bins have also been installed to encourage residents to keep the area clean.



## Church Meadow Road, Rossington

S106 monies was obtained to regrade the footpath off Church Meadow Road, Rossington.

The footpath is a very busy thoroughfare from the local estate to the local playing fields. Prior to this funding, the footpath which was basically a hard core path used to puddle very badly and there was nowhere for water to run off, the hard core would get caught in pushchairs and at the bottom of shoes and in wet weather it would transfer onto nearby footpaths and into people's homes. The footpath wasn't wheelchair and accessible friendly and required maintenance every year.

The proposal was to use £21,308.82 of Section 106 resources for an edged resin raised path, please see below the finished bridleway.



## The Delves, Thorne

The Delves is a local green space which also consists of woodland and fishing lakes located on Fieldside, Thorne which is owned by Thorne and Moorends Town Council.

The site is also popular with dog walkers and people who visit just to simply take light exercise and to take in its picturesque setting along with people using the fishing ponds for recreational purposes and match fishing.

On the site sits a building that was originally built using Thorne lottery monies. This building provided café facilities for many years prior to its closure which was well utilised by visitors to The Delves.

The Town Council noted that since the closure of the café the use of the site by visitors had significantly declined and the building had fallen in to a degree of disrepair and required refurbishment to both make the café reusable and also to have public toilet facilities installed and alterations to the building to create additional seating and also meeting/education room space for use by project partners and community groups that are already involved with site and wider groups for example Angling club, Thorne and Hatfield Moor and Thorne Community Wood.

## Images – Before works



The Elected Members wished to utilise available Sec 106 balances to the sum of £91,778 to Thorne and Moorends Town Council by means of grant funding to contribute towards the overall scheme being delivered by the Town Council to a total value of £137,982.50.

The Town Council has confirmed that all income generated from the rental element of this building including rent generated from the café will go directly to them and this along with other funds will be used to benefit the communities of Thorne and Moorends including maintaining many of the public assets that the Town Council operates.

Works on the building are now complete and the asset is fully operational.

The scope of the works included:

- Staff WC refurbishment
- Ground works for WC extension
- Other associated building works including structural alterations

- Installation of ramps to access the building
- Removal of existing fascia's and soffit to existing building, garage and extension and replace with Celuform Elite Bullnose Fascia's and Soffits in white
- Install new flat roof construction to extension
- Dry lining works to extension
- Installation of new Armitage Venesta VEPPS integrated plumbing system
- Installation of ceiling boards and re-skim in various parts of building
- Installation of various new internal casings, doors and ironmongery
- Replacement of external doors with new thermally broken polyester coated aluminium
- Supply install windows and curtain walling
- Joinery including pencil rounded SW skirting to all plastered finished walls in main café area and store
- Supply and installation of demountable partitioning (Bi-folding partition wall)
- Supply and installation of new electrically operated shutters
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- Hand railing to ramps
- Various electrical works including full electrical rewire to building and new distribution board, new LED lighting with ceiling operated PIR's and new fire alarm
- New combination boiler to kitchen



Images – After works

