



**Dorset**  
Council

# Infrastructure Funding Statement

Monitoring Year 2022/2023

Published December 2023

## Contents

Executive Summary.....	2
Introduction .....	3
Part A - Community Infrastructure Levy .....	4
CIL Levied 22/23.....	5
CIL Income 22/23 .....	5
CIL Governance .....	8
Actual Expenditure 22/23 .....	9
Actual expenditure (narrative) 22/23 .....	11
Neighbourhood CIL 22/23.....	12
CIL Admin 22/23.....	14
Part B - Planning Obligations (S106) .....	16
S106 agreements signed 22/23 .....	16
S106 agreements received 22/23 .....	17
S106 actual expenditure (summary tables) 22/23.....	18
S106 actual expenditure 22/23.....	19
S106 balances held 22/23 .....	23
Planned Expenditure.....	24

## 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 2022/23</b>	<b>Spend 2022/23</b>
<b>Community Infrastructure Levy (CIL)</b>	£5,566,613.28	£769,316.44
<b>S106</b>	£8,649,930.05	£3,249,645.87

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 of 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 pre-requisite, 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 2022 to 31<sup>st</sup> March 2023**.
- 1.5 The report is split into two parts. Part A covers Community Infrastructure Levy, 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 22/23

- 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 31% decrease on the previous reporting year of 2021/22. There are likely to be variations in the value of demand notices issued annually as they are issued when a development commences and the number of starts on site will vary year on year.
- 2.7 West Dorset and Weymouth & Portland have seen a lower total value of demand notices issued in the reporting year. This is mostly because both areas saw large sites with sizable CIL charges start on-site during the previous reporting year. In Weymouth, a development with 215 dwellings on the field South of Nottingham Lane commenced and had a CIL demand notice valuing £1.8m. The Charminster Farm site for 82 dwellings in West Dorset also commenced the previous reporting year with a CIL demand notice valuing £1m. In contrast, there were no sites of this size commencing in either charging area this reporting year.

1a	the total value of CIL set out in all demand notices issued in the reported year;	Purbeck	£1,875,627.90
		East Dorset	£1,421,959.28
		West Dorset	£510,398.43
		Weymouth & Portland	£1,431,743.99
		<b>Total</b>	<b>£5,239,729.60</b>

## CIL Income 22/23

- 2.8 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 liability.
- 2.9 When CIL payment is received, the Council removes the CIL charge from the Land Charges Register, unless the payment subject to any relief or clawback period.
- 2.10 The value of CIL receipts for this reporting year is 6% down on the previous reporting year (2021/22). Although the general trend in 2022/23 has seen slightly lower CIL receipts across

most areas, Purbeck has received more than double the amount of CIL receipts. There were more CIL payments in the year for Purbeck generally, and two large sites commenced at the Former St Mary’s School and the Purbeck Centre (Former Grammar School). The CIL payments on these two sites made up over 52% of the total receipts for Purbeck.

1b	the total amount of CIL receipts for the reported year;	Purbeck	£1,620,082.15
		East Dorset	£1,479,978.23
		West Dorset	£1,362,035.09
		Weymouth & Portland	£1,104,517.81
		<b>Total</b>	<b>£5,566,613.28</b>

- 2.11 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.
- 2.12 Dorset contains a high quality natural and built environment. A significant proportion of the area is National Landscape (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.
- 2.13 In order to enhance and protect this environment, a proportion of CIL is prioritised and ‘top-sliced’ as particular prerequisites of development. Without such mitigation, development in these catchments would be undeliverable because of the impact on these protected environments.
- 2.14 Important habitats include Poole Harbour (nitrogen enrichment mitigation and recreation impact mitigation), Dorset Heaths’ recreational impact mitigation (and air quality), 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.
- 2.15 The table below shows the total value of CIL receipts collected before the reporting year of 2022/23, but which have not been allocated.

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;	<b>£8,362,081.00</b>
----	---	----------------------

2.16 The table below shows the total value of CIL receipts which have been allocated in 2022/23 from CIL receipts collected in previous reporting years. 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;	<b>£1,527,753.92</b>
----	--	----------------------

#### CIL balances held 22/23

2.17 The below shows the commitments including the reporting year. Section 2.18 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>£5,568,029.96</b>
----	--	----------------------

2.18 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 2.14.

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	£1,000,000
		SEND Provision (education)	£1,026,221.22
		NHS (West)	£265,652.60
		NHS (W&P)	£73,312.42
		NHS (Purbeck)	£37,607.52
		NHS (East)	£58,300.02
		Nitrate Mitigation (Purbeck)	£61,000
		Nitrate Mitigation (West)	£1,000,000
		Heathland Mitigation (East)	£8,825.00
		Heathland Mitigation (Purbeck)	£1,118,167.95
		Poole Harbour Recreation (Purbeck)	£15,634.40
		Swanage Railway (Purbeck)	£289,974.88
		Culture, Leisure & Community	£218,812.88
		Flood Defence	£484,905.15
		Green Infrastructure & Recreation	£55,828.08
		Public Realm	£49,713.76
Emergency Services	£435.60		
Healthcare	£21,343.04		
Transport	£632,917.84		



	Utilities	£70,000
	Waste Management	£18,377.60
	<b>Total allocated not spent</b>	<b>£5,568,029.96</b>

2.19 The total value of CIL receipts Dorset Council currently retains for money collected prior to the reporting year totals £13.7m and from money collected in the reporting year is £5.5m. However, a large proportion of this is allocated or ringfenced for future expenditure. In relation to CIL regulations 59F where there is no appropriate local council to pass the neighbourhood proportion onto, the Council retains approx. £15k.

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;	£5,566,613.28
	ii	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£13,714,072.40
	iii	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£0
	iv	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	Reg 59F – £15,226 total Breakdown: £1,067 Steeple with Tyneham Parish Meeting £8,971 Wraxall Parish Meeting £3,616 Warmwell Parish Meeting £1,572 Frome Vauchurch Parish Meeting

#### CIL Governance

2.20 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.

- 2.21 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.
- 2.22 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.
- 2.23 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.
- 2.24 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.
- 2.25 A second opportunity to spend strategic CIL took place in the summer of 2022, with a call for expressions of interest and assessment culminating in a report to [Dorset Council Cabinet in September 2022](#). 34 expressions of interest were received through the second-round process with 17 approved, 15 refused and 2 expressions of interest recommended for funding through alternative developer contribution sources. Successful expressions of interest amounted to a value of approximately £1.4m.

[Actual Expenditure 22/23](#)

- 2.26 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.
- 2.27 In 2021/22, Dorset Council spent £981,050.90 of Community Infrastructure Levy funding on infrastructure to meet the needs of new development.
- 2.28 In 2022/23, the value of CIL expenditure for this reporting year is £769,316.44. 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;	<b>£769,316.44</b>
----	--	--------------------

2.29 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;	ANPR Cameras	CIL/GR2/023	£47,564.40
		Bridport Gateway	CIL/GR1/035	£36,628
		Chesil & The Fleet Strategy	-	£187,993.15
		Dorset Police Community Vehicle	CIL/GR2/	£49,486.00
		Footpath S2_26	CIL/GR2/007	£4,212.00
		Lyme Regis Environmental Improvement Scheme Phase 5	CIL/GR1/040	£80,686.08
		NHS	-	£236,569
		Nitrate Mitigation (funding of mitigation coordinator)	-	£11,068
		Nunnery Mead – Wetland Feasibility Study	-	£1,000
		Poole Harbour Recreation Mitigation	-	£16,301
		Purbeck Heaths Visitor Management Project	CIL/GR1/011	£4,620
		Purbeck Visitor Network Project	CIL/GR1/010	£17,467
		SE Dorset Dockless Bike	-	£28,829.73
		Slop Bog Emergency Access	CIL/GR1/004	£34,175
	Vehicle Charging Points	CIL/GR1/005	£4,505	

		Westwey Road Bus Shelter	-	£741.44
		Weymouth Station Gateway	-	£7,120
		Weymouth Strategic Flood Defences	-	£349.65
		<b>Total</b>		<b>£769,316.44</b>
	ii	Amount of CIL spent on repaying borrowed money including interest.		£0

#### Actual expenditure (narrative) 22/23

2.30 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.

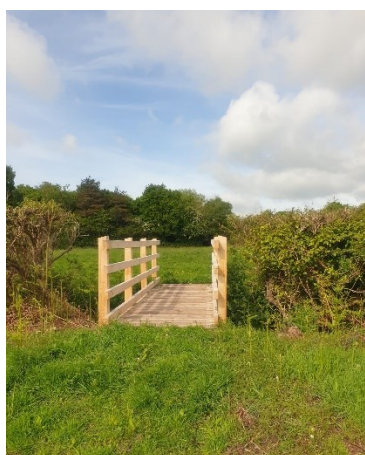
<b>Project Description</b>	<b>Purbeck Heaths Visitor Management Project</b> – This project has delivered infrastructure to help control parking relating to the Purbeck Heaths. The project has involved the reinstating of bank and ditching and the creation of pull-in areas to reduce the negative effect of increasing visitor numbers.
<b>Location</b>	Sites across the Purbeck area
<b>Date Funded &amp; Amount</b>	£17,467 (in-year)



← → Before (left) and after (right) images of new parking pull-in areas.



<b>Project Description</b>	<b>Purbeck Visitor Network Project</b> – to create a network of new paths linking Suitable Alternative Natural Greenspaces (SANGs) to other resilient areas, to create a choice of longer and additional attractive routes.
<b>Location</b>	Purbeck Bog Lane SANG access, Purbeck Park, Corfe Ridge and Wash Pong SANG
<b>Date Funded &amp; Amount</b>	£4,620 (in year)



← Examples of new waymarking post and footbridges to support visitor access.

### Neighbourhood CIL 22/23

2.31 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.

- 2.32 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 £3.9m since CIL was introduced across the charging areas.
- 2.33 During this monitoring year £875,172.77 was transferred. The value of CIL transferred to town and parishes this reporting year is an 17% decrease on the previous reporting year (21/22).
- 2.34 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.

1i	the amount of CIL passed to—			
	i	any parish council under regulation 59A or 59B; and	Purbeck	£227,601.89
			East Dorset	£213,234.74
			West Dorset	£214,359.53
			Weymouth and Portland	£219,976.61
			<b>Total</b>	<b>£875,172.77</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;	£0
	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 22/23

2.35 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.

2.36 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;	£278,330.66 (5%)
----	-----	---	------------------

2.37 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 22/23

- 3.6 During the reported year 78 legal agreements were completed. 52 of these were new agreements, 26 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 £5.4m. This represents a decrease of over 600% on the

---

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

value in the previous reporting year (21/22). This is partly due to a very large value S106 for Gillingham Southern Extension of £23.8m completed the previous year which inflated the average annual value of completed S106 agreements.

3a	the total amount of money to be provided under any planning obligations which were entered into during the reported year;	<b>£5,388,204</b>
----	---	-------------------

S106 agreements received 22/23

3.7 Dorset Council received approximate £8.65m in s106 planning obligations during the reporting year. This is a 20% decrease in the money received in the previous reporting year 2021/22. The previous reporting year included substantial education related payments from development sites in Blandford and Wimborne. The 2022/23 total contained fewer substantial payments.

3b	the total amount of money under any planning obligations which was received during the reported year;	<b>£8,649,930.05</b>
----	---	----------------------

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
----	---	----

3.8 The number of school places provided through newly made agreements is dictated by the amount of development and its location.

3.9 This reporting year there has been a large decrease in the number of affordable homes secured through legal agreements. Generally, there have been fewer S106 agreements completed on larger sites and as result less affordable houses secured. The large number of affordable homes secured through the Gillingham Southern Extension (426) last year also inflated the figures in 2021/22.

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;	127
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;	123 of which are 62 primary places

			and 61 are secondary.
--	--	--	-----------------------

S106 actual expenditure (summary tables) 22/23

3.10 The total amount of money spent in the reporting year represents an 65% increase on the total amount of money spent in 2021/22. This is due to the delivery of a number of highway improvement schemes including:

- Various pedestrian and cycleway schemes in Wimborne, Ferndown and Longham (Transforming Cities Fund)
- Dorchester Road/Mercery Road junction enhancements, Weymouth.
- Marston Road, Newell, Back Lane junction improvements, Sherborne.

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);	<b>£3,249,645.87</b>
----	--	----------------------

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	£232,250
		Allotments	£2,375
		Amenity Space	£12.26
		Chesil & The Fleet	£3,679.85
		Coast Protection	£125,575.02
		Community Venues	£356,169.06
		Greenspace (SANG)	£80,851.35
		Heathland Mitigation	£502,290.09
		Highways Enhancement (including footpaths and cycleways)	£1,053,488.30
		Infrastructure Maintenance	£7,413.29
		Museums	£52,400
		Parks, Gardens, Outdoor Sport	£15,316.28

		North Dorset Trailway	£40.50
		Play	£1,293.05
		Pre-school	£3,009.80
		Public Open Space	£124,922.70
		Recreation	£101,531.80
		Rights of Way	£611.42
		Transport	£432,680.26
		Silverlake Conservation & Community Fund	£18,832.10
		Wytch Farm Landscape & Access Enhancement	£134,903.74
		<b>Total</b>	<b>£3,249,645.87</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 22/23

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.

<b>Project Description</b>	<b>Milborne St Andrew Village Hall Solar Panels</b> – The Village Hall sought s106 funds collected by Dorset Council from the Huntley Down development which were collected specifically for Community Leisure and Indoor Sport Facility use. Funds were requested by the Village Hall to instal solar panels and battery storage to improve running costs for the facility. The Village Hall estimated a saving between £1,500 and £2,000 per annum on energy bills with the installation. This measure helps organisations reduce the costs which are often passed on to users.
<b>Location</b>	Milborne St Andrew Village Hall
<b>Date Funded &amp; Amount</b>	March 2023 - £15,600



←↑ Pictures of solar panel installation at Milborne St Andrew Village Hall. Picture (left) solar panels, picture (right) battery storage.

<b>Project Description</b>	<b>Milborne St Andrew Petanque Court</b> - The Village Hall sought s106 funds collected by Dorset Council from the Huntley Down development which were collected specifically for Community Leisure and Indoor Sport Facility use. The court sits on land adjacent to the Village Hall and measures 12m x 4m. The court provides a low maintenance multi-generational recreation facility and had been identified through local consultation.
<b>Location</b>	Milborne St Andrew Village Hall
<b>Date Funded &amp; Amount</b>	£10,084



← Picture of pétanque court installed adjacent to the village hall in background.

<p><b>Project Description</b></p>	<p><b>Martson Road, Newell, Back Lane Cycleway Improvements –</b> Contributions for this highway improvement were secured from the Barton Farm development in Sherborne. The scheme had 3 aims:</p> <ol style="list-style-type: none"> <li>1. Increase capacity at the junction and reduce westbound queuing traffic by adding a right turn lane for drivers wanting to go up Marston Road.</li> <li>2. Provide better cycling facilities and crossings to make it easier for National Cycle Network 26 users to negotiate the Kit Hill Junction to access the town centre via Newell, Back Lane and Cornhill</li> <li>3. To discourage drivers from using Westbury, Acreman Street and Cornhill as a short-cut.</li> </ol> <p>Construction work started in earnest on 25th July 2022 but there were delays to the construction programme. The project was substantially completed in April 2023.</p>
<p><b>Location</b></p>	<p>Sherborne</p>
<p><b>Date Funded &amp; Amount</b></p>	<p>The overall project cost was approximately £630,000. £178,055.63 was secured from s106 with the remainder met from Dorset Council corporate and Local Transport Plan funding.</p>



← Picture of highway improvements at the junction of Back Lane and Newell

<b>Project Description</b>	<b>Bridport Youth and Community Centre Accessible Toilet –</b> Installation of an accessible toilet to support the community kitchen.
<b>Location</b>	Bridport Youth and Community Centre
<b>Date Funded &amp; Amount</b>	November 2022 - £5,000.91



<b>Project Description</b>	<p><b>Shaftesbury St James’ Play Area –</b> the project involved making significant improvements to the landscaping through the installation of bespoke natural play equipment. The existing equipment was in poor condition and in need of urgent replacement and revitalisation.</p> <p>The improvements were designed with public engagement and input through a series of pop-up events and informal meetings.</p> <p>The total project cost was approximately £200,000 with Shaftesbury Town Council meeting the funding shortfall. The s106 contribution was sourced from development at Coppice</p>
----------------------------	--

	Street which was specifically for open space enhancements in Shaftesbury.
<b>Location</b>	The Slopes, Shaftesbury
<b>Date Funded &amp; Amount</b>	January 2023 - £41,751.88



← Picture of the newly installed natural play equipment and landscaping at The Slopes, Shaftesbury

<b>Project Description</b>	<b>Stalbridge Village Hall Extension</b> – the project provides additional storage space to enable the safe storage of equipment to enable the main hall to accommodate increasing demand from new users. The additional space enables the hall to cater for functions and events such as weddings, dinners and charity events.
<b>Location</b>	Stalbridge
<b>Date Funded &amp; Amount</b>	£73,166.40



↑ Pictures of the Stalbridge Village Hall extension in use to store equipment, freeing up space within the main hall for events and activities.



## S106 balances held 22/23

- 3.13 The total amount of money allocated but not spent for the monitoring year 2022/23 is £45.9m. This is a 20% increase on the value reported for 2021/22. This increase stems from s106 contributions paid through major development sites where CIL is not chargeable. Dorset Council has collected large sums of S106 money which are allocated towards identified infrastructure and allows for meaningful infrastructure provision to be delivered. Work is continuing to ensure that detailed project work is completed to allow these S106 monies to be spent as effectively as possible.

3e	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	<b>£45,903,184.16</b>
----	--	-----------------------

## 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. This is often the case in the delivery of schools and road infrastructure which often require long lead-in time to get things off the ground and may be waiting on further contributions being paid from pipeline development and/or central government or grant funding.
- 3.15 Where there is greater discretion to spend, s106 funding can be pooled over time to provide Dorset Council with more meaningful spending power helping to make the contributions go further.
- 3.16 Table 3g details the infrastructure types commonly found in s106 agreements and the cumulative totals by category across the Dorset Council area.

3g	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;	Affordable Housing	£2,834,350.24
		Allotments	£147,006.53
		Amenity Space	£96,911.81
		Biodiversity Appraisal & Ecology	£1,651.62
		Biodiversity Compensation	£587,086.48
		Car Parking	£14,603.73
		Cemetery	£50,236.08
		Chesil & The Fleet	£10,169.70
		Coast Protection	£363,369.37
		Community Venues	£3,125,927.71
		Education	£22,830,968.51
		Flood Defence	£168,633.45
		Greenspace SANG	£333,667.41
Healthcare	£406,443.49		

	Heathland Mitigation	£355,510.14
	Heathland Strategic Access Management and Monitoring	£381,676.49
	Highways Enhancements (inc footpaths/cycleways)	£5,092,549.37
	Infrastructure Maintenance	£1,841,203.25
	Libraries	£281,557.27
	Museums	£141,502.00
	North Dorset Trailway	£251,566.92
	Parks, Gardens, Outdoor Sports	£912,419.71
	Play	£1,563,361.29
	Poole Harbour Nutrient Management	£22,679.55
	Pre-school	£72,178.57
	Public Open Space	£113,667.31
	Recreation	£742,866.45
	Rights of Way	£57,163.45
	Silverlake Conservation & Community Fund	£11,413.96
	Town Centre Enhancement	£199,327.45
	Transport	£1,773,068.20
	Waste Collection	£57,441.69
	Waste Disposal	£48,430.54
	Wetlands Maintenance	£12,937.35
	Wytch Farm Landscape & Access Enhancement	£999,637.07
	<b>Total</b>	<b>£45,903,184.16</b>

3.17 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.

<b>3i</b>	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	Black Lane Blandford, tree management	£85,807.40
		Brewery Square, Dorchester	£10,624.00
		ByTheWay SANG Maintenance, Wimborne	£69,042.00
		Glassblower Open Space	£3,315.00
		Heathland Management	£21,076.39
		Holmwood House SANG Maintenance	£1,198,445.91
		Holmwood Park LEAP Playpark	£58,311.00
		Jellyfields Bridport	£15,581.43
		Lower Road Stalbridge	£790.00
		Meles Mead and Wildlife corridor Maintenance	£485,190.38

identify separately the total amount of commuted sums held.	NET Compensation Reserve	£333,400.14
	North Wimborne Open Space	£159,845.55
	North Wimborne Play Areas	£100,254.00
	North Wimborne SANG Maintenance	£296,879.92
	Parmiter Drive Wimborne SANG	£67,770.97
	Parmiter Green Corridor Wimborne	£20,836.57
	Play Area Wareham	£18,879.69
	Poor Common Trees Ferndown	£194,432.54
	Ridge & Bank Farm, Chickerell	£20,530.00
	Stapehill Abbey Ferndown SANG	£6,000.00
	Woolslope SANG Maintenance	£81,595.00
	57 High St Open Space	£1,125.00
	<b>Total</b>	<b>£3,249,732.89</b>

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 557218.

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