



Infrastructure Funding Statement

2020-2021

December 2021

CONTENTS

1. Introduction	1
Policy Background	1
County Council Context	1
2. Section 106 Report	3
Contributions summary for 2020/21	3
Contributions agreed during 2020/21	3
Contributions received during 2020/21	3
Contributions spent during 2020/21	4
Contributions allocated during 2020/21	4
3. Appendices	6
Contributions agreed during 2020/21	6
Contributions received during 2020/21	8

1 Introduction

Policy Background

- 1.1 Government legislation in relation to developer contributions requires any local authority that receives a financial contribution from a developer to publish an annual Infrastructure Funding Statement (IFS) outlining income and expenditure during each financial year, from the year 2019/20 onwards¹. The information within the statement is required to cover contributions secured through both Section 106 Agreements and the Community Infrastructure Levy.
- 1.2 Developer contributions secured under Section 106 Agreements (commonly referred to as planning obligations) are intended to provide infrastructure to mitigate the impact of a specific development, to make it acceptable in planning terms, where a proposal would otherwise not be acceptable. Section 106 of the Town and Country Planning Act 1990 enables local authorities to enter into a negotiated agreement to secure monetary and non-monetary (direct provision) contributions.
- 1.3 The Community Infrastructure Levy (CIL) is a non-mandatory funding mechanism intended to help fund major infrastructure to support the development of a wider area, rather than to make individual planning applications acceptable in planning terms. There are currently four District/Borough Councils within Nottinghamshire that have adopted CIL charging schedules. As the County Council is not a CIL charging authority, this document will report solely on planning obligations secured through Section 106 Agreements.

County Council Context

- 1.4 Nottinghamshire County Council is responsible for the delivery of a range of services to meet the needs of its residents including those moving into new housing, and therefore seeks to secure planning obligations towards provision of new infrastructure where necessary. Details of the County Council's approach to securing planning obligations is available in its [Planning Obligations Strategy](#).
- 1.5 Where a proposed development triggers a County Council infrastructure requirement, the Council will request that it be a signatory to the Section 106 Agreement, which will enable contributions to be provided by the housing developer directly to the County Council. In some cases, it will instead receive contributions passed on by the District/Borough Council who may collect contributions from housing developers on the County Council's behalf (usually where the County Council is *not* a signatory to the Section 106 Agreement).
- 1.6 This document will report on income and expenditure of developer contributions which have been paid directly from housing developers to the County Council and for which the County Council is directly responsible. It will **not** report on contributions collected or held by the local planning authorities; this information is contained within each of the District/Borough Council's own IFS.
- 1.7 For the purpose of reporting developer contributions, the National Planning Policy Guidance defines infrastructure within a set of categories. The infrastructure categories which are relevant to the County Council's responsibilities, and which are referred to throughout this document, include:
 - Education
 - Transport and Travel
 - Highways
 - Community Facilities (Libraries)
- 1.8 Contributions towards other infrastructure types, such as open space and leisure, affordable housing and health are sought and managed by the local planning authority as part of their service responsibilities and are not included in this document.

¹ Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019

- 1.9 Improvements to highways infrastructure may also be secured through Section 278 Agreements. These are legally binding agreements between the County Council as Local Highway Authority and housing developers, which enable the developer to carry out works to the highway. The Council will consider including information on Section 278 agreements within future versions of the IFS.
- 1.10 Occasionally, the County Council will receive non-financial contributions through Section 106 Agreements, such as land to accommodate new schools / school expansions or direct provision of infrastructure onsite, such as schools constructed by the developer. Where they are relevant to the reported year, details of non-financial contributions will be included within the IFS.

2 Section 106 Report

Summary

- 2.1 This report sets out the County Council's income and expenditure relating to developer contributions secured through Section 106 Agreements (commonly referred to as planning obligations) during the 2020/21 financial year (i.e. from 1st April 2020 through to 31st March 2021).
- 2.2 This document will report solely on contributions that are **directly payable by developers to Nottinghamshire County Council**, usually where the County Council is a signatory to the Section 106 Agreement. Planning obligations that relate to County Council services but that have been (or are to be) collected by the Local Planning Authority (LPA) on behalf of the County Council are reported in the relevant District / Borough Council Infrastructure Funding Statement, to avoid dual reporting.
- 2.3 A summary of the key information is outlined in Table 1.

Description	Amount
Total money to be provided through planning obligations agreed during 2020/21	£7,594,872
Total money received through planning obligations paid during 2020/21	£6,922,721
Total money received through planning obligations that was spent during 2020/21	£996,427
Total money received through planning obligations retained at the end of 2020/21	£12,272,882

Table 1: Headline figures from the reported year

Contributions Agreed

- 2.4 During the financial year 2020/21, Nottinghamshire County Council entered into 29 Section 106 Agreements, comprising a total of £7,594,872 in contributions to be provided to the County Council for its services. Table 2 summarises how these obligations are dispersed geographically and across service areas. Further details regarding the associated developments are available in Appendix 1.

	Ashfield	Bassetlaw	Broxtowe	Gedling	Mansfield	Newark	Rushcliffe
Agreements 29	0	6	3	6	6	4	4
Education £6,450,231	£0.00	£793,048	£1,376,071	£2,260,833	£1,207,665	£0.00	£812,614
Transport £410,800	£0.00	£46,900	£22,000	£200,100	£35,200	£40,100	£66,500
Highways £720,100	£0.00	£260,000	£343,000	£0.00	£50,000	£42,000	£25,100
Community £13,741	£0.00	£4,473	£0.00	£4,228	£0.00	£3,064	£1,976
Total £7,594,872	£0.00	£1,104,421	£1,741,071	£2,465,161	£1,292,865	£85,164	£906,190

Table 2: Planning obligations entered into during the reported year

- 2.5 The County Council was not a signatory to every Section 106 Agreement that included contributions relating to County Council delivered services during this financial year, with some contributions having been agreed by the District / Borough Council on behalf of the County Council. These contributions are reported in the District / Borough Council's Infrastructure Funding Statements.

Contributions Received

- 2.6 The total sum of contributions received by Nottinghamshire Council County directly from housing developers during the financial year 2020/21 was £6,922,721. Table 3 summarises how these obligations are dispersed geographically and across service areas. Further information regarding the associated developments is available in Appendix 2.

	Ashfield	Bassetlaw	Broxtowe	Gedling	Mansfield	Newark	Rushcliffe
Education £4,462,287	£24,925	£769,733	£737,249	£1,777,817	£693,610	£160,370	£298,583
Transport £733,840	£0.00	£323,381	£0.00	£223,295	£146,028	£11,368	£29,768
Highways £1,682,811	£0.00	£322,521	£0.00	£0.00	£0.00	£1,350,290	£10,000
Community £43,783	£0.00	£8,374	£0.00	£13,127	£0.00	£22,282	£0.00
Total £6,922,721	£24,925	£1,424,009	£737,249	£2,014,239	£839,638	£1,544,310	£338,351

Table 3: Planning obligation payments received during the reported year

- 2.7 Further contributions have been received on behalf of the County Council in the following District/Boroughs: Ashfield, Newark & Sherwood and Rushcliffe. Any funding relating to County Council infrastructure will be transferred by the District/Borough Council once a suitable project has been identified. Further information on the planning obligation payments received by these District/Borough Councils is available in their own Infrastructure Funding Statements.

Contributions Spent

- 2.8 The total amount of contributions that have been spent by Nottinghamshire County Council on infrastructure projects during the financial year 2020/21 was £996,427. This figure is **not** inclusive of funding that has been collected by the District/Borough Council and passported to the County Council for expending. Such contributions are the monitoring responsibility of the collecting authority and related expenditure will be reported through their Infrastructure Funding Statement to avoid repetition.

District	Application	Amount	Infrastructure Item
EDUCATION			
Bassetlaw	14/00213	£2,884.62	School land acquisition costs
Bassetlaw	16/00968	£933.70	St Luke's Primary School – expansion feasibility costs
Broxtowe	11/00758	£103,373.21	Albany Infant School – reconfiguration and hall extension
Gedling	15/1376	£2,473.00	New school feasibility costs
Gedling	18/0577	£5,123.54	Carlton le Willows expansion – project monitoring costs
Newark	16/02169	£10,764.47	Lowes Wong Primary School – two classroom structure
HIGHWAYS & TRANSPORT			
Bassetlaw	11/00288	£180,000.00	Worksop bus station
Bassetlaw	17/00225	£10,302.00	Community transport scheme
Gedling	05/0925	£33,266.76	Bus priority measures and bus stop improvements
Gedling	12/0616	£6,000.00	Bus stop improvements
Gedling	13/0546	£494,348.00	Construction of Gedling Access Road
Gedling	14/0740	£17,804.00	Bus stop improvements
Mansfield	10/0835	£129,153.68	Construction and widening of footway

Table 4: Contributions spent during the reported year

- 2.9 Whilst the funding outlined in Table 4 was spent during the reported year, it is not necessarily the case that the associated item of infrastructure was delivered during that same year. The amount of contributions spent is based on the year in which the funding has been transferred to meet the costs of infrastructure projects which, in some cases, will have been delivered prior to the reported period.

Contributions Allocated

- 2.10 Prior to the start of the financial year, the total contributions that had been received by the County Council but that had not been committed to an infrastructure project was £5,779,321. The total amount of funding that was committed to an infrastructure project during the financial year (but not spent) by

Nottinghamshire County Council was £904,029. Table 4 summarises the infrastructure items to which funding has been committed by council services during the financial year 2020/21.

District	Application	Amount	Infrastructure Item
EDUCATION			
Bassetlaw	14/00213	£46,964.00	To convert playing fields to allow access to the school site
Broxtowe	11/00758	£597,015.79	Albany Infant School – reconfiguration and hall extension
Gedling	18/0577	£30,382.46	Carlton le Willows Academy – expanded facilities
Mansfield	12/0206	£47,347.33	King Edward Primary School – expanded facilities
Mansfield	11/0292	£34,365.00	Berry Hill Primary School – expanded facilities
HIGHWAYS & TRANSPORT			
Ashfield	16/0626	£31,000.00	Provision of CCTV and GPS kits
Bassetlaw	06/00222	£40,000.00	Upgrade to pedestrian routes
Gedling	05/0925	£28,514.55	Zebra crossing improvements
Gedling	14/0740	£9,515.51	Bus stop improvements
Mansfield	14/0302	£16,724.19	Bus stop improvements
Mansfield	17/0738	£12,200.00	Bus stop improvements
Rushcliffe	14/02715	£10,000.00	Installation of a traffic monitoring camera

Table 4: Contributions committed during the reported year

- 2.11 It should be noted that all contributions received by the County Council have specific criteria described in the Section 106 Agreement that determines how the funding must be spent. Often contributions will not be committed to a project until sufficient funding has been accrued to deliver that project, which may involve pooling contributions from more than one development. Similarly, payments may be triggered during an early phase of a development and will remain uncommitted until the need for the infrastructure later materialises. Uncommitted funds are continually reviewed by council services.

Appendix 1: Contributions agreed during 2020/21

District	Application No	Location	Contributions Agreed	
Bassetlaw	18/00695/FUL	Land to the rear of Kenilworth Nurseries, London Rd, Retford	Education	£314,088.00
			Highways	£250,000.00
Bassetlaw	18/01585/RSB	Land Between Walkeringham Road and Vicarage Lane, Beckingham	Education	£184,314.00
Bassetlaw	19/00852/FUL	Land West of Queen Elizabeth Crescent, Rhodesia	Libraries	£4,473.00
			Highways	£10,000.00
			Transport & Travel	£7,500.00
Bassetlaw	19/01280/FUL	Land at Common Lane, Harworth	Education	£102,960.00
			Transport & Travel	£15,000.00
Bassetlaw	19/01642/FUL	Land South of Woodend Farm East of Shireoaks Common West of A57 Shireoaks Worksop	Education	£104,556.00
			Transport & Travel	£12,200.00
Bassetlaw	20/00183/FUL	Site of Former Mansfield Knitwear Retford Road Worksop	Transport & Travel	£12,200.00
Bassetlaw	20/00245/FUL	Land Adjacent to The Sun Inn, Low Street, North Wheatley	Education	£87,130.00
Broxtowe	18/00377/FUL	Land to the Rear of 13 Middleton Crescent, Beeston	Education	£40,968.00
			Transport & Travel	£13,000.00
Broxtowe	19/00142/OUT	136 Church Street Eastwood	Education	£710,116.00
			Transport & Travel	£9,000.00
Broxtowe	20/00116/FUL	Field Farm, Ilkeston Road, Stapleford, Nottinghamshire, NG9 8JJ	Education	£624,987.00
			Highways	£343,000.00
Gedling	17/1263	Land adjacent Dark Lane	Education	£388,353.00
			Transport & Travel	£15,000.00
Gedling	17/1571	Chase Farm Arnold Lane Gedling	Transport & Travel	£126,000.00
Gedling	19/0213	Land to the west of Mapperley Plains	Education	£1,109,210.00
			Transport & Travel	£30,000.00
Gedling	19/0764	Land at Chase Farm, Mapperley Plains, Mapperley	Education	£309,645.00
			Transport & Travel	£6,100.00
Gedling	19/1186	Land at the end of Linden Grove, Gedling	Libraries	£4,228.00
			Education	£453,625.00
			Transport & Travel	£20,000.00
Gedling	20/0009	Millbeck House, Oakdale Road, Arnold	Transport & Travel	£3,000.00
Mansfield	17/0523/FUL	Land West of Crown Farm Way, Forest Town, Mansfield	Education	£801,790.00
			Highways	£50,000.00
Mansfield	19/0019/FUL	Land to The South of Ransom Wood,	Transport & Travel	£7,500.00
Mansfield	19/0075/FUL	Land Rear of 8, 10, 12 Stanley Road Forest Town	Transport & Travel	£3,000.00
Mansfield	19/0444/FUL	Land at Sherwood Avenue, Mansfield	Transport & Travel	£7,500.00
Mansfield	19/0741/FUL	Former Mansfield Brewery Site (East), Great Central Road, Mansfield	Education	£191,000.00
			Transport & Travel	£5,000.00

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District	Application No	Location	Contributions Agreed
Mansfield	19/0802/FUL	Hillingdon, 28 High Oakham Hill, Mansfield.	Education £214,875.00 Transport & Travel £12,200.00
Newark	18/02035/FULM	207 Hawton Road, Newark	Transport & Travel £3,500.00
Newark	20/00275/FULM	Land at Lord Hawke Way and Bowbridge Road, Newark	Libraries £3,064.00
Newark	20/00475/FULM	Land at New Lane, Blidworth	Transport & Travel £36,600.00
Newark	20/01177/FULM	Field at Great North Road Fernwood	Highways £42,000.00
Rushcliffe	19/01063/FUL	Land South of Meadowcroft Flawforth Lane, Ruddington	Libraries £1,976.00 Education £202,704.00 Highways £25,100.00 Transport & Travel £20,000.00
Rushcliffe	19/01287/FUL	Land North East of Marl Close Wilford Road Ruddington	Education £609,910.00 Transport & Travel £26,500.00
Rushcliffe	19/02914/FUL	Land east of Chapel Lane, Adjacent level crossing, Chapel Lane, Bingham	Transport & Travel £20,000.00

Appendix 2: Contributions received during 2020/21

District	Application No	Location	Contributions Received
Ashfield	15/0537	Roundhill Farm, Sotheby Avenue, Sutton In Ashfield	Education £24,924.89
Bassetlaw	14/00213/OUT	Land South of Gateford Road (Gateford Common), Worksop	Education £46,964.00 Transport & Travel £264,248.00
Bassetlaw	14/00803	Former Retford Oaks High School, Ordsall Road, Retford, Nottinghamshire	Libraries £2,873.10 Education £223,771.71
Bassetlaw Bassetlaw	16/00015/FUL	Land at Thrumpton Lane Retford	Highways £271,221.00 Transport & Travel £6,557.00
Bassetlaw	16/00968/OUT	Wood End Farm and Land, Coach road, Shireoaks, Worksop	Education £85,912.00
Bassetlaw	16/01777/FUL	Kenilworth Nursery, Retford	Libraries £5,501.23 Education £289,812.49 Transport & Travel £4,430.10
Bassetlaw	17/01462/OUT	Land East of Doncaster Road, Langold	Transport & Travel £5,451.60
Bassetlaw	18/00337/FULM	Land south of Tylden Rd, Rhodesia	Education £123,273.00 Transport & Travel £11,449.50
Bassetlaw	18/00737/OUT	Land off the A57 Worksop Bypass, Manton	Highways £51,300.00 Transport & Travel £31,245.00
Broxtowe	11/00758	Land at Field Farm, Ilkeston Road, Stapleford	Education £635,720.00
Broxtowe	17/00723/FUL	Myford Ltd, Wilmot Lane, Beeston, NG9 4AF	Education £101,529.00
Gedling	13/0267	Victoria Park Way, Netherfield, Nottinghamshire, NG4 2HU	Transport & Travel £124,453.95
Gedling	13/0500	Land South Of Colwick Loop Road, Colwick	Transport & Travel £9,170.67
Gedling	13/0546	Land Off Teal Close, Netherfield, Nottinghamshire	Transport & Travel £77,060.00
Gedling	13/1406	Land North of Papplewick Lane, Linby	Libraries £13,127.00 Education £159,504.00
Gedling	15/0424	Mill Field Close, Burton Joyce, Nottinghamshire, NG14 5AA	Transport & Travel £9,610.00
Gedling	15/1376	Land At Chase Farm (Former Gedling Colliery)	Education £1,580,076.00
Gedling	18/0577	Land Adjacent Gedling Manor, Wood Lane	Education £38,237.00
Gedling	20/0009	Millbeck House, Oakdale Road, Arnold	Transport & Travel £3,000.00
Mansfield	10/0089/ST	Land adj to A617, between Nottingham Rd & Southwell Rd West, (Lindhurst)	Transport & Travel £123,896.90

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District	Application No	Location	Contributions Received	
Mansfield	10/0805/ST	Land at Penniment Farm, Abbott Road, Mansfield	Education	£377,401.34
Mansfield	14/0654/NT	Moorfield Farm/Memorial Club, Bishops Walk, Church Warsop	Education Transport & Travel	£66,305.91 £10,307.08
Mansfield	16/0468/ST	16-18 Burns Street, Mansfield, NG18 5PS	Transport & Travel	£11,824.16
Mansfield	17/0738/FUL	Nursery Site, The Park, Mansfield (Wildflower Rise)	Education	£126,315.00
Mansfield	18/0399/FUL	Former Evans Halshaw Site, Nottingham Rd, Mansfield	Education	£123,587.50
Newark	14/00465/OUTM	Fernwood South (NORTH) - Land North & East Spring Lane/Hollowdyke Lane	Libraries Highways	£9,485.06 £5,075.21
Newark	14/01978/OUTM	Land South Of Newark, Bowbridge Lane, Balderton	Libraries Transport & Travel	£9,732.62 £11,368.00
Newark	16/02173/OUTM	Former Thoresby Colliery, Ollerton Road, Edwinstowe	Highways	£1,313,214.92
Newark	18/00509/FULM	Land West of Waterfield Way, Clipstone (Phase 2)	Highways Education	£32,000.00 £160,370.00
Newark	20/00275/FULM	Land At Lord Hawke Way And Bowbridge Road, Newark	Libraries	£3,064.00
Rushcliffe	14/02715	Land to SW of Edwalton Lodge Close (Edwalton) (Sharphill), Zone 2	Highways	£10,000.00
Rushcliffe	18/02800/FUL	Nottinghamshire Constabulary police station, Bingham	Transport & Travel	£20,180.00
Rushcliffe	19/01287/FUL	Land North East Of Marl Close Wilford Road Ruddington	Transport & Travel Education	£9,587.63 £298,582.81