



Infrastructure Funding Statement

December 2021



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Introduction

- 1.1 This is Newark & Sherwood District Council's Infrastructure Funding Statement (IFS) for 2020/21, published in accordance with the Community Infrastructure Levy Regulations 2019.
- 1.2 Local authorities are required to produce an IFS on an annual basis, relating to the developer contributions from Section 106 agreements and the Community Infrastructure Levy (CIL). Developer contributions are used to help fund development related infrastructure provision and to maximise the benefits and opportunities from growth.
- 1.3 In accordance with the regulations, the annual IFS comprises the following three parts:
 - A report relating to the previous financial year on the Community Infrastructure Levy;
 - A report relating to the previous financial year on Section 106 planning obligations;
 - A report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the neighbourhood portion).
- 1.4 Appendix 1 sets out the requirements of the regulations and the sections of this document where details can be found.
- 1.5 For the purpose of reporting developer contributions National Planning Policy Guidance (NPPG) defines 'infrastructure' as development within the following categories:
 - Affordable housing
 - Education (Primary, Secondary, Post-16 & Other)
 - Health
 - Highways
 - Transport and travel
 - Open space and leisure
 - Community facilities
 - Digital infrastructure
 - Green infrastructure
 - Flood and water management
 - Economic development
 - Land
 - Section 106 monitoring fees
 - Bonds (held or repaid to developers)
 - Other (Neighbourhood CIL, Mayoral CIL, Community Infrastructure Levy administration costs)

District Context

- 1.6 Across the current Local Plan period to 2033 the population of Newark & Sherwood is expected to grow by as much as 14,359. Recent monitoring data show the following figures relating to the development in the District:
 - 1615 residential dwellings were granted planning permission from April 2020 to March 2021
 - 3038 net residential completions over the five year period 2016/17-2020/21, giving an average of 607 completions per year

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- Within the plan period (to March 2019) 84.16ha of employment land with has been developed

2.0 Developer Contributions

Paying for Infrastructure

2.1 Infrastructure is typically paid for in a number of ways, via:

- Service providers such as utilities companies (electricity, gas, water, waste water, communications) underpinned by income from customer bills and government grant/support;
- Direct or indirect government grants to Local Authorities or via Local Enterprise Partnership;
- Developers responding to site specific requirements through legal agreements (Section 106 or Section 278 agreements);
- Local Planning Authorities (LPAs) collecting Community Infrastructure Levy (CIL) on certain types of new development;
- Town/Parish Council funds secured through Parish precepts, CIL or use of other monies or grants; and
- Trusts or charitable organisations providing funding, often for local community-led projects.

Community Infrastructure Levy

2.2 Newark and Sherwood was the first Local Authority in the country to adopt CIL; the Charging Schedule and Regulation 123 List was approved by Council on the 20 September 2011 and came into force on 1 December 2011. As part of a wider review of the Local Plan a full review of the CIL Charging Schedule and Regulation 123 List was also undertaken. Following an independent examination in August 2017 and approval at full council on 12 December 2017, the Newark and Sherwood CIL Charging Schedule, including the associated instalment policy and Regulation 123 List came into force on 1 January 2018.

2.3 Changes to CIL legislation, taking effect from 1 September 2019, were introduced as the Government recognised that the complexity and uncertainty of the CIL system was potentially forming a barrier to the delivery of housing, something that the Government was keen to remove. Amendments to the regulations included the removal of 'pooling' restrictions and the deletion of Regulation 123 requiring charging authorities to produce a list of the projects or types of infrastructure they intend to fund, or may fund, through CIL (the 'Regulation 123 list').

2.4 CIL is chargeable on residential development at different rates across the Council's administrative area, ranging from £0 to £100 per square metre. A districtwide charge of £100 per square metre is levied on retail development, while all other commercial developments are CIL-exempt. Where a development is liable to CIL the amount will be non-negotiable. However, where a scheme will contain elements of social housing or will be for charitable purposes the amount may be reduced subject to an application for relief being submitted.

Section 106 Agreements

2.5 Planning obligations or developer contributions are made under Section 106 of the Town and Country Planning Act 1990 (as amended). Commonly known as S106 agreements, they are a

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mechanism that helps make a development proposal acceptable in planning terms that would not otherwise be acceptable – i.e. to mitigate the impacts of development and ensure that the District Council’s planning policy requirements are fully met.

- 2.6 The legal tests for when S106 agreements can be used are set out in CIL Regulation 122. The ‘ask’ must be:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- 2.7 Different combinations of the aforementioned sources of funding may be pooled to pay for new infrastructure.

Section 278 Highway Agreements

- 2.8 Additional legal agreements that can fund infrastructure are Section 278 Agreements (S278). These are legally binding agreements made under the Highways Act 1990 between Local Highway Authorities and Developers. S278 agreements are required to secure alterations or improvements to the highway. The Council will look at the possibility of including information for S278 agreements within future versions of the IFS. Information on S278 agreements may be available in Nottinghamshire County Council’s (NCC) IFS.

Local Policy Context

- 2.9 In Newark & Sherwood District Council’s Local Development Framework (LDF) Amended Core Strategy (Adopted March 2019) Spatial Policy 6: Infrastructure for Growth sets out the approach to ensuring the delivery of infrastructure to support growth. This policy gives specific emphasis to the Community Infrastructure Levy as the vehicle for funding Strategic Infrastructure. The policy defines ‘Strategic Infrastructure’ as improvements to the strategic highway network and other highway infrastructure as identified within the IDP, along with secondary education provision across the District.
- 2.10 Spatial Policy 6 identifies developer contributions and planning obligations as the primary means of securing local Infrastructure, including facilities and services that are essential for development to take place on individual sites, or which are needed to mitigate the impact of development at the site or neighbourhood level. The process of collecting and spending developer contributions is illustrated in Figure 1.
- 2.11 Directly related to Spatial Policy 6 is Policy DM3 in the Allocations and Development Management Policies DPD. This policy highlights the need for infrastructure to support planned growth, for planning applications to include appropriate infrastructure provision and signposts to the Developer Contributions and Planning Obligations Supplementary Planning Document (SPD) which sets out the methods for calculating financial contributions.
- 2.12 The Developer Contributions and Planning Obligations SPD sets out the Council’s policy for securing planning obligations from new developments that require planning permission and how this will operate alongside CIL. The SPD makes clear that where a development is liable to CIL the amount will be non-negotiable, however, where site related infrastructure is needed this may be secured

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through planning conditions and S106 agreements. These needs will be assessed on a site by site basis and will involve consultation with relevant internal and external agencies e.g. the Health Authority and Nottinghamshire County Council. It is the District Council's intention to update this SPD in the near future to reflect changes in legislation and local circumstances. Additionally, acknowledging that affordable housing is considered as a form of infrastructure, Amended Core Strategy Core Policy 1 is the District Council's primary policy setting out site requirements in accordance with the NPPF.

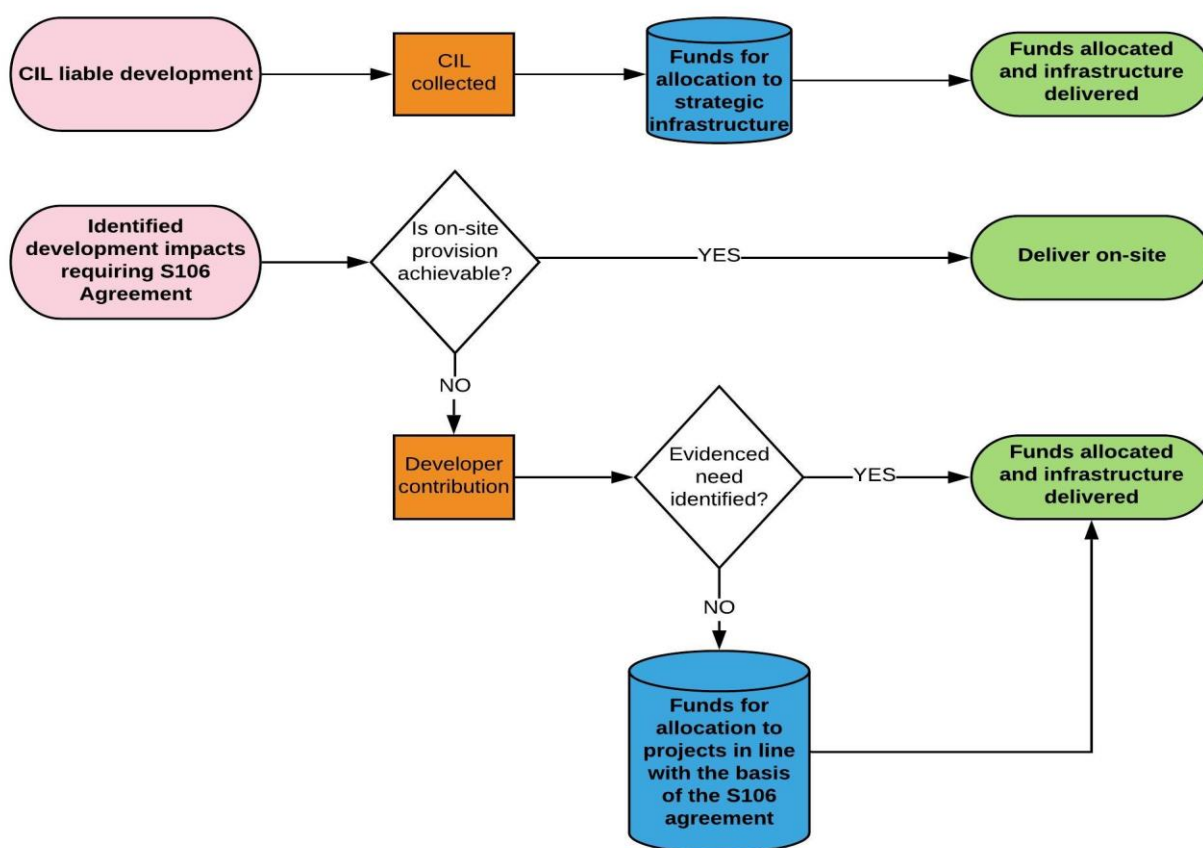


Figure 1: Process of allocating developer contributions

3.0 Community Infrastructure Levy: collection and expenditure

3.1 The amount of CIL payable varies, depending the type of development and on its location within the district, ranging from £0, £45, £70 and £100 per square metre for residential development and £100 per square metre for retail uses. A £0 rate is levied on non-retail commercial development. Table 1 (below) provides an overview of CIL income and expenditure to date, with details of the figures provided throughout Section 3.

Description of source	£
Collected before 01/04/2020 (net of admin and all meaningful proportions)	£5,146,605.27
Demand notices issued 2020/21	£1,020,900.02
Received 2020/21	£1,383,861.71
NSDC CIL total 31/03/2021 (net of admin and all meaningful proportions)	£6,148,592.83
Expenditure (Capital)	£0
Expenditure (Administration)	£68,646.43
Meaningful proportion to Town/Parish Councils	£313,227.72
Retained after contributions	£1,001,987.56
Retained on behalf of Parish Meetings	£15,240.87
Retained on behalf of Parish Meetings from previous years	£12,711.41

Table 1: Summary of CIL income and expenditure

Newark & Sherwood CIL Income

3.2 CIL came in to operation in Newark & Sherwood in 2011/12. Prior to the reported year, the District Council had accumulated £5,146,605.27 from CIL receipts.

3.3 In the reported year (from April 2020 to March 2021) Newark & Sherwood District Council received £1,383,861.71 from CIL receipts and issued demand notices for £1,020,900.02. The largest sources of CIL income are identified from the following developments:

- Barratt Homes: £502,026 – Fernwood
- Arkwood Dev Ltd : £94,397.53 – Newark
- Miller Homes: £166,275 – Southwell
- Persimmon Homes (East Midlands) Ltd: £96,913 – Sutton on Trent

3.4 Notwithstanding the large parts of the District to the west, which are £0 rate areas for CIL, the distribution of the developments to which these CIL receipts relate is generally focused on the eastern side of the District. Nonetheless, housing monitoring data show that the Council still has a healthy housing land supply and dialogue with developers operating within the district shows developments with planning permission are generally progressing well, reflecting the general buoyancy of the pre-Covid housing market and developer confidence in this area.

Newark & Sherwood CIL Expenditure

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- 3.5 The total amount of CIL expenditure for the reported year amounts to £68,646.43. This figure represents funds spent on the management, staffing, administration, information technology and legal costs involved in the collection of CIL; the setting up and maintenance of new systems to coordinate the administration of CIL; and on-going management of CIL spending. The increase in expenditure compared to the previous year reflects an increase in staffing.
- 3.6 A total of £313,227.72 (22% of CIL total receipts) has been passed on to Town and Parish Councils within the reporting period as a meaningful contribution share. At the end of the reported year, a total of £15,240.87 was held on behalf of Parish Meetings. Beyond administrative expenses, no CIL funds (£0) have been used for capital expenditure. As was the case in the previous year, the reason for this is the large costs associated with delivering priority strategic infrastructure projects. However, within the reported year NSDC did reach agreement with the County Council to make its first CIL capital expenditure on strategic infrastructure, supporting the expansion of Joseph Whittaker School at Rainworth. As a result of the timescales involved in finalising a legal agreement payment (£620,000) was made in the current financial year (2021/22) and allocated towards delivery of additional science provision at the school. This will be reported accordingly in the next iteration of the IFS.
- 3.7 The total amount of CIL retained by the Council at the end of the reported, after all deductions, is £1,001,987.56.

4.0 S106 Developer Contributions: collection and expenditure

- 4.1 As stated above in Section 3, Amended Core Strategy, Spatial Policy 6 sets out the Council’s approach to ensuring the delivery of infrastructure to support the anticipated levels growth within the current plan period. Developer contributions and planning obligations are the primary means of securing local infrastructure, including facilities and services that are essential for allowing any particular development to take place.
- 4.2 Developer contributions income held by Newark & Sherwood District Council is summarised in Table 2.

Description of source	£
Received before the reported year, remaining unallocated	£7,438,800.73
Received 2020/21	£1,176,337.66
Agreed 2020/21	£10,392,961.80
S106 contributions held by NSDC 31/03/2021	£8,166,213.10
Allocated but not spent 2020/21	£192,535.47
Balance held for longer term maintenance obligations	£39,605.80

Table 2: Summary of developer contributions income and expenditure

Newark & Sherwood Developer Contributions Income

Contributions Agreed

- 4.3 In the reported year Newark & Sherwood District Council entered in to planning obligations giving contributions to the value of £10,392,961.80. The developments to which these funds relate are set out in Table 3. It should be noted, however, that this figure does not necessarily represent an additional £10 million of contributions as a number of the applications referenced below (denoted with *) comprise amendments to previous permissions and their associated legal agreements.

Planning ref.	Parish	Location	Contribution type	Funds secured
20/00475/FULM	Blidworth	Land at New Lane	Community Facilities Health Libraries Open Space (Football)	£112,109 £79,542 £2,849 £4,000
20/01177/FULM	Fernwood	Field at Great North Rd	Highways	£42,000
18/02035/FULM*	Newark	207 Hawton Road	Affordable Housing Affordable Housing (default contribution) Community Facilities Open Space (Children and Young People’s Space) Open Space Transport	£119,557.20 £297,977.74 £27,681.40 £39,171.20 £4,106.40 £3,500

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20/00275/FULM	Newark	Land at Lord Hawke Way,	Health Open Space (Children and Young People's Space) Open Space (Children and Young People's Space) Maintenance Open Space (natural/semi-natural green space) capital Open Space (natural/semi-natural green space)maintenance Open Space Alternative Green Space Maintenance Libraries	£80,040 £80,671.62 £89,723.10 £8,931.42 £8,931.42 £24,602.73 £3,064
19/01947/FULM*	Newark	2 Jubilee Street,	Community Facilities Transport	£17,993 £4,000
20/00642/FULM*	Bilsthorpe	Land off Oldbridge Way	Health Libraries Open Space (Children and Young People's Space) Outdoor Sports Facility Transport	£110,400 £4,288 £111,271.20 £35,000 £32,000
18/00931/OUTM	Bilsthorpe	Noble Foods Ltd,	Community Facilities Education Libraries Open Space Transport	£188,233.52 £332,195.90 £6,062 £100,329.92 £17,000
14/01978/OUTM*	Newark	Land South of Newark	Open Space (Country Park) Community Facilities (East) Open Space (East) Libraries Off Site Sports Open Space Maintenance Highways (SLR) Travel Plan Monitoring Community Facilities (West) Open Space (West)	£750,000 £1,100,000 £375,000 £121,968 £1,612,962.00 £2,475,000 £2,500,000 £45,000 £550,000 £1,350,000

Table 3: Monetary developer contributions agreed within the reported year

Contributions Received

- 4.4 Within the reported year developer contributions to the value of £1,176,337.66 were received. Details of the developments to which these funds relate are set out below in Table 4.

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Planning ref.	Parish	Location	Contribution type	Funds secured
19/00585/FULM	Clipstone	Clipstone Drive (Bluebell Wood)	Affordable Housing	£64,000.00
18/00509/FULM	Clipstone	Klyppr	Affordable Housing	£160,297.82
			Total	£224,297.82
14/00161/FULM	Sutton on Trent	Rear of Hemplands	Community Facilities	£239,619.63
12/00895/OUTM	Collingham	Braemer Farm	Community Facilities	£6,957.18
16/02173/OUTM	Thoresby	Former Thoresby Colliery	Community Facilities	£4,000.00
18/00509/FULM	Clipstone	Klyppr	Community Facilities	£98,565.89
16/02169/OUTM	Southwell	Allenby/Halam Rd	Community Facilities	£94,723.88
19/00585/FULM	Clipstone	Bluebell Wood	Community Facilities	£62,121.86
			Total	£505,988.44
14/01596/OUTM	Edwinstowe	Rufford Pastures	Education	£178,685.86
19/00585/FULM	Clipstone	Clipstone Drive (Bluebell Wood)	Education	£99,277.00
			Total	£277,962.86
16/02169/OUTM	Southwell	Allenby/Halam Road	Open Space	£19,305.88
08/01705/FULM	Bilthorpe	Land off Eakring Road	Open Space - play space	£8,053.70
16/02169/OUTM	Southwell	Allenby/Halam Road	Open Space (Children and Young People's Space)	£63,269.85
18/00509/FULM	Clipstone	Klyppr	Open Space (Children and Young People's Space)	£19,134.63
14/00161/FULM	Sutton on Trent	Rear of Hemplands	Open Space - Footpath	£5,076.69
19/00585/FULM	Clipstone	Bluebell Wood	Open Space - Off Site Sports	£53,247.79
			Total	£168,088.54
			TOTAL	£1,176,337.66

Table 4: Developer contributions received 2020/21

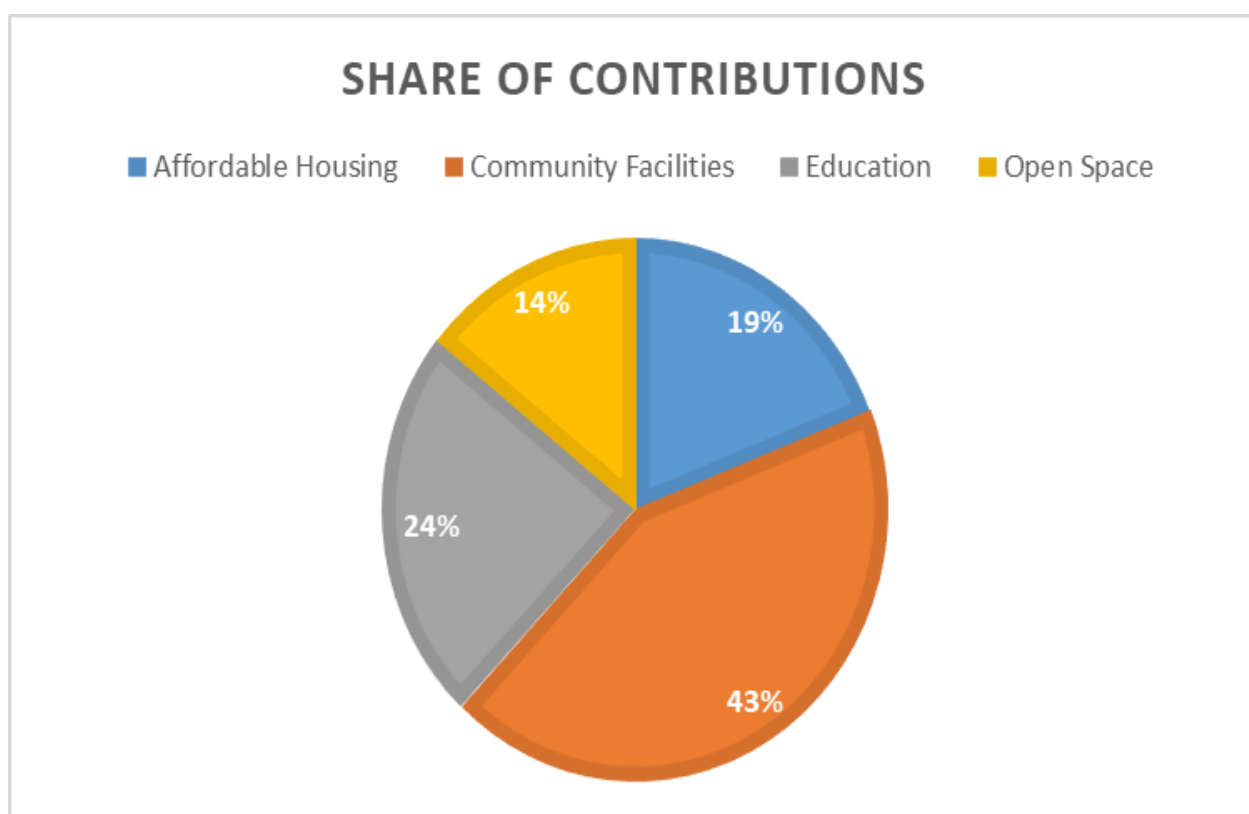


Figure 2: Percentage share of developer contributions received 2020/21 (by theme)

4.5 Contributions received during the reported year show a relatively even geographic spread of development across the Core Strategy settlement hierarchy (Spatial Policies 1 & 2). Compared to previous years there has been less Newark-based development. The differences in the value of contributions from different areas can appear quite starkly across different plan areas, reflecting differences in land value and therefore relative viability. As such, in circumstances where it is not always viable to provide the full range of contributions that may be required to make a development acceptable in planning terms, Planning Officers and Planning Committee Members must weigh the potential benefits of different options or available combinations and arrive at an informed judgement as to the acceptability of a development proposal.

Newark & Sherwood Developer Contributions Spending

4.6 In the majority of cases, funds received by the Council have specific criteria set out in the associated S106 Agreement that determines how they must be spent. However, where such clauses are less prescriptive they are referred to as 'unrestricted' funds. Where unrestricted funds are provided and no immediate need is identified for the specified area to which the agreement relates, these funds may be held by the Council until such a time that an appropriate need is identified. In the reported year £320,112.82 of unrestricted funds were collected from one agreement for affordable housing provision in Clipstone.

4.7 Under the Newark & Sherwood District Council constitution's scheme of delegation the Policy & Finance Committee provides Member oversight for capital spending. However, for spending smaller sums of up to £50,000, this is delegated to officer level. From the contributions received within the reported year, £43,393.45 will be available to be allocated through delegated powers.

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- 4.8 Within the reported year S106 funds received by the Council and allocated to a given project, but not spent amounts to £192,535.47.

Parish	Funds secured	Allocation
Southwell	£42,853.38	Southwell Leisure Centre
Newark	£56,182.79	YMCA Community & Activity Village – Newark
Southwell	£38,499.30	Southwell Leisure Centre
Blidworth	£5,000	Blidworth PC
Rainworth	£50,000	Rainworth Village Hall
TOTAL	£192,535.47	

Table 5: Funds allocated but not yet spent

- 4.9 Throughout 2020/21, S106 funds received by the Council that have been both allocated and spent or transferred to another party amounts to £448,923.89. These contributions comprise the following:

Parish	Location	Spend	Allocation
Rainworth	Land off Warsop Lane	£6,946.60	Rainworth Village Hall floor refurbishment
Rainworth	Land off Warsop Lane	£2,864.00	Rainworth PC (bouncy castle purchase)
Clipstone	Cavendish Way	£16,216.61	Refurbishment of Clipstone Welfare
Clipstone	Klyppr Village	£35,612.05	Refurbishment of Clipstone Welfare
Clipstone	Land at Cavendish Way	£14,556.34	Refurbishment of Clipstone Welfare
Thoresby	Former Thoresby Colliery	£4,000.00	Edwinstowe PC – Village Gateway
Bilthorpe	Land off Eakring Road	£8,053.70	Bilthorpe PC – Children's Play Area
Clipstone	Land off Mansfield Road Clipstone, former Clipstone Baths	£21,210.97	Clipstone PC – Vicar Water Play Area
Collingham	Pitomy Farm, Low Street	£10,575.75	Collingham PC – community facilities improvements
Collingham	Pitomy Farm, Low Street	£20,479.49	Collingham PC – community facilities improvements
Newark	Land North of Beacon Hill Road	£100,000.00	YMCA Community Activity Village
Newark	Land North of Beacon Hill Road	£60,943.00	Paid to NCC
Farnsfield	Ash Farm, Cockett Lane	£24,127.62	Farnsfield PC for Village Centre improvements
Clipstone	Land at Cavendish Way	£8,975.00	Clipstone Colts – Floodlights
Edwinstowe	Rufford Pastures	£45,724.40	Edwinstowe PC – community facilities improvements
Southwell	Rainbows, The Burgage	£68,638.36	Paid to NCC
TOTAL		£448,923.89	

Table 6: Funds spent

Non-monetary S106 Contributions

- 4.10 As stated above, in some cases S106 agreements make provision for delivery of infrastructure on site. In the reported year records show that 188 new affordable homes were delivered across the District, relating to eight different planning applications. Additionally, during the reported year, provision of 68 new affordable homes were agreed, along with although numerous sites have secured planning permission, including some developments as 100% affordable housing schemes, records indicate that no S106 agreements that were signed within this period made contributions of affordable housing to be delivered on site.
- 4.11 No provision of school places has been agreed as a non-monetary contribution within the reported year.

5.0 Planned Expenditure

Matters affecting developer contributions income

- 5.1 This section sets out how CIL and S106 income will be spent over the next reporting period (April 2021 to March 2022) in Newark & Sherwood (as per the requirements set out in relevant planning practice guidance and the CIL regulations).
- 5.2 CIL income for the next year depends on the nature and scale of development occurring in the District. The level and timing of this income is subject to the implementation of planning permissions, build-out rates, S106 trigger points and the phasing of development. For residential development the Council’s five year housing land supply trajectory provides a useful indication of what is likely to come forward and when. For other types of CIL-liable development, due to the uncertainty over forecasting, estimates for the amount of CIL funding will be based on the total receipts collected from the previous financial year and any unspent receipts from previous financial years. While the full extent of the impacts of the Covid-19 pandemic on the construction industry remain unclear, dialogue with volume house builders operating in the area suggests that build rates are progressing well, already back at and in some cases exceeding pre-Covid levels.
- 5.3 S106 income varies more than CIL, insofar as contributions are negotiated on a site-by-site basis and depend on a range of factors, such as the viability of development and site-specific considerations. Generally speaking, S106 funding is more closely tied to the phasing of development set out in the terms of the legal agreement and this can also include clauses relating to the timing of spending said contributions, with a site’s build-out rate determining when trigger points for different contributions are hit.
- 5.4 As noted above, although Covid-19 has had some impact on the planning system, at the time of writing the number of applications that are being submitted to Newark & Sherwood District Council remains at a very healthy level, while build-out rates continue to pick up.

Infrastructure to be funded by CIL

- 5.5 Table 7 (below) provides an update on the status of NSDC’s CIL expenditure priorities.
- 5.6 These outstanding strategic infrastructure projects remain the District Council’s priorities for CIL spending priorities for 2021/22. In accordance with Amended Core Strategy Spatial Policy 6, it is considered that there is little scope to deviate from these identified priorities until such a time that these needs are met or the policy is amended.

Highways Projects				
Location	Estimated Cost	CIL /Other Public Contribution	Required works	Status/funding source
A1 Overbridge widening, Fernwood, Newark	£5,200,000	£5,200,000	Widening of A1 overbridge	To be implemented
London Road, Portland	£60,000	£60,000	Signal control	To be implemented

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Highways Projects				
Location	Estimated Cost	CIL /Other Public Contribution	Required works	Status/funding source
Street Junction, Newark				
Northern Road / Brunel Drive Junction	£500,000	£500,000	Signal control	To be implemented
Castle Gate, Lombard Street Junction, Newark	£300,000	£300,000	Junction improvements	To be implemented
Sleaford Road / Friary Road Junction, Newark	£300,000	£300,000	Junction improvements	To be implemented
Queens Road / North Gate	£240,000	£0	Junction improvements	To be implemented – developer funded
A614, C13 Eakring Road Junction	£9,400,000	£9,400,000	Speed reduction measures and signal control	To be implemented
Kelham Bypass	£20,000,000	£20,000,000	New bridge over River Trent and a bypass to the village	To be implemented Suggested funding split 33% CIL-67% D2N2 LEP
A614, C1 Junction White Post Roundabout	£270,000	Details remain unclear until NCC's business case is finalised	Junction improvements	DfT granted MRN Programme Entry in June 2021
A6097 / A612 Lowdham Junction	£6,000,000	Details remain unclear until NCC's business case is finalised	Junction improvements	MRN funding bid to DfT, part funded by CIL contributions
A614 Mickledale Lane Junction	£5,400,000	Details remain unclear until NCC's business case is finalised	Junction improvements and signal control	MRN funding bid to DfT, part funded by CIL contributions
A614/A6097 Oxtun Bypass (Warren Hill)	£250,000	Details remain unclear until NCC's business case is finalised	Junction improvements	MRN funding bid to DfT, part funded by CIL contributions
Education Projects				
Secondary Education Provision within the District	£11,339,820	£11,339,820	Increase schools capacity	To be implemented
Joseph Whitaker School, Rainworth	£620,000	£620,000	Extension of science teaching	Agreement in principle to provide CIL funding

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Highways Projects				
Location	Estimated Cost	CIL /Other Public Contribution	Required works	Status/funding source
			facilities	

Table 7: NSDC CIL Priority Project Status

- 5.7 In some cases other sources of funding, secured by Nottinghamshire County Council, are helping to deliver the items listed. While the estimated costs listed above were mostly derived from those in NSDC's Infrastructure Delivery Plan (2017), some costs have been updated through the ongoing development of the MRN Business Case.

CIL Spending Priorities

- 5.8 In 2017 the Council identified the A1 Overbridge between Balderton and Fernwood as its highest priority project to be delivered via CIL funding. Work commissioned by the Council investigated the scope of the need and potential options for the structure, specifying a cost estimate of c.£5.6 million. As the 2020 Infrastructure Funding Statement showed, this target figure has been reached, meaning that the Council is in a position to explore delivery options. As such, initial steps were taken, directly instructing National Highways and their consultant engineers at the time (Kier) to produce a task brief for the proposed bridge.
- 5.9 A Task Brief has now been finalised, albeit this has been held in abeyance pending the end of the Kier contract with National Highways (in November 2021) and commencement of a third party contracting period. Following spend of an initial £6,000 to prepare the task brief, the next stage is expected to cost around £60,000, although the timescales for the further stages are yet to be confirmed (subject to instruction).
- 5.10 The A1 Overbridge remains at the top of the Council's strategic infrastructure priority list, given its need as part of the Fernwood development highways mitigation strategy and that the Settlement Hierarchy and Spatial Distribution of Growth policies (Spatial Policy 1 and 2) identify Newark, Balderton and Fernwood as the main location for new housing and employment growth in the District. Development on this site is progressing at pace, with Barratt/David Wilson Homes having hit a legal agreement trigger point and duly commencing works to upgrade the Goldstraw Lane roundabout, while the other parcels of land that make up this urban extension continue to progress through the planning system.
- 5.11 Following receipt of a letter of enquiry during the previous reported year (2019/20) from Joseph Whitaker School in Rainworth, requesting funding support to deliver an expansion of the school in the form of a new science block. As stated in Section 3 of this report, while NSDC reached agreement with the County Council to make its first CIL capital expenditure on strategic infrastructure within the reported year, the timescales involved in finalising the legal agreement for this payment (£620,000) was made in the current financial year (2021/22), and allocated towards delivery of additional science provision at the school. This will be reported accordingly in the next iteration of the IFS.

Infrastructure to be funded by Developer Contributions

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- 5.12 Under Amended Core Strategy Spatial Policy 6, local infrastructure that is essential for development to take place on individual sites, or is needed to mitigate the impact of development will be secured through S106 Agreements. The need for site related infrastructure secured through planning conditions and S106 Agreements will be assessed on a site by site basis and will involve consultation with relevant internal and external agencies.
- 5.13 Most policies relating to sites that are allocated for development in the local plan include site-specific infrastructure asks where particular needs have been identified. However, the District Council will endeavour to maintain robust evidence of needs through the Infrastructure Delivery Plan and other audits, supported by the Council's Community Plan which sets out other cross-cutting corporate priorities. As detailed in Section 4, unrestricted funds may be allocated at Officer-level to schemes with a value of less than £50,000. Allocation of unrestricted funds above this threshold will be considered by the Policy & Finance Committee. In most other cases, however, the wording of the legal agreement through which physical on or off-site infrastructure is delivered will typically determine the manner in which any monetary contributions secured must be spent. All spending of monies secured through S106 agreements will be reported in the IFS.
- 5.14 In terms of affordable housing delivery, the District Council seeks to secure 30% of new dwellings as affordable housing. While the Council's preferred approach is to see provision made on site, in some circumstances off site provision or contributions will be sought.

Anticipated CIL and Contributions Income 2021/22

- 5.15 National guidance suggests that councils should consider reporting on estimated future CIL income where possible. Using some assumptions and past data, it is possible to give a broad estimate of future CIL income, bearing in mind a number of variables, including:
- The Council's five year housing land supply data indicates that 642 dwellings are expected to be completed within 2021/22; however
 - Contributions will not be required from all developments as not all parts of Newark & Sherwood are CIL charging areas;
 - Different plan areas have different CIL charging rates;
 - Only a limited number of CIL-liable strategic sites major sites are likely to commence development within 2021/22;
 - At the time of writing, to date, demand notices to the sum of £419,229.29 have been issued.
- 5.16 Table 8 below shows CIL income since 2013/14. Across all years, average CIL income is £941,100.73. This rises slightly to £1,056,875.68, discounting the first reported year figure.

Year	Demand notices issued	Income
2013/14	-	£130,676.01
2014/15	-	£415,938.77
2015/16	-	£878,690.61
2016/17	-	£463,745.06
2017/18	-	£543,708.74
2018/19	-	£1,690,563.45
2019/20	£1,856,129.15	£2,021,621.45
2020/21	£1,020,900.02	£1,383,861.71

Table 8: CIL demand notices and income comparison

Appendix 1: Infrastructure Funding Statement requirements checklist (adapted from CIL Regulations 2019, Schedule 2)

Section Requirements	Sub sections	Amount	Additional details	Document section
1. The matters to be included in the CIL report are—				
(a) the total value of CIL set out in all demand notices issued in the reported year;		£1,020,900.02		Para. 3.3
(b) the total amount of CIL receipts for the reported year;		£1,383,861.71		Para. 3.3
(c) 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;		£5,146,605.27		Para. 3.2
(d) 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;		£0		N/A
(e) the total amount of CIL expenditure for the reported year;		£68,646.43	Administrative fees	Para. 3.5
(f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;		£620,000	Joseph Whittaker School, Rainworth	Para. 3.6
(g) in relation to CIL expenditure for the reported year, summary details of—	(i) the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	£0		N/A

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	(ii) the amount of CIL 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		N/A
	(iii) the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	£68,646.43	Equating to 5% of the income for the reported year	Para. 3.5
(h) 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;		£620,000	Joseph Whittaker School, Rainworth	Para. 3.6
(i) the amount of CIL passed to—	(i) any parish council under regulation 59A or 59B; and;	£313,227.72	Passed to Town/Parish Councils (22% of CIL receipts)	Para. 3.6
	(ii) any person under regulation 59(4);	£0		N/A
(j) 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;	£0		Para. 3.6
	59F applied to;	£15,240.87	Collected and retained on behalf of Parish Meetings	

Appendix 1: Infrastructure Funding Statement requirements checklist (adapted from CIL Regulations 2019, Schedule 2)

	(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		N/A
(k) 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	No requests issued	N/A
	(ii) any funds not yet recovered from each parish council at the end of the reported year;	£0		N/A
(l) 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;	£1,001,987.56	Minus meaningful proportion and administration fee expenditure	Para. 3.7
	(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£5,146,605.27		Para. 3.2
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£15,240.87	Parish meeting money held by NSDC	Table 1
	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£12,711.41	Parish meeting money held back by NSDC from previous years	Table 1
2. For the purposes of paragraph 1—				

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(a) CIL collected by an authority includes land payments made in respect of CIL charged by that authority;		N/A	N/A	N/A
(b) 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	N/A	N/A	N/A
	(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;	N/A	N/A	N/A
(c) CIL collected by an authority includes infrastructure payments made in respect of CIL charged by that authority;		N/A	N/A	N/A
(d) 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;		N/A	N/A	N/A
(e) 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);		N/A	N/A	N/A
(f) 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		N/A	N/A	N/A

Appendix 1: Infrastructure Funding Statement requirements checklist (adapted from CIL Regulations 2019, Schedule 2)

references to the area of the part of the acquired land whose value is being determined;				
(g) 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).		N/A	N/A	N/A
3. The matters to be included in the section 106 report for each reported year are—				
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;		£10,392,161.80	Not all of the sums that make up this overall figure are new contributions. Some are existing S106 agreements that have been renegotiated	Para. 4.3
(b) the total amount of money under any planning obligations which was received during the reported year;		£1,176,337.66		Para. 4.4
(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;		£7,438,800.73		Table 2
(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	(i) in relation to affordable housing, the total number of units which will be provided;	188		Para. 4.10
	(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the	0		Para. 4.8

Appendix 1: Infrastructure Funding Statement requirements checklist (adapted from CIL Regulations 2019, Schedule 2)

	category of school at which they will be provided;			
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;		£192,535.47		Para. 4.8
(f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);		£448,923.89		Para. 4.9
(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;		£42,853.38		Table 6
		£56,182.79	YMCA Community & Activity Village – Newark	
		£38,499.30		
		£5,000	To be transferred to Edwinstowe PC	
		£50,000	Rainworth Village Hall	
(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—	(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	£6,946.60	Paid to Rainworth PC	Table 7
		£2,864.00	Paid to Rainworth PC	

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		£16,216.61	Refurbishment of the Clipstone Welfare	
		£35,612.05	Refurbishment of the Clipstone Welfare	
		£14,556.34	Refurbishment of the Clipstone Welfare	
		£4,000.00	Paid to Edwinstowe PC for Village Gateway	
		£8,053.70	Paid to Bilsthorpe PC for Children's Play Area	
		£21,210.97	Paid to Clipstone PC for Vicar Water Play Area	
		£10,575.75	Paid to Collingham PC for improvements to Parish Community Facilities	

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		£20,479.49	Paid to Collingham PC for improvements to Parish Community Facilities	
		£100,000.00	Monies released to YMCA	
		£60,943.00	Paid to NCC	
		£24,127.62	Paid to Farnsfield Parish Council for improvements to Village Centre	
		£8,975.00	Paid to Clipstone Colts for Floodlights	
		£45,724.40	Paid to Edwinstowe PC for improvements to Community Facilities in Parish	

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		£68,638.36	Paid to NCC	
	(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		N/A
	(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		N/A
(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.	(i) Total received;	£8,166,213.10		Table 3
	(ii) balance held for longer term maintenance obligations	£39,605.80		Table 3

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