



**Dorset**  
Council

# Infrastructure Funding Statement

Monitoring Year 2021/2022

Published December 2022

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## Executive Summary

The Infrastructure Funding Statement (IFS) is an annual report required to be published in December each year, which provides a summary of the financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) and the Community Infrastructure Levy (CIL). It also includes details of potential infrastructure projects that are intended to be, or may be, wholly or partly funded by CIL, along with the CIL governance arrangements setting out the process that the Council will undertake for allocating CIL receipts.

The Community Infrastructure Levy (CIL) together with Planning Obligations (s106) represent an important source of funding to provide additional infrastructure or services necessary to enable or support development. Such funding normally only represents a proportion of the total cost of the infrastructure, therefore additional funding, from other sources, may be required to deliver the infrastructure necessary.

The use of CIL and s106 agreements to help provide supporting infrastructure, commensurate with development, is a key component in ensuring there are sustainable integrated spatial plans for housing, infrastructure, employment and the environment at the towns, suburbs and rural areas.

Meaningful levels of developer contribution funding have been secured through CIL and s106 for a variety of different infrastructure types.

	<b>Received 2021/22</b>	<b>Spend 2021/22</b>
<b>Community Infrastructure Levy (CIL)</b>	£5,944,298	£981,050.90
<b>S106</b>	£10,764,750	£1,973,339

Prior to September 2019, these infrastructure types were set out published infrastructure lists (Regulation 123). National reforms to the planning system which came into effect on the 1st September 2019 have given Councils greater flexibility to spend CIL money on infrastructure.

Commensurate with development and infrastructure provision, legislation and National Policy also establishes that public authorities have a duty to have regard to conserving and improving biodiversity. This applies to all nature, and Dorset Council is committed to ensuring that rare and threatened habitats and species are protected. Careful stewardship of environmental assets will ensure that development is complementary to Dorset's unique natural environment and does not erode the qualities that make Dorset attractive in the first place. This is particularly important in the context of the Environment Bill which integrates the principle of biodiversity net gain alongside local nature recovery strategies and nature recovery networks into all aspects of development. Failure to support this could result in an embargo on development in some areas.

In recognition of this, a proportion of the CIL receipts, together with s106, where it is a site-specific prerequisite, are ringfenced for Poole Harbour Nitrogen enrichment mitigation, Poole Harbour Recreation impact mitigation, Dorset Heathland impact mitigation.

## Introduction

- 1.1 The Community Infrastructure Levy (CIL) regulations require all local planning authorities that issue a CIL liability notice or enter into section 106 planning obligations during a reporting year to publish an infrastructure funding statement (IFS) at least annually. The infrastructure funding statement should, as a minimum, include the information set out in Schedule 2 to the [Community Infrastructure Levy regulations 2010](#) (as inserted by the 2019 regulations).
- 1.2 This infrastructure funding statement gives policy makers and communities better insight into how developer contributions are supporting new development and local infrastructure.
- 1.3 Dorset Council is the charging authority for four adopted CIL charging schedules that have been implemented as follows:
  - East Dorset Area – 3<sup>rd</sup> January 2017
  - Purbeck Area – 5<sup>th</sup> June 2014
  - West Dorset – 18<sup>th</sup> July 2016
  - Weymouth & Portland – 18<sup>th</sup> July 2016
- 1.4 This statement provides information for Dorset Council for the financial year 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022.
- 1.5 The report is split into two parts. Part A covers Community Infrastructure Lev, part B covers planning obligations, commonly referred to as s106 agreements. Both parts report on the necessary information sought by government. Each element has an associated explanation which provides some context for the information shown. In time, the report will build a stronger narrative on trends and performance documented in previous statements.
- 1.6 Dorset Council published its first Infrastructure Funding Statement in December 2020. This year's report provides a further comprehensive and accurate account of performance against that baseline.

## Part A - Community Infrastructure Levy

- 2.1 Community Infrastructure Levy is a developer contribution tool used by Dorset Council to secure financial contributions from new development. Contributions through the tool are secured by charging schedules which apply non-negotiable rates by floorspace for specific development types. Income from this process is used to assist the delivery of infrastructure needed to support development.
- 2.2 CIL has been operating within parts of the Dorset Council area since 2014 and continues to operate on an area basis via the charging schedules established by the predecessor councils. The former North Dorset area is the only area currently not operating CIL, with developer contributions secured from s106 legal agreements instead. It is anticipated that the area charging schedules will be replaced by a single charging schedule covering the entire Dorset Council area alongside the emerging Dorset Council Local Plan.



MAP 1 – former administrative area boundaries within Dorset Council.

- 2.3 Regulations underpinning CIL require income to be split three ways.
1. Proportion to be retained by the collecting authority (Dorset Council)
  2. Proportion to be transferred to the town or parish where development takes place (15% or 25%) depending upon whether or not there is a Neighbourhood plan in place.
  3. Proportion to recover the cost of implementing and administering the Levy (up to 5%)
- 2.4 The proportion passed to town and parish councils increases to 25% where there is an adopted neighbourhood plan. A list of adopted or 'made' neighbourhood plans can be found on our website [Dorset Council Made Neighbourhood Plans - Dorset Council](#)

## CIL Levied 21/22

- 2.5 Dorset Council serves demand notices on each person liable to pay an amount of CIL in respect of a chargeable development. The notices set out the amount of CIL payable and the date that it must be paid by. Where instalments apply, the demand notice will set out the amount due in each instalment and the date it must be paid by. It is worth noting that not all development pays CIL, for example, affordable housing can be granted CIL relief. This being the case, to ensure the impact of the residents of these dwellings can be absorbed, they are effectively cross subsidised by developments which pay CIL.
- 2.6 The tables below set out the CIL values for each charging area. The value of demand notices issued in the reporting year is a 12% increase on the previous reporting year of 2020/21.

1a	the total value of CIL set out in all demand notices issued in the reported year;	Purbeck	£1,368,909
		East Dorset	£1,156,396
		West Dorset	£2,407,834
		Weymouth & Portland	£2,666,249
		<b>Total</b>	<b>£7,599,388</b>

## CIL Income 21/22

- 2.7 Invoices are sent after the demand notice is issued. Payments are made in accordance with instalment schedules which apply to each of the charging areas. For the highest value CIL liabilities, payment can be phased over several years to support cash flow and the delivery of development. Where CIL is due and not paid, Dorset Council can take a range of enforcement actions to recover the debt.
- 2.8 When CIL payment is received, the Council removes the CIL charge from the Land Charges Register where the payment is not subject to any relief or clawback period.
- 2.9 The value of CIL receipts for this reporting year is an 12% over the previous reporting year (2020/21).

1b	the total amount of CIL receipts for the reported year;	Purbeck	£662,512
		East Dorset	£1,298,787
		West Dorset	£2,969,767
		Weymouth & Portland	£1,013,232
		<b>Total</b>	<b>£5,944,298</b>

- 2.10 Infrastructure categories identified by the predecessor councils continued to be the focus for spending arrangements during this reporting year. The infrastructure categories were established through regulation 123 lists, a requirement by government to set out priorities for CIL spend. Regulation 123 was removed from the CIL regulations on the 1<sup>st</sup> September 2019 through government reforms to the planning system. Dorset Council agreed to honour the infrastructure categories set via these lists and ringfence CIL monies demanded (invoiced) up until that point and to limit the spend of CIL in the charging area from which it was collected. Alongside these categorised priorities are other commitments which are described in more detail below.
- 2.11 Dorset contains a high quality natural and built environment. A significant proportion of the area is AONB with much of the coastline being designated as Heritage Coast and UNESCO World Heritage site. There are similarly many international and locally important habitats and protected species.
- 2.12 In order to enhance and protect this environment, whilst still delivering sustainable development and minimising the impact of population growth and economic activity a proportion of CIL is prioritised and ‘top-sliced’ as particular prerequisites of development as without such mitigation development in these catchments would be undeliverable because of the impact on these protected environments.
- 2.13 A proportion of the CIL receipts, together with s106, where it is a site-specific prerequisite, are ringfenced for Poole Harbour nitrogen enrichment mitigation, Poole Harbour recreation impact mitigation, Dorset Heaths’ impact mitigation, Chesil and the Fleet recreational mitigation. CIL is also prioritised for NHS Health and Flood defence (Weymouth Town Centre), due to other existing policy commitments.
- 2.14 The table below shows the total value of CIL receipts before the reporting year of 2021/22, but which have not been allocated, i.e. receipts that have not been committed towards the predecessor council categories or the other commitments described in paragraph 2.4.

1c	the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;	£4,869,908
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- 2.15 The table below shows the total value of CIL receipts allocated before the reporting year of 2021/22. All CIL expenditure that concerns non habitat related activity is managed through Dorset Council’s approved governance arrangements.

1d	the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;	£2,911,689
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#### CIL balances held 21/22

2.16 The below shows the commitments including the reporting year. Section 2.8 provides a breakdown of this commitment.

1f	the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	<b>£4,040,276</b>
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2.17 The total allocated also includes some of the remaining CIL money collected prior to September 2019 which was ringfenced and has now been allocated to a specific project. The table below includes details of the habitat mitigation commitments explained in paragraph 2.4.

1h	in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	Weymouth Town Centre Flood Defence	£500,000
		NHS (West)	£132,885
		NHS (W&P)	£40,927
		NHS (Purbeck)	£30,825
		NHS (East)	£97,397
		Nitrate Mitigation (Purbeck)	£148,860
		Nitrate Mitigation (West)	£196,740
		Heathland Mitigation (East)	£192,017
		Heathland Mitigation (Purbeck)	£716,825
		Heathland Mitigation (West)	£29,955
		Poole Harbour Recreation (Purbeck)	£20,471
		Swanage Railway (Purbeck)	£485,903

		Culture, Leisure & Community	£50,000
		Flood Defence	£565,941
		Green Infrastructure & Recreation	£6,580
		Public Realm	£47,463
		Transport	£702,487
		Utilities	£70,000
		Waste Management	£5,000
		<b>Total allocated not spent</b>	<b>£4,040,276</b>

11	the total amount of—		
	i	CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	TBC
	ii	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	TBC
	iii	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£2,031 59(F) Warmwell Parish Meeting
	iv	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£1,067 59(F) Steeple with Tyneham Parish Meeting  59F £8,971 Wraxall Parish Meeting  £1,585 Warmwell Parish Meeting

			£1,572 Frome Vauchurch Parish Meeting
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#### CIL Governance

- 2.18 National planning guidance requires local authorities to spend the levy it retains on infrastructure needed to support the development of their areas and to decide what infrastructure is necessary. Without controls, it can take just a couple of major infrastructure projects such as flood defence or education provision to deplete the available funding. Conversely, too many infrastructure projects can undermine the ability to deliver strategic and meaningful infrastructure. Spending of CIL that is retained by Dorset Council therefore needs to be controlled for a number of reasons, namely that the right infrastructure is delivered in the right place at the right time.
- 2.19 On the [28<sup>th</sup> July 2020](#), Dorset Council approved governance arrangements that have enabled the spend of monies collected through Dorset Councils' four Community Infrastructure Levy (CIL) area charging schedules.
- 2.20 The first round of CIL spend took place in the autumn of 2020 with funding recommendations reported to Dorset Council Cabinet on the [19<sup>th</sup> January 2021](#). Members of Dorset Council resolved to agree approximately £3m of CIL funding commitments across 37 infrastructure projects within the Dorset Council area.
- 2.21 The governance arrangements as implemented saw a Dorset Council led approach to identify infrastructure projects in relation to available infrastructure categories. Service areas within Dorset Council were encouraged to engage with town and parish councils on prospective expressions of interest for CIL where necessary.
- 2.22 Scoring criteria to assess bids had been approved as part of the governance arrangements. The scoring criteria took into consideration many factors including the statutory functions of the council, timescales, the level of community engagement and match funding. Many of the projects submitted in round one demonstrated engagement with the community in some shape or form, for example, through the Local Transport Plan or through bespoke consultation arrangements.
- 2.23 Some of the infrastructure categories that were within scope for bids in round one contained pre-existing commitments with external stakeholders. Long-term infrastructure commitments include the delivery (in part) of Weymouth Town Centre strategic flood defences. Without this commitment to using CIL, there is the potential that restrictions would be placed on development in that area. Other infrastructure commitments in Dorset relate to habitat protection, (heathlands, nitrates and recreational pressures) with similar development conditions a possibility. During the monitoring year, these commitments have broadened to include healthcare infrastructure provided by the NHS.

2.24 A second opportunity to spend strategic CIL took place in the summer of 2022, albeit outside of this reporting year, and will be reported in detail in the next report. For further information on round 2 spend please visit our website.

#### Actual Expenditure 21/22

2.25 The introduction of governance arrangements in 2020 has enabled Dorset Council to make meaningful progress in spending CIL collected through the various charging schedules that have been operating since 2014.

2.26 In 2020/21, Dorset Council spent £682,327 of Community Infrastructure Levy funding on infrastructure to meet the needs of new development. In 2021/22, a greater number of individual projects have reached a stage to draw down CIL funding in the reporting year.

2.27 The value of CIL expenditure for this reporting year is £981,050.90. As project commitments become more established, the level of expenditure is expected to increase in future years.

1e	the total amount of CIL expenditure for the reported year;	£981,050.90
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2.28 Alongside projects identified through the CIL governance process, CIL supports the delivery of staff costs associated with the delivery of protected habitat mitigation. CIL also funds the delivery of the [Chesil & The Fleet Interim Strategy](#) approved by Dorset Council on the 28<sup>th</sup> July 2020. The strategy helps to mitigate the effects of recreational pressure on Chesil Beach and The Fleet Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site in recognition of its exceptional ecological importance.

1g	in relation to CIL expenditure for the reported year, summary details of—			
i	the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	Nitrate Mitigation (staff cost + land purchase at Briantpuddle)	-	£43,702
		Chesil & The Fleet Strategy	-	£191,673
		Poole Harbour Recreation Mitigation	-	£14,799.80
		Weymouth Strategic Flood Defences	-	£676.73
		BytheWay Field 5 year SANG Maintenance Contribution	CIL/GR1/002	£74,500

		Woolslope 5 year SANG Maintenance Contribution	CIL/GR1/003	£82,500
		South East Dorset Dockless Bike Sharing Scheme	CIL/GR1/007	£211,170.27
		GRCF Purbeck Heath	CIL/GR1/011	£56,720.87
		Purbeck sports centre equipment	CIL/GR1/012	£146,000
		Rodwell Trail bench replace	CIL/GR1/016	£1,925
		Rowell Trail signage	CIL/GR1/017	£745
		Weymouth S1/34 Surface	CIL/GR1/018	£5,420
		Weymouth Household Recycling Centre	CIL/GR1/025	£26,087.73
		Weymouth Train Station Lighting	CIL/GR1/026	£13,880
		Old Railway line shared route	CIL/GR1/036	£75,967
		Sherborne Recycling Centre	CIL/GR1/037	£2,854
		Dorchester Household Recycling Centre	CIL/GR1/038	£32,429.50
		<b>Total</b>		<b>£981,050.90</b>
	ii	the amount of CIL 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);		£0

Actual expenditure (narrative) 21/22

2.29 The following section provides details of some of the projects that have been funded by CIL during the reporting year. The examples help demonstrate the range in supporting infrastructure which has been enabled by developer contributions.

<i>Project Description</i>	<b>Purbeck Sports Centre equipment</b> – This project involved the replacement and enhancement of existing equipment to help sustain
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	gym facility for local community. The Sports Centre works in partnership with local health providers to run a successful exercise referral programme for the local community.
<i>Location</i>	Purbeck Sports Centre, Wareham
<i>Date Funded &amp; Amount</i>	£146,000



Above, pictures showing the newly installed gym equipment at Purbeck Sports Centre

<i>Project Description</i>	<b>Old Railway Line shared route between Toller Porcorum and Powerstock Common</b> – This project involved the enhancement of the ‘Old Railway Line’ between West Bay and Maiden Newton as a shared route for horse riders, cyclist and walkers of all ages and abilities. The project involved landscape reprofiling, surfacing, drainage, hedge establishment, inactive badger sett mitigation, fencing and gates.
<i>Location</i>	Land between Toller Porcorum and Powerstock Common.
<i>Date Funded &amp; Amount</i>	£75,967



Above, pictures showing the newly laid surface along the old railway line.

<i>Project Description</i>	<b>Dorchester Household Recycling Centre</b> – The project involved the Provision of a covered area for items intended for re-use and associated
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	office / welfare facility. The replacement facility provides access for wheelchair and limited mobility users.
<i>Location</i>	Dorchester, Household Recycling Centre
<i>Date Funded &amp; Amount</i>	<b>£32,429.50</b>



Above, picture showing the newly installed welfare facility at Louds Mill Household Recycling Facility.

<i>Project Description</i>	<p><b>Southeast Dorset Dockless Bike Sharing Scheme</b> – The scheme embraces Wimborne, Colehill, West Parley, West Moors, Ferndown and links up with the existing Bournemouth, Christchurch and Poole scheme.</p> <p>The scheme was part funded through Dorset’s Transforming Cities Fund programme which is aimed at reducing congestion, protecting the natural environment and encouraging healthy active travel across the region. The scheme was match funded with contributions from Dorset Council’s Community Infrastructure Levy.</p>
<i>Location</i>	South East Dorset, specifically Wimborne, Colehill, West Parley, West Moors, Ferndown
<i>Date Funded &amp; Amount</i>	<b>£211,170.27</b>



Above, pictures at the launch of the bike sharing scheme

Neighbourhood CIL 21/22

- 2.30 In accordance with CIL Regulation 59A, the council has a duty to pay a proportion of the relevant CIL receipts from chargeable development that occurs within the area administered by a Town or Parish Council. The amount paid is either 25% for councils with an adopted Neighbourhood Plan and 15% for those councils without an adopted plan. In accordance with CIL Regulation 59D, payments are made in April and October of each year to cover the receipts collected in the previous six months.
- 2.31 The Dorset Council website [dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk) provides details of the payments transferred to town and parish councils since implementation of the charging schedules. At the end of the monitoring year, this transfer has amounted to approximately £2.9m since CIL was introduced across the charging areas.
- 2.32 During this monitoring year, approximately £1m was transferred. The value of CIL transferred to town and parishes this reporting is an 67% increase on the previous reporting year (20/21). This increase may be attributed (in part) to the increase in made neighbourhood plans in CIL areas.
- 2.33 Government regulation places fewer restrictions on how town and parish councils can spend their share of CIL and officers work proactively to advise how this money can be spent. Town and parishes are required to report on the spend of CIL through their websites.

	the amount of CIL passed to—			
1i	i	any parish council under regulation 59A or 59B; and	Purbeck	£152,916
			East Dorset	£207,966
			West Dorset	£500,988

			Weymouth and Portland	£200,377
			<b>Total</b>	<b>£1,062,247</b>
	ii	any person under regulation 59(4)		£0

1j	summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—			
	i	the total CIL receipts that regulations 59E and 59F applied to;		£2,031 59 (F) Warmwell Parish Meeting
	ii	the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;		£0

1k	summary details of any notices served in accordance with regulation 59E, including—			
	i	the total value of CIL receipts requested from each parish council;		£0
	ii	any funds not yet recovered from each parish council at the end of the reported year;		£0

CIL Admin 21/22

2.34 Administrative expenses incurred during the monitoring year can be paid for by CIL if those expenses do not exceed 5% of the total CIL collected for that period.

2.35 Administrative costs for this financial year include the staffing costs of those officers employed by Dorset Council to manage the charging, calculation and collection of CIL.

1g	iii	the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;		£297,214.90 (5%)
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2.36 Question 2 below is concerned with Land payment. There have been no such payments in the reported year.

2a	CIL collected by an authority includes land payments made in respect of CIL charged by that authority;	£0
2b	CIL collected by way of a land payment has not been spent if at the end of the reported year—	
	i development (within the meaning in TCPA 1990) consistent with a relevant purpose has not commenced on the acquired land; or	£0
	ii the acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent;	£0
2c	CIL collected by an authority includes infrastructure payments made in respect of CIL charged by that authority;	£0
2d	CIL collected by way of an infrastructure payment has not been spent if at the end of the reported year the infrastructure to be provided has not been provided;	£0
2e	the value of acquired land is the value stated in the agreement made with the charging authority in respect of that land in accordance with regulation 73(6)(d);	£0
2f	the value of a part of acquired land must be determined by applying the formula in regulation 73(10) as if references to N in that provision were references to the area of the part of the acquired land whose value is being determined;	£0
2g	the value of an infrastructure payment is the CIL cash amount stated in the agreement made with the charging authority in respect of the infrastructure in accordance with regulation 73A(7)(e).	£0

## Part B - Planning Obligations (S106)

- 3.1 Under Section 106 of the Town and Country Planning Act 1990, as amended, contributions can be sought from developers towards the costs of providing community and social infrastructure where the need has arisen from the new development taking place. This funding is commonly known as a Section 106 contribution or planning obligation. This is separate and in addition to Community Infrastructure Levy (CIL). Land can also be dedicated for infrastructure/facilities via Section 106 together with commuted sums for ongoing long-term maintenance.
- 3.2 It is important to note that planning obligations should only be required for infrastructure where the infrastructure is necessary<sup>1</sup> as a consequence of the development and are a mechanism which makes a development proposal acceptable in planning terms, which would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. They may take the form of land, specific works, or financial contributions. These are secured through a legal agreement under the provisions of section 106 of the Act. The s106 Agreement will specify the purposes for which the contribution/land can be used.
- 3.3 Such funding normally only represents a proportion of the total cost of the infrastructure, therefore additional funding from other sources, for example Department for Transport (DfT), Department for Education (DfE), specific grants from Highways England, Network Rail may be required to deliver the infrastructure necessary.
- 3.4 The Localism Act 2011 provided greater flexibility for local authorities to pass on responsibility to deliver infrastructure to appropriate bodies. Consequently, some community infrastructure is delivered by, and is the responsibility of, town and parish councils or community organisations.
- 3.5 The following definitions are used in this document to reflect the various stages of Section 106 developer contributions:
- Completed – Contributions that have been agreed within a signed legal document, but which have not yet been received; in most of cases this is due to the trigger points within the agreement not yet being met
  - Received – Contributions received by Dorset Council
  - Allocated – Contributions that have been received by Dorset Council and allocated to specific projects
  - Spent – Contributions spent on infrastructure.

### S106 agreements signed 21/22

- 3.6 During the reported year 62 legal agreements were completed. 45 of these were new agreements, 17 were deeds of variation or supplemental. Most of these were Deeds of Variation on existing agreements or agreements which contained no new financial provisions. The value of the new agreements is £34.7m. This represents a 236% increase on the value in

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<sup>1</sup> (Regulation 122 Community Infrastructure Regulations 2010, as amended)

the previous reporting year (20/21). £23.8m of this is a direct result of planning permission secured for Gillingham Southern Extension, a major new development spanning three development sites which has capacity to deliver 1,800 new homes and supporting infrastructure.

3a	the total amount of money to be provided under any planning obligations which were entered into during the reported year;	<b>£34,724,211</b>
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#### S106 agreements received 21/22

3.7 Dorset Council received approximate £10.8m in s106 planning obligations during the reporting year. This is a £6m increase in the money received in the reporting year 2020/21 and is due in part to the increase in delivery of development sites the North Dorset area which are subject to legal agreement and not Community Infrastructure Levy.

3b	the total amount of money under any planning obligations which was received during the reported year;	<b>£10,764,750</b>
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3c	the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£0
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3.8 The number of school places provided through newly made agreements is dictated by the amount of development and its location. This reporting year represents a 94% increase in the number of affordable homes secured through legal agreement, due largely to the provision of affordable homes secured through the Gillingham Southern Extension (426).

3.9 Affordable housing is usually a percentage of a wider development, but there is an increasing trend for greater than policy requirement on some sites where central government funding is helping to boost the supply of affordable homes.

3d	summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	
	i in relation to affordable housing, the total number of units which will be provided;	837
	ii in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	945 of which 501 are primary places and 444 are secondary.

S106 actual expenditure (summary tables) 21/22

3.10 The total amount of money spent in the reporting year represents an 18% decrease on the total amount of money spent in 2020/21.

3f	the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£1,973,339
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3.11 The areas of greatest expenditure during the reporting year are affordable housing, community venues, transport and site-specific environmental mitigation at Wych Farm.

3h	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—		
	i the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	Affordable Housing	£378,650
		Allotments	£5,407
		Amenity Space	£119
		Community Venues	£494,103.98
		Footpath/Cycleway/Trailway	£59,759
		Greenspace	£13,765
		Heathland Mitigation	£145,930
		Landscape & Access Enhancement (Wych Farm)	£440,247.57
		Outdoor Recreation	£18,590.30
		Parks & Gardens	£3,702
		Play Areas	£47,601
		Public Open Space	£14,582.35
		Public Open Space Maintenance	£69,009
		Silverlake Conservation & Community Fund	£14,931.36
		Transport	£266,941
		<b>Total</b>	<b>£1,973,338.56</b>

	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);	£0
	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;	£0

S106 actual expenditure 21/22

3.12 A selection of those projects funded fully or partly funded through S106 contributions are shown below. These have been delivered by Dorset Council and/or other organisations

<i>Project Description</i>	<p><b>Holwell Affordable Housing</b> - This project involved the development of 14 affordable homes, 10 rented and 4 shared ownership on land adjacent to Holwell Nursery School. Planning application WD/D/15/002295 relates.</p> <p>This site was developed by Stonewater and Dorset Council used S106 funds to support this development and to ensure it was viable to deliver as a 100% affordable housing scheme.</p>
<i>Location</i>	Holwell
<i>Date Funded &amp; Amount</i>	<b>£75,000</b>



Above, pictures of the completed affordable homes in Holwell

<p><i>Project Description</i></p>	<p><b>Arts in Dorchester, Corn Exchange and Dorchester Thomas Hardy School</b> - Arts in Dorchester is a partnership project between Dorchester Arts, Dorchester Town Council and Thomas Hardy School. The Town Council and the School have worked together to upgrade and adapt their buildings to create venues from which Dorchester Arts offer a performing arts programme, supplemented at the Town Council's Municipal Buildings with a community venue and community participation programme.</p> <p>The project provides a long-term, sustainable future for arts delivery through a multi-venue approach, making significant improvements to two main community venue sites in Dorchester to address gaps in provision for both performances and community engagement. It creates new resources for the wider community, especially through the redevelopment of the Municipal Buildings, which compliments the reopening of Dorset Museum and the continuing growth of activity at Shire Hall.</p> <p>The project has been part-funded by developer contributions secured from the Poundbury development. £1 million was allocated for recreation purposes to the Arts in Dorchester programme with each element of the project awarded a 50% share. The funding has supported the delivery of new audio and visual equipment, raked audience seating and new backstage facilities.</p>
<p><i>Location</i></p>	<p>Dorchester Corn Exchange and Dorchester Thomas Hardy School</p>
<p><i>Date Funded &amp; Amount</i></p>	<p><b>£468,439.98 (drawdown in-year of £1m commitment)</b></p>



Above, pictures of the completed new theatre facilities (Corn Exchange, left, Thomas Hardy, right)

<p><i>Project Description</i></p>	<p><b>Leigh Road Transforming Cities Fund</b> – This transport project provides a traffic free cycle route along Leigh Road and Wimborne Road West. The project is largely funded by the Transforming Cities Fund (TCF) which aims to reduce the impacts of congestion, improve journey time reliability, improve air quality and enable the promotion of sustainable modes. The cycleway is part of the TCF S5 connectivity corridor and stretches for approximately 2.2km.</p>
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<i>Location</i>	Leigh Road, Wimborne
<i>Date Funded &amp; Amount</i>	<b>£180,000</b>



Above, image of the Leigh Road cycleway

S106 balances held 21/22

3.13 The total amount of money allocated but not spent for the monitoring year 2021/22 is £38.3m. This is a £9m increase on the value reported for 2020/21.

3e	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£38,154,006
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### Planned Expenditure

3.14 S106 infrastructure is invariably identified in the specific agreements, in accordance with Regulation 122 of the Community Infrastructure Regulations. Any contributions collected are deemed allocated and contribute towards identified infrastructure. There are many situations where the s106 funding is merely a contribution towards the delivery of infrastructure improvements, and it is frequently combined with other funding, for example, central government or grant funding to make the contributions go further. Where there is greater discretion to spend, s106 funding can be pooled over time to provide Dorset Council with more meaningful sums of money.

3.15 Table 3g indicates the infrastructure types for which s106s are sought, and the cumulative values across the Dorset area.

3g	in relation to money (received under planning obligations) which was	Affordable Housing	£2,121,768
		Allotments	£42,476

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;	Amenity Space	£99,439
	Car Parking	£30,811
	Coast Protection	£480,775
	Community Facilities	£2,324,366
	Education – schools	
	East	£6,481,049
	West	£4,261,270
	W&P	£1,873,233
	North	£5,745,718
	Flood Defence	£190,045
	Footpath /Cycleway /Trailway Enhancement	£400,786
	Footpaths	£244,489
	Greenspace	£342,192
	Healthcare	£386,008
	Heathland Mitigation	£885,374
	Highways Enhancement	£200,703
	Landscape & Access Enhancement (Wych Farm)	£1,112,066
	Libraries	£215,896
	Local Equipped Areas of Play	£325,437
	Maintenance other	£648,951
	Market Features	£445
	Museums	£172,080
	Parks and Gardens	£346,549
	Play Areas	£649,453
	Public Open Space	£602,472
	Recreation	£1,008,719
Silverlake Conservation & Community Fund	£19,989	
Town Centre Enhancements	£194,847	

		Transport	£6,609,673
		Waste Collection	£50,252
		Waste Disposal	£37,084
		Wetlands Maintenance	£12,697
		<b>Total</b>	

3.16 Many developments include maintenance contributions secured through the s106 agreement to ensure appropriate longer-term management, sometimes up to 80 years, of particular public open spaces / Suitable Alternative Natural Greenspaces (SANGS) and landscape features – e.g., trees. The information below identifies such reserves associated with particular funds.

3i	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.	57 High St Open Space	£1,125
		Biodiversity Compensation Reserve	£417,180
		Black Lane Blandford tree management	£83,878
		Brewery Square, Dorchester	£13,280
		Glassblower Open Space	£3,315
		Heathland Management	£33,243
		Holmwood House Ferndown SANG	£1,188,378
		Holmwood Park Ferndown LEAP	£57,000
		Jellyfields Bridport	£15,231
		Lower Road Stalbridge	£790
		Meles Mead and Wildlife corridor Maintenance	£481,685
		North Verwood SANG Mtce	£4,930
		North Wimborne Open Space	£156,251
		North Wimborne Play Areas	£98,000
		North Wimborne SANG Maintenance	£315,875
		Parmiter Drive Wimborne SANG	£79,966
Parmiter Green Corridor Wimborne	£20,368		
Play Area Wareham	£19,980		
Poor Common Trees Ferndown	£186,070		

		Ridge & Bank Farm Chickerell	£20,530
		Stapehill Abbey Ferndown SANG	£6,000

For further information about information in this report and for general enquiries regarding CIL or developer contributions, please contact [CIL@dorsetcouncil.gov.uk](mailto:CIL@dorsetcouncil.gov.uk) or phone 01929 557217.

Visit our webpages <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/community-infrastructure-levy/community-infrastructure-levy>