



**Nottinghamshire  
County Council**

# **Infrastructure Funding Statement**

**2019-2020**

**December 2020**

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# 1 Introduction

## Policy Background

- 1.1 In September 2019, changes to government legislation in relation to developer contributions necessitated that any local authority that receives a financial contribution from development must publish an annual Infrastructure Funding Statement (IFS) outlining income and expenditure during each financial year, from the year 2019/20 onwards<sup>1</sup>. 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 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 for which the County Council is directly responsible, including where funding has been passed to the County Council to spend. It will not report on contributions received 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)

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<sup>1</sup> Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019

- 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.
- 1.9 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 income and expenditure relating to developer contributions secured through Section 106 Agreements (commonly referred to as planning obligations) during the last financial year (from 1<sup>st</sup> April 2019 through to 31<sup>st</sup> March 2020).
- 2.2 In relation to planning obligations which have been agreed and received, this document will report solely on contributions that are directly payable to Nottinghamshire County Council and/or where Nottinghamshire 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.
- 2.3 When reporting on developer contributions that have been allocated or spent on a specific infrastructure item, this document will refer to both contributions that have been received directly from the housing developer as well as those that have been collected by the District/Borough Council and have been transferred to the County Council to enable project delivery.
- 2.4 A summary of the key information is outlined in Table 1.

Description	Amount
Total money to be provided through planning obligations <b>agreed</b> during 2019/20 (where NCC is a signatory to the S106 Agreement)	£13,196,874.74
Total money <b>received</b> through planning obligations directly from housing developers during 2019/20	£3,189,862.00
Total money received through planning obligations that was <b>spent</b> during 2019/20 (including funds transferred from District/Borough)	£6,248,962.18
Total money received through planning obligations <b>held</b> at the end of 2019/20 (including funds transferred from District/Borough)	£7,293,522.35

**Table 1: Headline figures from the reported year**

### Contributions Agreed

- 2.5 During the financial year 2019/20, Nottinghamshire County Council entered into 35 Section 106 Agreements, comprising a total of £13,196,875 in contributions to be provided for County Council services. Table 2 summarises how these obligations are dispersed geographically and across service areas. Further details regarding the associated developments is available in Appendix 1.

	Ashfield	Bassetlaw	Broxtowe	Gedling	Mansfield	Newark	Rushcliffe
<b>Agreements</b> 35	1	15	4	6	3	0	6
<b>Education</b> £11,262,196	£1,142,237	£5,031,599	£313,338	£3,308,798	£452,015	£0.00	£1,014,209
<b>Transport</b> £1,655,034	£156,814	£826,720	£10,500	£371,500	£34,000	£0.00	£255,500
<b>Highways</b> £270,509	£29,000	£171,269	£0.00	£0.00	£0.00	£0.00	£70,240
<b>Community</b> £9,136	£0.00	£9,000	£0.00	£0.00	£0.00	£0.00	£136
<b>Total</b> £13,196,875	£1,328,051	£6,038,587	£323,838	£3,680,298	£486,015	£0.00	£1,340,085

**Table 2: Planning obligations entered into during the reported year**

2.6 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. In each of Ashfield, Newark & Sherwood and Rushcliffe, contributions were agreed by the District/Borough Council on behalf of the County Council. Further details of the planning obligations entered into by these District/Borough Councils are available in their own Infrastructure Funding Statements.

### Contributions Received

2.7 The total sum of contributions received by Nottinghamshire Council County directly from housing developers during the financial year 2019/20 was £3,189,862. 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
<b>Education</b> £2,114,724	£0	£297,830	£91,640	£530,952	£512,685	£681,617	£0
<b>Transport</b> £354,500	£13,700	£159,000	£0	£180,000	£1,800	£0	£0
<b>Highways</b> £704,668	£40,600	£161,928	£0	£450,520	£19,700	£31,920	£0
<b>Community</b> £15,970	£0	£6,775	£0	£0	£0	£9,195	£0
<b>Total</b> £3,189,862	£54,300	£625,533	£91,640	£1,161,472	£534,185	£722,732	£0

**Table 3: Planning obligation payments received during the reported year**

2.8 Further contributions have been received on behalf of the County Council in the following District/Boroughs: Ashfield, Bassetlaw, Broxtowe, Newark & Sherwood and Rushcliffe. Any funding relating to County Council infrastructure will be transferred by the District/Borough 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 Allocated

2.9 The total sum of contributions that were received prior to the reported year that are yet to be allocated to an infrastructure project is £2,684,694.54. Contributions received by the County Council have specific criteria described in the Section 106 Agreement that determines how the funding must be spent. Therefore, whilst these unallocated contributions have not been committed to a project, they are assigned for a specific purpose and are continually reviewed by the Council.

2.10 The total amount of funding that has been allocated to an infrastructure project but not yet spent by Nottinghamshire County Council during the financial year was £2,160,513.90. This figure includes contributions that have been received directly from developers as well as those contributions that have been collected by the District/Borough Council on behalf of the County Council and which have been transferred to the County Council to enable the project delivery. Table 4 summarises the infrastructure items to which the funding has been allocated by county council services.

District	Application	Amount	Infrastructure Item
<b>EDUCATION</b>			
Bassetlaw	16/00968/OUT	£171,825.00	St Luke's CofE Primary School – increased capacity
Newark	16/02169/OUTM	£168,688.00	Lowes Wong Primary School – increased capacity
<b>TRANSPORT &amp; TRAVEL</b>			
Mansfield	10/0089/ST	£1,476,103.10	Development bus service
Newark	14/01308	£19,061.48	Development bus service

HIGHWAYS			
Ashfield	06/0080	£2,017.77	Bus Stop improvements in Ashfield
Ashfield	10/0433	£7,466.00	Installation of a selective vehicle detection system at traffic lights controlling A611/Hucknall Rd Junction
Ashfield	10/0433	£10,447.00	Bus Stop improvements in Ashfield
Ashfield	13/0409	£151,902.00	Improvements to the cycle network on the Watnall Road and Nottingham Road corridors
Gedling	05/0925	£35,505.00	Bus priority at High Street/Cross Street, Cross Street/Front Street, A614/B684, B684/Dorket Head
Mansfield	10/0835/NT	£108,467.25	Construction and widening of footways on Sandlands Way
Newark	10/00921/FULM	£9,031.30	Replacement of equipment on the refuges along Kirklington Road to improve visibility

**Table 4: Contributions allocated during the reported year**

### Contributions Spent

2.11 The total amount of funding that has been spent by Nottinghamshire County Council on infrastructure projects during the financial year 2019/20 was £6,248,962.18. This figure includes contributions that have been received directly from developers as well as those contributions that have been collected by the District/Borough Council on behalf of the County Council and which have been transferred to the County Council to enable the project delivery. Table 5 summarises the infrastructure items on which the funding has been spent.

District	Application	Amount	Infrastructure Item
EDUCATION			
Ashfield	12/0053	£45,820.00	Edgewood Primary School – increased capacity
Ashfield	04/0356	£500,156.85	Beardall Fields Primary School - increased capacity
Ashfield	13/0123	£4,051,600	Hucknall Flying High Academy – new school
Ashfield	13/0123	£563,925	Holgate Academy - increased capacity
Gedling	10/0233	£54,827.24	Pinewood Infant School - increased capacity
Gedling	10/0233	£142,570	Redhill Academy - increased capacity
Gedling	14/0740	£101,354.00	Stanhope Primary School - increased capacity
Rushcliffe	04/01381	£21,589.11	Heymann Primary School - increased capacity
Rushcliffe	12/01199/FUL	£307,432.00	Rushcliffe School - increased capacity
Rushcliffe	14/02716/FUL	£303,727.76	West Bridgford School - increased capacity
TRANSPORT & TRAVEL			
Broxtowe	15/00285/FUL	£5,325.50	Local community transport scheme
Bassetlaw	17/00225/FUL	£10,302.00	Local community transport scheme
Gedling	14/0740	£19,883.30	New resident bus passes
HIGHWAYS			
Ashfield	06/0080	£13,010.88	Bus stop improvements on Watnall Road, Hucknall
Ashfield	10/0433	£30,505.35	Bus stop improvements on Stewart Way, Annesley
Gedling	10/0233	£47,027.48	Gedling Cycle Network
Newark	14/01308	£16,240.58	Bus stop improvements on Cavendish Way, Clipstone
COMMUNITY FACILITIES			
Bassetlaw	16/00725/FUL	£3,993.09	Additional stock at Worksop Library
Newark	10/00906/FUL	£9,363.00	Additional stock at Rainworth, Bilsthorpe, Blidworth and Farnsfield libraries
Newark	10/00921/FUL	£309.04	

**Table 5: Contributions spent during the reported year**

2.12 Whilst the funding outlined in Table 5 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.

2.13 Examples of some of the infrastructure items outlined in Table 5 are provided below.

**Bus stop improvements on Cavendish Way, Clipstone, Newark & Sherwood (ref. 14/01308)**



**Bus stop improvements on Stewart Way, Annesley, Ashfield (ref. 10/0433)**



**Hucknall Flying High Academy, Hucknall, Ashfield (ref. 13/0123)**



**Extension to Rushcliffe School, West Bridgford, Rushcliffe (ref. 12/01199)**



## Appendix 1: Contributions agreed during 2019/20

District	Application	Location	Contributions Agreed
Ashfield	16/0569	Beck Lane, Skegby	Education: £1,142,237.04 Highways: £29,000.00 Transport & Travel: £156,814.00
Bassetlaw	15/00493/OUT	Land at North Road, Retford	Education: £469,665.00 Highways: £70,000.00 Transport & Travel: £214,880.00 Community Facilities: £9,000.00
Bassetlaw	15/01457/FUL	Former Firbeck Colliery, Doncaster Road, Costhorpe	Education: £751,080.00 Highways: £5,145.00
Bassetlaw	16/00968/OUT	Wood End Farm and Land, Coach road, Shireoaks, Worksop	Education: £171,825.00
Bassetlaw	16/01216/FUL	Land south of Portland Rd, Nether Langwith	Education: £91,640.00 Highways: £7,000.00
Bassetlaw	17/01102/OUT	Land Off Essex Road, Bircotes	Education: £366,560.50
Bassetlaw	17/01300/OUT	Land West of Great North Rd, Ranskill	Education: £80,185.00
Bassetlaw	18/00022/OUT	Land South of Pumping Station, Bawtry Road, Blyth	Education: £22,910.00 Transport & Travel: £8,000.00
Bassetlaw	18/00069/OUT	Land West of Longholme Road, Retford	Education: £216,550.00
Bassetlaw	18/00337/FUL M	Land south of Tylden Rd, Rhodesia	Education: £245,808.00 Transport & Travel: £22,500.00
Bassetlaw	18/00413/OUT	Land at Shireoaks Common Shireoaks	Highways: £76,123.74
Bassetlaw	18/01037/FUL	4 Chapelgate, Retford	Highways: £13,000.00
Bassetlaw	18/01491/RSB	Land South of Station Road Beckingham	Education: £76,474.00
Bassetlaw	19/00348/FUL	21 Bridgegate, Retford	Transport & Travel: £13,000.00
Bassetlaw	19/00765/OUT	Land North of Bracken Lane, Retford	Education: £224,697.00 Transport & Travel: £36,000.00
Bassetlaw	19/00876/OUT	Land South of Tickhill Road Harworth	Education: £2,314,204.00 Transport & Travel: £532,340.00
Broxtowe	18/00538/FUL	The Raven Group, Ellis Grove, Beeston	Education: £76,474.00
Broxtowe	18/00556/FUL	Land South East Of Neville Sadler Court Beeston	Education: £76,474.00
Broxtowe	18/00810/OUT	Former Belwood Food Site, 42 - 44 Brookhill Leys Road & 8 Newmanleys Road, Eastwood	Education: £88,765.00 Transport & Travel: £2,500.00
Broxtowe	19/00443/FUL	80 Dovecote Road, Newthorpe	Education: £71,625.00 Transport & Travel: £8,000.00
Gedling	16/0347	Sol Construction Ltd 26 Vale Road Colwick	Education: £75,000.00
Gedling	17/0155	Brookfields Garden Centre, Mapperley Plains, Arnold	Education: £184,357.00 Transport & Travel: £6,500.00
Gedling	18/0607	Land North West Park Road Calverton Nottinghamshire	Education: £2,496,370.00 Transport & Travel: £347,000.00
Gedling	18/1034	Land off Orchard Close, Burton Joyce	Education: £76,474.00 Transport & Travel: £5,000.00
Gedling	18/1143	Land on Flatts Lane, Calverton	Education: £476,597.00 Transport & Travel: £10,000
Gedling	19/0876	Lendrum Court, Burton Joyce	Transport & Travel: £3,000
Mansfield	18/0399/FUL	Former Evans Halshaw Site, Nottingham Rd, Mansfield	Education: £247,175.00

Mansfield	18/0646/OUT	Church Warsop Miners Welfare, Wood Lane, Church Warsop (Phase 1)	Education: £81,936.00 Transport & Travel: £14,000.00
Mansfield	18/0647/OUT	Church Warsop Miners Welfare, Wood Lane, Church Warsop (Phase 2)	Education: £122,904.00 Transport & Travel: £20,000.00
Rushcliffe	18/02700/OUT	Land east of Nos 1 to 9 Springfield Close, Cropwell Bishop	Education: £253,380.00 Transport & Travel: £118,500.00
Rushcliffe	18/02800/FUL	Nottinghamshire Constabulary police station, Bingham	Transport & Travel: £20,000.00
Rushcliffe	18/02920/HYB RID	Land on Wilford Lane	Education: £547,990.00 Highways: £38,200.00 Transport & Travel: £18,500.00 Other: £136.26
Rushcliffe	19/00472/OUT	Land South East Of Platt Lane Keyworth	Transport & Travel: £65,000.00
Rushcliffe	19/00784/OUT	Land South of Butt Lane, East Bridgford	Education: £212,839.20 Transport & Travel: £15,000.00
Rushcliffe	19/02330/FUL	Land on Wilford Lane, West Bridgford	Highways: £32,040.00 Transport & Travel: £18,500.00

## Appendix 2: Contributions received during 2019/20

District	Application	Location	Contributions Received
Ashfield	16/0626	Land at Tesco, Bolsover Street, Hucknall	Transport & Travel: £13,700.00 Highways: £40,600.00
Bassetlaw	13/00793/FUL	Land at Plumtree Farm, Bawtry Road, Harworth, South Yorkshire	Transport & Travel: £97,500.00
Bassetlaw	14/00503/OUT	Land west of Tiln Lane, Retford	Education: £211,917.50 Highways: £145,032.00 Community: £6,775.00
Bassetlaw	16/00968/OUT	Wood End Farm and Land, Coach road, Shireoaks, Worksop	Education: £85,912.50
Bassetlaw	18/00737/OUT	Land off the A57 Worksop Bypass, Manton	Highways: £16,896.00
Bassetlaw	18/01148/FUL	Land east of Doncaster Rd, Costhorpe	Transport & Travel: £61,500.00
Broxtowe	16/00467/FUL	St Johns College, Bramcote	Education: £91,640.00
Gedling	13/0546	Land Off Teal Close, Netherfield, Nottinghamshire	Transport & Travel: £180,000.00 Highways: £450,520.00
Gedling	13/1406	Land North of Papplewick Lane, Linby	Education: £130,900.00
Gedling	14/0238	Land West of Westhouse Farm, Moor Road	Education: £126,300.50
Gedling	15/1376	Land at Chase Farm (Former Gedling Colliery)	Education: £235,515.00
Gedling	18/0577	Land Adjacent Gedling Manor, Wood Lane	Education: £38,237.00
Mansfield	10/0089/ST	Land adj to A617, between Nottingham Road & Southwell Road West, Mansfield	Highways: £7,500.00
Mansfield	13/0426	Land at Quarry Lane, Quarry Lane, Mansfield	Education: £45,820.00
Mansfield	13/0622	Land at Hermitage Lane, Mansfield	Education: £44,858.00
Mansfield	15/0032/NT	Park Hall Farm, Park Hall Road, Mansfield Woodhouse	Education: £22,910.00
Mansfield	16/0400/ST	164 Skegby Lane, Mansfield	Education: £22,910.00 Transport & Travel: £1,800.00
Mansfield	17/0738/FUL	Nursery Site, The Park, Mansfield	Highways: £12,200.00
Mansfield	17/0827/FUL	Land off Sherwood Close, Mansfield	Education: £166,485.00
Mansfield	18/0262/FUL	Land to the West of Great Central Road Mansfield	Education: £86,114.00
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	Education: £371,500.00 Highways: £4,920.00 Community: £9,195.00
Newark	14/01978/OUTM	Land South Of Newark, Bowbridge Lane, Balderton	Highways: £27,000.00
Newark	16/02169/OUTM	Land Off Allenby Road, South side of Halam Road, Southwell	Education: £161,202.00
Newark	18/00973/FULM	Site of The Bearings Bowbridge Road Newark	Education: £148,915.00