

North East Derbyshire

Infrastructure Funding Statement 2024/25



North East Derbyshire
District Council

September 2025

Contents

Section	Page
1. Introduction	1
2. Section 106 Planning Obligations	2
3. Section 106 Developer Contributions – 2024/25	3
4. Review of Infrastructure Delivery – 2024/25	11
5. Future Spending Priorities on Infrastructure	12
Appendix A: The Section 106 Report	

Introduction

- 1.1 The council is required to prepare and publish an Infrastructure Funding Statement (IFS) every year that sets out information on the funds it receives and spends from developers under the Community Infrastructure Levy (CIL) and/or through Section 106 (s106) planning obligations.
- 1.2 North East Derbyshire District Council is not currently a CIL charging authority, so this report only provides information in respect of financial payments in relation to s106 planning obligations from new developments. It does not therefore, provide a CIL report, or set out an infrastructure list to be funded through CIL¹.
- 1.3 In addition, the report does not cover any financial contributions received and details of works completed in relation to highways infrastructure secured under s278 highways agreements, as this is a matter dealt with separately by Derbyshire County Council as the highway authority.
- 1.4 In summary, this report sets out:
 - an overview of s106 planning obligations;
 - the s106 developer contributions paid to the council before and during 2024/25;
 - the s106 developer contributions spent during 2024/25 including those transferred to other organisations outside of the council; and
 - the council's future spending priorities on infrastructure for the district including details of the potential s106 developer contributions to be provided under planning obligations entered into during 2024/25.
- 1.5 The full details of the financial and non-financial information broken down by infrastructure type, as required by the CIL Regulations², is provided in Appendix A of this IFS – 'The Section 106 Report'.
- 1.6 For the purposes of this IFS, the reporting period is 1 April 2024 to 31 March 2025.
- 1.7 The IFS will be annually updated and published on the council's website by 31 December each year. This will ensure that the most up to date information on the amount of developer contributions received by the council from new developments is made available to the public in general, developers and other interested parties.

¹ Regulation 121A (1) (a) & (b) of The Community Infrastructure Levy Regulations 2010 (as inserted by Regulation 9 of the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019)

² Regulation 121A (1) (c) of The Community Infrastructure Levy Regulations 2010 (as inserted by Regulation 9 of the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019)

Section 106 Planning Obligations

- 2.1 Under section 106 of the Town and Country Planning Act 1990 the council as Local Planning Authority (LPA) can seek planning obligations to require a developer/landowner to carry out certain works, or to provide, or contribute towards the provision of measures to mitigate the negative impacts of development, and to ensure that the development contributes towards the sustainability of the area.
- 2.2 Often called s106 'agreements', they are private agreements between the LPA and the developer that are linked to a planning permission. The agreements are a way of delivering infrastructure or addressing matters that are necessary to make the development acceptable in planning terms.
- 2.3 Such agreements which can be fulfilled by means of a financial payment, must only constitute a reason for granting planning permission if they meet certain legal and policy tests³. These are that the obligations must be:
 - a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 2.4 Any financial contributions must always be collected for a specific purpose and spent in accordance with the requirements as set out within the s106 agreement.
- 2.5 In line with national planning guidance the council will not ask for contributions for affordable housing where the proposed development is below the size threshold for major development. For residential development, 'major development' is defined as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more⁴.
- 2.6 The council's Local Plan clearly sets out the intention to use developer contributions via s106 agreements to secure funding towards the infrastructure necessary to deliver the Plan's spatial strategy for the district. In line with this policy approach, the council therefore secures planning obligations from new development for a range of different types of infrastructure.
- 2.7 Most commonly this includes the provision of affordable housing, and contributions towards the creation of new or improved open spaces, the delivery of transport improvements, and/or new or expanded schools to create additional school places.

³ Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 & Paragraph 58 of National Planning Policy Framework 2024

⁴ National Planning Practice Guidance ID: 23b-002-20190901

Section 106 Developer Contributions – 2024/25

- 3.1 This section of the IFS sets out the council's position on s106 income and expenditure at 31 March 2024.

S106 Monies Held at 31 March 2024

- 3.2 Information from the council's records show that the amount of s106 monies held at the start of the reporting year and available to spend i.e. at 31 March 2024 on infrastructure and affordable housing was £2,921,992.46.
- 3.3 As shown in Table 3.1 this includes s106 funds received from new housing developments at the main towns of Dronfield, Clay Cross, Eckington and Killamarsh, and the villages of Arkwright, Calow, Grassmoor, Holmewood, North Wingfield, Tupton, Shirland, Wingerworth and Wessington.
- 3.4 Of the total amount of money held at 31 March 2024, the majority of the funds were earmarked for affordable housing, open space, health, biodiversity and community facilities. Just under £190,000 was reserved for the purposes of long-term maintenance of open space.

Table 3.1 – S106 Monies held at 31 March 2024

Infrastructure Type	Development Site	S106 Monies Available (£)
Affordable Housing	Allotments, Masfield Avenue, Holmewood – planning ref: 11/01008/FL	190,700.00
	Former Standalls Tools, Dronfield Woodhouse – planning ref: 13/00675/FL	50,498.01
	Appletree Restorations, Mansfield Road, Corbriggs – planning ref: 13/00921/OL	2,000.00
	Windwhistle Farm, Southend, Grassmoor – planning ref: 14/00184/OL	153,851.30
	Allotments, Masfield Avenue, Holmewood – planning ref: 17/00425/FL	81,000.00
	Cottagehill Farm and land between Avenue Access Road and Mill Lane, Derby Road, Wingerworth – planning ref: 15/00867/FL	144,000.00
	Land between 205 and 235 Chesterfield Road, Temple Normanton – planning ref: 18/00303/FL	80,206.11
	Land to the east and north of 119 Top Road Calow – planning ref: 15/00661/FL	150,656.00
	Land south of sports ground at the corner of Rupert Street and Hallgate Lane, Pilsley – planning ref: 15/00153/OL	14,061.84
	Land between old canal and north side of Primrose Lane, Killamarsh – planning ref: 20/00919/FL & 21/00976/FL	208,833.69
	Sub-total	1,075,806.95
Open Space	Matlock Road, Wessington – planning ref: 10/01193/FL	1,431.47
	Former HB Walker & Son Ltd, Netherthorpe Lane, Killamarsh – planning ref: 13/00804/FL	386.52
	Land to the south of Pioneer House and to r/o 1-59 Adlington Avenue, Wingerworth – planning ref: 12/00072/OL	80,860.32
	117 Chesterfield Road, North Wingfield – planning ref: 13/00283/OL	14,258.19
	Land east of Fanny Avenue, Killamarsh – planning ref: 16/01302/OL	13,035.00
	Land to the south of Ducksett Lane accessed from Staveley Lane, Eckington – planning ref: 14/00562/OL	66,870.00

	Land between Main Road and Burnside Avenue & rear of properties on north side of Hallfieldgate Lane, Shirland – planning ref: 17/00340/OL & 16/01137/RM	13,443.88
	83A Clay Lane, Clay Cross – planning ref: 18/00123/OL & 17/01226/RM	7,843.00
	Land north and west of Creg Ny Baa, Brackenfield Lane, Wessington – planning ref: 16/00419/FL	47,890.40 ⁵
	Land to rear of Hockley House, Hockley Lane, Wingerworth – planning ref: 18/00188/OL	23,049.45
	Land to rear of 61 to 119 Nethermoor Road and 15 to 21 Deerlands Road, Wingerworth – planning ref: 15/00211/FL	647.00
	Land to the east and north of 119 Top Road Calow – planning ref: 15/00661/FL	8270.00
	Land opposite 24 to 44 Clay Lane, Clay Cross – planning ref: 20/00221/FL	35458.47
	Land on south side of junction between Crofters Close and Boiley Lane, Killamarsh – planning ref: 15/00661/FL	4110.00
	Land south of sports ground at the corner of Rupert Street and Hallgate Lane, Pilsley – planning ref: 15/00153/OL	102196.52
	Land opposite The Avenue Visitor Centre on south side of Mill Lane, Wingerworth – planning ref: 17/00227/OL	103050.80
	Land between the old canal and north side of Primrose Lane, Killamarsh – planning ref: 20/00919/FL & 21/00976/FL	52151.50
	Allotments, Masfield Avenue, Holmewood – planning ref: 17/00425/FL	22,013.60
	Sub-total	596,966.12
Open Space Maintenance	Former Biwaters site, Clay Cross – planning ref: 08/01085/FL	37,899.83
	Land r/o 61-119 Nethermoor Road & 15-21 Deerlands Road, Wingerworth – planning ref: 12/00600/FL	27,310.76
	Land to east of Hardwick Drive & to r/o 45-57 Penrose Crescent, Arkwright Town – planning ref: 13/00704/FL	969.63
	Former HB Walker & Son Ltd, Netherthorpe Lane, Killamarsh – planning ref: 13/00804/FL	582.00
	Former Biwaters Works, Furnace Hill, Clay Cross – planning ref: 08/01085/OL	2,057.50
	Land north west of 24 Matlock Road, Wessington – planning ref: 14/00147/OL	6,643.10
	117 Chesterfield Road, North Wingfield – planning ref: 13/00283/OL	12,730.80
	Land east of Fanny Avenue, Killamarsh – planning ref: 16/01302/OL	5,000.00
	Land to the south of Ducksett Lane accessed from Staveley Lane, Eckington – planning ref: 14/00562/OL	16,980.00
	Land between Main Road and Burnside Avenue & rear of properties on north side of Hallfieldgate Lane, Shirland – planning ref: 17/00340/OL & 16/01137/RM	4,000.00
	83A Clay Lane, Clay Cross – planning ref: 18/00123/OL & 17/01226/RM	2,353.00
	Land to rear of Hockley House, Hockley Lane, Wingerworth – planning ref: 18/00188/OL	6,974.72
	Site of former Edward Revill School, Burnside, Shirland – planning ref: 13/01204/FL	1,734.40
	Land to east and north of 119 Top Road, Calow – planning ref: 17/01104/FL & 18/00735/FL	2,350.00
	Land opposite 24 to 44 Clay Lane, Clay Cross – planning ref: 20/00221/FL	10,893.48
	Land on south side of junction between Crofters Close and Boiley Lane, Killamarsh - planning ref: 15/00661/FL	3,590.00

⁵ Includes sum for maintenance.

	Land opposite The Avenue Visitor Centre on south side of Mill Lane, Wingerworth – planning ref: 17/00227/OL	30,915.24
	Land between the old canal and north side of Primrose Lane, Killamarsh - planning ref: 20/00919/FL & 21/00976/FL	16,487.38
	Sub-total	189,471.84
Community Facilities	Matlock Road, Wessington – planning ref: 10/01193/FL	90,322.00
	Land opposite The Avenue Visitor Centre on south side of Mill Lane, Wingerworth – planning ref: 17/00227/OL	3,200.00
	Sub-total	93,522.00
Public Realm	Royal Hotel, 2 Station Street, Eckington - planning ref: 13/01040/FL	1,515.00
	Sub-total	1,515.00
Eckington TC	Northgate Information Solutions, Littlemoor, Eckington – planning ref: 14/00827/FL	25,646.00
	Sub-total	25,646.00
Highways	Land east of Derby Road and north of junction with Brassington Lane, Old Tupton – planning ref: 14/01293/FL	5,000.00
	Land north and west of Creg Ny Baa, Brackenfield Lane, Wessington – planning ref: 16/00419/FL	5,000.00
	Hanging Banks, Derby Road, Wingerworth – planning ref: 14/00763/OL	421,800.00
	Sub-total	431,800.00
Waste	Land r/o 61-119 Nethermoor Road & 15-21 Deerlands Road, Wingerworth – planning ref: 12/00600/FL	12.07
	Land to the east and north of 119 Top Road, Calow – planning ref: 16/00772/OL	431.20
	Hanging Banks, Derby Road, Wingerworth – planning ref: 14/00763/OL	5589.96
	Sub-total	6033.23
Five Pits Trail	Windwhistle Farm, Southend, Grassmoor – planning ref: 14/00184/OL	1600.00
	Sub-total	1600.00
Multi-User Trail	Windwhistle Farm, Southend, Grassmoor – planning ref: 14/00184/OL	9120.00
	Sub-total	9120.00
Biodiversity	Land to rear of Hockley House, Hockley Lane, Wingerworth – planning ref: 18/00188/OL, 19/00567/FL & 19/01040/RM	23,128.00
	Land to the rear of Dukes Close, Wood Street and Cavendish Close accessed from Park Road, Holmewood – planning ref: 20/00861/FL	33,898.53
	Land opposite 24 to 44 Clay Lane, Clay Cross – planning ref: 20/00221/FL	136,019.32
	Land north of Pilsley Road and west of Coney Green Road, Clay Cros – planning ref: 20/00860/FL	36,000.00
	Sub-total	229,045.85
Health	Allotments, Masfield Avenue, Holmewood – planning ref: 11/01008/FL	82,009.60
	Land south of Sunningdale Park and Poplar Drive and to the west of Elvin Way, New Tupton – planning ref: 10/01152/OL & 13/01032/RM	7,175.84
	Land between bypass and rear of 109 to 247 Mansfield Road, Hasland – planning ref: 17/00806/FL	60,864.00
	Land north west of 66 Stretton Road, Morton – planning ref: 17/00826/OL & 21/00525/RM	47,274.59
	Land between the old canal and north side of Primrose Lane, Killamarsh – planning ref: 20/00919/FL & 21/00976/FL	25,739.93

	Sub-total	223,063.96
S106 Monitoring	Matlock Road, Wessington – planning ref: 10/01193/FL	1,288.00
	Land r/o 308-328 North Wingfield, Hagg Hill, New Tupton – planning ref: 12/01050/FL	607.57
	Land r/o 61-119 Nethermoor Road & 15-21 Deerlands Road, Wingerworth – planning ref: 12/00600/FL	874.00
	Land between Main Road and Burnside & r/o properties on north side of Hallfieldgate Lane, Shirland – planning ref: 12/00273/OL	1,490.00
	Former Standalls Tools, Dronfield Woodhouse – planning ref: 13/00675/FL	504.98
	Land to east of Hardwick Drive & to r/o 45-57 Penrose Crescent, Arkwright Town – planning ref: 13/00704/FL	224.05
	The Woolpack, 26 Town End, Shirland – planning ref: 12/00718/OL	233.82
	The Buck Inn, Holmgate Road, Clay Cross – planning ref: 13/00263/OL	93.59
	Allotments, Main Road, Shirland – planning ref: 13/00321/FL	83.00
	Land to the south of Pioneer House and to r/o 1-59 Adlington Avenue, Wingerworth – planning ref: 12/00072/OL	13,501.00
	Land adjacent east side of Holme House, Locko Road, Lower Pilsley – planning ref: 14/00218/FL	68.25
	Land north west of 24 Matlock Road, Wessington – planning ref: 14/00147/OL	1,085.80
	Northgate Information Solutions, Littlemoor, Eckington – planning ref: 14/00827/FL	400.00
	Land r/o Longlieve, Hallgate Lane, Pilsley – planning ref: 14/00622/FL	68.25
	Appletree Restorations, Mansfield Road, Corbriggs – planning ref: 13/00921/OL	68.75
	Angel Hotel, 8 Market Street, Eckington – planning ref: 11/00685/FL	80.00
	Land to the east and north of 119 Top Road, Calow – planning ref: 16/00772/OL	340.89
	Land to south of allotments at Ducksett Lane accessed from Staveley Lane, Eckington – planning ref: 14/00562/OL, 17/00064/RM & 18/00512/OL	1,248.00
	117 Chesterfield Road, North Wingfield – planning ref: 13/00283/OL	721.70
	Windwhistle Farm, Southend, Grassmoor – planning ref: 14/00184/OL	2,880.84
	Hanging Banks, Derby Road, Wingerworth – planning ref: 14/00763/OL	4,274.00
	Land between bypass and rear of 109 to 247 Mansfield Road, Hasland – planning ref: 17/00806/FL	6,147.68
	The Avenue, Wingerworth – planning ref: 13/00386/OL	2,100.00
	Site of former Edward Revill School, Burnside, Shirland – planning ref: 13/01204/FL	17.34
	Sub-total	38,401.51
	Total	2,921,992.46

S106 Monies Received 1 April 2024 to 31 March 2025

- 3.5 In addition to the £2.92m sum in Table 3.1 above, the council received s106 funds with a total value of £850,795.67 during 2024/25.
- 3.6 These secured funds are to cater for the increased demands on infrastructure arising from housing development at Clay Cross, Calow, Stretton, Shirland and Wingerworth. The majority of the funds are earmarked for open space, highways, biodiversity and healthcare improvements.
- 3.7 The total amount of s106 funds received during 2024/25 in relation to each infrastructure type is shown in Table 3.2 below.

Table 3.2 – S106 Monies Received in 2024/25

Infrastructure Type	Development Site	S106 Monies Available (£)
Open Space	Land South of Sunningdale Park and Poplar Drive and to the West of 21 Elvin Way, New Tupton – planning ref: 10/01152/OL & 13/01032/RM	11,550.64
	Woolley Farm, Badger Lane, Woolley Moor – planning ref: 15/00861/OL, 18/00752/RM & 22/00131/OL	5,500.00
	Land Adjacent The West Side of 40 Church Meadows, Calow – planning ref: 19/00907/OL & 21/00773/RM	50,173.69
	Land North of 92 Chesterfield Road, Shirland – planning ref: 19/00056/OL & 20/01117/RM	29,155.64
	Land To The Rear Of 151-181, Chesterfield Road, Holmewood - planning ref: 21/01495/FL	36,265.80
	Sub-total	132,645.77
Open Space Maintenance	Woolley Farm, Badger Lane, Woolley Moor - planning ref: 15/00861/OL, 18/00752/RM & 22/00131/OL	1,650.00
	Land Adjacent The West Side of 40 Church Meadows, Calow - planning ref: 19/00907/OL & 21/00773/RM	15,414.27
	Land North of 92 Chesterfield Road, Shirland - planning ref: 19/00056/OL & 20/01117/RM	8,549.21
	Land To The Rear Of 151-181, Chesterfield Road, Holmewood - planning ref: 21/01495/FL	11,465.22
	Sub-total	37,078.70
Highways	Biwater Industries Limited, Market Street, Clay Cross - planning ref: 08/01085/OL, 17/00666/OL & 19/00846/FL	120,000.00
	Land to the South of Pioneer House and to the Rear of 1-59 Adlington Avenue, Mill Lane, Wingerworth - planning ref: 12/00072/OL & 14/01289/RM	302,100.00
	Sub-total	422,100.00
Health	Land Adjacent The West Side of 40 Church Meadows, Calow - planning ref: 19/00907/OL & 21/00773/RM	156,652.67
	Land To The Rear Of 151-181, Chesterfield Road, Holmewood - planning ref: 21/01495/FL	6,948.52
	Sub-total	163,601.19
Biodiversity	Land Adjacent The West Side of 40 Church Meadows, Calow - planning ref: 19/00907/OL & 21/00773/RM	21,291.48
	Sub-total	21,291.48

Public Realm	Royal Hotel, 2 Station Road, Eckington - planning ref: 13/01040/FL	4,292.50
	Sub-total	4,292.50
Education	Land to the Rear of 10 to 52 Ashover, Old Tupton - planning ref: 15/00551/FL	35,803.07
	Broomhall Farm, 125-127 High Street, Eckington - planning ref: 08/00679/FL	33,982.96
	Sub-total	69,786.03
	Total	850,795.67

S106 Monies Spent During 2024/25

- 3.8 In terms of expenditure, the amount of s106 funds spent by the council on infrastructure, including monies transferred to other organisations was £750,869.18.
- 3.9 It is worth noting that Derbyshire County Council are obliged under the Regulations⁶ to produce their own annual IFS. This will set out how any monies transferred to them by the district council and that are treated as spent in the council's annual IFS, or that are sent to them directly from the developer, have been spent.
- 3.10 In terms of s106 monies spent by the council during 2024/25, this included contributions transferred to Chesterfield Royal Hospital NHS Foundation Trust and NHS Derby and Derbyshire Integrated Care Board. In addition, funds have been spent the installation of a new cycle track at Lansbury Playing Fields, Eckington, and pitch establishment works in connection with a proposed new football pitch at Pilsley Sports Ground. Several recreation grounds and children's play areas have also benefitted from developer contributions spent on their on-going maintenance during 2024/25.
- 3.11 A full list of the projects on which monies have been spent during 2024/25, including details of monies transferred by the council to other organisations, is set out in Table 3.3 below.

Table 3.3 – S106 Monies Spent During 2024/25

Infrastructure Type	Development Site	Project Delivered	S106 Monies spent (£)
Open Space	Land Between Main Road and Burnside Avenue and Rear of Properties on the North Side of Hallfieldgate Lane, Shirland - planning ref: 12/00273/OL, 17/00340/OL & 16/01137/RM	Contribution to enhancing the play area - Shirland Village Hall	4,355.73
	Land South of Sports Ground at the Corner of Rupert Street and Hallgate Lane, Pilsley - planning ref: 15/00153/OL & 20/00352/RM	Pitch establishment works for a new football pitch - Pilsley Sports Ground	22,165.00
	Land to the South of Allotments at Ducksett Lane, Accessed from Staveley Lane, Eckington - planning ref: 14/00562/OL, 17/00064/RM & 18/00512/OL	Installation of a new bike track – Lansbury Playing Fields, Eckington	66,870.00
		Sub-total	93,390.73

⁶ Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019

Open Space Maintenance	Biwater Industries Limited, Market Street, Clay Cross - planning ref: 08/01085/OL, 17/00666/OL & 19/00846/FL	On-going maintenance - Egstow Recreation Ground, Coney Green Road and Dewley Road, Clay Cross	37,899.83
	Land to the East of Hardwick Drive and to the Rear of 45 to 57 Penrose Crescent, Arkwright Town - planning ref: 13/00704/FL	On-going maintenance - School Lane Play Area, Arkwright	323.18
	Site of Former HB Walker and Son Ltd, Netherthorpe Lane, Killamarsh - planning ref: 13/00804/FL	On-going maintenance - Quarry Road Play Area, Killamarsh	194.00
	Land at Former Biwater Works, Furnace Hill and Derby Road, Clay Cross - planning ref: 08/01085/OL	On-going maintenance - Dewley Way Play Area, Clay Cross	1,020.00
	Land to the South of Allotments at Ducksett Lane, Accessed from Staveley Lane, Eckington - planning ref: 14/00562/OL, 17/00064/RM & 18/00512/OL	On-going maintenance - Bike track, Lansbury Fields, Eckington	16,980.00
		Sub-total	56,417.01
Highways	Land to the South of Pioneer House and to the Rear of 1-59 Adlington Avenue, Mill Lane, Wingerworth - planning ref: 12/00072/OL & 14/01289/RM	Design fees for the proposed junction improvements for the A61/Mill Lane/Nottingham Drive junction.	47,248.01
	Hanging Banks, Derby Road, Wingerworth - planning ref: 14/00763/OL & 16/00656/OL	Transferred to Derbyshire County Council	421,800.00
		Sub-total	469,048.01
Health	Land Opposite The Avenue Visitor Centre on the South Side of Mill Lane, Wingerworth - planning ref: 17/00227/OL	Transferred to NHS Derby and Derbyshire Integrated Care Board	3,200.00
	Land Adjacent The West Side of 40 Church Meadows, Calow - planning ref: 19/00907/OL & 21/00773/RM	Transferred to Chesterfield Royal Hospital NHS Foundation Trust	128,397.63
		Sub-total	131,597.63
Biodiversity	Land Opposite 24-44 Clay Lane, Clay Cross - planning ref: 20/00221/FL	Off-site biodiversity contribution to be used for tree planting	415.80
		Sub-total	415.80
		Total	750,869.18

3.12 In addition, table 3.4 show the monies that were returned to developers during 2024/25 due to not being spent by Derbyshire County Council within the time frame.

Table 3.4 – S106 Monies Returned to Developers During 2024/25

Infrastructure Type	Development Site	S106 Monies returned (£)
Education	Broomhall Farm, 125-127 High Street, Eckington - planning ref: 08/00679/FL	33,982.96
	Land to the Rear of 10 to 52 Ashover, Old Tupton - planning ref: 15/00551/FL	35,803.07
	Total	69,786.03

Summary Position on S106 Monies at 31 March 2025

- 3.13 Table 3.5 below provides a summary of the council's position on developer contributions held at the end of the reporting year i.e. 31 March 2025.

Table 3.5 – S106 Monies Held at 31 March 2025

S106 developer contributions held at 31 March 2024	£2,921,992.46 ⁷
S106 developer contributions received 2024/25	£850,795.67 ⁸
Sub-total	£3,772,788.13
S106 developer contributions spent 2024/25	£750,869.18 ⁹
S106 monies returned to developers 2024/25	£69,786.03
S106 developer contributions held at 31 March 2025	£2,952,132.92¹⁰

- 3.14 In summary, as at 31 March 2025 there is a total of just over £2.95M in s106 contributions available to spend on affordable housing, and a range of infrastructure including public open space, health, community facilities, highways, waste, public realm works and off site biodiversity improvements in the district. Of this, just over £170K is retained for the purposes of long-term maintenance of open spaces across the district.

⁷ Includes the sum of £189,471.84 secured for the purposes of long-term maintenance of open space as at 31/03/2024

⁸ Includes the sum of £37,078.70 secured for the purposes of long-term maintenance of open space during 24/25

⁹ Includes the sum of £56,417.01 spent on long-term maintenance of open space during 24/25

¹⁰ Includes the sum of £170,133.53 retained for the purposes of long-term maintenance of open space as at 31/03/2025

Review of Infrastructure Delivery 2024/25

- 4.1 The following case studies provide examples of the infrastructure projects delivered through the use of s106 developer contributions during 2024/25.

Case Study 1

Project: Bike Track Installation at Lansbury Playing Fields	
Summary	Contributions secured from Strata Homes for the installation of a new bike/scooter track at Lansbury Playing Fields, Eckington.
Application references	14/00562/OL, 17/00064/RM & 18/00512/OL
Permission dates/s106s signed	18 th August 2014
Developers/development started	4 th May 2018
Amount spent	£66,870
Monies received	19 th March 2020
Project delivered	2024/25
	

Case Study 2

Project: Tree Planting – Community Orchard Clay Lane Play Area

Summary	Contributions secured from Woodall Homes for the creation of a community orchard at Clay Lane Play Area, as part of the Biodiversity Net Gain work. This involved planting a mix of apple, pear and damson trees with stakes and strapping along the south and south east boundaries of the site.
Application references	20/00221/FL
Permission dates/s106s signed	24 th March 2021
Developers/development started	2021/22
Amount spent	£415.80
Monies received	23 rd February 2024
Project delivered	2024/25



Future Spending Priorities on Infrastructure

- 5.1 This section gives a brief summary of future spending priorities on infrastructure for the district, including details of the potential developer contributions to be provided for infrastructure in future years from s106 planning obligations entered into during the reporting year¹¹.

¹¹ The figures in Table 4.1 do not include any s106 monies to be provided from previous years

- 5.2 The council's approach, which is underpinned by the policies of the Local Plan and the evidence base to support it, includes the following critical infrastructure projects/themes:

A61 Growth Corridor including The Avenue Southern Access

- 5.3 The Local Plan strategy and previous planning permissions granted, earmark significant housing and job growth on strategic sites at Clay Cross, and Wingerworth and other non-strategic sites at settlements in close proximity to the A61. Traffic on the A61 is anticipated to increase and the Local Plan expects implementation of a mitigation strategy including a range of highway improvements.
- 5.4 Examples of interventions for the A61 corridor as a whole have already included bus detection, real-time bus information, upgraded traffic controls, and new high-standard walking and cycling routes created as part of the development of the Avenue Strategic Site at Wingerworth, providing links into Chesterfield and beyond. A northern access into the Avenue site from a new roundabout on the A61 has also been delivered. However, capacity improvements will be necessary to the junction of the A61/Mill Lane/Nottingham Road to allow the full development of the Avenue strategic site and adjacent sites.
- 5.5 Detailed studies to assess what improvements could be made to Mill Lane/Nottingham Drive junctions to help access and egress from the A61 for all road users have been undertaken. As part of this work, different junction types and speeds limits on the A61 through Wingerworth have been considered. Public consultation is set to present the plan for the junction improvements and proposed speed limit in June 2025.

Callywhite Lane Regeneration Area, Dronfield – New Access and Railway Bridge Improvement

- 5.6 As part of the expansion of Dronfield's main industrial estate, land is safeguarded as a Regeneration Area at Callywhite Lane in the Local Plan – policy WC1. In order to realise its full development potential a new second point of access is required off Chesterfield Road that necessitates crossing the Midland Main Railway Line and the River Drone.
- 5.7 Issues over the delivery and funding of this new access into the site are tied up with the electrification of the Midland Mainline and any necessary improvement of the railway bridge. At this stage the costs of the project are unknown, but it is anticipated that s106 developer contributions towards the necessary highway works would be sought from the development of this key regeneration site.

Other Highway Improvements and Sustainable Transport Measures

- 5.8 Other likely s106 developer contributions to be received by the council towards transport related projects are associated with a number of allocated housing sites in the Local Plan. Subject to detailed analysis of transport impacts through transport assessments these are likely to include

improvements to key road junctions at congestion hotspots throughout the district.

- 5.9 As justified through a transport assessment or statement, the council may seek s106 developer contributions towards any necessary improvements at key road junctions in Dronfield including the the B6057 Chesterfield Road, B6158 Green Lane, Callywhite Lane and the A61 Bowshaw Roundabout in line with Local Plan Policy ID2.
- 5.10 In addition, the following sustainable transport projects, as identified in the place specific policies in the Local Plan, have the potential to attract s106 funding subject to the statutory planning obligation tests.
- Implementation and maintenance of the route of the Clay Cross esplanade – Local Plan Policy SP1;
 - Improvements to the existing network of footpaths and cycleways serving Dronfield including links into the north-south alignment along the B6057 between Dronfield and Unstone, and the east-west alignment from Callywhite Lane to Sindelfingen Park – Local Plan Policy SP2;
 - Improvements to the accessibility of Eckington town centre for pedestrians and cyclists – Local Plan Policy SP3;
 - Improvements to pavements, pedestrian crossings, footpaths and cycleways to encourage walking and cycling in and around Killamarsh town centre, along the canal and to Rother Valley Country Park including a major new greenway around the western edge of Killamarsh – Local Plan Policy SP4.

Education

- 5.11 A key element of the strategy of the Local Plan is the development of The Avenue Strategic Site at Wingerworth for up to 1,100 homes, employment land, open space, and community facilities including a shop and a new primary school – Local Plan Policy SS3.
- 5.12 As part of the site masterplan, the delivery of a new primary school on the site was integrated into the proposals to cater for the additional demand for school places and to create an attractive sustainable community with good access to education facilities within the development on the east side of the A61.
- 5.13 Through the outline planning permission land is reserved for education, and financial contributions have been secured towards the construction of the new primary school.
- 5.14 Elsewhere in the district new housing development will generate an additional demand for school places. It is expected that s106 developer contributions will be sought towards the expansion of schools within the district in line with Derbyshire County Council's developer contributions protocol.

Health

- 5.15 New housing development will place additional pressure on existing healthcare facilities within the district. The evidence base for the Local Plan identifies that expansion of existing provision rather than new single GP development will be the preferred solution to address any identified capacity issues in primary care services across the district. Where new housing development necessitates improvements to facilities a developer contribution will be sought towards enhancing capacity within existing local GP practices.

Public Open Space

- 5.16 New housing development will create additional demand for open space facilities, and therefore appropriate provision for formal and informal open space will be required, together with its on-going maintenance. In some instances, the most effective means of achieving this will be through providing on-site provision. In other instances, a financial contribution will be sought towards off-site provision.

Greenways & Cycle Routes

- 5.17 As part of the network of green infrastructure the district contains a number of traffic-free pathways connecting towns and villages with the countryside known as greenways. In North East Derbyshire the existing greenways include parts of the Five Pits Trail and the Trans-Pennine Trail. In addition, the Local Plan identifies a number of proposed greenways including a strategic route linking Dronfield, Eckington and Killamarsh in the north of the district.
- 5.18 The Local Plan expects new development to safeguard existing routes as well as promote new ones as shown on the Policies Map. Where opportunities arise within new developments, the council will expect developments to provide new or upgraded sections of greenway or provide links from development to the existing network. Any required improvements to greenways may be delivered directly by developers to a required standard or by Derbyshire County Council following agreement of s106 contributions in line with its developer contributions protocol.
- 5.19 In addition, Derbyshire County Council has identified a Key Cycle Network and plans to integrate these strategic routes with a lower tier Local Cycle Network to provide connections to key local destinations such as workplaces, schools, shops and other local community facilities. As with greenways, where opportunities arise the council will expect developers to provide new or improved cycle routes that link into wider networks.

S106 Agreements entered into during 2024/25

- 5.20 During 2024/25 the council entered into s106 agreements associated with new developments with the following planning obligations. With a potential total value of £807,197.81 these contributions will be paid by developers either, once development commences, or a specified number of homes are delivered on site.

Table 4.1: S106 contributions to be provided¹²

Infrastructure Type	Development Site	S106 Contribution (£)
Open Space	Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield, S18 2EJ – planning ref: 22/00686/FL	30,059.74
	Commercial Inn, Bridge Street, Pilsley – planning ref: 23/00986/FL	8,608.60
	Land to the rear of 14A-54 High Street, Stonebroom – planning ref: 22/00886/OL	38,124.50
	Sub-total	76,792.84
Open Space Maintenance	Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield, S18 2EJ – planning ref: 22/00686/FL	11,766.16
	Land to the rear of 14A-54 High Street, Stonebroom – planning ref: 22/00886/OL	13,393.82
	Sub-total	25,159.98
Highways	Land From the East of Dark Lane to the West of Oaks Farm Lane, Calow – planning ref: 20/01005/FL, 22/00384/RM & 24/00669/FL	8,750.00
	Land to the rear of 14A-54 High Street, Stonebroom – planning ref: 22/00886/OL	4,000.00
	Junction 30 Storage Ltd, Smithy Brook Road, Renishaw, Sheffield, S21 3JS – planning ref: 22/00951/FL	11,377.00
	Yellow Machinery, Station Road, Renishaw, Sheffield – planning ref: 22/00051/FL	24,060.00
	Sub-total	48,187.00
Health	Land From the East of Dark Lane to the West of Oaks Farm Lane, Calow – planning ref: 20/01005/FL, 22/00384/RM & 24/00669/FL	38,400.00
	Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield, S18 2EJ – planning ref: 22/00686/FL	58,894.00
	Land to the rear of 14A-54 High Street, Stonebroom – planning ref: 22/00886/OL	66,000.00
	Sub-total	163,294.00
Library	Land From the East of Dark Lane to the West of Oaks Farm Lane, Calow – planning ref: 20/01005/FL, 22/00384/RM & 24/00669/FL	70.25
	Sub-total	70.25
Education	Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield, S18 2EJ – planning ref: 22/00686/FL	213,099.53
	Land to the rear of 14A-54 High Street, Stonebroom – planning ref: 22/00886/OL	278,760.21
	Sub-total	491,859.74
S106 Monitoring	Gladys Buxton Adult Education Centre, Oakhill Road, Dronfield, S18 2EJ – planning ref: 22/00686/FL	539.00
	Commercial Inn, Bridge Street, Pilsley – planning ref: 23/00986/FL	140.00

¹² This table includes some contributions payable to other organisations relating to matters such as education, highways, health, waste and libraries where monies may be paid directly to them.

	Land to the rear of 14A-54 High Street, Stonebroom – planning ref: 22/00886/OL	616.00
	Junction 30 Storage Ltd, Smithy Brook Road, Renishaw, Sheffield, S21 3JS – planning ref: 22/00951/FL	539.00
	Sub-total	1,834.00
	Total	807,197.81¹³

¹³ This figure is an estimate as individual amounts may be subject to index linking

Appendix A – The Section 106 Report 2024/25

Regulation 121A – Schedule 2 April 2024 to March 2025 (3): Matters to be included in the (£'s / units) s106 report		
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	Open Space	76,792.84
	Open Space Maintenance	25,159.98
	Highways	48,187.00
	Health	163,294.00
	Library	70.25
	Education	491,859.74
	S106 Monitoring	1,834.00
	Total	807,197.81
(b) the total amount of money under any planning obligations which was received during the reported year;	Open Space	132,645.77
	Open Space - Maintenance	37,038.70
	Highways	422,100.00
	Health	163,601.19
	Biodiversity	21,291.48
	Public Realm	4,292.50
	Education	69,786.03
	Total	850,795.67
(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;	Affordable Housing	1,075,806.95
	Open Space	596,966.12
	Open Space - Maintenance	189,471.84
	Community Facilities	93,522.00
	Public Realm	1,515.00
	Eckington Town Centre	25,646.00
	Highways	431,800.00
	Waste	6,033.23
	Five Pits Trail	1,600.00
	Multi-User Trail	9,120.00
	Biodiversity	229,045.85
	Health	223,063.96
	S106 Monitoring	38,401.51
	Total	2,921,992.46
(d) summary details of any non-monetary contributions to be provided under any 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;	15	
ii) in relation to education facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	Nil	
(e) the total amount of money (received under any planning obligations) which was allocated ¹⁴ but not spent during the reported year for funding infrastructure	Nil	

¹⁴ The term allocated means a decision has been made by the local authority to commit funds to a particular item of infrastructure or project (ID: 23b-033-20190901, NPPG)

(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);	Open Space	93,390.73
	Open Space - Maintenance	56,417.01
	Highways	469,048.01 ¹⁵
	Health	131,597.63 ¹⁶
	Biodiversity	415.80
	Total	750,869.18
(g) in relation to money (received under planning obligations) which was 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 money allocated to each item;	Nil	
(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of-	Open Space	
i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item	Contribution to enhancing the play area - Shirland Village Hall	4355.73
	Pitch establishment for a new football pitch - Pilsley Sports Ground	22,165.00
	Installation of a new bike track - Lansbury Fields, Eckington	66,870.00
	Total	93,390.73
	Open Space Maintenance	
	On-going maintenance, Egstow Recreation Ground, Coney Green Road, & Dewley Road, Clay Cross	37,899.83
	On-going maintenance, School Lane, Arkwright	323.18
	On-going maintenance, Quarry Road, Killamarsh	194.00
	On-going maintenance, Dewley Way, Clay Cross	1,020.00
	On-going maintenance – Bike track, Lansbury Fields, Eckington	16,980.00
	Total	56,417.01
	Highways	
	Design fees for the proposed junction improvements for the A61/Mill Lane/Nottingham Drive junction.	47,248.01
	Transferred to Derbyshire County Council	421,800.00
	Total	469,048.01

¹⁵ This figure includes £421,800.00 transferred to Derbyshire County Council

¹⁶ This figure includes £3,200 transferred to NHS Derby and Derbyshire Integrated Care Board & £128,397.63 transferred to Chesterfield Royal Hospital NHS Foundation Trust

	Health	
	Transferred to NHS Derby and Derbyshire Integrated Care Board	128,397.63
	Transferred to Chesterfield Royal Hospital NHS Trust	3,200.00
	Total	131,597.63
	Biodiversity	
	Off-site biodiversity contribution to be used for tree planting	415.80
ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	Total	415.80
	Nil	
iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	Nil	
(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.	Open Space	170,133.53
	Total	170,133.53