



# **Annual Infrastructure Funding Statement 2023/24**

December 2024

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## 1. Introduction

- 1.1. In accordance with the Community Infrastructure Levy Regulations (CIL) (Regulation 121A), any authority that receives a contribution from development through the Community Infrastructure Levy or section 106 (s106) planning obligations must prepare an annual Infrastructure Funding Statement (see Appendix 1 for further details).
- 1.2. This report provides a summary of financial contributions the Council has secured through s106 agreements from new developments for off-site infrastructure works and affordable housing. The council does not have an adopted CIL in place.
- 1.3. In summary, the report provides:
  - An overview of s106;
  - The Council's internal process relating to s106 contributions;
  - The s106 contributions paid to the Council in the 2023/24 monitoring period;
  - S106 contributions committed for future years; and
  - Projects delivered in the Borough via s106 in the 2023/24 monitoring period and projects in the pipeline for future years.
- 1.4. The information included in the report will be updated annually and published on the Council's website. This will ensure the most up to date information on the amount of developer contributions received by the Council from new developments, in addition to information on where these monies have been spent is readily available to members of the public and other interested parties.
- 1.5. The report does not include information on infrastructure that has been delivered on site as part of the site development.

## 2. Section 106 Obligations

- 2.1. Under section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and contributions for off-site, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission.
- 2.2. For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.
- 2.3. The obligations may be provided by the developers 'in kind' – that is, where the developer builds or directly provides the matters necessary to fulfil the obligation. This might be to build a certain number of affordable homes on-site, for example. Alternatively, planning obligations can be met in the form of financial payments to the Council to provide off-site infrastructure works or contributions towards providing affordable housing elsewhere in the Borough. In some cases, it can be a combination of both on-site provision and off-site financial contributions.
- 2.4. Regulations state that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
  - necessary to make the development acceptable in planning terms;
  - directly related to the development; and
  - fairly and reasonably related in scale and kind to the development.
- 2.5. The Council cannot ask for contributions via s106 planning obligations in certain circumstances:

*“Planning obligations for affordable housing should only be sought for residential developments that are major developments...For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more...Planning obligations should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.”*

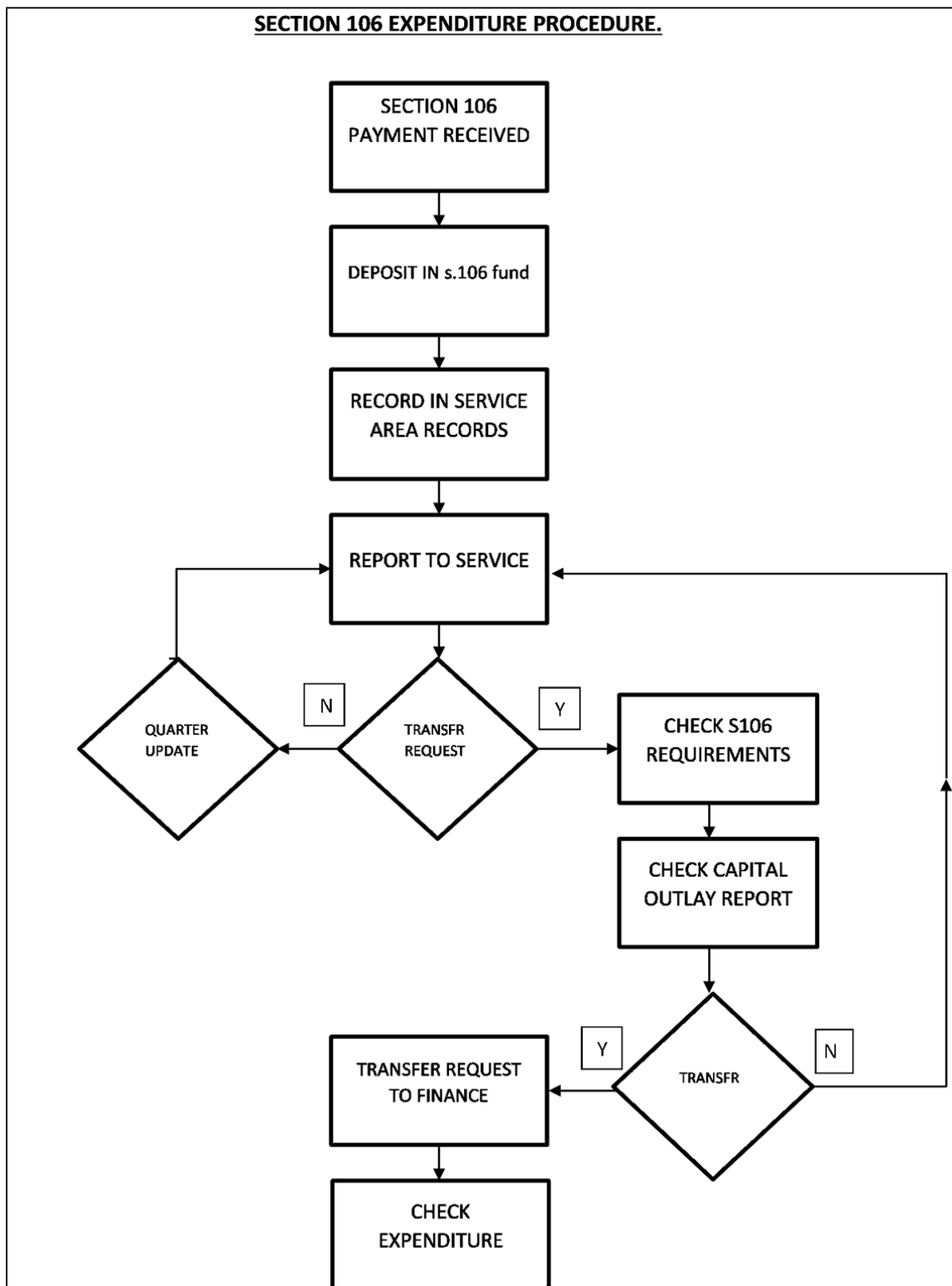
Planning Practice Guidance 2019 Paragraph 023 'Planning Obligations'

<https://www.gov.uk/guidance/planning-obligations>

### **3. The Council's S106 Process for Off-Site Financial Contributions**

- 3.1. Where it is determined that on-site infrastructure and/or affordable housing required by policy is not appropriate, the Council will request from developers a financial contribution to meet these needs outside of the development site through an s106 obligation.
- 3.2. The financial contribution requirement for off-site green infrastructure provision is set via the Open Space Supplementary Planning Document (SPD) whilst the Affordable Housing and Housing Mix SPD currently sets out the tariff and information regarding off-site financial contributions. These documents can be accessed on the Council's Planning website at <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>
- 3.3. Contributions toward required highway works as a result of new development is agreed on a case-by-case basis, evidenced by an assessment of the impact the development will have on the local highways and mitigation works required to minimise this impact.
- 3.4. Once the s106 has been signed, it is an obligation, but it will only be realised if the planning permission is implemented and reaches the trigger point for payment such as commencement or prior to occupation. When the planning permission is granted, the s106 obligation is registered as a land charge which stays with the land, obligating any future owners until the terms are met.
- 3.5. The s106 monitoring officer works with case officers, developers and the Council's legal department to instruct new s106 agreements. The flow chart overleaf summarises the Council's internal s106 procedure from requesting payments from the developer through to the spending of these monies by designated Council officers.

Figure 1 - Section 106 Expenditure Procedure



## 4. S106 Contributions Summary

- 4.1. The tables below highlight that as of March 2023, a net s106 total of **£9,056,898.69** was available to fund public open space, education, highways, and affordable housing projects in Kirklees.
- 4.2. Looking at s106 activity in 2023/24, the Council received a total of **£2,937,143.29** in s106 contributions, with **£1,661,249.80** being spent within this period. This consists of £545,021.83 funding highway works and promoting sustainable travel in the district, £673,788.58 spent on improving existing or creating new open spaces, £29,439.39 towards drainage infrastructure and £413,000.00 towards affordable housing.

**Table 1 – S106 monies unallocated March 2023**

Infrastructure Type	S106 monies available (£)
Public Open Space	£352,817.00
Affordable Housing	£1,143,138.00
Highways	£1,371,585.17
Education	£5,214,801.07
Drainage	£51,601.39
Miscellaneous <sup>1</sup>	£922,956.06
<b>Total</b>	<b>£9,056,898.69</b>

**Table 2 - S106 contributions received 2023/24**

Infrastructure Type	S106 monies received (£)
Public Open Space	£812,325.18
Affordable Housing	£70,000.00
Highways/Sustainable Transport	£632,201.40
Education	£1,404,527.50
Biodiversity gain	£2,530.00
Drainage	£15,559.21
<b>Total</b>	<b>£2,937,143.29</b>

**Table 3 - S106 contributions spent 2023/24**

Infrastructure Type	S106 monies spent (£)
Public Open Space	£673,788.58
Highways	£545,021.83
Drainage	£29,439.39
Affordable Housing	£413,000.00
<b>Total</b>	<b>£1,661,249.80</b>

**Table 4 - Total S106 amount available to spend March 2024**

<b>Net total as of March 2023</b>	<b>£9,056,898.69</b>
S106 income received 23/24	£2,937,143.29
S106 allocated not spent	£0.00
<b>Total</b>	<b>£11,994,041.98</b>
Minus monies spent	£1,661,249.80
<b>Total</b>	<b>£10,332,792.18</b>

<sup>1</sup>This includes a generic contribution which can go to education/highways/public open space or other infrastructure.

4.3. In summary therefore, as of 31st March 2024, there is a net total of **£10,332,792.18** in s106 contributions available to spend on affordable housing, public open space, education, biodiversity gain, drainage and highway projects in the Borough.



## 5. S106 Contributions Received in 2023/24

5.1. As highlighted in the table on the previous page, a total of **£2,937,143.29** has been received in s106 contributions in the 2023/24 monitoring period. The following tables provide information showing which developments these contributions were received from:

**Table 5 - Public Open Space contributions received 2023/24**

Planning Application Reference	Development Site	Amount
2015/93847	Mill Moor Road, Meltham, Holmfirth	£21,041.21
2015/93847	Mill Moor Road, Meltham, Holmfirth	£21,041.21
2015/93861	Land off Mill Moor Road, Meltham, Holmfirth	£74,750.00
2017/91505	Land off Huddersfield Road, Meltham, Holmfirth	£43,616.00
2017/94255	Al Hikmah Centre, 28 Track Road, Batley	£10,000.00
2019/90151	Land to the north of Cumberworth Road, Skelmanthorpe, Huddersfield	£75,631.50
2019/90151	Land to the north of Cumberworth Road, Skelmanthorpe, Huddersfield	£76,220.84
2019/91467	Land south of Granny Lane, Mirfield	£29,404.00
2019/91657	Land at Station Road, Skelmanthorpe, Huddersfield	£20,000.00
2019/91657	Land at Station Road, Skelmanthorpe, Huddersfield	£20,000.00
2019/91657	Land at Station Road, Skelmanthorpe, Huddersfield	£16,541.00
2019/91730	Land north of Scotgate Road, Honley, Holmfirth	£51,378.35
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	£88,768.73
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	£90,876.69
2019/92940	Land west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield	£500.00
2019/92940	Land west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield	£63,501.00
2019/93658	Land at Whitechapel Road, Cleckheaton	£1,000.00
2019/93661	Land off Sixth Avenue, Hightown, Liversedge, WF15 8LQ	£8,748.00
2021/92206	Land off Woodhead Road, Brockholes, Holmfirth	£97,556.65
2021/92206	Land off Woodhead Road, Brockholes, Holmfirth	£1,750.00

**Table 6 - Highways s106 contributions received 2023/24**

Planning Application Reference	Development Site	Amount
2014/90688	Land at Slipper Lane, Mirfield	£2,000.00
2014/90688	Land at Slipper Lane, Mirfield <sup>2</sup>	£35,000.00
2016/92298	Former North Bierley Waste Water Treatment Works, Oakenshaw	£20,000.00
2017/90557	Calder View, Lower Hopton, Mirfield <sup>2</sup>	£22,162.00
2017/91505	Land off Huddersfield Road, Meltham, Holmfirth	£20,000.00
2018/91078	Land off Crosland Road, Oakes, Huddersfield	£3,000.00

<sup>2</sup> Repaid back from Highways

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Amount</b>
2019/90151	Land to the north of Cumberworth Road, Skelmanthorpe, Huddersfield	£2,000.00
2019/90151	Land to the north of Cumberworth Road, Skelmanthorpe, Huddersfield	£55,904.33
2019/90151	Land to the north of Cumberworth Road, Skelmanthorpe, Huddersfield	£2,000.00
2019/91467	Land south of Granny Lane, Mirfield	£26,766.75
2019/91506	The George Hotel, St George's Square, Huddersfield	£10,000.00
2019/91656	Former Oakes Mill, New Hey Road, Oakes, Huddersfield	£13,000.00
2019/91657	Land at Station Road, Skelmanthorpe, Huddersfield	£28,659.00
2019/91730	Land north of Scotgate Road, Honley, Holmfirth	£26,637.22
2019/91730	Land north of Scotgate Road, Honley, Holmfirth	£2,000.00
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	£49,666.94
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	£2,000.00
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	£50,846.37
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	£11,722.05
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	£4,102.72
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	£11,722.05
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	£2,000.00
2019/92940	Land west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield	£15,575.75
2019/92940	Land west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield	£2,000.00
2019/92940	Land west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield	£2,000.00
2019/93550	Land east and west of Netherton Moor Road, Netherton, Huddersfield	£3,000.00
2019/93658	Land at Whitechapel Road, Cleckheaton	£12,447.37
2021/91544	Southgate/Leeds Road, Huddersfield	£10,000.00
2021/91571	Land south of The Lodge and north of Church Lane, Linthwaite, Huddersfield	£11,734.34
2021/92206	Land off Woodhead Road, Brockholes, Holmfirth	£33,704.00
2021/92206	Land off Woodhead Road, Brockholes, Holmfirth	£72,504.78
2021/94664	Former Hoyle Ing Dyeworks, Hoyle Ing, Linthwaite, Huddersfield	£7,783.02
2022/92271	Centurion House, Centurion Way, Cleckheaton	£10,262.71
2023/90509	North Huddersfield Trust School, Woodhouse Hall Road, Fartown, Huddersfield	£50,000.00

**Table 7 - Education s106 contributions received 2023/24**

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Amount</b>
2019/90151	Land to the north of Cumberworth Road, Skelmanthorpe, Huddersfield	£151,832.92
2019/90151	Land to the north of Cumberworth Road, Skelmanthorpe, Huddersfield	£153,016.03
2019/91730	Land north of Scotgate Road, Honley, Holmfirth	£64,735.71
2019/91730	Land north of Scotgate Road, Honley, Holmfirth	£64,735.71
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	£294,368.92
2019/92940	Land west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield	£113,610.50
2019/92940	Land west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield	£113,610.50
2021/91571	Land south of The Lodge and north of Church Lane, Linthwaite, Huddersfield	£166,082.34
2021/92206	Land off Woodhead Road, Brockholes, Holmfirth	£282,534.87

**Table 8 - Affordable Housing s106 contributions received 2022/23**

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Amount</b>
2018/90208	Plot 2, Gillroyd Lane, Linthwaite, Huddersfield	£70,000.00

**Table 9 – Biodiversity gain s106 contributions received 2023/24**

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Amount</b>
2019/91506	The George Hotel, St George's Square, Huddersfield	£2,530.00

**Table 10 - Drainage s106 contributions received 2023/24**

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Amount</b>
2019/93658	Land at Whitechapel Road, Scholes, Cleckheaton	£15,559.21

## 6. Projects Funded Off Site by S106 Contributions 2023/24

6.1. As well as reporting on the total amount of contributions the Council has received through s106 obligations, Table 11 includes information on the projects funded as a result of these monies across Kirklees in 2023/24. These are listed below:

**Table 11 - Public Open Space projects funded 2023/24**

Planning Application Reference	Infrastructure Improvement	Amount
2016/91158 - Landscaping	Flockton Recreation Ground	£231,150.00
2017/90180 - Landscaping	Birchencliffe Recreation Ground	£90,000.00
2017/94255 - Landscaping	Tree Replacement, Batley	£10,000.00
2017/94255 - Landscaping	Tree Replacement, Batley	£10,000.00
2019/90151 - Landscaping	Cross Lane and Skelmanthorpe Recreation Ground	£75,631.50
2019/91467 - Landscaping	Mirfield Memorial Grounds	£29,404.00
2019/91657 - Landscaping	Park Gate - Skelmanthorpe	£56,541.00
2019/91730 - Landscaping	Meltham Road Recreation Ground	£51,378.35
2019/92661 - Landscaping	Windy Bank Lane Play Ground Hightown	£8,748.00
2019/92787 - Landscaping	Smallwood Road /Grange Road Recreation Gound	£88,768.73
2019/92940 - Landscaping	Oxley Road & Fartown Green Road Recreation Ground	£21,167.00
2019/92940 - Landscaping	Open Space 1 Inspection Fee	£500.00
2019/92940 - Landscaping	Open Space 2 Inspection Fee	£500.00



*Improved recreation facilities at Park Gate, Skelmanthorpe*





*Upgraded play equipment at Birchencliffe Recreation Ground, Huddersfield*

**Table 12 - Highways projects funded 2023/24**

Planning Application Reference	Infrastructure Improvement	Amount
2010/92991 - Highways	Primrose Lane, Cleckheaton	£30,000.00
2013/93441 - Metrocards	Provision of Metrocards - Pilling Lane, Scissett	£44,570.81
2016/93458 - Metrocards	Provision of Metrocards - Vicarage Meadows, Holmfirth	£8,662.50
2017/90180 - Metrocards	Provision of Metrocards - Yew Tree Road, Huddersfield	£11,667.50
2017/90557	Calder View, Lower Hopton, Mirfield <sup>3</sup>	£22,162.00
2017/91623 - Highways	Hade Edge Highway Improvement	£287,546.50
2019/91656 - Bus Shelter	Provision of Bus shelter - New Hey Road, Oakes	£13,000.00
2019/93550 - Metrocards	Provision of Metrocards - Netherton Moor Road, Huddersfield	£83,445.81
2021/92206 - Bus Shelter	Provision of bus shelter - Woodhead Road	£33,704.00
2022/92271 - Highways	Traffic Regulation Order - Centurian Way, Cleckheaton	£10,262.71

<sup>3</sup> Repaid to Planning

**Table 13 - Drainage projects funded 2023/24**

<b>Planning Application Reference</b>	<b>Infrastructure Improvement</b>	<b>Amount</b>
2014/91449 - Drainage	Drainage Improvements - Hawthorn Road, Slaithwaite	£1,500.00
2019/90151 - Drainage	Drainage Improvements - Cumberworth Lane	£19,939.39
2019/91467 - Drainage	Drainage Improvements - Granny Lane, Mirfield	£8,000.00

**Table 14 - Housing projects funded 2023/24**

<b>Planning Application Reference</b>	<b>Infrastructure Improvement</b>	<b>Amount</b>
2011/90296 - Housing	Affordable Housing	£5,000.00
2011/92253 - Housing	Affordable Housing	£240,000.00
2017/90180 - Housing	Affordable Housing	£66,000.00
2019/92361 - Housing	Affordable Housing	£102,000.00

## 7. S106 Contributions Secured for Future Years

7.1. The Council has also secured **£8,266,947.67** in s106 contributions during the reported year from the following development sites with planning permission which will be paid in future years should the developments progress as planned. These contributions will be paid by the developers either once development has commenced on site or once a specified number of homes has been delivered on site. Where identical payments are expected for infrastructure improvements on individual developments, this indicates payments are to be made at several trigger points throughout the phasing of the development.

**Table 15 - S106 contributions secured for future years**

Planning Application Reference	Development Site	Infrastructure	Amount Agreed
2018/91838	Land off Burn Road, Birchencliffe, Huddersfield	Education	£26,726.30
2018/91838	Land off Burn Road, Birchencliffe, Huddersfield	Sustainable Travel	£14,194.12
2018/91838	Land off Burn Road, Birchencliffe, Huddersfield	Highways	£22,653.25
2018/91838	Land off Burn Road, Birchencliffe, Huddersfield	Off-site public open space	£41,148.50
2019/90527	Land at Blue Hills Farm, Whitehall Road West, Birkenshaw	Education	£386,210.00
2019/90527	Land at Blue Hills Farm, Whitehall Road West, Birkenshaw	Off-site public open space	£117,005.00
2019/90527	Land at Blue Hills Farm, Whitehall Road West, Birkenshaw	Sustainable Travel	£46,546.50
2019/90527	Land at Blue Hills Farm, Whitehall Road West, Birkenshaw	Sustainable Travel Plan	£10,000.00
2019/90527	Land at Blue Hills Farm, Whitehall Road West, Birkenshaw	Sustainable Travel	£20,000.00
2019/93371	Temple Quarry, Liley Lane, Grange Moor, Huddersfield	Highways	£65,000.00
2020/90710	Westwood Mill, Low Westwood Lane, Linthwaite, Huddersfield	Education	£73,000.00
2020/90710	Westwood Mill, Low Westwood Lane, Linthwaite, Huddersfield	Highways	£17,000.00
2020/91146	Land at Miry Lane, Netherthong, Holmfirth	Biodiversity Gain	£71,990.00
2020/91146	Land at Miry Lane, Netherthong, Holmfirth	Education	£62,953.00
2020/91146	Land at Miry Lane, Netherthong, Holmfirth	Off-site public open space	£55,298.00
2020/91146	Land at Miry Lane, Netherthong, Holmfirth	Sustainable Travel	£14,833.50
2020/92307	Land off Rowley Lane/Penistone Road, Lepton, Huddersfield	Biodiversity Gain	£20,000.00
2020/92307	Land off Rowley Lane/Penistone Road, Lepton, Huddersfield	Highways	£285,000.00
2020/92307	Land off Rowley Lane/Penistone Road, Lepton, Huddersfield	Sustainable Travel	£10,000.00

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Infrastructure</b>	<b>Amount Agreed</b>
2020/92307	Land off Rowley Lane/Penistone Road, Lepton, Huddersfield	Sustainable Travel Plan	£10,000.00
2020/92800	Land at Pennine View/Pheasant Drive, Birstall, Batley	Greenway Improvement	£36,000.00
2020/93954	Land at Lingards Road, Slaithwaite, Huddersfield	Sustainable Travel	£20,000.00
2020/93954	Land at Lingards Road, Slaithwaite, Huddersfield	Education	£161,274.66
2020/93954	Land at Lingards Road, Slaithwaite, Huddersfield	Off-site public open space	£57,791.00
2020/93954	Land at Lingards Road, Slaithwaite, Huddersfield	Biodiversity Gain	99,038.00
2021/91914	Land at Northorpe Lane, Mirfield	Biodiversity Gain	£59,110.00
2021/91914	Land at Northorpe Lane, Mirfield	Sustainable Travel	£23,000.00
2021/91914	Land at Northorpe Lane, Mirfield	Off-site public open space	£80,318.00
2021/91914	Land at Northorpe Lane, Mirfield	Sustainable Travel	£25,968.50
2021/91914	Land at Northorpe Lane, Mirfield	Sustainable Travel Plan	£10,000.00
2021/92086	Land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield	Air Quality	£30,757.00
2021/92086	Land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield	Biodiversity Gain	£230,690.00
2021/92086	Land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield	Sustainable Travel	£92,000.00
2021/92086	Land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield	Education	£91,956.00
2021/92086	Land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield	Education	£1,414,708.00
2021/92086	Land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield	Education	£473,391.99
2021/92086	Land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield	Highways	£820,474.00
2021/92086	Land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield	Off-site public open space	£558,138.00
2021/92086	Land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield	Highways	£287,950.00
2021/92086	Land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield	Play space	£575,786.00
2021/92086	Land at Bradley Villa Farm, Bradley Road, Bradley, Huddersfield	Sustainable Travel Plan	£15,000.00
2021/92528	Land off Bankwood Way, Birstall Retail Park, Birstall, Batley	Highways	£160,000.00
2021/92528	Land off Bankwood Way, Birstall Retail Park, Birstall, Batley	Biodiversity Gain	£38,180.00



<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Infrastructure</b>	<b>Amount Agreed</b>
2021/92528	Land off Bankwood Way, Birstall Retail Park, Birstall, Batley	Sustainable Travel Plan	£10,000.00
2021/92594	Land at Almond Croft, Nibshaw Lane, Gomersal, Cleckheaton	Off-site public open space	£15,022.00
2021/92594	Land at Almond Croft, Nibshaw Lane, Gomersal, Cleckheaton	Biodiversity Gain	£1,610.00
2021/92594	Land at Almond Croft, Nibshaw Lane, Gomersal, Cleckheaton	Sustainable Travel	£10,000.00
2021/93006	Land at Yew Tree Farm, Farnley Tyas, Huddersfield	Off-site public open space	£31,289.00
2021/93038	Land at 33 St Johns Road, Huddersfield	Sustainable Travel Plan	£10,000.00
2021/94029	Site of former Spotted Cow Pub, New Hey Road, Oakes, Huddersfield	Biodiversity Gain	£44,620.00
2021/94029	Site of former Spotted Cow Pub, New Hey Road, Oakes, Huddersfield	Sustainable Travel	£26,000.00
2021/94029	Site of former Spotted Cow Pub, New Hey Road, Oakes, Huddersfield	Sustainable Travel Plan	£10,000.00
2021/94208	Former North Bierley Waste Water Treatment Works, Cliff Hollins Lane, Oakenshaw	Highways	£92,750.00
2021/94208	Former North Bierley Waste Water Treatment Works, Cliff Hollins Lane, Oakenshaw	Sustainable Travel Plan	£15,000.00
2021/94498	Land off Whitechapel Road, Scholes, Cleckheaton	Drainage	£12,500.00
2022/90852	41 Ashbrow Road, Fartown, Huddersfield	Biodiversity Gain	£9,000.00
2022/91735	Land at Rowley Lane, Lepton	Education	£225,821.00
2022/91735	Land at Rowley Lane, Lepton	Highways	£422,224.00
2022/91735	Land at Rowley Lane, Lepton	Off-site public open space	£72,724.00
2022/91735	Land at Rowley Lane, Lepton	Sustainable Travel	£40,920.00
2022/91735	Land at Rowley Lane, Lepton	Sustainable Travel Plan	£10,000.00
2022/92097	The Veterinary Hospital, 131 Somerset Road, Almondbury, Huddersfield	Highways	£5,200.00
2022/92271	Centurion House, Centurion Way, Cleckheaton	Highways	£6,262.71
2022/92271	Centurion House, Centurion Way, Cleckheaton	Highways	£4,000.00
2022/93499	Land at Healey Lane, Batley	Off-site public open space	£33,604.32
2022/93499	Land at Healey Lane, Batley	Highways	£7,500.00
2022/93499	Land at Healey Lane, Batley	Highways	£35,000.00
2022/93932	Crown House, Southgate, Huddersfield	Off-site public open space	£283,000.00
2022/93932	Crown House, Southgate, Huddersfield	Sustainable Travel	£20,000.00

Planning Application Reference	Development Site	Infrastructure	Amount Agreed
2023/90909	115 Westfield Lane, Scholes	Biodiversity Gain	£4,738.00
2023/90909	115 Westfield Lane, Scholes	Off-site public open space	£33,603.32
2023/92079	Rear of 23 to 43 Moor Lane, Gomersal, Cleckheaton	Biodiversity Gain	£43,470.00

### Projects that are currently in the pipeline to utilise existing and future s106 monies

7.2. At the end of the reporting year 2023/24 the Council was working on the following projects to utilise received s106 monies. On some occasions, monies are pooled to fund larger scale infrastructure to benefit local communities and, in these cases, the timescales between receipt of monies and spend on projects is longer. In addition, larger development sites often have phased s106 payments whereby monies are not due until a certain number of houses have been constructed. The Council is actively working with all departments to facilitate future spending of all s106 monies and will be engaging with Councillors and local communities to identify additional projects in local areas.

**Table 16 - Future Public Open Space Projects**

Planning Application Reference	Development Site	Intended Infrastructure Improvement	Amount
2015/93847	Mill Moor Road, Meltham, Holmfirth	Towards the provision of and/or improvements to POS within the Meltham ward	£42,082.42
2015/93861	Land off Mill Moor Road, Meltham, Holmfirth	Towards the improvement of existing public open space at Broadlands Recreation Grounds, Meltham Pleasure Grounds, Hey Doorstep Green, Robert Ashton Memorial Park	£74,750.00
2017/91505	Land off Huddersfield Road, Meltham, Holmfirth	Towards Public Open Space	£43,616.00
2019/90151	Land to the north of Cumberworth Road, Skelmanthorpe, Huddersfield	Towards improvements to publicly accessible open space within the vicinity of, including but not limited to Skelmanthorpe Rec and Cross Lane Rec	£76,220.84
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	Towards improvements to publicly accessible open space in the immediate vicinity of the development	£90,876.69
2019/92940	Land west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield	Towards the existing equipped facility at Oxley Road to the north and Fartown Recreation Ground to the south	£63,501.00

Planning Application Reference	Development Site	Intended Infrastructure Improvement	Amount
2019/93658	Land at Whitechapel Road, Cleckheaton	On site Public Open Space inspection fee	£1,000.00
2021/92206	Land off Woodhead Road, Brockholes, Holmfirth	Towards the cost of improving the Public Open Space at Brockholes recreation ground or other Public Open Space in the vicinity of the site	£97,556.65
2021/92206	Land off Woodhead Road, Brockholes, Holmfirth	Towards open space inspection	£1,750.00

**Table 17 - Highways future projects**

Planning Application Reference	Development Site	Intended Infrastructure Improvement	Amount
2006/95143	Colne Road, Huddersfield	Pedestrian Crossing on Colne Road or other improvements in local area	£49,148.00
2008/91145	Prospect Mills/Shaped Wires, Scholes Lane, Scholes, Cleckheaton	Metrocards to be provided to a first occupier of a dwelling	£13,899.60
2011/91519	Cowrakes Road/Weatherhill Road, Lindley, Huddersfield	Towards surfacing improvements to the footpath (HUD/408/20) between the western boundary of the site and Crosland Road	£10,000.00
2012/92614	Batley Mortar Site, land situated between Smithies Moor Lane, Bridge Street & Mill Street, Birstall, Batley	Towards the construction of dedicated pedestrian crossing phases on the A652 Bradford Road	£10,000.00
2012/92979	Forge Lane, Thornhill, Dewsbury	Towards the upgrade of local cycle routes	£25,000.00
2012/93966	105 White Lee Road, Batley	Traffic Calming Measures	£15,388.00
2013/93195	Land to rear of Woodfield and Southfield, Holmfirth Road, New Mill, Holmfirth	Towards the cost of the New Mill Junction improvements	£15,750.00
2013/93496	Phase 2, Land to rear of Woodfield and Southfield, Holmfirth Road, Holmfirth	Towards the cost of the New Mill junction improvements	£11,250.00
2014/90688	Land at Slipper Lane, Mirfield	Towards the provision of traffic calming and management measures on Church Lane	£25,000.00
2014/90688	Land at Slipper Lane, Mirfield	Towards traffic management/calming improvements at Roberttown	£35,000.00

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Intended Infrastructure Improvement</b>	<b>Amount</b>
2014/90688	Land at Slipper Lane, Mirfield	Highway Contribution towards improvement of shared pedestrian/cycling lanes on Leeds Road Mirfield	£35,000.00
2014/90688	Land at Slipper Lane, Mirfield	Highway Contribution towards improvement of towards junction and signalling improvements on Stocks Bank Road Mirfield -	£35,000.00
2014/90722	Land at Helme Lane, Meltham, Holmfirth	Towards the installation of speed indicator devices on Helme Lane	£11,158.30
2014/93248	Land off Stoney Bank Lane, Holmfirth	Towards New Mill Junction Improvements	£24,750.00
2015/93861	Land off Mill Moor Road, Meltham, Holmfirth	Towards works to demark road markings at the junction of Mill Moor Road and Leygards Lane/New Bridge Road	£300.00
2016/91158	Flockton Green Working Mens Club, Barnsley Road, Flockton, Huddersfield	Towards the provision of sustainable travel measures	£41,000.00
2016/92298	Former North Bierley Waste Water Treatment Works, Oakenshaw	Towards real time passenger information displays on the bus stops known by reference 14572 and 14567	£20,000.00
2016/93411	Land to rear of 125, Helme Lane, Meltham, Holmfirth	For the purposes of upgrading and future maintenance of Meltham/Netherton Greenway	£42,682.93
2017/90180	Land at Ainley Top/Yew Tree Road/Burn Road, Huddersfield	Towards improvements to the A629 Halifax Road/East Street Junction	£75,000.00
2017/90557	Calder View, Lower Hopton, Mirfield	Towards the cost of highway clean up maintenance and monitoring in relation to a flood event	£22,162.00
2017/90772	Bretton Street Rail Depot, Bretton Street, Saville Town, Dewsbury	Towards traffic light upgrades at the junction with Savile Road and Mill Street East	£11,812.63
2017/91081	Tandem Way, Fenay Bridge, Huddersfield	Provision of highway safety improvement within the vicinity of the development	£5,000.00
2017/91361	Land at Cross Lane, Scholes, Holmfirth	Towards improvements at New Mill A616 junction and works along Rycroft Lane including passing places	£96,876.87

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Intended Infrastructure Improvement</b>	<b>Amount</b>
2017/91459	Land off Rumble Road, Dewsbury	Towards a Traffic Regulation Order the need for which directly arises from the Development	£22,145.11
2017/91505	Land off Huddersfield Road, Meltham, Holmfirth	Towards the improvement at bus stop number 25572 and 19213	£20,000.00
2018/90192	Land adjacent to 8 Miry Lane, Netherthong, Holmfirth	Towards road safety and sustainable travel initiatives in the area of Netherthong	£10,000.00
2018/93098	Former St Luke's Hospital, Blackmoorfoot Road, Crosland Moor, Huddersfield	Towards the provision of signal equipment at the site access onto Blackmoorfoot Road	£22,340.00
2019/90151	Land to the north of Cumberworth Road, Skelmanthorpe, Huddersfield	Towards a residential travel plan fund for the provision of travel plan measures	£55,904.33
2019/91467	Land south of Granny Lane, Mirfield	£33,533.50 towards MCards/£10,000 towards information display at bus stop 17564 and £10,000 to fund the travel plan	£26,766.75
2019/91657	Land at Station Road, Skelmanthorpe, Huddersfield	Towards transport measures to encourage the use of sustainable modes of travel	£28,659.00
2019/91730	Land north of Scotgate Road, Honley, Holmfirth	Towards the provision of signalised junction improvements at the Woodhead Road junction with Honley village	£10,030.30
2019/91730	Land north of Scotgate Road, Honley, Holmfirth	Towards a residential travel plan fund for the provision of travel plan measures and/or other sustainable travel measures	£26,637.22
2019/91836	Land adjacent to Inkerman Court, Barnsley Road, Denby Dale, Huddersfield	Towards the funding of a Traffic Regulation Order to reduce speed limits along the A635 in the vicinity of the site	£5,554.00
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	Towards a residential travel plan fund for the provision of travel plan measures as set out in the Travel Plan	£49,666.94
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	Towards monitoring the effectiveness of turning restrictions following the completion of Chidswell Land junction	£11,722.05

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Intended Infrastructure Improvement</b>	<b>Amount</b>
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	Towards the preparation of a TRO to restrict movements from the Chidswell Land junction	£4,102.72
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	Towards monitoring the effectiveness of the Chidswell Land junction works and preparing any further Traffic Regulation Orders which are deemed necessary	£11,722.05
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	Towards a residential travel plan fund for the provision of travel plan measures. As set out in the Travel Plan	£50,846.37
2019/92940	Land west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield	Sustainable transport measures	£31,151.50
2019/93550	Land east and west of Netherton Moor Road, Netherton, Huddersfield	Towards the upgrade and incorporate a section of the Greenway in the vicinity of the site	£67,787.01
2021/91544	Southgate/Leeds Road, Huddersfield	Towards the costs of traffic regulation orders within the site	£10,000.00
2021/92206	Land off Woodhead Road, Brockholes, Holmfirth	Towards signalised junction improvements in Honley required as a consequence of the development	£15,160.00
2021/92206	Land off Woodhead Road, Brockholes, Holmfirth	Towards sustainable travel measures	£72,504.78
2021/94664	Former Hoyle Ing Dyeworks, Hoyle Ing, Linthwaite, Huddersfield	Towards implementing the Traffic Regulation Order	£7,783.02
2023/90509	North Huddersfield Trust School, Woodhouse Hall Road, Fartown, Huddersfield	Towards Woodhouse Hill junction improvements	£50,000.00

**Table 18 - Education future projects**

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Intended Infrastructure Improvement</b>	<b>Amount</b>
2009/93591	South Brook Mill, Back Station Road, Mirfield	Lea Croft Developments paying in instalments	£19,575.50
2012/93933	Former Victoria Dyeworks, Halifax Road, Hightown, Liversedge	Towards the Provision of and/or enhancement of education facilities at High Town School	£81,428.00

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Intended Infrastructure Improvement</b>	<b>Amount</b>
2013/91987	Land off Grange Road, Golcar, Huddersfield	Towards the provision of education facilities in the vicinity of the Development	£292,722.54
2013/93441	Land adjacent to Pilling Lane/Holly Road/Langley Lane/ Riverside, Scissett, Huddersfield	Towards Scissett First School, Kayes F & N School and Scissett Middle School	£799,299.42
2013/93721	Wood Nook, Denby Dale, Huddersfield	Towards educational facilities/equipment at Scissett Middle School	£35,992.00
2013/93879	Land adjacent to Bird Riding, 125 Upperthong Lane, Upperthong, Holmfirth	Not specified	£54,952.00
2014/90722	Land at Helme Lane, Meltham, Holmfirth	Towards provision and/or improvement of educational facilities at Meltham Moor Primary, Meltham CE Primary and Helme C of E	£207,975.83
2014/90780	Land adjacent to Dewsbury Rams RLFC, Owl Lane, Dewsbury	Towards the provision and/or enhancement of education facilities	£348,656.00
2014/91628	Land north of Commercial Road, Skelmanthorpe, Huddersfield	Towards the provision of education facilities in the vicinity of the Development	£188,083.00
2014/93073	Land off New Lane, Cleckheaton	Towards the provision or improvement of educational facilities at Whitechapel Primary School to accommodate pupil growth	£96,372.00
2014/93248	Land off Stoney Bank Lane, Holmfirth	Towards the provision of education facilities at Kirkroyds Infant, Wooldale Junior and Holmfirth High School	£220,962.00
2016/91158	Flockton Green Working Mens Club, Barnsley Road, Flockton, Huddersfield	Towards the provision of education facilities in the vicinity of the Development	£292,247.00
2016/92055	Land to the east of Crosland Road, Lindley, Huddersfield	Towards education provision at Clare Hill Playing Fields for a new 2FE school	£294,166.87
2016/92633	Heathfield Lane, Birkenshaw	Towards the provision or improvement of educational facilities to accommodate pupil growth which directly relates to the development	£500,995.86
2016/92811	Flockton Hall Farm, Barnsley Road, Flockton, Huddersfield	£80,215.32 towards improvements to facilities at Flockton C of E School	£80,215.32

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Intended Infrastructure Improvement</b>	<b>Amount</b>
2016/93688	Land to the south of Burton Acres Lane, Highburton, Huddersfield	Towards the provision or improvement of educational facilities at Highburton First School and Kirkburton Middle School	£235,513.30
2017/90180	Land at Ainley Top/Yew Tree Road/Burn Road, Huddersfield	Towards education facilities or school places at the new school to be constructed at Clare Hill.	£234,752.00
2017/91361	Land at Cross Lane, Scholes, Holmfirth	£51,186 towards mitigating the additional place at Scholes Junior & £62,055 towards mitigating places at Holmfirth High School	£113,241.00
2017/91459	Land off Rumble Road, Dewsbury	Towards the provision of 18.29 school places within a 1.5-mile radius of the Site to accommodate pupil growth which directly arises from the Development	£225,062.36
2017/91623	Land at Dunford Road, Hade Edge, Holmfirth	Towards the provision of education facilities in the vicinity of the Development	£246,834.00
2017/94129	Oakroyd Hall, West Yorkshire Fire And Rescue Service Headquarters, Bradford Road, Birkenshaw	Towards improvement of education facilities at Birkenshaw Primary School and Whitcliffe Mount School	£127,322.00
2018/91078	Land off Crosland Road, Oakes, Huddersfield	Towards the provision or improvement of educational facilities at Moorlands Primary School to accommodate public growth	£167,327.00
2018/92937	Land south of, Helme Lane, Meltham, Holmfirth	Towards the provision of additional school places at Honley High School	£45,569.57
2019/90151	Land to the north of Cumberworth Road, Skelmanthorpe, Huddersfield	To accommodate pupil growth which directly arises from the Development	£289,862.84
2019/90151	Land to the north of Cumberworth Road, Skelmanthorpe, Huddersfield	To accommodate pupil growth which directly arises from the Development	£153,016.03
2019/91730	Land north of Scotgate Road, Honley, Holmfirth	Towards the provision of 14.11 school places at Honley Church of England (VC) Junior, Infant and Nursery School	£129,471.42
2019/92787	Land at Owl Lane, Chidswell, Dewsbury	Towards primary and secondary school places within 3 miles	£294,368.92



<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Intended Infrastructure Improvement</b>	<b>Amount</b>
2019/92940	Land west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield	Towards the provision of or improvement to education facilities at schools in the vicinity of the development	£113,610.50
2019/92940	Land west of Ashbrow Infant and Nursery School, Ashbrow Road, Ashbrow, Huddersfield	Towards the provision of or improvement to education facilities at schools in the vicinity of the development	£113,610.50
2019/93550	Land east and west of Netherton Moor Road, Netherton, Huddersfield	Towards the provision of 24.5 places at Netherton Infant and Nursery School and towards the provision of 35 places at South Crossland Junior School	£167,506.58
2021/91571	Land south of The Lodge and north of Church Lane, Linthwaite, Huddersfield	Towards the provision of additional school places at schools within the vicinity of the site	£166,082.34
2021/92206	Land off Woodhead Road, Brockholes, Holmfirth	Towards the improvement of education facilities at Brockholes Primary School and Honley High School to accommodate pupil growth	£282,534.87

**Table 19 - Housing future projects**

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Intended Infrastructure Improvement</b>	<b>Amount</b>
94/92045	Site adjoining Broomfield Terrace, Moorbottom, Cleckheaton	Towards the provision of affordable housing in Cleckheaton Central housing Area	£20,000.00
94/92381	Plots 1-12 & 14-41 Prince Wood Lane, Birkby, Huddersfield	Towards the provision of affordable housing in the Huddersfield Central housing Management Area	£5,323.00
98/92861	Plots 1-83 off Mean Lane, Meltham, Huddersfield	Towards the provision of affordable housing in Meltham	£6,506.00
2000/92865	Hill Top House, Spen Lane, Gomersal, Cleckheaton	Towards the provision of affordable housing in Spen Ward	£168,000.00
2001/91750	Taylor Hall Lane, Mirfield	Towards the provision of affordable housing in Mirfield	£100,500.00
2003/91304	Plots 1-17 off Tinker Lane/Wessenden Head Road, Meltham, Huddersfield	Towards the provision of affordable housing in Meltham	£37,500.00

2016/93458	Land off Vicarage Meadows, Holmfirth	The provision of affordable housing in Holmfirth	£392,309.00
2018/90208	Land at 172 Gillroyd Lane, Linthwaite, Huddersfield	Affordable housing in the Kirklees district	£70,000.00

**Table 20 - Miscellaneous future projects**

<b>Planning Application Reference</b>	<b>Development Site</b>	<b>Intended Infrastructure Improvement</b>	<b>Amount</b>
2014/90688	Land at Slipper Lane, Mirfield	For the provision of and improvement to Infrastructure within the Council's administrative area such Infrastructure namely the provision of education facilities at Old Bank Infant and Junior School and Mirfield Free Grammar and the improvement to public open space at Fox Royd and Southway Island and the provision of affordable housing within the vicinity of the development	£826,250.00
2017/90180	Land at Ainley Top/Yew Tree Road/Burn Road, Huddersfield	Towards appropriate measures to protect the dwellings from stray balls	£1,500.00
2019/92361	Former Railway Goods Yard, adjacent to Fold Farm, Netherton Fold, Netherton, Huddersfield	Towards the upgrading and future repair and maintenance of the Meltham Greenway	£65,206.06
2019/93658	Land at Whitechapel Road, Cleckheaton	Biodiversity gain	£15,559.21
2023/90024	George Hotel, St George's Square, Huddersfield	Towards the upgrading and future repair and maintenance of the Meltham Greenway	£2,530.00

## Appendix 1: S121A Community Infrastructure Regulations requirements – Summary of s106 Planning Obligations

<b>Summary of Section 106 Planning Obligations</b> <b>S121A 3) Community Infrastructure Regulations</b> <b>2019</b>
3. The matters to be included in the section 106 report for each reported year are -
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year; <b>£8,266,947.67</b>
(b) the total amount of money under any planning obligations which were received during the reported year; <b>£2,937,143.29</b>
(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority; <b>£9,056,898.69</b>
(d) 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; <b>167 Affordable homes</b>
(ii) in relation to educational facilities, number of school places for pupils which will be provided, and the category of school at which they will be provided; contributions have been sought to provide. <b>No non-monetary school places were provided under the terms of any section 106 agreement.</b>
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure; <b>£0</b>
(f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend); <b>£1,661,249.80</b>
(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated and the amount of money allocated to each item. <b>None</b>
(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—
(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item. <b>See tables 11-14 above</b>
(iii) 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); <b>N/A</b>
(iv) 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; <b>N/A</b>

(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held. **Commuted Sums for Public Open Space - £346,698.68**