



Infrastructure Funding Statement

2021-2022

December 2022

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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 Council's approach to securing planning obligations is available in its [Developer Contributions 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 developer directly to the County Council. In some cases, it will receive contributions passed over from the District/Borough Council who may collect contributions from developers on the County Council's behalf (usually where the County Council is *not* a signatory to the S106 Agreement).
- 1.6 The Infrastructure Funding Statement will not report on contributions that have been collected or are held by the District/ Borough Councils (this will be in their own report). However, where contributions have been transferred to the County Council, this will be included in the reported expenditure.
- 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.
- 1.9 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

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

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 2021/22 financial year (i.e., from 1st April 2021 through to 31st March 2022).
- 2.2 This document will report on obligations that have been entered into and collected by Nottinghamshire County Council, usually where the County Council is a signatory to the Section 106 Agreement. This document will also report on contributions that have been committed to, or spent on, county council services, including where these were collected by the District / Borough Council on behalf of NCC.
- 2.3 A summary of the key information is outlined in Table 1.

Table 1: Headline figures from the reported year

Description	Amount
Total money to be provided through planning obligations agreed during 2021/22	£8,698,953
Total money received through planning obligations paid during 2021/22	£10,610,315
Total money received through planning obligations that was spent during 2021/22	£2,928,970*
Total money received through planning obligations retained at the end of 2021/22	£22,504,013

*Includes monies transferred to the County Council by the District / Borough Councils

Contributions Agreed

- 2.4 During the financial year 2021/22, Nottinghamshire County Council entered into 28 Section 106 Agreements, comprising a total of £8,698,953 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 28	0	3	9	6	2	4	4
Education £7,553,628	£0.00	£2,999,997	£864,672	£1,281,178	£978,875	£0.00	£1,428,906
Transport £1,046,701	£0.00	£21,500	£655,101	£85,000	£43,500	£54,500	£187,100
Highways £83,102	£0.00	£0.00	£53,000	£0.00	£23,102	£7,000	£0.00
Community £3,064	£0.00	£0.00	£0.00	£0.00	£0.00	£3,064	£0.00
Other £12,698	£0.00	£0.00	£0.00	£0.00	£12,458	£240	£0.00
Total £8,698,953	£0.00	£3,021,497	£1,572,773	£1,366,178	£1,057,935	£64,564	£1,616,006

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 County Council directly from housing developers during the financial year 2021/22 was £10,610,315. Table 3 summarises how these obligations are dispersed geographically and across service areas. Further information regarding the associated developments is available in Appendix 2.

	Bassetlaw	Broxtowe	Gedling	Mansfield	Newark	Rushcliffe
Education £9,572,920	£1,638,401	£361,979	£2,371,594	£658,527	£3,607,182	£935,237
Transport £723,770	£57,720	£11,318	£511,412	£33,844	£5,432	£104,044
Highways £296,881	£62,094	£0.00	£75,770	£52,239	£0.00	£106,778
Community £16,744	£4,453	£0.00	£0.00	£0.00	£10,152	£2,138.93
Total £10,610,315	£1,762,668	£373,297	£2,958,776	£744,610	£3,622,766	£1,148,198

Table 3: Planning obligation payments received during the reported year

- 2.7 Further contributions may have been received by the District / Borough Councils on behalf of the County Council. Any funding relating to County Council infrastructure will be transferred once a suitable project has been identified. Further information on the planning obligation payments received by the 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 2021/22 was £2,928,970. Table 4 relates to funding which has been collected by the County Council and Table 5 relates to funding which has been collected by the District / Borough Council and transferred to the County Council for expending.

District	Application	Amount	Infrastructure Item
EDUCATION			
Mansfield	12/0206/ST	£47,347.33	Expansion of King Edward Primary School, Mansfield
Newark	16/02169/OUTM	£157,923.53	Replacement of existing double mobile with a permanent two class structure at Lowes Wong Junior School, Southwell
HIGHWAYS & TRANSPORT			
Bassetlaw	11/00288	£49,189.20	MOVA at Gateford Road / Carlton Road Junction, Worksop
Gedling	05/0925	£40,460	Improvements to local bus stops (including real-time information displays) and bus priority measures in Arnold
Mansfield	10/0089/ST	£155,607.50	Local bus service provision in Berry Hill, Mansfield
COMMUNITY			
Bassetlaw	14/00503/OUT	£6,925.24	Stock and services at Worksop Library

Table 4: Contributions spent during the reported year (where they were paid to the County Council)

District	Application	Amount	Infrastructure Item
EDUCATION			
Ashfield	03/1094	£55,988.00	Construction of a three-classroom modular building at Kingsway Primary School in Kirkby-in-Ashfield
Ashfield	13/0656	£584,026.85	
Ashfield	04/0356	£300,757.12	Construction of three additional classrooms on the end of existing wings at Beardall Fields Primary School in Hucknall
Ashfield	13/0123	£270,941.55	Expansion of the Holgate Academy, Hucknall
Broxtowe	15/00767/FUL	£22,910.00	Improvements to the reception area playground at Greasley Beauvale Primary School in Newthorpe
Newark	14/01596/OUTM	£198,117.22	Replacement of temporary mobile with a permanent structure at King Edwin Primary School, Edwinstowe
Newark	16/00135/FULM	£92,612.20	
Newark	16/00337/OUTM	£83,736.44	
Newark	15/00994/FULM	£68,638.36	Replacement of existing double mobile with a permanent two class structure at Lowes Wong Junior School, Southwell
Rushcliffe	10/00559/OUT	£642,508.59	Two storey extension to Ash Lea Special School, Cotgrave

HIGHWAYS & TRANSPORT			
Ashfield	06/0080	£2,371.35	Accessibility improvements on Chesterfield Road Huthwaite
		£2,017.77	Other infrastructure improvements in the locality
Ashfield	10/0433	£7,466.00	AVL TLP A611 Annesley Road / Hucknall Road, Annesley
Newark	10/01158/FULM	£24,755.63	Works to deliver the cycle and pedestrian route running parallel to the A1133 known as Trent Vale Trail
Newark	10/01256/FULM	£77,035.88	Widening of the footway on the north and south sides of Beacon Hill Road, including A1 slip road to Autumn Croft Road and from Autumn Croft Road to Beacon Way
Newark	10/01256/FULM	£4,200.00	Road Safety Scheme in Newark-on-Trent
Rushcliffe	12/02070	£31,297.60	Upgrades to bus stops denoted RU0398 & RU0711 and RU0399 & RU0400 in Stanford on Soar
COMMUNITY			
Bassetlaw	14/00223/OUT	£2,137.00	Stock and services at Worksop Library

Table 5: Contributions spent during the reported year (where they were transferred from the District)

- 2.9 Whilst the funding outlined in Tables 4 & 5 was spent during the reported year, it is not necessarily the case that the associated 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 collected by the County Council but that had not been committed to an infrastructure project was £10,675,218. The total amount of funding that was committed to an infrastructure project during the financial year (but not spent) by Nottinghamshire County Council was £454,850 (details of the relevant infrastructure items are included at Table 4). At the end of the financial year, the total contributions that had been collected by the Council (during any year) but that had not been committed to a project was £20,739,484.

District	Application	Amount	Infrastructure Item
EDUCATION			
Mansfield	12/0433/NT	£227,746.67	Replacement of a temporary mobile with a permanent classroom at Leas Park Junior School, Mansfield
Mansfield	15/0032/NT	£25,401.00	
Newark	18/00509/FULM	£160,370.00	Internal reconfiguration of Samuel Barlow Academy in Clipstone to increase capacity of the school and nursery
HIGHWAYS & TRANSPORT			
Bassetlaw	05/00198	£9,332.12	To construct a cycle track on Randall Way in Retford
Newark	18/00509/FULM	£32,000.00	Local bus service provision in Clipstone

Table 6: Contributions committed by county council services during the reported year

- 2.11 In addition, the District / Borough Councils agreed to commit funding towards the following County Council projects (as set out in Table 7) during the reported year. The total amount of funding committed was £8,360,473 and will be transferred to the County Council as required.

District	Application	Amount	Infrastructure Item
EDUCATION			
Ashfield	17/0013	£35,699.45	Creation of additional ancillary facilities at Hillocks Primary Academy in Sutton-in-Ashfield
Ashfield	17/0049	£46,723.00	
Newark	08/01905/OUTM	£299,311.30	Internal reconfiguration of Samuel Barlow Academy in Clipstone to increase capacity of the school and nursery
Newark	13/00458/OUTM	£135,649.53	
Newark	14/01308/FULM	£117,880.95	
Newark	16/00139/RMAM	£69,145.29	
Newark	17/00582/FULM	£252,010.00	

Newark	19/00585/FULM	£272,979.42	
Newark	14/01469/OUTM	£149,096.93	Creation of an additional classroom at Farnsfield St Michael's Church of England Primary School
Newark	14/01576/FULM	£162,900.86	
Newark	16/00769/FULM	£45,820.00	
Rushcliffe	VARIOUS	£4,141,500.00	Expansion of Rushcliffe School in West Bridgford
Rushcliffe	15/01793/FUL	£69,040.00	
Rushcliffe	17/01981/FUL	£168,234.27	
Rushcliffe	18/00300/OUT	£504,589.97	
Rushcliffe	19/00535/OUT	£552,392.00	
Rushcliffe	17/00673/FUL	£479,161.50	New music teaching facility at West Bridgford School
HIGHWAYS & TRANSPORT			
Newark	13/00458/OUTM	£42,584.71	Local bus service provision in Clipstone
Newark	17/00582/FULM	£69,142.38	
Newark	14/01469/OUTM	£17,973.44	Improvements to the two bus stops known as NS0168 Parfitt Drive & NS0848 Parfitt Drive in Farnsfield
Rushcliffe	10/00559/OUT	£695,355.05	Local bus service provision in Bingham
COMMUNITY			
Bassetlaw	14/00431/OUT	£33,283.03	Stock and hublet at Worksop Library

Table 7: Contributions committed by the District / Borough Councils on behalf of county council services during the reported year

- 2.12 It should be noted that all contributions received by a local authority 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 2021/22

District	Application	Location	Purpose	Amount
Bassetlaw	18/01210/OUT	Land South of Scrooby Road and North of Snape Lane Harworth	Education	£2,999,997.00
Bassetlaw	20/00959/OUT	Land Adjacent Yew Tree Road Elkesley Nottinghamshire	Transport & Travel	£11,000.00
Bassetlaw	20/01707/FUL	Woodlea 55 Bawtry Road, Blyth	Transport & Travel	£10,500.00
Broxtowe	14/00515	Boots Campus Beeston	Education	TBC
			Education	TBC
			Transport & Travel	£300,000.00
Broxtowe	19/00668/FUL	Beeston Maltings, Dovecote Lane, Beeston	Education	£35,966.00
Broxtowe	19/00699/FUL	Frearson Farm Court, Chewton Street, Eastwood	Transport & Travel	£6,000.00
Broxtowe	20/00341/FUL	Sandcliffe accident repair centre, Nottingham Road, Stapleford	Education	£95,500.00
			Transport & Travel	£4,000.00
Broxtowe	20/00352/OUT	Land Adj. And Northwest Of Bramcote Crematorium Coventry Lane	Education	£716,250.00
			Transport & Travel	£75,000.00
			Highways	£53,000.00
			Transport & Travel	£225,000.00
Broxtowe	20/00478/FUL	Site of The Magpie, Toton Lane, Stapleford	Transport & Travel	£5,000.00
Broxtowe	20/00541	42-44 Brookhill Leys Rd, Eastwood	Education	£16,955.63
Broxtowe	20/00641/FUL	Land to the rear of Brinsley Recreation Ground, Church Lane, Brinsley	Transport & Travel	£25,851.50
			Transport & Travel	£5,750.00
Broxtowe	20/00847/OUT	72-78 Nottingham Rd, Stapleford	Transport & Travel	£8,500.00
Gedling	18/0360	Land to south of Main Street Calverton, Nottingham	Education	£323,816.00
			Education	£195,283.00
			Transport & Travel	£10,000.00
			Transport & Travel	£50,000.00
Gedling	20/0238	Ashdale Nottingham Road Burton Joyce	Education	£47,750.00
Gedling	20/0258	Land north of Papplewick Lane, Linby	Education	£69,704.00
			Education	£71,625.00
Gedling	20/0954	The Phoenix, Shelford Road, Gedling	Education	£47,750.00
Gedling	20/1054	Land off Rolleston Drive, Arnold	Education	£501,375.00
			Transport & Travel	£25,000.00
Gedling	20/1108	Land East Of 16 Kighill Lane Ravenshead	Education	£23,875.00
Mansfield	20/0182/OUT	Land at Three Thorn Hollow Farm, Blidworth Lane	Education	£764,000.00
			Highways	£23,102.00
			Other	£12,218.00
			Transport & Travel	£12,200.00
			Transport & Travel	£10,000.00
Mansfield	20/0535/FUL	Sandhurst Quarry Sandhurst Avenue Mansfield	Education	£214,875.00
			Transport & Travel	£21,300.00
Newark	20/00580/FULM	293 Bowbridge Road, Newark on Trent	Community Facilities	£3,064.00
			Transport & Travel	£15,500.00
			Transport & Travel	£7,500.00

Newark	20/00873/FULM	Field reference Number 7109 Eaking Road, Bilsthorpe	Transport & Travel	£18,500.00
Newark	20/01190/OUTM	Land Rear of The Vineries, Lower Kirklington Road, Southwell	Transport & Travel	£7,000.00
Newark	20/02499/OUTM	Grove Bungalow Barnby Road Newark	Other	£240.00
			Transport & Travel	£13,000.00
Rushcliffe	19/01353/OUT	Land North of Grantham Road, Radcliffe on Trent	Education	£871,300.00
			Transport & Travel	£48,000.00
			Transport & Travel	£47,000.00
			Transport & Travel	£6,000.00
Rushcliffe	20/00888/FUL	Land off Rempstone Road, East Leake	Education	£226,512.00
Rushcliffe	20/02465/FUL	Butt Lane East Bridgford	Education	£331,094.00
			Transport & Travel	£15,000.00
			Transport & Travel	£9,100.00
Rushcliffe	21/02283/FUL	Land North of Park Lane, Sutton Bonington	Transport & Travel	£27,000.00
			Transport & Travel	£35,000.00

Appendix 2: Contributions received during 2021/22

District	Application	Location	Purpose	Amount
Bassetlaw	14/00213/OUT	Land South of Gateford Road (Gateford Common)	Education	£567,857.14
Bassetlaw	15/00493/OUT	Land at North Road, Retford (Trinity Fields)	Education	£234,832.50
			Transport & Travel	£22,880.00
Bassetlaw	15/00690/OUT	Ashvale Road, Tuxford	Highways	£62,093.50
			Community Facilities	£4,452.67
			Transport & Travel	£3,874.63
Bassetlaw	15/01611/RASB	Land South of Station Road, Walkeringham	Education	£96,392.60
Bassetlaw	16/00877/FUL	Land to the rear of 1-29 Vicarage Lane, Beckingham	Education	£85,824.92
Bassetlaw	17/01566/RES	Land Forming Part of Harworth Colliery (Phase1Ca)	Education	£171,945.45
Bassetlaw	17/01575/RES	Land Forming Part of Harworth Colliery (Phase 1Cb)	Education	£303,643.79
Bassetlaw	18/00695/FUL	Land to the rear of Kenilworth Nurseries, London Road, Retford	Education	£167,577.00
Bassetlaw	18/01148/FUL	Land east of Doncaster Road, Costhorpe (Hawfinch Place)	Transport & Travel	£30,965.12
Bassetlaw	19/01280/FUL	Land at Common Lane, Harworth	Education	£10,327.39
Broxtowe	16/00859/FUL	Land Between High Road & Queens Road Chilwell	Education	£312,785.93
Broxtowe	17/00778/OUT	Ready Mixed Concrete (East Midlands) Ltd Concrete Batching Plant Long Lane Attenborough	Highways	£11,318.00
			Education	£49,193.00
Gedling	13/0546	Land Off Teal Close, Netherfield	Transport & Travel	£79,509.00
			Transport & Travel	£17,414.94
Gedling	13/1406	Land North of Papplewick Lane, Linby	Education	£159,019.00
Gedling	14/0238	Land West of Westhouse Farm, Moor Road	Highways	£75,769.91
Gedling	17/1263	Land adjacent Dark Lane Calverton	Education	£114,636.44
			Education	£80,132.06
Gedling	18/0607	Land Northwest Park Road Calverton	Transport & Travel	£104,407.00
			Education	£383,092.00
			Transport & Travel	£269,092.00
			Education	£268,944.50
Gedling	18/1143	Land on Flatts Lane, Calverton (Willow Rise)	Transport & Travel	£10,000.00
			Education	£122,904.00
			Education	£115,394.50
Gedling	19/0213	Land to the west of Mapperley Plains	Transport & Travel	£30,988.79
			Education	£658,294.23
			Education	£469,177.15
Mansfield	10/0805/ST	Land at Penniment Farm, Abbott Road, Mansfield	Transport & Travel	£4,489.26
Mansfield	16/0038/NT	Land at Pump Hollow Road Allotments, Forest Town	Education	£153,638.89
Mansfield	17/0523/FUL	Land West of Crown Farm Way, Forest Town, Mansfield	Highways	£52,238.81
			Education	£447,566.36
Mansfield	19/0019/FUL	Vacant Plot of Land to The South of Ransom Wood	Transport & Travel	£8,099.00

Mansfield	19/0444/FUL	Land at Sherwood Avenue, Mansfield	Transport & Travel	£8,049.83
Mansfield	19/0802/FUL	Hillingdon, 28 High Oakham Hill, Mansfield.	Transport & Travel	£13,205.93
			Education	£57,321.84
Newark	14/00465/OUTM	Fernwood South (NORTH) - Land North & East Spring Lane/Hollowdyke Lane	Community Facilities	£10,152.00
			Transport & Travel	£5,432.00
			Education	£3,607,182.21
Rushcliffe	17/02292/OUT	Land off Lantern Lane, East Leake	Transport & Travel	£34,394.00
			Highways	£21,165.00
			Education	£412,737.50
			Highways	£32,888.00
			Education	£284,948.00
			Transport & Travel	£8,222.00
Rushcliffe	18/02700/OUT	Land east Springfield Close, Cropwell Bishop	Education	£126,311.82
Rushcliffe	19/01063/FUL	Land South of Meadowcroft Flawforth Lane, Ruddington	Transport & Travel	£21,341.46
			Community Facilities	£2,138.93
			Highways	£25,176.52
			Education	£111,240.00
Rushcliffe	19/02330/FUL	Land on Wilford Lane, West Bridgford	Transport & Travel	£11,943.61
			Highways	£5,158.92
			Highways	£18,778.47
			Highways	£3,611.24
			Transport & Travel	£8,143.37
Rushcliffe	19/02914/FUL	Land east of Chapel Lane, Bingham	Transport & Travel	£20,000.00