

**City of Doncaster Council Section 106 Agreements
Infrastructure Funding Statement
1 April 2022 – 31 March 2023**



**City of
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 2022 to 31 March 2023.

The Infrastructure Funding Statement will be annually updated and published on the City of 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. City of 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 City; 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 (SYLTE), 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 2022 – 31 March 2023, unless otherwise stated.

The Council – refers to City of 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 City of 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 City 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 2022/23 a total number of 16 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 16 agreements signed during 2022/23. Agreements signed in the reporting period contained obligations to be delivered.

The total number of provisions for the reporting period is 41. The vast majority of provisions involved a financial contribution to the council. There are 13 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	4	1	3	8
Public Open Space	3	5	0	8
Highways	4	7	3	14
Education	0	4	0	4
Miscellaneous	2	3	3	8
Total	13	20	9	42

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
19/00099/OUTM	Thorne and Moorends	48 units onsite OR £2897,373.20 if onsite dwellings not secured	Affordable housing
19/00100/OUTM	Thorne and Moorends	9 units onsite OR £54,891.60 if onsite dwellings not secured	Affordable housing
21/01502/FULM	Finningley	33 units onsite	Affordable housing
21/02516/FUL	Hexthorpe and Balby North	7 units onsite	Affordable housing
22/00430/FULM	Bentley	41 units onsite	Affordable housing
19/01835/FULM	Balby South	8 units onsite OR £537,269.33 if onsite dwellings not secured	Affordable housing
21/03670/FULM	Bessacarr	16 units onsite or commuted sum	Affordable housing
21/02365/FULM	Finningley	£7,000 commuted sum	Affordable housing

Table 3: Public Open Space

Planning reference	Ward Area	Amount Secured (£)	Intended use
19/00099/OUTM	Thorne and Moorends	Onsite	Onsite POS including landscaping and maintenance
19/00100/OUTM	Thorne and Moorends	Onsite	Onsite POS including landscaping and maintenance
22/00328/FULM	Mexborough	£30,000	For improvements to Adwick Road Play area
20/02608/FUL	Tickhill and Wadworth	£20,304	Maintenance of POS
22/00430/FULM	Bentley	£15,000	Provision of Bentley Park
22/00430/FULM	Bentley	£2,732	To be used between Piping Lane allotments, Watch House Lane allotments, Rostholme allotments and Cawdon Street allotments
19/01835/FULM	Balby South	£87,750	For provision of offsite POS and onsite POS
21/03670/FULM	Bessacarr	Onsite	Onsite POS, pocket park and play park

Table 4: Highways

Planning reference	Ward Area	Amount Secured (£)	Intended use
19/00099/OUTM	Thorne and Moorends	£25,363.79	Transport Bond
19/00100/OUTM	Thorne and Moorends	£4,288	Transport Bond
21/03595/FULM	Town	£5,000	Travel Plan Monitoring Contribution
21/03595/FULM	Town	TBC	Transport Bond
21/03595/FULM	Town	N/A	Travel Plan
22/00430/FULM	Bentley	£5,000	Travel plan monitoring contribution
22/00430/FULM	Bentley	N/A	Travel Plan
22/00430/FULM	Bentley	<i>Need amount from spreadsheet</i>	Transport bond
22/01107/FULM	Stainforth and Barnby Dun	£5,000	Travel plan monitoring fee
22/01107/FULM	Stainforth and Barnby Dun	N/A	Travel Plan
22/01107/FULM	Stainforth and Barnby Dun	TBC	Transport bond
22/01146/FULM	Finningley	N/A	Travel Plan

22/01146/FULM	Finningley	TBC	Transport Bond
22/01146/FULM	Finningley	£5,000	Travel Plan monitoring fee

Table 5: Education

Planning reference	Ward Area	Amount Secured (£)	Intended use
19/00099/OUTM	Thorne and Moorends	£1,101,499	For 44 primary school places at Thorne King Edwards Primary School And For 31 secondary places at Trinity Academy
19/00100/OUTM	Thorne and Moorends	£188,579	For 8 primary school places at Thorne King Edward Primary School And For 5 secondary places at Trinity Academy
19/01835/FULM	Balby South	£91,485	For secondary school places at Astrea Academy, Woodfields
21/03670/FULM	Bessacarr	£232,719	For provision of places at Hall Cross Academy

19/00100/OUTM	Thorne and Moorends	Unknown until Assessment received; could be £0 if Offsetting Scheme is approved	Biodiversity Impact Asssment and Offsetting scheme or BNG contribution
22/00328/FULM	Mexborough	£18,620	Towards provision of replacement trees within Mexborough ward
21/02897/FULM	Wheatley Hills & Intake	N/A	Sports facilities to be available for community use
21/01502/FULM	Finningley	£106,700	Biodiversity Net Gain contribution
22/00764/FULM	Kirk Sandall and Edenthorpe	Unknown until Assessment received; could be £0 if Offsetting Scheme is approved	Biodiversity Net Gain scheme or contribution
22/02361/FULM	Roman Ridge	N/A	Planning related conditions
21/03670/FULM	Bessacarr	£315,750	Biodiversity Net Gain contribution

Table 6: Miscellaneous

Planning reference	Ward Area	Amount Secured (£)	Intended use
19/00099/OUTM	Thorne and Moorends	Unknown until Assessment received; could be £0 if Offsetting Scheme is approved	Biodiversity Impact Asssment and Offsetting scheme or BNG contribution

Financial Position

Income

During 2022/23 City of Doncaster Council received cash income (including internal interest) of £4,856,674 from Section 106 Agreements. This income relates in part to some of the 16 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 2022/23 by provision category.

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	184,506	0	14,019	198,525
Public Open Space	86,606	12,810	14,511	113,927
Highways	799,265	0	42,347	841,612
Education	1,849,892	0	28	1,849,920
Miscellaneous	1,848,526	0	4,164	1,852,690
Total	4,768,795	12,810	75,069	4,856,674

Table 8: Affordable Housing

Planning Reference	Development	Amount Received (£)
18/02593/FULM	White and Carter, Blaxton	184,506
Total		184,506

Table 9: Public Open Space

Planning Reference	Development	Amount Received (£)
15/03013/OUTM	Land at Holme Wood Lane, Armthorpe	18,570
22/00328/FULM	Site of Former Nurses Homes, Cemetary Road, Mexborough	30,000
20/02608/FULM	Land to the North of Scarborough Road, Tickhill	20,304
22/00430/FULM	Land South of Jossey Lane, Scawthorpe	17,732
05/03291/OUT	Doncaster Road, Denaby Main	1,100
06/01869/FULM	6-8 Crookesbroom Lane, Hatfield	2,800
05/03319/FULM	North Eastern Road, Thorne	375
14/02244/FULM	Land at Wath Road, Mexborough	8,535
Total		99,416

Table 10: Highways

Planning Reference	Development	Amount Received (£)
19/02626/FULM	Plot 6 Lakeside	10,701
19/02626/FULM	Plot 6 Lakeside	21,902
11/00246/EXTM	Stevens Road, Balby	45,000
19/01371/FULM	Land at Hatfield Lane, Armthorpe	6,893
18/02284/FULM	Carr Lodge Farm (Phase 2)	370,000
16/00998/OUTM	Land off Doncaster Road, Hatfield (Linden)	199,374
16/00998/OUTM	Land off Doncaster Road, Hatfield (Barrett)	119,006

19/01982/FULM	Informal Land, Eden Grove, Hexthorpe (Former Bombardier site)	10,000
22/00430/FULM	Land South of Jossey Lane, Scawthorpe	16,390
Total		799,265

Table 11: Education

Planning Reference	Development	Amount Received (£)
20/00434/FULM	Land between Doncaster Road and Lings Lane, Hatfield	97,144
16/00998/OUTM	Land off Doncaster Road, Hatfield	303,468
16/00998/OUTM	Land off Doncaster Road, Hatfield	513,940
20/00725/FULM	Land off Doncaster Road, Hatfield	78,278
18/01748/OUTM	Land on North Side of Hayfield Lane	440,293
19/02626/FULM	Plot 6 Lakeside	416,769
Total		1,849,892

Table 12a: Miscellaneous

Planning Reference	Development	Amount Received (£)
98/2734/P	Thorne and Hatfield Moors	6,619
22/00328/FULM	Site of Former Nurses Homes, Cemetary Road, Mexborough	18,620
19/02626/FULM	Plot 6, Lakeside	71,130

15/01300/OUTA	Land between Hatfield/Stainforth	15,000
Total		111,369

Table 12b: Miscellaneous – Biodiversity Net Gain contribution specific payments

Planning Reference	Development	Amount Received (£)
19/02683/FULM	Land at East of First Avenue, Auckley	29,707
22/01146/FULM	Land South of the Airport Access Road, Gateway East, DSA	1,600,750
21/01502/FULM	Land South West of Church Lane, Finningley	106,700
Total		1,737,157

Expenditure

During 2022/23 City of Doncaster Council spent £718,077 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: 2022/23 Commuted Sum Expenditure by City of Doncaster Council

Category	Spend (£)
Affordable Housing	122,500
Public Open Space	452,670
Highways	14,689
Education	63,949
Miscellaneous	64,269
Total	718,077

Balance Held

At the end of March 2023, the balance of resources held by City of Doncaster Council totalled £15,600,658.

Table 14: Summary Position as at 31 March 2023

Categories	Income held at 31.03.23 (£)	Committed Income at 31.03.23 (£)	Allocated to Projects not yet developed (£)	Uncommitted Income at 31.03.23 (£)	Income Billed but not Received (£)
Affordable Housing	4,674,921	900,292	0	3,647,182	127,448
Public Open Space	2,515,807	741,982	499,238	1,186,004	88,583
Highways	3,547,885	13,489	3,133,553	400,844	0
Education	2,557,181	92,992	442,290	2,021,899	0
Miscellaneous	2,462,849	22,351	86,476	2,019,895	334,127
TOTAL	15,758,643	1,771,106	4,161,557	9,275,824	550,158

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 2022/23 a total of 103 projects were delivered across all categories during the reporting period. The breakdown of projects per category are detailed in the following tables.

Affordable Housing

245 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 and Carcroft	Former Brodsworth Colliery Site, Long Lands Lane, Brodsworth	2
Armthorpe	Land east of Hatfield Lane, Armthorpe	7

Bentley	Cooke and Truman Streets, Bentley	8
Finningley	Land on North side of Hayfield Lane, Auckley	8
Finningley	Manor Farm Phase 2, Bessacarr	8
Hatfield	Doncaster Road, Hatfield	26
Hatfield	Broadwater Drive, Dunscroft	41
Hexthorpe and Balby North	Former Bombardier Site, Hexthorpe	54
Norton and Askern	Highfield Road, Askern	14
Norton and Askern	Former Miners Welfare site, Askern	2
Tickhill and Wadworth Town	Carr Lodge Phase 2 Plot 6 Lakeside	45
Wheatley Hills and Intake	Former Wheatley School and Playing Field, Leger Way	15
TOTAL		245

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

Ward	Project	Spend (£)
Bentley	Cooke St/Truman Street	122,500
TOTAL		122,500

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 2022/23 all public open space projects were delivered in-directly by City of Doncaster Council using S106 commuted sums. Table 17 below shows the 73 projects delivered in-directly.

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

Ward	Project	Spend (£)
Adwick and Carcroft	Carcroft MUGA and Skate Park Maintenance	1,330
Adwick and Carcroft	Nomad CCTB Camera Maintenance	1,010
Adwick and Carcroft	Adwick Park Community and Sports Academy Contribution	149,587
Armthorpe	Maintenance of POS, 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 MUGA, Briar Road, Armthorpe	1,000
Armthorpe	Maintenance of MUGA (bins), Briar Road, Armthorpe	260
Armthorpe	Maintenance of MUGA at Wicket Hern Road – MUGA	1,000
Armthorpe	Maintenance of MUGA at Wicket Hern Road – Play Area	1,000
Armthorpe	Maintenance of MUGA at Wicket Hern Road – BMX Track	500
Armthorpe	Maintenance of MUGA at Wicket Hern Road – Car Park	500
Armthorpe	Maintenance of MUGA at Wicket Hern Road – CCTV	500
Armthorpe	Maintenance of MUGA at Wicket Hern Road – Lighting	500

Balby South	Maintenance – Mallard Primary School MUGA	1,000
Balby South	Maintenance – Mallard Primary School Play Area	1,000
Balby South	Maintenance – Mallard Primary School POS	3,350
Bentley	Bentley Park Maintenance	1,000
Bentley	Bentley Small Schemes 2015 (CCTV, bench, bins, fencing etc.)	1,285
Bentley	Maintenance – Bentley Park Spinmee Roundabout	273
Bentley	Maintenance – Bentley Park CCTV	900
Bentley	CISWO Land Maintenance, Bentley	2,708
Bentley	Bentley Park – Water Play Equipment Maintenance	2,400
Bentley	Maintenance of POS – Grounds Maintenance and Play Equipment Inspection, Askern Road, Toll Bar	1,900
Bessacarr	Bolton Hills MUGA Maintenance	1,000
Bessacarr	Cantley Skate Park Maintenance	1,000
Bessacarr	Maintenance – Acacia Road Play Area	1,000
Bessacarr	Lakeside Landscaping and Play Area – Grounds Maintenance	5,000
Bessacarr	Lakeside Landscaping and Play Area – Play Equipment Inspection	1,000
Bessacarr	Cantley Park Play Equipment Replacement	10,997
Conisbrough	Maintenance of POS, Moat House Way	3,410
Conisbrough	Ongoing maintenance of site (footpath), Moat House Way	190

Conisbrough	Adult Gym Equipment maintenance, Denaby Memorial Park	1,000
Conisbrough	Grays Field Improvements	12,962
Edenthorpe and Kirk Sandall	Far Field/Church Balk POS Grounds Maintenance	241
Edenthorpe and Kirk Sandall	Far Field/Church Balk Bin Emptying	452
Edenthorpe and Kirk Sandall	Far Field/Church Balk Play Equipment Maintenance	1,600
Edenthorpe and Kirk Sandall	Mere Lane POS Play Equipment Maintenance	245
Edenthorpe and Kirk Sandall	Far Field POS	3,043
Edlington and Warmsworth	Martinwells Lake CCTV Maintenance	1,070
Finningley	Kilham Lane Playing Field	887
Finningley	Badgers Holt Onsite POS Maintenance	950
Finningley	Kilham Lane, Branton Playing Field Improvement Scheme	3,930
Finningley	Kilham Lane Parish Playing Field Project	51,404
Hatfield	Quary Park Improvements	400
Mexborough	Schofield Park Play Area maintenance	1,020
Mexborough	Maintenance Pitt Street	1,000
Mexborough	Target Hardening at Clayfield View	2,816
Mexborough	Rocket Park Play Area Improvement	9,581
Roman Ridge	Maintenance of POS and Play Equipment Inspections, Amersall Road, Scawthorpe	6,370
Rossington and Bawtry	Maintenance to Rossington Brickponds	150
Rossington and Bawtry	Maintenance – Holmescarr Children's Play Area	1,000
Rossington and Bawtry	Maintenance of Youth Play Area, West End Lane	1,000

Rossington and Bawtry	Maintenance of Youth Play Area (Skateboard ramps), West End Lane	440
Rossington and Bawtry	Maintenance of Youth Play Area (Activity Apparatus), West End Lane	160
Rossington and Bawtry	Maintenance of Youth Play Area (Football and Basketball), West End Lane	210
Rossington and Bawtry	POS Improvements, Pemberton Grove, Bawtry	1,743
Stainforth and Barnby Dun	Polton Toft Play Equipment	1,000
Thorne and Moorends	Maintenance of POS Ex Dunstons Shipyard/Canalside, off Union Street/Rope Walk	1,470
Thorne and Moorends	Maintenance of POS – Land of Coulman Road	2,020
Thorne and Moorends	Wike Gate Road Play Area – Maintenance	1,050
Thorne and Moorends	Wike Gate Road Play Area – Equipment Maintenance	1,000
Thorne and Moorends	Wike Gate Road Play Area – Maintenance	250
Tickhill and Wadworth	Grounds Maintenance, Woodfield Plantation	9,310
Tickhill and Wadworth	Maintenance of MUGA, Woodfield Plantation	1,000
Tickhill and Wadworth	Maintenance of Play Equipment, Woodfield Plantation	1,500
Tickhill and Wadworth	Improvements to Woodfield Plantation and Huxterwell Woods	5,833
Tickhill and Wadworth	Annual Payment to Friends of Tickhill Mill Field	970.88
Town	Phase 1 Open Space Maintenance	3,290
Town	Phase 2 Open Space Maintenance	2,550

Town	Elmfield Park Improvement scheme – maintenance	1,000
Town	Elmfield Park Improvement Scheme	97,740
Wheatley Hills and Intake	Maintenance – Intake MUGA	1,000
TOTAL		452.670

Highways

Table 18 shows the in-direct provision of highways projects by City of Doncaster Council in 2022/23. A total of 11 projects were implemented.

There was no direct provision of projects delivered by developers.

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

Ward	Project	Spend (£)
Armthorpe	Travel Plan Monitoring	1,000
Bentley	Travel Plan Monitoring	3,800
Bentley	Travel Plan Monitoring	504
Bessacarr	Safe Pedestrian Crossing at Gliwice Way, Lakeside – maintenance	760
Bessacarr	Travel Plan Monitoring	631
Conisbrough	Pedestrian Crossing Maintenance	2,426
Edenthorpe and Kirk Sandall	Travel Plan Monitoring	2,186
Hexthorpe and Balby North	Travel Plan Monitoring	1,000
Sprotbrough	Travel Plan Monitoring	1,000
Town	Travel Plan Monitoring	500
Town	Travel Plan Monitoring	882
TOTAL		14,689

Education

Table 19 shows that there were two education project delivered through the use of Section 106 commuted sums in 2022/23.

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

Ward	Project	Spend (£)
Finningley	Provision of school places at Branton St Wilfred's CE Primary School	25,618
Wheatley Hills and Intake	Provision of pupil places at Kingfisher Primary School	38,332
TOTAL		63,950

Miscellaneous

Details are shown in Table 20 of how the Council's miscellaneous commuted sums have been spent in 2022/23.

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

Ward	Project	Spend (£)
Rossington and Bawtry	Ipport Training Initiatives	57,650
Thorne and Moorends	Payment to Thorne and Hatfield Moors Conversation Forum relating to Hatfield Moors	3,703
Thorne and Moorends	Payment to Natural England	2,916
TOTAL		64,269

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 into the Levy in 2017 and in light of the findings the Government subsequently confirmed its commitment to keeping the levy, but with a number of changes.

City of 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 Environment Act 2021 amends the Town and Country Planning Act (1990) and means that it is anticipated in January 2024 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.

In September 2022 City of Doncaster Council 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. Offsetting fees will be collected by the Council until January 2024. The money generated will allow the council to secure units for delivery within Doncaster.

Post January 2024 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.

The proposed planning policy changes, as detailed in the 'Planning for the Future' White Paper in August 2020, are now being taken forward through the Levelling UP and Regeneration Bill (currently being taken through the House of Lords) is likely to 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.

On 17th March 2023, the Department for Levelling Up, Housing and Communities launched a technical consultation on the Infrastructure Levy,

this ran to Friday 9th June 2023. The responses received from consultees will inform the preparation on the content of regulations, which will themselves be consulted on, should Parliament grant the necessary powers set out in the Levelling Up and Regeneration Bill.

The Infrastructure Levy will be a locally-set, mandatory charge levied on the final value of completed development. It will replace the existing system of developer contributions/Section 106 agreements. It will be streamlined, efficient, transparent and responsive to the differing values of one development compared to another. The new Levy is responsive to market conditions as it will increase the amount collected as the development prices increase or reduce as prices drop. Developers will not be able to overpay for land and then negotiate their contributions downwards through the use or misuse of viability assessments. It will ensure that local authorities receive a fairer contribution of the money that typically accrue to landowners and developers. The money can be used to support funding for infrastructure similar to Doncaster's current approach to developer contributions i.e. affordable housing, schools, green spaces and transport infrastructure. However, it is proposed that a wider range of infrastructure types could be funded via the Levy, including health care facilities and GP surgeries, or utilities infrastructure. Existing and new residents will be able to clearly see what new infrastructure will be required to make the development acceptable.

