



Dorset
Council

Infrastructure Funding Statement

Monitoring Year 2024/2025

Published December 2025

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Executive Summary

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

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

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

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

	Received 2024/25	Spend 2024/25
Community Infrastructure Levy (CIL)	£3,554,621.31	£2,928,078.31
S106	£12,568,170.46	£2,137,405.22

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 gave 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 – 3rd January 2017
 - Purbeck Area – 5th June 2014
 - West Dorset – 18th July 2016
 - Weymouth & Portland – 18th July 2016
- 1.4 This statement provides information for Dorset Council for the financial year **1st April 2024 to 31st March 2025**.
- 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. Each year, there is 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 used 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 24/25

- 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 total value of demand notices issued in the reporting year is £5,600,221 across all four charging areas. This is over a 200% increase on the value of demand notices issued in the previous reporting year of 2023/24. 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 The largest variation has been in the West Dorset area, where demand notices valuing £3,343,563 were issued in the reporting year, compared to £617,761 in 2023/24. Over £2.4m of this is due to two demand notices being issued for two large development sites. One at Land West of Frome Valley Road, Crossways for £1.4m and another at Land North of Broadwindsor Road, Beaminster for £1m.
- 2.8 The Purbeck and Weymouth & Portland areas have also seen an increase in the value of demand notices issued, with increases of 49% and 57% respectively. In Purbeck two higher value demand notices were issued, one at 23 De Moulham Road, Swanage for £196k and 48 Victoria Avenue, Swanage for £115k. Two higher value demand notices were also issued in the Weymouth & Portland, one at 8-10 Dorchester Road, Weymouth for £164k and one at Maiden Street Methodist Church, Weymouth for £149k.

1a	the total value of CIL set out in all demand notices issued in the reported year;	Purbeck	£507,408.59
		East Dorset	£1,330,400.85
		West Dorset	£3,343,563.55
		Weymouth & Portland	£418,848.16
		Total	£5,600,221.15

CIL Income 24/25

- 2.9 Invoices are sent when a 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.

- 2.10 When full 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.
- 2.11 The value of CIL receipts for this reporting year is 17% lower than the previous reporting year (2023/24). This reflects the reduced level of demand notices issued in the previous reporting year. In addition, there will be annual fluctuations in the CIL receipts received by the Council due to the variation in the timing of commencement on larger developments.

1b	the total amount of CIL receipts for the reported year;	Purbeck	£374,761.04
		East Dorset	£1,145,467.24
		West Dorset	£1,472,844.35
		Weymouth & Portland	£561,548.68
		Total	£3,554,621.31

CIL Governance

- 2.12 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 several reasons, namely that the right infrastructure is delivered in the right place at the right time.
- 2.13 On the [28th 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. The arrangements were framed by infrastructure categories identified by the predecessor councils before Local Government Reorganisation in April 2019. 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 1st 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.
- 2.14 The first round of CIL spend took place in the autumn of 2020 with funding recommendations reported to Dorset Council Cabinet on the [19th January 2021](#). Members of Dorset Council

resolved to agree approximately £3m of CIL funding commitments across 37 infrastructure projects within the Dorset Council area.

- 2.15 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.
- 2.16 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.
- 2.17 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.
- 2.18 Section “Actual Expenditure 24/25” of this statement reports on actual spend.

CIL Commitments

- 2.19 Alongside the governance arrangements sit other infrastructure commitments secured through planning policy and guidance. These are described in more detail below.
- 2.20 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.
- 2.21 In order to enhance and protect this environment, a proportion of CIL is used to support development. Without such mitigation, development in these catchments would be undeliverable because of the impact on these protected environments.
- 2.22 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.
- 2.23 The following table shows the total value of CIL receipts collected before the reporting year of 2024/25, but which have not yet 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;	£8,214,957.48
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2.24 The table below shows the total value of CIL receipts which have been allocated in 2024/25 from CIL receipts collected in previous reporting years.

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;	£1,553,070.62
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CIL balances held 24/25

2.25 The below shows the commitments which were allocated but not spent in the reporting year. Section 2.26 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;	£6,175,212.18
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2.26 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 earlier in paragraph 2.19 to 2.21.

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	£2,000,000
		SEND Provision (education)	£1,026,221.22
		NHS (West)	£159,746.76
		NHS (W&P)	73,141.19
		NHS (Purbeck)	£59,131.20
		NHS (East)	£77,057.02
		Nitrate Mitigation (Purbeck)	£6,800.04
		Nitrate Mitigation (West)	£121,518.00
		Heathland Mitigation (East)	£234,742.76
		Heathland Mitigation (Purbeck)	£131,367.80
		Heathland Mitigation (West)	£40,419.97
		Poole Harbour Recreation (Purbeck)	£10,294.77
		Swanage Railway (Purbeck)	£513,213.94
		Culture, Leisure & Community	£118,812.88
		Flood Defence	£484,905.15
		Green Infrastructure & Recreation	£55,828.08
		Public Realm	£15,030.26
		Emergency Services	£435.60
Healthcare	£15,000		
Transport	£586,109.66		
Utilities	£70,000		
Waste Management	£14,094.61		

	Air Quality Management	£170,963.12
	Chesil & the Fleet Mitigation (West)	£114,275.31
	Chesil & the Fleet Mitigation (Weymouth & Portland)	£76,102.84
	Total allocated not spent	£6,175,212.18

2.27 The total value of CIL receipts Dorset Council currently retains for money collected prior to the reporting year totals £11.5m and from money collected in the reporting year is £3.5m. 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;	£3,554,621.31
	ii	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£11,490,074.62
	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

N.B – the basis for calculating Q.11ii has been changed this year to provide an adjustment for invoices which has not been fully paid due to the adopted CIL instalment policies.

Actual Expenditure 24/25

2.28 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.

2.29 The value of CIL expenditure for this reporting year is £2,928,078 and this is an increase of approximately 36% compared to the £2,153,883 spent in 2023/24. The expenditure has been higher compared to the previous two years, due largely to increased demand on habitat mitigation. In total £2,814,153, which is approx. 96% of the total expenditure, has been spent on various forms of habitat mitigation. The largest amount has been for Poole Harbour Nutrient mitigation, where nutrient credits have been purchased from Natural England's Lyscombe Farm nutrient mitigation scheme.

1e	the total amount of CIL expenditure for the reported year;	£2,928,078.31
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1g	Details of CIL expenditure for the reported year:		
i	the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	Poole Harbour Nutrients	£2,466,593.71
		Poole Harbour Recreation Mitigation	£11,922.15
		Chesil & The Fleet Strategy	£190,378.15
		Dorset Heathlands	£134,057.82
		Air Quality Management	£11,200.70
		Culture, Leisure & Community	£100,000.00
		Transport	£13,626.78
		Public Realm	£299.00
		Total	£2,928,078.31
ii	Amount of CIL spent on repaying borrowed money including interest.	£0	

Actual expenditure (narrative) 24/25

2.30 The following section provides an example of a project that has been funded by CIL during the reporting year.

Project Description	<p>Dorchester Corn Exchange – internal front of house building works including the removal of walls, relocating and enhancing toilets, revised glazing and decoration create a purpose-built reception, gallery and events area. The new space can seat around 30 people and host standing receptions for up to 70 people.</p> <p>The project follows an earlier set of improvements funded by s106 to support the delivery of improved performance space in the main Corn Exchange auditorium and adjoining spaces.</p>
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Location	Dorchester Corn Exchange, Dorchester
Date Funded & Amount	£100,000



← Completed works showing the new café and bar area with seating and gallery.

Neighbourhood CIL 24/25

- 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 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 £4.3m since CIL was introduced across the charging areas.
- 2.33 During this monitoring year £620,201.56 of CIL receipts were transferred to town and parish councils. The value of CIL transferred to town and parishes this reporting year is about 29% lower last year (2023/24) and this reflects the lower level of CIL receipts over the last two-year period.
- 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	£128,347.15
			East Dorset	£182,626.47
			West Dorset	£158,447.75
			Weymouth and Portland	£150,780.19
			Total	£620,201.56
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 24/25

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	£177,731.07 (5%)
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	percentage of CIL collected in that year in accordance with that regulation;	
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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
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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
	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;

2c	CIL collected by an authority includes infrastructure payments made in respect of CIL charged by that authority;	£0
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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
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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
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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
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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
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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 necessary¹ 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 24/25

- 3.6 During the reported year, 113 legal agreements were completed. 93 of these were new agreements and 20 were deeds of variation or supplemental agreements. The total value of obligations within these new agreements was £9,104,731. This represents an increase of over 500% compared to the value in the previous reporting year of £1,488,954 (23/24). This is due

¹ (Regulation 122 Community Infrastructure Regulations 2010, as amended)

to an increase in the overall number of completed legal agreements in the reporting year. Additionally, legal agreements for three large developments in the North Dorset area were signed, which contained sizeable financial planning obligations, accounting for 87% of the total amount.

- 3.7 These sites were, Land North & East of the Bypass, Blandford with financial obligations of £4.26m, Land North of Station Road, Stalbridge with financial obligations of £2.67m and Land East of Bath Road, Sturminster Newton with £1m of financial obligations.

3a	the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£9,104,731.90
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S106 agreements received 24/25

- 3.8 Dorset Council received approximately £12.5m in s106 planning obligations during the reporting year. This is a large increase, more than double compared to the s106 money received in the previous reporting year 2023/24.

- 3.9 This increase is largely due to several high value S106 payments from sites in East and North Dorset, where S106 financial triggers were reached on large sites. A list of the largest S106 payments received are set out below:

- Cranborne Rd, Wimborne - £2m
- Land South of Leigh Road Wimborne - £1.17m
- Land East of New Road West Parley - £769k
- Land North of Wincombe Lane, Shaftesbury - £988k
- Honeymead Field, Sturminster Newton - £839k
- Land South of the Paddocks Lower Road Stalbridge - £670k

3b	the total amount of money under any planning obligations which was received during the reported year;	£12,568,170.46
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3c	the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£0
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- 3.10 The number of school places provided through newly made agreements is dictated by the amount of development and its location. This reporting year there has been a large increase in the number of affordable housing units secured through a S106 agreement, from 42 units in 2023/24 to 283 units in 2024/25. This reflects the number of new agreements on large sites where policy compliant affordable housing provision is required.

3.11 The number of school places for pupils has also increased significantly, with 336.5 places provided from planning obligation agreed this year compared to 21 places in the previous year.

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;	283 Affordable Units
	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;	336.5 places Broken down: 176.5 Primary 160 Secondary

S106 actual expenditure (summary tables) 24/25

- The total amount of money spent in the reporting year represents a 21% decrease on the total amount of money spent in 2023/24.

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);	£2,137,405.22
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3.12 The areas of greatest expenditure during the reporting year are affordable housing, community venues, libraries and habitat mitigation.

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	£391,502.53
			Allotments	£1,201.99
			Amenity Space	£7,162.00
			Biodiversity Compensation	£274,865.09
			Community Venues	£329,850.25
			Education	£93,689.66
			Greenspace (SANG)	£117,479.41

		Highways Enhancement (including footpaths and cycleways)	£34,932.68
		Infrastructure Maintenance	£49,353.36
		Libraries	£147,280.86
		Museums	£51,185.20
		North Dorset Trailway	£25,480.00
		Parks, Gardens, Outdoor Sport	£57,110.33
		Play	£59,621.48
		Poole Harbour Nutrient Management	£45,906.29
		Public Open Space	£63,897.99
		Recreation	£98,432.66
		SAMM	£80,338.23
		Silverlake Conservation & Community Fund	£18,895.07
		Town Centre Enhancement	£1,384.00
		Transport	£74,775.20
		Wytch Farm Landscape & Access Enhancement	£113,060.94
		Total	£2,137,405.22
	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 24/25

3.13 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.

Project Description	Chickerell Green Gym – supply and installation of five fitness stations across two areas of open space in the heart of Chickerell serving nearby new development. The gym provides residents with a free health, fitness and wellbeing facility. The facility is managed by Chickerell Town Council.
Location	Willowbed Field and surrounding area, Chickerell
Date Funded & Amount	£89,995

↓ Completed works showing the installation of green gym equipment



Project Description	Okeford Fitzpaine – Bowey Play Area. Replacement of surfacing and equipment, and the installation of new pieces of play equipment to serve a growing population. This project was funded from various infrastructure purposes including play provision. The facility is managed by Okeford Fitzpaine Parish Council.
Location	Bowey Play Area, Okeford Fitzpaine
Date Funded & Amount	£66,665.82



↑ Completed works showing the installation of the new play equipment and play surface

Project Description	Fontmell Magna – Tennis Court Enhancement involving the upgrade and refurbishment of the tennis courts at Fontmell Magna Village Hall. The facility is managed by Fontmell Magna Parish Council.
Location	Fontmell Magna
Date Funded & Amount	£26,979



← Completed works showing upgraded tennis court surface.

Project Description	Hazelbury Bryan – Solar PV panels and battery installation. Project involved the replacement of the oil-fired heating system with 22 solar PV panels, a solar edge inverter and a storage battery. The facility is managed by Hazelbury Bryan Parish Council.
Location	Hazelbury Bryan Village Hall, Hazelbury Bryan
Date Funded & Amount	£13,650



← Completed works showing solar PV installation.

S106 balances held 24/25

- 3.14 The total amount of money allocated but not spent for the monitoring year 2024/25 is £64.3m. This is approximately a 20% increase on the value reported for 2023/24. 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;	£64,336,074.91
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Planned Expenditure

- 3.15 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.
- 3.16 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.
- 3.17 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	Affordable Housing	£2,746,783.62
		Allotments	£260,935.96
		Amenity Space	£99,113.50
		Ancient Monument	£8,520.92
		Biodiversity Appraisal & Ecology	£5,875.64
		Biodiversity Compensation	£958,730.57
		Car Parking	£16,097.53
		Cemetery	£55,374.72
		Chesil & The Fleet	£20,217.61
		Coast Protection	£400,315.50
Community Venues	£3,545,528.29		

amount of money allocated to each item:	Education	£35,120,823.68
	Flood Defence	£181,226.02
	Greenspace SANG	£289,131.61
	Healthcare	£518,840.47
	Heathland Mitigation	£1,542,857.69
	Heathland Strategic Access Management and Monitoring	£337,016.26
	Highways Enhancements (inc footpaths/cycleways)	£6,545,271.11
	Infrastructure Maintenance	£3,366,553.33
	Libraries	£229,558.53
	Market Feature	£444.70
	Museums	£84,224.03
	North Dorset Trailway	£359,395.96
	North Fossil Farm Enhancement	£23,308.17
	Parks, Gardens, Outdoor Sports	£1,351,575.48
	Play	£1,446,421.26
	Poole Harbour Recreation	£191.90
	Pre-school	£121,102.50
	Public Open Space	£606,374.61
	Recreation	£1,390,720.10
	Rights of Way	£184,155.71
	Silverlake Conservation & Community Fund	£6,097.81
	Swanworth Quarry Landscape Contribution	£165,286.35
	Town Centre Enhancement	£154,895.05
	Transport	£1,399,643.02
	Waste Collection	£74,592.22
	Waste Disposal	£74,520.91
	Wetlands Maintenance	£14,030.96
	Wytch Farm Landscape & Access Enhancement	£630,321.61
Total	£64,336,074.91	

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

3i	the total amount of money (received under any planning obligations) during any year which	NET Compensation Reserve	£471,997.86
		GCN Conservation Ponds	£193,164.01
		NET Chesil & Fleet Strategy	£435,560.35
		Play Area Wareham	£16,990.97
		Heathland Management	£21,076.39

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.	Brewery Square, Dorchester	£5,312.00
	Black Lane Blandford tree management	£91,409.48
	Jellyfields Bridport	5,719.87
	Holmwood House SANG Mtce	£1,281,802.59
	Holmwood Park LEAP Playpark	£64,275.62
	North Wimborne SANG Maintenance	£258,323.25
	North Wimborne Play Areas	£110,508.97
	North Wimborne Open Space	£166,881.12
	Poor Common Trees Ferndown	£128,472.62
	Parmiter Drive Wimborne SANG	£17,221.21
	Glassblower Open Space	£3,315.00
	57 High St Open Space	£1,125.00
	Stapehill Abbey Ferndown SANG	£6,000.00
	Parmiter Green Corridor Wimborne	£22,967.94
	ByTheWay SANG Mtce	£67,224.23
	Woolslope SANG Mtce	£79,170.97
	Meles Mead and Wildlife corridor Maintenance	£469,871.29
Total	£3,918,390.74	

For further information about information in this report and for general enquiries regarding CIL or developer contributions, please contact 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>