



Mansfield
District Council

Mansfield District Council

Mansfield District Council Infrastructure Funding Statement 2019/2020

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Contents

		Page
1	Introduction	1
2	Mansfield District Council and Planning Obligations	3
	• Adopted Mansfield District Local Plan (2020)	3
	• Mansfield District Infrastructure Delivery Plan (IDP)	4
	• Planning Obligations Supplementary Planning Document (SPD)	6
	• Affordable Housing Supplementary Planning Document (SPD)	8
	• Publishing monitoring information about obligations for infrastructure requested by Nottinghamshire County Council	9
	• Monitoring Fees	9
3	2019 / 20 Monitoring Data	10
4	Priorities for spending future contributions	24
	• Approach for identifying infrastructure priorities	24
	• Mansfield DC infrastructure priorities for 2021	25
5	Further Information	25
Appendix 1	Tables of Infrastructure Priorities	26

1 Introduction

- 1.1 Planning law and policy recognises that it is reasonable to expect that developers should contribute towards the costs of services, infrastructure or resources that would not have been necessary but for their development.
- 1.2 The 1990 Town and Country Planning Act (as amended by the Planning and Compensation Act 1991) established the statutory framework for developer contributions in the form of Section 106 planning obligations. The Act provides that a planning obligation may:
- Be unconditional or subject to conditions;
 - Impose any restriction or requirement for an indefinite or specified period; and
 - Provide for payments of money to be made, either of a specific amount or by reference to a formula, and require periodical payments to be paid indefinitely or for a specified period.
- 1.3 Any contributions sought by the District Council or other organisation must be in accordance with 3 statutory tests:
- Necessary to make the proposed development acceptable in planning terms;
 - Directly related to the proposed development; and
 - Fairly and reasonably related in scale and kind to the proposed development.
- 1.4 There are however, certain circumstances where planning obligations should not be sought:
- *Planning obligations for affordable housing should only be sought for residential developments that are major developments. For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more;*
 - *Planning obligations should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.* (Paragraph 23, Planning Practice Guidance 2019_ <https://www.gov.uk/guidance/planning-obligations>)

- 1.5 The District Council currently secures financial and physical planning obligations for a number of types of infrastructure including Affordable Housing, Open Space and Green Infrastructure. In addition, obligations are also sought and secured by other organisations e.g. the County Council for highways, education and libraries. These are paid directly to the County Council.
- 1.6 In September 2019 the Government made changes to the Community Infrastructure Levy (CIL) Regulations. One of the key changes made is the revocation of Regulation 123, which restricted the pooling of funds towards specific pieces of infrastructure. In connection with this amendment, which allows authorities to choose to use funding from different sources towards the same infrastructure, a new requirement has been inserted into the CIL Regulations requiring local authorities to publish an “Infrastructure Funding Statement (IFS)”. This is required to set out a range of information about planning obligations including:
- The amount of monies to be provided under any planning obligations signed during the reported year;
 - The amount of monies collected during the reported year;
 - The amount of monies spent during the reported year, including on what project; and
 - The amount of monies received but not allocated to a project over the reported year.
- 1.7 In addition, local authorities are required to set out the infrastructure projects or types of infrastructure that the authority intends to fund, either wholly or partly, by planning obligations. As part of this, authorities are required to set out their future spending priorities on infrastructure.¹
- 1.8 There is also a separate requirement within the National Planning Practice Guidance² for local authorities to publish monitoring information on the Legal Agreements signed within the financial year along with the details of the contributions within these agreements and the transactions which have taken place. This information is to be submitted to the Ministry of Housing, Communities and Local Government (MHCLG).

¹ Further information about the information which should be contained in the IFS can be found at:

<https://www.gov.uk/guidance/community-infrastructure-levy#para176>

² <https://www.gov.uk/guidance/publish-your-developer-contributions-data>

- 1.9 This is the District Council's first Infrastructure Funding Statement which covers the period 2019/20 (1 April – 31 March). In addition to this introduction there are four further sections:
- Section 2 sets out the District Council's approach to planning obligations;
 - Section 3 sets out tables containing the 2019 / 20 monitoring data along with supporting commentary;
 - Section 4 sets out the District Council's priorities for spending future contributions; and
 - Section 5 sets out where more detail about the District Council's IFS and its wider approach to planning obligations can be found.
- 1.10 The information within this report will be updated annually and made available on the District Council's website. This is to meet the requirements of National Planning Practice Guidance³ and to ensure that the most up to date information on the planning obligations secured, received and spent is available to the public, developers and agents.
- 1.11 It should be noted that the information provided on planning obligations is based on a snapshot at a given point in time and is therefore subject to change. It is therefore based on the most up to date information that was available at the point of publication.

2 Mansfield District Council Approach to Planning Obligations

Adopted Mansfield District Local Plan (2020)

- 2.1 On 8th September 2020, the Mansfield District Local Plan, which runs from 2013 – 2033, was adopted at a meeting of its Full Council.
- 2.2 The Plan is a District wide development plan that replaces in its entirety the former Mansfield District Local Plan 1998 which was 'saved' in part under the Planning and Compulsory Purchase Act 2004. The National Planning Policy Framework (NPPF) requires every local planning authority in England to have a clear, up to date Local Plan, which conforms to the framework, meets local development needs, and reflects local people's views of how they wish their community to develop.

³ Paragraph: 032 Reference ID: 23b-032-20190901 <https://www.gov.uk/guidance/planning-obligations>

2.3 The Local Plan:

- Sets out an ambitious, but realistic vision for the District in 2033 together with objectives which policies must address to ensure that key planning issues are tackled;
- Sets out the spatial strategy for the District, which includes the overall levels of growth and where development sites for new homes and jobs will be located;
- Is a key tool for delivering the long term regeneration of the Mansfield and Market Warsop urban areas including enhancement of the town and district centres with new shopping, leisure, housing and economic development, and improvements to the area's physical and social infrastructure;
- Contains policies to improve the natural and built environment, and to mitigate and adapt to climate change by, amongst other things, protecting and enhancing the area's network of strategic green infrastructure;
- Provides positive policies to make for more sustainable patterns and forms of development across the District which aim to improve the overall quality of life for residents, workers and visitors through our development management decisions; and
- Consists of a written statement which sets out and explains the Council's planning policies, and the policies map which shows where they apply. Together they identify land to be developed or protected during the lifetime of the plan.

2.4 Within the Local Plan there are a number of policies which cover the delivery of infrastructure. Further details about these are set out in paragraphs 2.13 and 2.14.

2.5 The Local Plan forms part of the overall 'development plan' for the District together with:

- Nottinghamshire Waste Core Strategy;
- Nottinghamshire Minerals Local Plan (or any replacement); and
- Any 'made'/ adopted Neighbourhood Development Plans.

2.6 Further details about the Local Plan, including a copy of the document and the accompanying Proposals Map can be found at <https://www.mansfield.gov.uk/local-plan/adopted-local-plan-2013-2033>

Mansfield District Infrastructure Delivery Plan (IDP) – June 2018

2.7 The Infrastructure Delivery Plan (IDP) has been prepared in consultation with the relevant infrastructure providers and adjacent local authorities. It identifies the infrastructure requirements for the Mansfield District, which will be necessary to

support the planned growth proposed within the Adopted Local Plan. These are based on the following infrastructure topic areas:

- Flood Risk;
- Green Infrastructure;
- Socio-Economic Infrastructure;
- Transport;
- Utilities; and
- Waste Management

2.8 The infrastructure requirements, which are set out in appendix A of the IDP (along with appendix 9 of the Local Plan), are set out based on the following geographic areas of the District:

- District Wide;
- Mansfield Urban Area;
- Pleasley;
- Mansfield Woodhouse;
- Forest Town;
- Warsop; and
- Church Warsop & Meden Vale;

2.9 In addition to the infrastructure requirements, the IDP sets out:

- Existing infrastructure provision;
- Existing infrastructure capacity;
- The additional demands that planned growth will place on existing infrastructure; and
- Infrastructure delivery costs and responsibilities

2.10 The IDP will be updated on a regular basis; this process includes consulting with Warsop Parish Council, organisations such as public transport providers, emergency services, utility companies, business associations, the development industry, and other providers of services such as the highway authority, education and social services. The District Council also liaises with a number of organisations in relation to cross boundary matters and with neighbouring local authorities.

2.11 The IDP can be viewed at: <https://www.mansfield.gov.uk/downloads/file/551/mansfield-infrastructure-delivery-plan-2018>

Planning Obligations Supplementary Planning Document (SPD)

- 2.12 Mansfield District Council is committed to delivering sustainable communities that are safe, healthy and inclusive. To help achieve this, the District Council expects that, where justified and based on evidence of need, new development should provide or contribute directly towards the provision of necessary infrastructure and affordable housing to mitigate the impact of the scheme being proposed.
- 2.13 The District Council are currently preparing a Supplementary Planning Document (SPD) which will expand on the approach to planning obligations which is set out Policy IN1 of the Adopted Mansfield Local Plan 2013 – 2033⁴ (reproduced in Figure 1 below) and provide detailed information about the provision of and / or obligations towards infrastructure for the District. The SPD will identify cases where infrastructure provision may be sought through planning obligations; the obligations which may be sought and how they will be calculated. It will also set out the Council's approach to key things such as viability, thresholds for seeking obligations and triggers for the payment of obligations which may be secured.

Figure 1 – Mansfield District Local Plan Policy IN1 – Infrastructure Delivery

<p>Policy IN1 - Infrastructure delivery</p> <ol style="list-style-type: none">1. All development proposals will be expected to:<ol style="list-style-type: none">a. meet all reasonable costs associated with new infrastructure required as a consequence of the proposal;b. where appropriate, contribute to the delivery of necessary related infrastructure to enable the cumulative infrastructure impacts of developments to be managed, including identified transport infrastructure requirements;c. provide for the future maintenance of facilities delivered as a result of the development; andd. where appropriate and necessary, enter into clawback agreements.2. When determining the nature and scale of any planning obligations sought, account will be taken of any evidence of viability, specific site conditions, priorities in the Infrastructure Delivery Plan and other material considerations.3. Where appropriate, developer contributions will be pooled to allow the provision of strategic infrastructure that will serve more than one scheme.

⁴ <https://www.mansfield.gov.uk/local-plan/adopted-local-plan-2013-2033>

- 2.14 A number of other District Wide Local Plan policies also provide specific justification for planning obligations and the use of planning conditions that might be required to make a development acceptable in planning terms and are relevant to the SPD. These are set out in figure 2 below.

Figure 2 – District Plan policies providing justification for planning obligations

H1	Housing allocations;
H4	Affordable housing;
E2	Sites Allocated as new employment area;
RT2	Mansfield town centre strategy;
RT4	Mansfield town centre improvements;
RT5	Accessing Mansfield town centre;
SUE1	Pleasley Hill Farm
SUE2	Land off Jubilee Way;
IN2	Green infrastructure;
IN4	New community open space and outdoor sports provision;
IN8	Protecting and improving the sustainable transport network;

- 2.15 The SPD will cover the administrative area of Mansfield District Council. The services for which the District Council may seek planning obligations are:

- Affordable Housing;
- Green Infrastructure, including on-site and off-site open space; and
- Public Realm / Public Art;

- 2.16 NHS Nottingham West Clinical Commissioning Group (CCG) may seek contributions toward health infrastructure. Details about the approach to seeking such provision is included in this SPD

- 2.17 Nottinghamshire County Council may seek planning obligations for:

- Archaeology;
- Green Space;
- Highways and Transport;
- Library Provision;
- Statutory Education Provision; and
- Waste Management and Recycling

- 2.18 On adoption the Planning Obligations SPD will need to be read alongside the Adopted Mansfield District Local Plan, Mansfield District Affordable Housing SPD (see below) and Nottinghamshire County Council’s Planning Obligations Strategy.⁵

⁵ <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/planning-obligations-strategy>

Affordable Housing Supplementary Planning Document (SPD)

- 2.19 As required by the NPPF⁶, the Adopted Local Plan has made sufficient provision for housing including affordable housing and ensured that the level and type of affordable housing required from development is clear. This is contained in Policy H4 which is reproduced in Figure 3 below.

Figure 3 – Mansfield District Local Plan Policy IN4 – Affordable Housing

<p>Affordable housing</p> <ol style="list-style-type: none">1. The proportions of affordable housing required on market housing sites are:<ol style="list-style-type: none">a. within Zone 1 (as shown in Appendix 6):<ol style="list-style-type: none">i. 10% on greenfield land; orii. 5% on brownfield land.b. within Zone 2 (as shown in Appendix 6):<ol style="list-style-type: none">i. 20% on greenfield land; orii. 10% on brownfield land.2. These proportions apply to sites of:<ol style="list-style-type: none">a. 10 or more dwellings; or,b. where the site area is 0.5 hectares or more.3. The council will consider the type of property and tenure in relation to identified needs.4. Off-site commuted sums of an equivalent value may be made in lieu of on-site provision (in total or in part) where on-site provision is satisfactorily demonstrated not to be justified or where such off-site contributions can be shown to contribute to the successful development of other affordable housing and or regeneration schemes within the district.5. Proposals which do not meet the above policy requirements will only be acceptable, where it is satisfactorily demonstrated, that a different level or mix of affordable housing is required to make the development viable and the approach contributes towards creating mixed and balanced communities.
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⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 2.20 The District Council have prepared and consulted on a Draft Affordable Housing SPD. It sets out in detail how the Local Plan Policy will be implemented and, on adoption will be used when considering and determining planning applications.
- 2.21 Further information about the Affordable Housing SPD can be found on request.

Publishing monitoring information about obligations for infrastructure requested by Nottinghamshire County Council

- 2.22 As stated in paragraph 2.17 above in the section about the District Council's Planning Obligations SPD; as well as planning obligations secured for Mansfield District Council infrastructure; Nottinghamshire County Council may seek planning obligations for a range of things including highways, public transport, education and libraries.
- 2.23 Where legal agreements contain obligations for such infrastructure, the County Council will be a signatory to the agreement and obligations will be paid direct to them.
- 2.24 Therefore for the purposes of the complying with the CIL Regulations; the District Council will not publish details of the County Council obligations because it is not it (the District Council) that has received them. Instead, this information can be found in the County Council's IFS which can be viewed on the County Council's website at: <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/infrastructure-funding-statement>

Monitoring Fees

- 2.25 The Council will track compliance with each provision contained in a legal agreement as a development proceeds. This is to ensure that payment of financial contributions and delivery of infrastructure is in accordance with the terms in the agreements.
- 2.26 The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 allows Local Authorities to charge a monitoring fee through section 106 planning obligations, to cover the cost of the monitoring and reporting on delivery of that section 106 obligation as described above. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. However, monitoring fees should not be sought retrospectively for historic agreements.

- 2.27 The regulations allow monitoring fees to be either a fixed percentage of the total value of the section 106 agreement or individual obligation; or could be a fixed monetary amount per agreement obligation; or Authorities may decide to set fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring.
- 2.28 Authorities must report on monitoring fees in their Infrastructure Funding Statements.
- 2.29 Mansfield District Council will require a contribution towards the monitoring and administrative costs of doing these tasks. The fee per agreement is a minimum of £270 or 2% of the total financial contribution, whichever is the greater. For large scale residential developments (150 units or more) monitoring fees will be negotiated on an individual basis.
- 2.30 As part of the CIL regulations, there is a requirement to provide information about the monies spent in respect of monitoring in reported year. This information is summarised in section 3, part h) iii) and includes the planning applications to which the monies relate to.

3 2019 / 20 Monitoring Data

- 3.1 This section of the IFS sets out all the monitoring information which Local Authorities are required to publish under Schedule 2, Clause 3 of the 2019 CIL Regulations. It is set out in the order in which it appears in the regulations. Where appropriate, commentary on the specific elements is included along with any cross references to other tables.
- 3.2 As stated in paragraphs 2.22 – 2.24; S106 monies for Nottinghamshire County Council (NCC) infrastructure is paid direct to the County Council. Therefore, a £0 (zero) figure will be seen in the forthcoming tables. Further information about the contributions can be found in County Councils IFS, which can be viewed on its website at <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/infrastructure-funding-statement>
- a) Total amount of money to be provided under any planning obligations which was entered into during 2019/20**
- 3.3 As can be seen in the table below; over half a million pounds has been secured from the 6 legal agreements signed during 2019/20. This will contribute to the future income that is reported in paragraphs 3.14 – 3.17 below.

Breakdown by purpose	Amount
Affordable Housing	£225,000.00
Green Space	£243,000.00
Sports Provision	£0.00
Public Art	£0.00
Education	£0.00
Highways	£0.00
Travel Plans	£0.00
Health	£39,015.00
TOTAL	£507,015.00

b) Total amount of money received under any planning obligations in 2019/20

3.4 Looking at S106 activity in 2019/20; the District Council received a total of £931,412.13 of which £923,828.58 was for District Council infrastructure (including monitoring). This was principally from S106 Agreements made prior to 2019/20. The remaining amount was for spending by the Clinical Commissioning Groups on health infrastructure.

Breakdown by purpose	Amount
Affordable Housing	£731,242.88
Green Space	£188,320.69
Sports Provision	£0.00
Public Art	£0.00
Education	£0.00
Highways	£0.00
Travel Plans	£0.00
Health	£7,583.55
Monitoring	£4,265.01
TOTAL	£931,412.13

c) Total amount of money under any planning received prior to 2019/20 which has not been allocated by the authority

3.5 As can be seen in the table below; the monies which have been received but not allocated prior to this monitoring period relate to those for Green Space. A further update on the status of these monies will be provided in next year's IFS.

Breakdown by purpose	Amount
Affordable Housing	£0.00
Green Space	£12,228.77
Sports Provision	£0.00
Public Art	£0.00
Education	£0.00
Highways	£0.00
Travel Plans	£0.00
Health	£0.00
TOTAL	£12,228.77

d) Non-monetary contributions to be provided under planning obligations which were entered into during 2019/20

- I. Affordable housing – 52 units will be provided.
- II. Number of School Places – This information will be reported by Nottinghamshire County Council in their IFS.

e) Total amount of money received under any planning obligations which was allocated but was not spent during 2019/20

3.6 This relates to monies which have been received by the District Council and where the project on which it will be spent has been identified. However, at this stage these monies have yet to be spent. A significant amount of monies have been received for both affordable housing and green space which has yet to be spent. The table in part g) below provides a breakdown of the specific projects on which these monies will be spent. An update on the progress of spending these monies will be provided in next year's IFS.

Breakdown by purpose	Amount
Affordable Housing	£434,689.98
Green Space	£579,072.45
Sports Provision	£0.00
Public Art	£0.00
Education	£0.00
Highways	£0.00
Travel Plans	£0.00
Health	£0.00
TOTAL	£1,013,762.43

f) Total amount of money received under any planning obligations which was spent by the authority (including transferring it to another person to spend)

3.7 As well as reporting on the total amount of contributions the Council has received through planning obligations, it is also useful and a requirement to include information on the amount of monies spent and this is set out below. As can be seen; 89% of the total was spent on affordable housing. Further information about the specific projects on which the contributions were spent is set out under point h) i) in paragraph 3.9 below.

Breakdown by purpose	Amount
Affordable Housing	£296,552.90
Green Space	£27,787.02
Sports Provision	£0.00
Public Art	£0.00
Education	£0.00
Highways	£0.00
Travel Plans	£0.00
Health	£7,583.55
TOTAL	£331,923.47

g) Money received under planning obligations which was allocated by the authority but not spent during 2019/20, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item

3.8 The table below expands on the information provided in part e) (paragraph 3.6) above. The monies relate to either green space or affordable housing. On the left of the table is the application number to which these contributions relate. Further information about the schemes which have generated the contributions can be found by using the application search facility which is available on the District Councils website: <https://planning.mansfield.gov.uk/online-applications/>

Planning Application Reference	Commitment Details	Amount committed not Spent
2000/1031/ET	Thorpeland Avenue and Butterwick Close POS Maintenance	£4,030.26
2001/0604/ET	New Mill Lane POS Maintenance	£33,387.00
2003/1090/ET	Holly Road POS Maintenance	£2,170.05
2003/1275/ET	Scholars Way POS Maintenance	£507.35
2006/0115/NT	Thoresby Road POS Maintenance	£17,311.83

Planning Application Reference	Commitment Details	Amount committed not Spent
2007/1125/NT	Extend Wildflower Meadow and 2x Notice Boards at Yeoman Hill Park, MW	£27,948.88
2008/0287/ST	King George V Park POS Maintenance	£9,982.28
2008/0056/NT	Upgrading of Lark Hills POS	£9,053.19
2010/0349/NT	The Wickets POS Maintenance	£27,205.78
2008/0862/ST	Outdoor gym equipment at Chesterfield Road Park	£47.00
2013/0482/ST	King George V Park New Woodland Footpath	£28,638.10
2014/0162/NT	Improve entrance/access/borders and additional signage at Queensway Park Forest Town	£10,058.99
2014/0297/ST	Bull Farm Park Footpath Link Improvements	£60.00
2014/0066/NT	Carr Lane Park Signage, Bins and Benches	£333.41
2013/0555/ST	Jacksons Field Tree Planting	£43.04
2014/0083/ST	Footpath links and improvements to Quarry Lane LNR.	£26.87
2013/0174/ST	Install Outdoor Gym Equipment at King George V Park	£20,790.94
2012/0316/NT	Footpath and access improvements on Lark Hills POS	£3,897.61
2014/0696/ST	Improvements to footpath links, picnic area, signage, wildflower areas and habitat improvement at Quarry Lane LNR	£16,486.05
2016/0005/ST	Resurfacing of MUGA at Chesterfield Road Park	£7,957.43
2015/0395/ST	Hard and soft landscaping around the main pavilion at Titchfield Park	£7,991.57
2017/0070/FUL	Improvement of entrances, biodiversity, landscaping including tree planting, install litter bins and benches, site specific signage and information panels at Wainwright Avenue POS	£12,100.00
2016/0003/NT	Installation of a trim trail/fitness equipment at Queensway Park	£16,283.29
2014/0147/ST	Improvement of play equipment, fitness and recreation provision at Woburn Lane POS. Improvement of entrances and access points at Water Lane Allotments. Improvement of footpaths, landscaping and play provisions at Bull Farm Park	£183,059.26
2016/0468/ST	Tree planting, provision of benches, picnic area, landscaping and additional play/trim trail at Ladybrook Park	£23,399.03
2013/0426/ST	Installation of footpath links from Quarry LNR with the Kings Mill Reservoir and the Hermitage LNR	£20,748.30
2012/0226/NT	Improving Access Points at Quarry Lane LNR	£10,093.49
2016/0400/ST	Improvements of access points and footpath links, signage and new benches at Millennium Green, Skegby Lane	£11,407.11
2017/0738/FUL	Improvement and resurfacing of Tennis Courts at Carr Bank Park	£25,654.34
2016/0440/ST	Three MDC affordable housing projects Rosemary Avenue, Bellamy Centre and Bamford Drive	£139,033.95
2016/0440/ST	Improvements of access points, footpath links, landscaping, benches/litter bins at Johnson Drive POS	£48,400.00

Planning Application Reference	Commitment Details	Amount committed not Spent
2010/0089/ST	MDC affordable housing project Bellamy Centre	£295,656.03
TOTAL COMMITTED NOT SPENT		£1,013,762.43

h) Money received under planning obligations which was spent by the authority during 2019/20 (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.

3.9 The table below expands on the information provided in the table under part f) (paragraph 3.7) above. In terms of green space; as can be seen, nearly 60% of the monies spent was paid to Ashfield District Council in respect of a Heritage Lottery project. A new footpath has also been provided in King George V Park whilst other monies have been spent on park furniture, tree planting and maintenance. Turning to affordable housing; £250,000 of the £296,552.90 has spent on affordable housing as part of a project being undertaken by the District Council at Rosemary Avenue in Mansfield. Finally, monies have also been transferred to the CCG's for them to spend on health infrastructure.

Provision	Amount	Details
Green Space	£940.33	Thorpeland Avenue and Butterwick Close POS Maintenance
	£383.50	New Mill Lane POS Maintenance
	£16,550.00	Heritage Lottery Project paid to ADC
	£427.93	Holly Road POS Maintenance
	£564.48	Scholars Way POS Maintenance
	£286.65	Thoresby Road POS Maintenance
	£294.00	King George V Park Resurfacing Works
	£739.75	Fisher Lane Park Tree Planting
	£372.38	The Wickets POS Maintenance
	£4,968.00	King George V Park New Woodland Footpath
	£1,480.00	Carr Lane Park Signage, Bins and Benches
	£540.00	Jacksons Field Tree Planting
£240.00	Lark Hills Open Space Litter Bins	
TOTAL	£27,787.02	
Affordable Housing	£63,866.99	Rosemary Avenue MDC Development
	£146,719.86	Rosemary Avenue MDC Development
	£39,413.15	Rosemary Avenue MDC Development
	£46,552.90	Bamford Drive MDC Development

TOTAL	£296,552.90	
Healthcare	£7,583.55	Transferred to Nottinghamshire CCG
TOTAL	£7,583.55	

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)

3.10 The amount spent on repaying money borrowed is nil (£0).

iii) The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations

3.11 As mentioned in paragraphs 2.25– 2.30; the District Council request a fee towards the monitoring and administrative costs of doing these tasks (minimum of £270 or 2% of the total financial contribution, whichever is the greater).

3.12 The amount of monies spent on monitoring in the reported year was **£4,265.01**. This relates to the three contributions that were received during the year; the details of which are set out in the table below. By far the most monies relate to application 2016/0038/NT, Pump Hollow Lane in Mansfield. This was an outline application for up to 64 dwellings but which, following submission of the Reserved Matters application, is for 52 dwellings.

Planning Application Reference	Amount
2016/0038/NT	£3,649.12
2017/0807/FUL	£307.89
2017/0605/FUL	£308.00
TOTAL	£4,265.01

i) Total amount of money received under any planning obligations during any year which was retained at the end of 2019/20, 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.

3.13 As can be seen in the table below; the District Council retained just over £1 million at the end of the monitoring period and this is split 42% for affordable housing and 58% for green space. No monies have been retained for health, they have all been passed to the CCG for them to spend.

Breakdown by purpose	Amount
Affordable Housing	£434,689.98
Green Space	£591,301.22
Sports Provision	£0.00
Public Art	£0.00
Education	£0.00
Highways	£0.00
Travel Plans	£0.00
Health	£0.00
TOTAL	£1,025,991.20

Estimated future income from planning obligations

- 3.14 In addition to the above information which is a mandatory requirement; the National Planning Practice Guidance also recommends that local authorities report on estimated future income from planning obligations. This information is set out in the two tables below and is based on the position up to the end of March 2020. The first table summarises the totals for each type of infrastructure whilst the second breaks the information down by planning application.
- 3.15 Since the end of the monitoring period for this IFS, a number of new S106 agreements have been signed which will also contribute towards future income. Further information about these agreements, and how this will impact on the future income from obligations will be provided in the Council's 2021 IFS. Excluding potential income from these new agreements, the total amount is **£8,820,240.60** of which **£71,217.60** is for monitoring. Therefore the actual amount available for spending on infrastructure is **£8,749,023.00**. In addition, there are clauses which allow for a financial contribution to be made for every affordable home not provided.
- 3.16 These contributions will be paid by the developer once the development has commenced and / or when a specified number of properties have been built or occupied. This will be dependent on the specific triggers contained within the S106 legal agreement.
- 3.17 It should be noted that there is no guarantee that these monies will be received as it is dependent on the relevant schemes actually going ahead and being built out as approved by the relevant planning consent.

Table summarising future income from S106 monies by infrastructure type⁷

Obligation Type	Amount
Off Site POS	£654,600.00
On Site POS	£1,501,160.00
Off Site Affordable Housing	£6,337,500.00
Healthcare	£255,763.00
Monitoring	£71,217.60
TOTAL	£8,820,240.60
Number of On Site Affordable Housing Units to be provided	447

⁷ Excluding legal agreements signed in the 2020/21 monitoring period

Table showing breakdown of future S106 income by site / application number

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL / OUT	DETAILS	CONTRIBUTION AMOUNT		NON MONETARY
2018/0646/OUT	22/11/2019	Wood Lane, Church Warsop Phase 1	Outline	On Site Affordable Housing			6 Units 20%
				Off Site POS	£33,000.00		
				Healthcare Contribution	£16,256.00		
				Monitoring Contribution	£2,903.84		
2018/0647/OUT	22/11/2019	Wood Lane, Church Warsop Phase 2	Outline	On Site Affordable Housing			8 Units (19%)
				Off Site POS	£46,200.00		
				Healthcare Contribution	£22,759.00		
				Monitoring Contribution	£4,237.26		
2016/0201/NT	26/09/2019	Oxclose Lane, Mansfield Woodhouse	Outline	Off Site POS	£100,000.00		
				On Site Affordable Housing			7 Units (5%)
2017/0605/FUL	26/06/2019	Portland Street, Mansfield Woodhouse	Full	Off Site POS	£15,400.00		

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL / OUT	DETAILS	CONTRIBUTION AMOUNT		NON MONETARY
2018/0596/FUL	26/07/2019	Coxs Lane, Mansfield Woodhouse	Full	On Site Affordable Housing			33 Units
2017/0827/FUL	26/02/2020	Sherwood Close, Mansfield	Full	On Site Affordable Housing			6 Units
2017/0821/OUT	04/02/2019	Sharratt Close, Mansfield	Outline	Off Site POS	£13,200.00		
2016/0038/NT	25/01/2019	Pump Hollow Lane, Forest Town	Full	Off Site POS	£57,200.00		
				Off Site Affordable Housing	£125,000.00		
2017/0738/FUL	12/12/2018	The Park, Mansfield	Full	Off Site Affordable Housing	£62,500.00		
2017/0816/OUT	26/09/2018	Stonebridge Lane, Warsop	Outline / RM ⁸	Monitoring Contribution	£10,000.00		
				On/Off Site Affordable Housing	£25,000 per unit not provided	OR	80 Units (20%)
				Off Site POS	£55,000.00		
				On Site POS	£368,000.00		
				Healthcare Contribution	£216,748.00		

⁸ Reserved Matters

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL / OUT	DETAILS	CONTRIBUTION AMOUNT		NON MONETARY
2014/0248/NT	18/09/2018	South of Clipstone Road East, FT	Outline	On/Off Site Affordable Housing	£25,000 per unit not provided	OR	63 Units (20%)
				On Site POS	£287,960.00		
2016/0262/ST	16/03/2018	Sandy Lane, Mansfield	Full	Off Site POS	£69,300.00	OR	10 Units
				On/Off Site Affordable Housing	£25,000 per unit not provided		
				Monitoring Contribution	£7,982.50		
2015/0646/ST	13/12/2017	Union Street, Mansfield	Outline	Off Site POS	£15,400.00		
2016/0329/ST	29/11/2017	High Oakham House, Mansfield	Hybrid	Off Site POS	£27,500.00		
				Off Site Affordable Housing	£125,000.00		
2016/0425/NT	20/11/2017	Church Road, Church Warsop	Full	Off Site POS	£6,600.00		
2015/0635/NT	22/06/2017	Netherfield Lane, Meden Vale	Outline /RM	Off Site POS	£19,800.00	OR	4 (20%)
				On/Off Site Affordable Housing	£25,000 per unit not provided		
2014/0654/NT	20/02/2017	Moorfield Farm, Church Warsop	Full	Off Site POS	£25,500.00		
				Off Site Affordable Housing	£125,000.00		

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL / OUT	DETAILS	CONTRIBUTION AMOUNT		NON MONETARY	
2020/0089/ST	16/08/2016	Lindhurst Dev, Mansfield	Outline /RM	Off Site Affordable Housing	£3,750,000.00			
				On Site Affordable Housing			170 Units (10%)	
				Green Infrastructure	Provided by Developer			
				Healthcare Site	Provided by Developer			
				Monitoring Contribution	£25,000.00			
2015/0316/ST	03/03/2016	20 Abbott Road, Mansfield	Outline /RM	Off Site POS	£8,800.00			
2013/0593/NT	12/03/2015	Park Hall Farm, Mansfield Woodhouse	Full	Option to Transfer POS	£119,600.00			
2013/0435/ST	07/01/2015	North of Skegby Lane, Mansfield	Outline /RM	Millennium Green Contribution	£44,000.00			
				On/Off Site Affordable Housing	£25,000 per unit not provided	OR	30 Units (20%)	
				On Site POS	£330,000.00			
				Monitoring Contribution	£3,740.00			

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL / OUT	DETAILS	CONTRIBUTION AMOUNT		NON MONETARY
2012/0350/ST	28/08/2014	Sandhurst Quarry, Mansfield (currently a pending FUL application on the site)	Outline /RM	On/Off Site Affordable Housing	£25,000 per unit not provided		21 Units (20%)
				Off Site POS	£117,700.00		
				Monitoring Contribution	£2,354.00		
2012/0442/NT	22/07/2013	The Ridge, The Park, Mansfield (site currently stalled)	Full	On Site Affordable Housing			9 Units
2020/0805/ST	12/12/2012	Penniment Farm, Mansfield (new applications pending on the site)	Outline /RM	Off Site Affordable Housing	£2,150,000.00		
				On Site POS Maintenance	£395,600.00		
				Monitoring Contribution	£15,000.00		

4 Priorities for spending future contributions

- 4.1 Paragraph 34 of the National Planning Practice Guidance (Planning Obligations)⁹ says that:

“the Infrastructure Funding Statement should set out future spending priorities on infrastructure and affordable housing in line with up-to-date or emerging plan policies. This should provide clarity and transparency for communities and developers on the infrastructure and affordable housing that is expected to be delivered. Infrastructure funding statements should set out the infrastructure projects or types of infrastructure that the authority intends to fund, either wholly or partly, by the levy or planning obligations. This will not dictate how funds must be spent but will set out the local authority’s intentions.”

Approach for identifying infrastructure priorities

- 4.2 As set out in paragraphs 2.7 – 2.11; the Infrastructure Delivery Plan (IDP) identifies the infrastructure that is required to meet the level of growth that is set out within the Adopted Mansfield District Local Plan. For the Mansfield Urban Area and Warsop Parish; this has been prioritised using a RAG (**R**ed, **A**mber **G**reen) rating whereby red is the highest priority, amber is medium priority and green lowest priority. For District wide infrastructure, no RAG rating has been applied. These requirements have been incorporated into Appendix 9 of the Local Plan.
- 4.3 The District Council will use the Local Plan / IDP as a basis for determining what the infrastructure priorities will be. Both documents will be subject to review which will help to ensure that the priorities remain appropriate and up to date, with those schemes which get delivered being removed from the list.
- 4.4 It is anticipated that infrastructure priorities at a strategic level will be determined by the District Council’s Growth Delivery Group (GDG). The GDG was established as part of the Council’s proactive approach to improve the delivery of housing and other uses by actively addressing schemes that have planning permission and have effectively stalled, and also to encourage new schemes identified within the Local Plan to come forward. The GDG first met on 26 October 2018 and is comprised of Senior District Council officers including the Chief Executive, Elected Members, Service Directors and partners (Nottinghamshire County Council and the Local Enterprise Partnership (LEP)).

⁹ <https://www.gov.uk/guidance/planning-obligations>

- 4.5 The existing Terms of Reference for the Group will be amended to allow discussions about infrastructure priorities to be discussed and agreed.

Mansfield DC infrastructure priorities for 2021

- 4.6 For the forthcoming year, it has been agreed that the District Council's priorities for the spending of planning obligations will be based on those set out in Appendix 9 of the Local Plan using the RAG rating referred to in paragraph 4.2 above and which is set out in appendix 1 along with those District-wide items referred to within the same paragraph. In addition; the District Council will continue to seek the provision of affordable housing; either on-site or through contributions for off-site provision. Once the aforementioned infrastructure group is set up this will be responsible for determining the priorities in future years.
- 4.7 Where a decision is required regarding the priorities for allocating contributions as part of a specific application e.g. due to viability; this will be agreed by the District Council on a case by case basis, having consulted with those who have requested an obligation.

5 Further Information

- 5.1 Further information about the content of this document or the District Councils approach to planning obligations; including the SPD's referred to in section 2 of this document is available from:

Planning Policy Team

Planning Policy, Mansfield District Council, Civic Centre, Chesterfield Road South,
Mansfield, Nottinghamshire, NG19 7BH

Telephone: (01623) 463463 or e-mail: lp@mansfield.gov.uk

Appendix 1 – Mansfield District Council Planning Obligations Spending Priorities¹⁰

Key Infrastructure Requirements – Mansfield Urban Area

Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/ Additional Demand	Priority	Comments
Primary schools	Additional demand of 1507 primary school places	£22,650,628	S106/Developer	NCC	Satisfactory	£907	High	1x 2FE, 2x 1FE and 1x 1.5FE primary schools plus 210 new places at Crescent Primary School and 2 classroom extension at Leas Park Nettleworth. Cost estimate excludes land costs. NCC expect full cost recovery from developers including land costs.
Transport improvements	Chesterfield Road / Debdale Lane	£1,860,000	S106/Developer	Developer/ NCC	N/A	N/A	High	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A60 Nottingham Road / Berry Hill Lane	£10,000	S106/Developer	Developer/ NCC	N/A	N/A	High	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6191 Ratcliffe Gate / A60 St Peters Way	£5,000	S106/Developer	Developer/ NCC	N/A	N/A	High	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	Sutton Road / Skegby Lane / Sheepbridge Lane	£50,000	S106/Developer	Developer/ NCC	N/A	N/A	High	Junction capacity improvement. Details yet to be determined. Cost estimate indicative at this stage.
Transport Improvements	A60 Leeming Lane / A6075 Warsop Road	£500,000	NCC	NCC	N/A	N/A	High	NCC plan for a traffic signal junction with provision for the wider A60 bus priority scheme.
Transport Improvements	A60 Leeming Lane / A6075 Warsop Road	£500,000	NCC	NCC	N/A	N/A	High	NCC plan for a traffic signal junction with provision for the wider A60 bus priority scheme.
Transport improvements	A6117 Old Mill Lane / B6030 Clipstone Road West	£260,000	S106/Developer	Developer/ NCC	N/A	N/A	High	Junction capacity improvement. Cost estimate supplied by NCC.
Electricity	Significant development likely to require upgrades to the Skegby Lane and Rufford transformers and associated circuit reinforcement	N/A	Developer funded	Western Power Distribution	N/A	N/A	Medium	Delivered as part of development
GP practices	Contribution towards facilities to meet additional Demand	£6,819,100	S106/Developer	NHS MACCG	53.6 FTE GPs	65 FTE GPs	Medium	New/expanded GP Practices
Secondary schools	Additional demand of 1148 secondary school places	£19,745,440	S106/Developer	NCC	Satisfactory	1148 new places	Medium	Costs could be higher if a new classroom or new school is required. Cost estimate excludes land costs. NCC expect full cost recovery from developers including land costs.
Transport improvements	Carter Lane / Southwell Road / Windsor Road	£40,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.

¹⁰ To be read alongside paragraph 4.6

Mansfield District Council
Infrastructure Funding Statement 2020

Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/ Additional Demand	Priority	Comments
Transport improvements	A6191 Southwell Road / Oak Tree Lane / Adamsway	£40,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6117 Oak Tree Lane / Eakring Road	£3,210,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A60 Nottingham Road / A611 Derby Road	£0	Developer	Developer	N/A	N/A	Medium	Junction capacity improvement. Improvement to be delivered as part of development.
Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/ Additional Demand	Priority	Comments
Transport improvements	A6191 Chesterfield Road / A617 MARR	£3,340,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A60 Nottingham Road / Baums Lane / Park Lane	£2,010,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport Improvements	A6191 / Bellamy Road	£5,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A60 Leeming Lane / Peafield Lane	£3,310,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A60 Leeming Lane / New Mill Lane	£1,760,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6075 Debdale Lane / Priory Road	£50,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Details yet to be determined. Cost estimate indicative at this stage.
Flood defences	Property-specific level improvement to flood defences	N/A	S106/Developer/ EAGrantinAid Funding	EA	N/A	N/A	By 2027	Environment Agency (EA) planned project in FCRM pipeline programme which will reduce flood risk to existing properties in the Pleasley Vale area
Libraries	Provision of additional library stock	£7,149,001	S106/Developer	NCC	Satisfactory	New Stock per Dwelling	Low	Funding towards library stock items only
Transport improvements	A6191 Southwell Road / Berry Hill Lane	£5,000	S106/Developer	Developer/ NCC	N/A	N/A	Low	Junction capacity improvement. Cost estimate supplied by NCC.
Transport improvements	A6009 Rosemary Street / A38 Stockwell Gate	£50,000	S106/Developer	Developer/ NCC	N/A	N/A	Low	Junction capacity improvement. Details yet to be determined. Cost estimate indicative at this stage.
Transport improvements	A60 Leeming Lane / Old Mill Lane / Butt Lane	£10,000	S106/Developer	Developer/ NCC	N/A	N/A	Low	Junction capacity improvement. Cost estimate supplied by NCC.

Key Infrastructure Requirements - Warsop Parish

Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/ Additional Demand	Priority	Comments
Primary schools	Additional demand of 116 primary school places	£1,559,961	S106/Developer	NCC	Satisfactory	116 New Places	High	Three additional classrooms required at Birklands Primary School (subject to feasibility). Cost estimate excludes land costs. NCC expect full cost recovery from developers including land costs.
Secondary schools	Additional demand of 88 secondary school places	£1,536,140	S106/Developer	NCC	Satisfactory	88 New Places	High	Costs could be higher if a new classroom or new school is required. Cost estimate excludes land costs. NCC expect full cost recovery from developers including land costs.
Transport improvements	A60 Church Street / Wood Street, Warsop	£100,000	S106/Developer	Developer/ NCC	N/A	N/A	Medium	Junction capacity improvement. Cost estimate supplied by NCC.
GP practices	Contribution towards facilities to meet additional Demand	£525,350	S106/Developer	NHS MACCG	13.9 FTE GPs	13.8 FTE GPs	Low	Additional FTE GPs at existing Practices
Libraries	Provision of additional library stock	£25,416	S106/Developer	NCC	Satisfactory	New Stock per Dwelling	Low	Funding towards library stock items only

Key Infrastructure Requirements – District Wide

Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/ Additional Demand	Priority	Comments
Community open space allotments, playing pitches/outdoor sport	Green Infrastructure required where shortfalls in provision have been identified. Green infrastructure to be provided through developer funding along with partner and grant funding where appropriate for wider strategic Green Infrastructure areas.	N/A	Developer funded, along with partner and grant funding where appropriate for strategic Green Infrastructure areas.	Developer (for provision required in connection to growth sites)	N/A	N/A	Consistent with development	Delivered as part of development
Electricity	Local connections to strategic infrastructure, potential upgrades to primary sub-stations to accommodate employment growth	N/A	Developer funded	Western Power Distribution	N/A	N/A	Consistent with development	Delivered as part of development
Energy from waste (EfW)	200,000 tonnes of extra EfW capacity is required within the county to meet future Commercial and Industrial needs that the district will contribute towards	N/A	NCC	NCC	N/A	N/A	By 2033	Enough capacity for Local Authority Collected Waste within County but a shortfall of approx' 200,000 tonnes to meet future C&I waste management needs
Flood defences	Local measures to reduce the causes and impacts of flooding. Identified and delivered as part of individual developments	N/A	Developer funded	Developer	N/A	N/A	Consistent with development	Delivered as part of development

Mansfield District Council
Infrastructure Funding Statement 2020

Category	Infrastructure Required	Cost Estimate	Funding Mechanism	Delivery Responsibility	Existing Provision	Requirement/ Additional Demand	Priority	Comments
Gas	Local connections to strategic infrastructure	N/A	Developer funded	Cadent Gas	N/A	N/A	Consistent with development	Delivered as part of development
Landfill	3.6 million cubic metres non-hazardous Landfill capacity required within county to meet future demands that the district will contribute towards	N/A	NCC	NCC	N/A	N/A	By 2032/33	Landfill space is running out. Recycling and composting rates are increasing but new landfill capacity will need to be found.
Municipal recycling and composting	182,000 tonnes per annum extra recycling and composting capacity required within the county to meet future demands that the district will contribute towards	N/A	NCC	NCC	N/A	N/A	By 2033	Recycling and composting increasing to meet targets to help reduce demand for landfill.
Telecommunications	FTTP for all developments of 30+ dwellings	N/A	N/A	Openreach	N/A	N/A	Consistent with development	Open reach provide free of charge
Waste water	Water company charges for: connecting to the existing networks, requisitioning new assets and contributing to wider network reinforcement (where required)	N/A	Developer funded	Severn Trent Water	N/A	N/A	Consistent with development	Delivered as part of development
Water supply	Water company charges for: connecting to the existing networks, requisitioning new assets and contributing to wider network reinforcement (where required)	N/A	Developer funded	Severn Trent Water	N/A	N/A	Consistent with development	Delivered as part of development

