



# Infrastructure Funding Statement (IFS) Report

Erewash Borough Council

December 2024

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# **1. Introduction**

## **1.1 Requirements**

The Community Infrastructure Levy (CIL) regulations require all local planning authorities that issue a CIL liability notice or enter into section 106 planning (S106) obligations during a reporting year to publish an Infrastructure Funding Statement (IFS) at least annually.<sup>1</sup>

Erewash Borough Council currently has no plans to introduce a CIL however developer contributions are received via S106 and this document describes these contributions and how they are used.

Planning obligations under S106 of the Town and Country Planning Act (1990), often referred to as S106 agreements, are legally binding documents which ensure proposed developments are acceptable in a planning context.<sup>2</sup> This includes not only the physical infrastructure such as roads and utilities that enable development to proceed, but also the community facilities and environmental improvements which will ensure occupiers of those developments have adequate access to services such as education and leisure activities, helping to play an important role in enhancing their quality of life and building sustainable communities.

S106 agreements relate to the impact of a development on a site-specific basis and can be used to:

- Secure monies to pay the Local Planning Authority on specified dates for identified purposes.
- Restrict land use/development in any specified way.
- Specify operations and activities.

Financial obligations can, amongst other things, include contributions towards affordable housing, open space, public realm improvements and provision of forms of sustainable transport. All obligations can be subject to planning conditions and can determine the timing of specific obligations. For example, the local planning authority can set triggers for when obligations are expected, such as a payment for education facilities being required upon completion of the 100<sup>th</sup> dwelling on a housing development site. S106 agreements are enforceable and failure to comply can result in the local planning authority taking action to recover obligations.

## **1.2 Background applicable for Erewash Borough Council**

In 2015, the Borough Council adopted a Developer Contributions Supplementary Planning Document (SPD). The SPD identifies the infrastructure needs of the Borough and assesses the viability of new housing developments, setting out what is expected from eligible schemes to meet those needs. It provides further detail of what development is expected to contribute towards. The SPD is a material consideration

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<sup>1</sup> [Infrastructure Funding Statements | Local Government Association](#)

<sup>2</sup> [Planning obligations - GOV.UK](#)

when assessing planning applications. The document conforms to the Erewash Core Strategy, adopted in 2014<sup>3</sup>, and is underpinned by various policies including Policy 19: Developer Contributions and supporting policies such as Policy 8 – Housing Size, Mix and Choice in relation to affordable housing and Policy 15 – Transport Infrastructure Priorities in relation to sustainable transport.

The SPD identifies Erewash’s critical infrastructure requirements which include producing an Ilkeston Travel Plan, enhancing cycling and walking networks, improvements to bus services, increasing school places in Ilkeston, town centre improvements and creating and improving areas of open space. The expected S106 contributions arising from a development vary on a site-by-site basis and depend on components such as viability (taking account of market conditions), location and size of development.

### **1.3 Report content**

This IFS shows the status of S106 contributions up to 30th November relating to current and historic S106 agreements since January 2020.

This document provides the following information:

- A list of S106 agreements
- The type of contributions relating to each S106 agreement
- The value of contributions relating to each S106 agreement
- The status of contributions

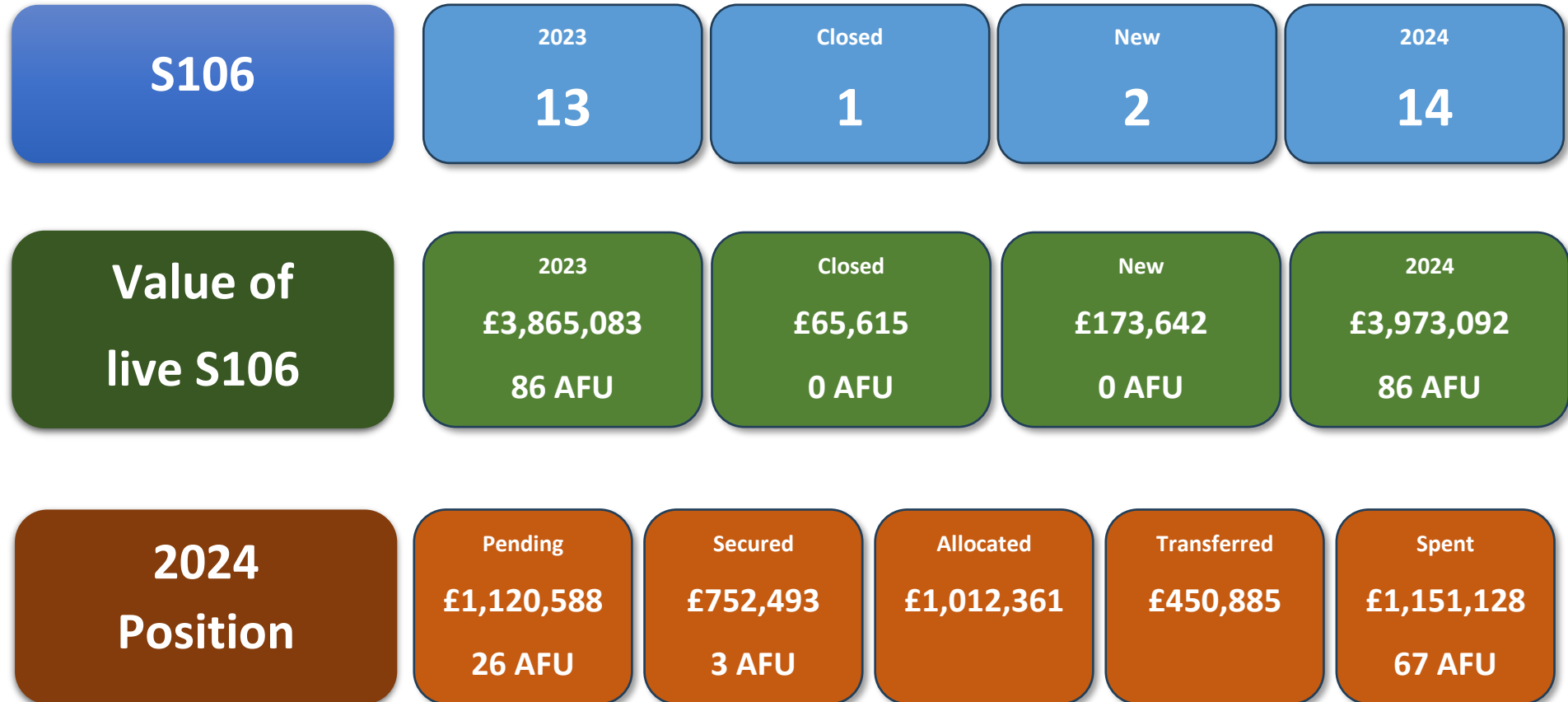
In addition to this document 3 additional data files are provided<sup>4</sup>

- CSV 1: Developer Agreements. Shows agreements entered since 2020
- CSV 2: Developer Contributions. Shows the types and value of agreed contributions
- CSV 3: Transactions. Shows the status of contributions

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<sup>4</sup> [Publish your developer contributions data - GOV.UK](#)

## Summary



NOTE: Spent includes completed S106. All other entries are for Active S106 only  
AFU = Affordable Housing Units



# IFS Reporting

## Section 1: Live S106 Agreements

agreement	Site	signed
0716/0012/DA	Quarry Hill Road, Elkas Rise, Ilkeston	2015
1014/0006/DA	The Commercial Inn, 22 Awsworth Road, Ilkeston	2015
0115/0018/DA	Hallam Mills, Little Hallam Lane, Ilkeston	2016
0117/0021/DA	Former Concord Public House, 8 Green Lane, Ilkeston	2017
0516/0017/DA	Land at Field Road, Ilkeston (Morrisons site)	2017
0919/0062/DA	land at the allotments, Devon Street, Ilkeston	2017
1118/0006/DA	101 Poplar Inn Ilkeston	2019
0819/0012/DA	Land at Parklands Conexion, Stanhope Street, Long Eaton	2020
0920/0050/DA	Welbeck House etc, Bridge Street/ Gas Street, Sandiacre	2022
1021/0018/DA	111 Longmoor Lane, Sandiacre	2022
1221/0002/DA	New Stanton Park, Lows Lane, Stanton By Dale	2022
0120/0049/DA	Land at Oakleys Mills, Oakleys Road, Long Eaton	2023
1117/0036/DA	"Land North And East of", 31-33 Main Street, Stanton By Dale, Derbyshire	2024
1122/0021/DA	"Boden House", 3 West Gate, Long Eaton, Derbyshire	2024

## Section 2: Closed S106 Agreements

Closed 2024

agreement	Site	Signed
0514/0037/DA	Gardner Aerospace Advanced Industries Ltd, Cotmanhay Road, Ilkeston	2014

Closed previously

agreement	Site	Signed
0216/0012/DA	Stanton Vale School (Former), Lower Stanton Road, Ilkeston	2014
0315/0034/DA	Units 4 & 5 Eaton Court, High Street, Long Eaton	2015
0402/0083/DA	Land at Victoria Mill, Draycott	2015
0417/0027/DA	9 Broad Street, Long Eaton	2018
0512/0002/DA	"Derby College" Field Road, Ilkeston	2013
0515/0017/DA	land at former SE Derbyshire College, Cavendish Road, Ilkeston	2015

### Section 3: Unilateral Undertaking

Unilateral Undertaking are forms of legal planning agreements which are only entered into by the landowner and the Council are not party to such agreements. ERE/1118/0006 has been included in this table because it includes the collection of funding for an Infant School in Erewash.

The information presented in this table does not feature in any other data and graphics shown in this report or the accompanying CSV files.

Planning Reference	Site Address	Description of Unilateral Undertaking
ERE/0420/0042	Former Nylatex Works, Fields Farm Road, Long Eaton, Derbyshire	£28,000 - to be paid to the Council prior to the commencement of the development. To be used towards the removal of lesser bulrush, rigid hornwort and common reed within the ponds at Forbes Hole Nature Reserve to ensure coverage of no more than 20% and the resurfacing of the car park and paths within the nature reserve.
ERE/0919/0013	Maywood Golf Club, Rushy Lane, Sandiacre	The owner covenants with the Council that the owners will not apply for golf course related development in respect of the property.
Not applicable	Bennerley Avenue, Ilkeston	£40,000 - Sports Contribution: Payable to the Enforcing Authority for the improvements of sports facilities at Abbotsford, Ilkeston.
ERE/0621/0075	Boys Wood Farm, Ockbrook	The previous application ERE/0919/0049 approved for the construction of an agricultural workers bungalow shall be withdrawn and will be revoked upon the grant of planning approval for its relocation on site.
ERE/0718/0004	Land At Sure Start, Beauvale Drive, Ilkeston	£6,000 towards the cost of enhancements to open space.
ERE/0321/0103	Land North West of Winster Building, Manners Avenue, Ilkeston	£32,000 towards the enhancement of biodiversity at Manner Floods Local Nature Reserve.



## Section 4: Live S106 Contributions by Purpose and value

agreement	community-facilities	economic-development	education	flood-and-water-management	green-infrastructure	highways	open-space-and-leisure	transport-and-travel	other	Total
0115/0018/DA			45,596				5,770			51,366
0117/0021/DA							4,200	19,600		23,800
0120/0049/DA							13,800	124,200	92,000	230,000
0516/0017/DA			126,675				17,100	79,800		223,575
0716/0012/DA			797,931	3,783	200,000	130,000	37,212	891,300		2,060,226
0819/0012/DA		26,000					3,900	35,100		65,000
0919/0062/DA			45,596				6,930	52,800		105,326
0920/0050/DA	3,740		437,116				66,644			507,499
1014/0006/DA			22,798				3,462			26,260
1021/0018/DA			131,731						97,498	229,229
1117/0036/DA			16,264				7,360			23,624
1118/0006/DA			16,188							16,188
1122/0021/DA							9,000	81,000	60,000	150,000
1221/0002/DA							261,000			261,000
<b>Total</b>	<b>3,740</b>	<b>26,000</b>	<b>1,639,894</b>	<b>3,783</b>	<b>200,000</b>	<b>130,000</b>	<b>436,378</b>	<b>1,283,800</b>	<b>249,498</b>	<b>3,973,092</b>

Note: All values are £ GBP

agreement	AFU Area	affordable-housing units
0115/0018/DA	Ilkeston	4
0117/0021/DA	Ilkeston	1
0120/0049/DA	Long Eaton	10
0516/0017/DA	Ilkeston	6
0716/0012/DA	Ilkeston	51
0919/0062/DA	Ilkeston	3
0920/0050/DA	Sandiacre	5
1118/0006/DA	Ilkeston	6
<b>Total</b>		<b>86</b>

#### Contribution types and examples:

Contribution Type	Examples of Contribution Type
<b>Open Space and Leisure</b>	Improvements to open space, provision of seating and waste bins.
<b>Affordable Housing</b>	Creation of purpose-built affordable housing units.
<b>Education</b>	Funding for school places, new classrooms and support space and improvement to facilities.
<b>Transport and Travel</b>	Creation of a travel plan and enhancements to walking, bus and cycling networks.
<b>Economic Development</b>	Improvements to public realm and town centres and creation of public art features.
<b>Green Infrastructure</b>	Multi-user link connections and improvements within Erewash's strategic GI network.
<b>Flood and Water Management</b>	Creation of receptor sites and maintaining a surface water drainage scheme.
<b>Highways</b>	Creation of crossing points and highway improvement works based on development impact.
<b>Community facilities</b>	Books for Sandiacre Library
<b>Other</b>	Restoration works of Derby and Sandiacre Canal. Education facilities at Friesland School

## Section 5: Contribution total value and status by year

### Contributions

Transaction Year	secured	allocated	transferred	spent
2016				45,496
2018				22,798
2019				262,951
2020		45,362	200,000	15,000
2021		71,470	136,788	100,000
2022	105,326	895,529		25,300
2023	417,167		114,097	398,001
2024	230,000			281,582
<b>Total</b>	<b>752,493</b>	<b>1,012,361</b>	<b>450,885</b>	<b>1,151,128</b>

### Affordable Housing units

Transaction Year	secured	allocated	transferred	spent
2017				8
2020				5
2021				0
2022	3			3
2023				51
<b>Total</b>	<b>3</b>			<b>67</b>

**Note:** Contributions are included at the point they are secured.

### Transaction types and definitions

Action	Definition
<b>Secured</b>	The trigger clauses associated with the contribution have been met, meaning the developer is now required to pay all or part of the contribution received: the developer has paid all or part of the money due to the local planning authority.
<b>Received</b>	The developer has paid all or part of the money due to the local planning authority
<b>Allocated</b>	The received money has been allocated to a team within the local planning authority, who will spend the money.
<b>Transferred</b>	The received money has been transferred to an organisation outside the planning authority (for example another local authority Derbyshire County Council), who will spend the money.
<b>Spent</b>	The received money has been spent on the purpose specified in the section 106 or 278 agreement.
<b>Returned</b>	The received money (or a portion of it) has been returned to the developer.

Spent	Agreement	Contribution Description	Amount
<2020	0512/0002/DA	Economic Development – Town Centre Improvements Contribution: Expenditure: <ul style="list-style-type: none"> <li>Former Co-op department store, Market Place £53,300 (30.03.2016)</li> <li>Former Woolworths store, Bath Street £100,000 (30.12.2016)</li> <li>Benches and Floral planters, Bath Street, Market Place and South Street St £6,768.64 (01.08.2019)</li> <li>Former Woolworths store, The Project, Bath Street £3,965 (04.11.2019)</li> <li>Public toilets, Market Place £62,302.04 (19.12.2019)</li> <li>Car park machines £12,395 (10.12.2019)</li> </ul> Illustrated town centre maps, car parks £9,482.36 (12.12.2019)	£250,000.00
<2020	0216/0012/DA	<b>Spent by DCC</b>  Primary school places at Field House Infant School and Hallam Fields Junior School	£45,496
<2020	0515/0017/DA	Enhancement of facilities at Inglefield Road play area	£3,300.00
<2020	0216/0012/DA	Open Space and Leisure – Enhancement of Stanton Road Cemetery	£9,651.00
<2020	1014/0006/DA	<b>Spent by DCC</b>  Classroom extension for Charlotte Nursery & Infant School / and additional junior pupil place at Granby Junior School	£22,798
<b>2020</b>	0512/0002/DA	Economic Development – Public Art provided as part of new college facility at Pimlico.	£15,000.00
<b>2021</b>	0402/0083/DA	Towards the development of affordable homes at Green Lane, Ilkeston	£100,000.00
<b>2022</b>	0515/0017/DA	<b>Spent by DCC</b>  £12,650 Field House Infant MUGA	£25,300

Spent	Agreement	Contribution Description	Amount
		£12,650 Hallam Fields Junior 2 classroom extension	
<b>2023</b>	0716/0012/DA	<b>Spent by DCC</b>  Contribution (x3) towards the provision of or improvement of bus services	£350,000
2023	0716/0012/DA	<b>Spent by DCC</b>  Provision of or improvement to bus stops and associated facilities along the route of bus services serving Quarry Hill Road. Bus service began October 2023.	£48,000
<b>2024</b>	0514/0037/DA	Improvement of public space at Granby Park	£30,000
2024	0514/0037/DA	Sustrans conducting a town-wide campaign of public engagement in Ilkeston to promote a modal shift towards various forms of active travel. Aims of this 2-year project are to increase the number of journeys under 5 miles made by active travel modes, and to reduce the number of car journeys of under 5 miles, particularly for commuting and leisure	£35,615
2024	0516/0017/DA	My15 bus service extension	£57,400
2024	0716/0012/DA	Sustrans conducting a town-wide campaign of public engagement in Ilkeston to promote a modal shift towards various forms of active travel. Aims of this 2-year project are to increase the number of journeys under 5 miles made by active travel modes, and to reduce the number of car journeys of under 5 miles, particularly for commuting and leisure	£41,900
2024	0716/0012/DA	Improvement to the supported 14 service	£116,667

## Section 7: Affordable Housing Units built by developer contributions

Application Reference	Address	Number of Units
0115/0018/DA	Hallam Mills, Little Hallam Lane, Ilkeston	4 Affordable Housing Units
0516/0017/DA	Land at Field Road, Ilkeston (Morrisons site)	6 Affordable Housing Units
0515/0017/DA	Land at former SE Derbyshire College, Cavendish Road, Ilkeston	5 Intermediate Housing Units
0216/0012/DA	Stanton Vale School, Lower Stanton Road, Ilkeston	2 Social Rent Units and 1 immediate Housing Unit
0117/0021/DA	Former Concord Public House, Green Lane, Ilkeston	1 Affordable Housing Unit
0919/0062/DA	Land at the allotments, Devon Street, Ilkeston	22 Affordable Rent, the S106 originally requested 3, in the end the entire development became affordable housing
0716/0012/DA	Quarry Hill Road, Elkas Rise	51 units. 44.2% Affordable Rent. 32.7% Social Rent. 23.1% Intermediate.

## Section 8: Contributions transferred to Derbyshire County Council – not yet spent

Agreement	Type	Received	Contribution Detail	Status	Value (£)
0115/0018/DA	Education	15/02/2021	Provision and/or improvements to educational facilities at Field House Infant School and Hallam Fields Junior School	Ongoing	£45,596.00
0716/0012/DA	Education	29/01/2021	New or improved facilities at Field House Infants School and Hallam Fields Junior School	Ongoing	£91,192.08
0716/0012/DA	Education	Part 1 28/08/2020 Part 2 22/03/2021	For additional infant places at Field House Infant School and for the provision of additional junior places at Hallam Fields Junior School.	Ongoing. DCC part spent.  £170,985.15 allocated to Field House Infants classroom extension and remodelling scheme. Ongoing  £227,980.20 allocated to Hallam Fields Junior 2 classroom extension. Spent	Part 1 £398,965.35 Part 2 £398,965.35
0716/0012/DA	Crossing Contribution	01/01/2020	For the creation of a crossing point on Quarry Hill Road to provide pedestrian links to Hallam Fields School.	Ongoing. DCC part spent.  Allocated to Pedestrian Crossing links to Hallam Fields School	£80,000.00
0716/0012/DA	Onsite Multi-User Link	01/01/2020	For the provision of multi-user links from the boundary of the land onto Little Hallam Hill, Quarry Hill Road and the Nutbrook Trail.	Ongoing	£100,000.00
0716/0012/DA	Onsite Multi-User Link	01/01/2020	The County will use the contribution for the provision of multi user links from the boundary of the land onto Little Hallam Hill, Quarry Hill Road and Nutbrook Trail.	Allocated to project 17/11/2022	£100,000.00
0716/0012/DA			An alternative scheme for highways works contribution to deliver a pedestrian refuge on Little Hallam Hill to the east of its junction with Quarry Hill Road	Allocated to project on 17/11/2022	£50,000
0516/0017/DA	Education	14/3/2023		Ongoing	£35,483

## Section 9: Live S106 agreements and contributions status

agreement	purpose	Status	Amount	Units
<b>0115/0018/DA</b>	open-space-and-leisure	allocated	5,770	
	education	transferred	45,596	
	affordable-housing	spent		4
<b>0117/0021/DA</b>	open-space-and-leisure	allocated	4,200	
	affordable-housing	spent		1
	transport-and-travel	allocated	19,600	
<b>0120/0049/DA</b>	open-space-and-leisure	secured	13,800	
	transport-and-travel	secured	124,200	
	other	secured	92,000	
	affordable-housing	pending		5
	affordable-housing	pending		5
	transport-and-travel	pending		
<b>0216/0012/DA</b>	affordable-housing	spent		3
	open-space-and-leisure	spent	9,651	
	education	spent	45,496	
<b>0402/0083/DA</b>	affordable-housing	spent	100,000	
<b>0417/0027/DA</b>	open-space-and-leisure	pending	2,937	
	economic-development	pending	24,000	
	transport-and-travel	pending	32,400	
	education	pending	17,176	
<b>0512/0002/DA</b>	economic-development	spent	15,000	
	economic-development	spent	250,000	
<b>0514/0037/DA</b>	open-space-and-leisure	spent	30,000	
	transport-and-travel	spent	35,615	
<b>0515/0017/DA</b>	affordable-housing	spent		5
	open-space-and-leisure	spent	3,300	
	education	spent	25,300	
	transport-and-travel	pending	15,400	
<b>0516/0017/DA</b>	affordable-housing	spent		4
	affordable-housing	pending		2
	education	transferred	35,483	
	transport-and-travel	secured	22,400	
	open-space-and-leisure	secured	17,100	
	transport-and-travel	spent	57,400	
	education	transferred	91,192	
<b>0716/0012/DA</b>	education	allocated	398,965	
	transport-and-travel	spent	116,667	
	transport-and-travel	secured	116,667	
	transport-and-travel	pending	116,667	
	open-space-and-leisure	transferred	28,614	
	open-space-and-leisure	pending		1



agreement	purpose	Status	Amount	Units
	flood-and-water-management	pending	3,783	
	green-infrastructure	transferred	100,000	
	open-space-and-leisure	pending	8,598	
	transport-and-travel	allocated	20,950	
	transport-and-travel	allocated	17,598	
	affordable-housing	spent		51
	transport-and-travel	spent	116,667	
	transport-and-travel	spent	20,950	
	transport-and-travel	spent	20,950	
	transport-and-travel	allocated	20,950	
	transport-and-travel	allocated	20,950	
	transport-and-travel	allocated	20,950	
	open-space-and-leisure	spent		1
	transport-and-travel	spent	116,667	
	transport-and-travel	spent	116,667	
	transport-and-travel	spent	48,000	
	highways	allocated	80,000	
	green-infrastructure	transferred	100,000	
	education	allocated	398,965	
	green-infrastructure	pending		1
	flood-and-water-management	pending		1
	highways	transferred	50,000	
<b>0819/0012/DA</b>	open-space-and-leisure	pending	3,900	
	economic-development	pending	26,000	
	transport-and-travel	pending	35,100	
<b>0919/0062/DA</b>	education	secured	45,596	
	open-space-and-leisure	secured	6,930	
	affordable-housing	spent		3
	transport-and-travel	secured	52,800	
<b>0920/0050/DA</b>	education	pending	437,116	
	community-facilities	pending	3,740	
	open-space-and-leisure	pending	66,644	
	affordable-housing	pending		5
<b>1014/0006/DA</b>	open-space-and-leisure	allocated	3,462	
	education	spent	22,798	
<b>1021/0018/DA</b>	education	pending	65,866	
	other	pending	48,749	
	education	pending	65,866	
	other	pending	48,749	
<b>1117/0036/DA</b>	open-space-and-leisure	pending	7,360	0
	education	pending	16,264	0
	biodiverstiy	pending	0	0
<b>1118/0006/DA</b>	education	pending	16,188	

agreement	purpose	Status	Amount	Units
	affordable-housing	pending		6
<b>1122/0021/DA</b>	other	pending	60,000	0
	transport-and-travel	pending	81,000	0
	open-space-and-leisure	pending	9,000	0
<b>1221/0002/DA</b>	open-space-and-leisure	secured	261,000	