



Mansfield
District Council

Mansfield District Council

Mansfield District Council Infrastructure Funding Statement 2022/2023

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1 Introduction

- 1.1 Mansfield is one of the seven districts / boroughs within Nottinghamshire. It has an area of 7,672 hectares which represents 3.68% of the total area of the county. The resident population in 2021 was 110,482¹ (up 5.8% when compared to 2011) and is expected to increase by 9% to 120,576 in 2040².
- 1.2 As of 2021, Mansfield is the seventh most densely populated of the East Midlands' 35 local authority areas, with around 10 people living on each football pitch-sized area of land.
- 1.3 Mansfield is the largest settlement in the county outside of Nottingham and plays a key role in the provision of jobs, education, shopping, and leisure for a large part of west of the county and parts of Derbyshire. The town of Market Warsop has a role in meeting the needs of the communities in the north of the district including the numerous villages nearby.
- 1.4 Alongside this, the district's historic environment includes numerous listed buildings, conservation areas, scheduled monuments, a registered park and garden and many properties which are locally important for their historic value. These heritage assets are irreplaceable features which have helped to shape our environment and contribute to the local character of the district.
- 1.5 Leisure and Tourism also have a key role to play with the visitor economy being worth £137.37m to the district in 2022.
- 1.6 The Mansfield District Local Plan outlines an ambitious strategy to accommodate development in the district to 2033 including at least 6,500 new homes, 41ha of employment land and at least 17,240m² of retail and leisure floorspace mostly (90%) in the Mansfield urban area. To support this growth, investment in infrastructure will be required.
- 1.7 An Infrastructure Delivery Plan (IDP) supports the Local Plan. It sets out short, medium and longer-term infrastructure requirements to address growth needs. The IDP will be used to support the allocation of Section 106 (s106) funding.

¹ https://www.nomisweb.co.uk/sources/census_2021/report?compare=E07000174

²

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

The Infrastructure Funding Statement

- 1.8 As a result of the amendments to 'The Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103' that came into force on 1 September 2019, Local Authorities are now required to produce an Infrastructure Funding Statement (IFS).
- 1.9 The Infrastructure Funding Statement (IFS) is an annual report, usually published in December and provides a summary of financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) (also known as planning obligations) within the Mansfield district for a given financial year. It sets out a range of information 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.
 - the amount of monies received but not allocated to a project over the reported year.
- 1.10 Table 1 below provides a summary of these monitoring indicators for the reported year 2022/23. Full details are set out in section 4 of the IFS that commences at page 22.

Table 1 - Summary IFS monitoring indicators for 2022/23

Indicator	Monetary / Non-Monetary Value
Total amount of money to be provided under any planning obligations during the reported year.	£122,000.00
Total amount of money received under any planning obligation during the reported year.	£652,229.00
Total amount of money received under any planning obligations received before the reported year and not allocated.	£12,510.54
Summary of details of any non-monetary contributions under planning obligations entered into during the reported year: Affordable housing	 15 units will be provided.

Indicator	Monetary / Non-Monetary Value
Number of school places	Reported by Nottinghamshire County Council.
Total amount of money received under any planning obligations that was allocated but was not spent during the reported year.	£1,472,305.29
Total amount of money received under any planning obligations that was spent by the authority (including transferring it to another person to spend).	£372,873.77
Money received under planning obligations that was allocated by the authority but not spent during 2022/23.	£1,472,305.29
Money received under planning obligations which was spent by the authority during 2022/23 (including transferring it to another person to spend), summary details of items of infrastructure on which the money was spent:	
Green Space	£99,654.64
Affordable Housing	£273,219.13
Health	£0.00 (nil)
Amount of money spent on repaying money borrowed.	£0.00 (nil)
Amount of money received under Planning Obligations spent in respect of Monitoring.	£19,999.00
Amount of money received under any planning obligation during any year retained at the end of the reported year.	£1,484,815.83
Estimated future income from planning obligations (including monitoring fees).	£9,391,068.28 459 Affordable Housing Units

- 1.11 In addition, the IFS is required to include information about the infrastructure projects or types of infrastructure that the council intends to fund, either wholly or partly, by planning obligations. As part of this, the council are required to set out their future spending priorities on infrastructure.³
- 1.12 There is also a separate requirement within the National Planning Practice Guidance 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 that have taken place.

³ 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>

1.13 This is the Council's fourth Annual Infrastructure Funding Statement (IFS). Statements from previous years can be found at <https://www.mansfield.gov.uk/planning/infrastructure-funding-statement/1>

1.14 Throughout the document there will be references to a number of definitions:

- **Received** – Contributions received, either non-monetary or monetary, that have been transferred to Mansfield district council.
- **Allocated** – Contributions that have been received and allocated to specific projects mainly to help deliver the council Corporate Priorities
- **Spend** – Monetary or non-monetary contributions that have been spent / delivered.
- **Not spent** – Monetary or non-monetary contributions that have not been spent / delivered.
- **Reported Year** – unless stated otherwise, this refers to the financial year for the period 01/04/2022 – 31/03/2023.

1.15 As noted in paragraph 1.10, this Infrastructure Funding Statement covers the period 2022/23 (1 April – 31 March). In addition to this introduction there are five further sections:

- section 2 provides some background about planning obligations and how they can be secured.
- section 3 sets out the district council's approach to planning obligations and provides an update on the Supplementary Planning Documents (SPD's) and other documents that have / are being produced and that have an impact on the provision of infrastructure.
- section 4 sets out tables containing the 2022/23 monitoring data along with supporting commentary and photographs of some of the infrastructure funded by planning obligations.
- section 5 sets out the district council's priorities for spending future contributions.
- section 6 sets out where more detail about the district council's IFS and its wider approach to planning obligations can be found.

1.16 The information within this report is updated annually and is made available on the district council's website. This is to meet the requirements of National Planning Practice Guidance⁴ 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.

⁴ Paragraph: 032 Reference ID: 23b-032-20190901 <https://www.gov.uk/guidance/planning-obligations>

- 1.17 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 based upon the most up to date information that was available at the point of publication of the IFS (January 2024).

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

- 1.18 As stated in paragraphs 3.25 and 3.26 below, as well as planning obligations secured for Mansfield District Council infrastructure, Nottinghamshire County Council may seek planning obligations for a range of infrastructure including highways, public transport, education, NCC green space and libraries.
- 1.19 Where legal agreements contain obligations for such infrastructure, the county council will be a signatory to the agreement and financial obligations will be paid direct to them.
- 1.20 Therefore, for the purposes of complying with the CIL Regulations, the district council has not published details of the county council obligations. This is because it (the district council) has not received them. Instead, this information can be found in the county council's IFS which can be viewed on its website at: <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/infrastructure-funding-statement>

2 What are planning obligations?

- 2.1 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.
 - 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.

- 2.2 Any contributions sought by the district council or other organisation must be in accordance with 3 statutory tests⁵:
- necessary to make the proposed development acceptable in planning terms.
 - directly related to the proposed development.
 - fairly and reasonably related in scale and kind to the proposed development.
- 2.3 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>)*
- 2.4 The district council currently seeks and secures financial and physical planning obligations for affordable housing, green / blue infrastructure⁶, open space, playing pitches, allotments, and public art / public realm. In addition, obligations are sought and secured by other organisations. For example, Nottinghamshire County Council (NCC) for highways, education, NCC green space, libraries, waste management and recycling. These are paid directly to the county council. NHS Nottingham and Nottinghamshire Integrated Care Board⁷ (formerly the Clinical Commissioning Group) seek obligations towards the provision of new and improved health facilities.

Community Infrastructure Levy (CIL)

- 2.5 The Community Infrastructure Levy (CIL)⁸ is a charge that can be levied by local authorities on new development in their area. It is a tool for authorities to use to help them deliver the infrastructure needed to support development in

⁵ <https://www.legislation.gov.uk/uksi/2010/948/regulation/122/made>

⁶ Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities.

⁷ Further information about the ICB is available at <https://notts.icb.nhs.uk/>

⁸ <https://www.gov.uk/guidance/community-infrastructure-levy>

their area and can operate alongside other methods of securing infrastructure e.g., through section 106 agreements. It takes the form of a charge per square metre of net additional floorspace and applies to most new development (although there are several exemptions).

- 2.6 As set out in the supporting text to Local Plan policy IN1, the district council do not currently apply CIL.

Infrastructure Levy (IL)

- 2.7 The Levelling Up and Regeneration Act⁹ that was enacted on 26 October 2023, makes provision for the replacement of the current system of developer contributions with a mandatory, more streamlined, and locally determined Infrastructure Levy. The Act provides the framework for the new Levy, with the detailed design to be delivered through regulations.
- 2.8 The Levy will be charged on the value of the property at completion per square metre and applied above a minimum threshold. Levy rates and minimum thresholds will be set and collected locally, and local authorities will be able to set different rates within their area.
- 2.9 This will allow developers to price the value of contributions into the value of the land and for Levy liabilities to reflect market conditions. It will also remove the need for planning obligations to be renegotiated if the gross development value (GDV) is lower than expected; while allowing local authorities to share in the uplift if GDVs are higher than anticipated.
- 2.10 During the monitoring period, the government undertook a consultation that sought views on technical aspects of the design of the Infrastructure Levy¹⁰. The district council submitted comments on this consultation. Responses from this consultation will inform the preparation and content of regulations, which will themselves be consulted on.
- 2.11 An update on the progress of the implementation of the Levy will be provided in the 2023/24 IFS.

⁹ <https://www.legislation.gov.uk/ukpga/2023/55/enacted>

¹⁰ <https://www.gov.uk/government/consultations/technical-consultation-on-the-infrastructure-levy/technical-consultation-on-the-infrastructure-levy>

3 Mansfield District Council Approach to Infrastructure and Planning Obligations

- 3.1 Mansfield District Council (the district council) is committed to delivering sustainable communities that are safe, healthy, and inclusive. It recognises that development can have a positive impact on an area or district e.g., by delivering regeneration of sites, bringing new jobs, and delivering solutions for existing issues. However, to help achieve its commitments, the district council expects new development to provide or contribute directly towards the provision of necessary infrastructure and affordable housing to mitigate the impacts that such development may have on the area in which it is located.

Making Mansfield: Towards 2030

- 3.2 The current strategic plan for the district; Making Mansfield: Towards 2030¹¹ contains several priorities that cover matters relating to infrastructure and improving the environment in which people in the district live, work, learn and spend their leisure time. These are set out below in table 2.

Table 2 – Strategic Plan priorities related to infrastructure.

Challenge: Place
Priorities: <ul style="list-style-type: none">• Preserve, enhance, and promote our natural environment and physical assets across the district.• Improve the town centre experience for residents, visitors and businesses.• Create a positive cultural and leisure experience for residents and visitors.• Create an infrastructure that supports and enhances the quality of life for residents.
Challenge: Wellbeing
Priorities: <ul style="list-style-type: none">• Create an environment where people lead healthy lifestyles and opportunities to be physically active.• Support and encourage people to make healthy choices.
Challenge: Growth
Priorities: <ul style="list-style-type: none">• Develop the districts infrastructure to embrace technology and technological advances.• Develop a better and wider mix of housing across the district to meet the needs and aspirations of existing and potential need.

¹¹ <https://www.mansfield.gov.uk/downloads/file/1347/making-mansfield-towards-2030>

Mansfield Place Strategy – November 2023

- 3.3 During the monitoring period, the Mansfield Place Board – a partnership of local leaders, businesses, and other organisations (including the district council) were in the process of preparing the Mansfield Place Strategy. Entitled ‘Make it in Mansfield,’ this is a 10-year strategy for the district. The document was launched in November 2023 and sets out ambitions and actions around four priorities:
- Build thriving communities.
 - Create opportunities for all.
 - Grow a vibrant economy.
 - Enjoy a happy life.
- 3.4 These include elements that relate to infrastructure / would be aided by the provision of infrastructure and are summarised below in table 3.

Table 3 - Mansfield Place Strategy ambitions and actions related to infrastructure.

Priority: Build thriving communities
Ambitions: <ul style="list-style-type: none">• Every community to have access to the services and opportunities they need. What we will do: <ul style="list-style-type: none">• Listen to our communities about what they need and want.• Tackle the things which prevent some people from accessing services or opportunities.• Improve connections across the Mansfield district through digital networks.
Priority: Create opportunities
Ambitions: <ul style="list-style-type: none">• Greater social equality and financial prosperity in Mansfield.• More opportunities for people to fulfil their ambitions without having to leave the district. What we will do: <ul style="list-style-type: none">• Help employers and education providers use local career opportunities to inspire learners of all ages to fulfil their potential
Priority: Grow our economy
Ambitions: <ul style="list-style-type: none">• Businesses outside Mansfield to want to invest here.

- To develop Mansfield's visitor economy.

What we will do:

- Develop a strategy for attracting emerging industries, such as clean energy.
- Promote Mansfield as a place to visit and stay, to explore our many local attractions.
- Evolve Mansfield town centre into a vibrant, flexible space, in order to attract more people

Priority: Enjoy a happy life

Ambitions:

- The people of Mansfield to have the best possible good health and mental wellbeing.
- Fulfilling lives for all, supported by a rich mix of things to do and enjoy within the district of Mansfield.
- Mansfield to be a place where people want to visit, live, work and raise a family.
- Everyone to have a safe and healthy home.

What we will do:

- Celebrate and promote our parks and other green spaces, to help people get nearer to nature.
- Launch a district-wide campaign to improve Mansfield's environment.
- Provide more opportunities for people to be active and encourage them to make healthy lifestyle choices.
- Make it easy for every resident to access health services when they need them.
- Build our programme of cultural and other events.

3.5 Further information about the Mansfield Place Strategy is available at <https://www.mansfield.gov.uk/makeitnmansfield/>



Adopted Mansfield District Local Plan – September 2020

- 3.6 The Mansfield District Local Plan¹², which covers the period from 2013 – 2033, was adopted at a meeting of its Full Council on 8 September 2020.
- 3.7 The Local 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 (NPPF¹³) 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.
- 3.8 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 development management decisions.
 - 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.
- 3.9 There are several policies within the Local Plan that cover infrastructure delivery. Further details about these are set out in figure 1 and figure 2 on page 12.

¹² <https://www.mansfield.gov.uk/local-plan/adopted-local-plan-2013-2033>

¹³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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

Policy IN1 - Infrastructure delivery

1. All development proposals will be expected to:
 - 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; and
 - d. 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

Figure 2 – District Wide Local Plan policies providing justification for planning obligations.

- H1 – Housing allocations
- H4 – Affordable housing
- E2 – Sites allocated as new employment areas
- 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, and
- IN8 – Protecting and improving the sustainable transport network.

- 3.10 The Local Plan forms part of the overall 'development plan' for the district together with:
- Nottinghamshire Waste Core Strategy¹⁴. Nottinghamshire County Council and Nottingham City Council are currently working on the preparation of a new Waste Local Plan¹⁵. On adoption this will replace the Waste Core Strategy.
 - Nottinghamshire Minerals Local Plan¹⁶ (or any replacement).
 - Any 'made' / adopted Neighbourhood Development Plans.
- 3.11 Further details about the Local Plan, including a copy of the document and the accompanying policies map can be found at <https://www.mansfield.gov.uk/local-plan/adopted-local-plan-2013-2033>

Local Plan Review

- 3.12 Paragraph 33 of the NPPF states that '*Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary.*' The current timetable for the review of the Local Plan is set out in the Local Development Scheme that was approved on 7 March 2023¹⁷.
- 3.13 Whilst within the scope of the 2023/24 monitoring period, the council undertook an 8-week period of consultation (25 August – 20 October) on its Issues and Opportunities document. This was a high-level document that set out a range of issues that the Local Plan review needed to consider and possible options for addressing them. It included a section on local services and infrastructure. Details of the consultation can be viewed at <https://mansfield-consult.objective.co.uk/kse/>.
- 3.14 An update on the progress of the Local Plan review will be included in next year's IFS.

¹⁴ <https://www.nottinghamshire.gov.uk/planning-and-environment/waste-development-plan/waste-core-strategy/>

¹⁵ <https://www.nottinghamshire.gov.uk/planning-and-environment/waste-development-plan/new-waste-local-plan/>

¹⁶ <https://www.nottinghamshire.gov.uk/planning-and-environment/minerals-local-plan/adopted-minerals-local-plan/>

¹⁷ <https://www.mansfield.gov.uk/planning-policy/local-development-scheme>

Mansfield District Infrastructure Delivery Plan (IDP) – June 2018

3.15 The Mansfield Infrastructure Delivery Plan (IDP)¹⁸ was prepared in consultation with the relevant infrastructure providers and adjacent local authorities. It identifies the infrastructure requirements for the Mansfield district that 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.
- Waste management

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

- District wide.
- Mansfield urban area.
- Pleasley.
- Mansfield Woodhouse.
- Forest Town.
- Warsop; and
- Church Warsop & Meden Vale.

3.17 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.
- infrastructure delivery costs and responsibilities.

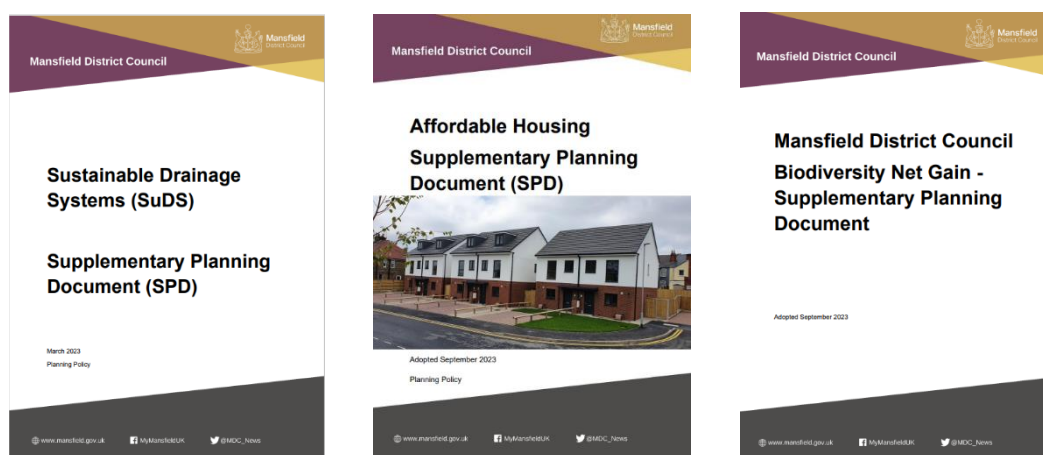
3.18 The IDP will be updated on a regular basis; this process includes consulting with Warsop Parish Council, organisations such as public transport providers, emergency services, utility companies, business associations, the development industry, and other providers of services such as the highway authority, education, and social services. The district council also liaises with

¹⁸ <https://www.mansfield.gov.uk/downloads/file/551/mansfield-infrastructure-delivery-plan-2018>

a number of organisations in relation to cross boundary matters and with neighbouring local authorities.

Supplementary Planning Documents

- 3.19 Supplementary Planning Documents (SPDs) are material considerations in the planning process. They provide further information and additional detail to the policies within the Local Plan. The district council have produced, or are in the process of producing, several SPDs, many of which deal with matters to do with types of infrastructure. An update on the progress of these documents is set out in the paragraphs that follow whilst further information about the various SPDs can be found at <https://www.mansfield.gov.uk/spd>.



Planning Obligations SPD – September 2022

- 3.20 This SPD expands on the approach to planning obligations that is set out in Policy IN1 (Infrastructure delivery) of the Adopted Mansfield District Local Plan 2013 – 2033. The policy is reproduced in figure 1 on page 12.
- 3.21 Several 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 on page 12.
- 3.22 The SPD covers the administrative area of the district council. The services for which the district council may seek planning obligations are:
- **affordable housing** – the detailed approach to this subject is addressed in a separate SPD (see paragraphs 3.31 – 3.34 below). This includes the council's position on First Homes.
 - **biodiversity net gain** - the detailed approach to this subject is set out in a separate SPD (see paragraphs 3.35 – 3.37 below). It is also worth

noting that the government has published draft Planning Practice Guidance¹⁹ along with accompanying guidance²⁰ on this subject. This is in advance of the proposed mandatory requirement for 10% net gain coming into force in January 2024.

- **green infrastructure** - including blue / green infrastructure, on-site and off-site community open space, playing pitches and allotments. There will also be separate green infrastructure SPD (see paragraphs 3.38 – 3.41 below).
- **public realm / public art.**

3.23 NHS Nottingham and Nottinghamshire Integrated Care Board, which replaced the former NHS Nottingham West Clinical Commissioning Group) (CCG) may seek contributions towards health infrastructure. Details about the approach to seeking such provision is included in section 8 of the SPD.

3.24 During the monitoring period, a review was undertaken of the comments that were received as part of the consultation that took place on the Draft Planning Obligations SPD (31 January - 14 March 2022). Further details about the consultation that took place is set out in the Consultation Statement that that can be viewed using the link above in paragraph 3.19. The SPD was subsequently adopted at a meeting of Council on 20 September 2022.

3.25 In addition to the district council, Nottinghamshire County Council may seek planning obligations for:

- education.
- NCC green space.
- libraries.
- transport (including highways and public transport); and
- waste management.

3.26 Detailed information about these is set out in the county council's Developer Contributions Strategy that was updated in December 2021 and can be viewed at <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/planning-obligations-strategy>. To ensure that developers and agents have access to the most up to date position, the district councils Planning Obligations SPD provides a direct link to this document. Whilst within the 2023/24 monitoring period, it is worth noting that from 20 November – 18 December 2023, the county council undertook a

¹⁹ https://www.gov.uk/guidance/draft-biodiversity-net-gain-planning-practice-guidance?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=626d7cab-85bf-4076-ad02-330154b8dbd5&utm_content=immediately

²⁰ <https://www.gov.uk/government/collections/biodiversity-net-gain>

consultation on some proposed changes to its Developer Contributions Strategy²¹. The district council submitted a response to this consultation.

Sustainable Drainage Systems (SuDS) SPD – March 2023

- 3.27 The document provides guidance to prospective developers and applicants on how proposals can demonstrate they have met the requirements of planning policy in relation to SuDS in the Mansfield District. In particular, the SPD seeks to elaborate on the ‘Sustainable drainage systems’ policy (CC3) but also adds further detail to policies CC2 (Flood Risk); IN2 (Green Infrastructure); and NE2 (Bio-diversity net gain).
- 3.28 The SPD is designed to assist prospective developers and applicants by providing guidance on how proposals can demonstrate they have met the requirements of planning policy related to Sustainable Drainage Systems (SuDS) in the district. The SPD seeks to increase certainty in relation to the delivery of SuDS in the development process and ensure that their delivery and subsequent maintenance is based on a clear and consistent approach.
- 3.29 The SPD seeks to align with, and complement, the ‘Bio-diversity Net Gain’ and ‘Green Infrastructure’ SPDs that have / are being prepared to set out guidance to ensure the Mansfield district strives to deliver green development. It should also be read in conjunction with the district council’s Planning Obligations SPD (see paragraphs 3.20 – 3.24 above).
- 3.30 Consultation took place on the draft SPD between 29 July and 12 September 2022. Further details about the consultation that took place is set out in the Consultation Statement that can be viewed (along with the SPD) using the link above in paragraph 3.19. The SPD was subsequently adopted at a meeting of Council on 7 March 2023.

Affordable Housing SPD – September 2023

- 3.31 The SPD expands on the approach to affordable housing as set out in policy H4 of the Adopted Local Plan. It provides more details about how the planning system will help secure the provision of affordable housing within the district. This includes cases where physical or financial planning obligations may be required and how any financial obligations will be calculated. It also sets out the district council’s position on how it will address the requirements in relation to First Homes.

²¹ <https://consult.nottinghamshire.gov.uk/planning/9b1a9eb8/>

3.32 During the monitoring period, a second period of consultation on the SPDs content was undertaken between 9 January and 20 February 2023. The first period of consultation was undertaken between 6 March and 18 May 2020.

3.33 The reasons for undertaking two periods of consultation were as follows:

- During the first consultation, a number of comments were received about how the district council were proposing to calculate the commuted sum for contributions towards off-site affordable housing. As such, the council felt that it was appropriate to undertake further work to look at the alternative options for doing this.
- The first consultation took place during the Covid pandemic and, in the period that followed, the Government's approach to affordable housing changed through the introduction of First Homes. As a result, it was considered good practice to update the draft SPD to incorporate the Council's position on First Homes in relation to the requirements of paragraph 65 (as it was at the time of writing the SPD) of the National Planning Policy Framework.

3.34 Further details about the consultation that took place is set out in the Consultation Statement that can be viewed (along with the SPD) using the link above in paragraph 3.19. The SPD was subsequently adopted at a meeting of Council on 5 September 2023.

Biodiversity Net Gain SPD – September 2023

3.35 This SPD sets out the preferred approach to providing biodiversity net gain arising from new developments. It elaborates on Local Plan policy NE2 (Biodiversity and geodiversity) but also other policies such as CC4 (River and waterbody corridors). The SPD provides a basis for seeking biodiversity net gain in advance of the mandatory 10 percent target from January 2024 onwards, introduced by the Environment Act 2021.

3.36 This SPD is designed to assist prospective developers and applicants by providing guidance on how proposals can demonstrate they have met the requirements of planning policy related to biodiversity net gain within the district. The SPD seeks to increase certainty in relation to Biodiversity Net Gain (BNG) in the development process and ensure that BNG provision is based on a clear and consistent approach.

3.37 During the monitoring period, a period of consultation on the SPDs content was undertaken between 9 January and 20 February 2023. Further details about the consultation that took place is set out in the Consultation Statement

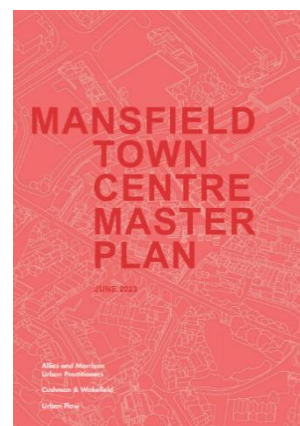
that that can be viewed (along with the SPD) using the link above in paragraph 3.19. The SPD was subsequently adopted at a meeting of Council on 5 September 2023.

Draft Green Infrastructure SPD – September 2023

- 3.38 Mansfield District Council is committed to delivering sustainable communities that are safe, healthy, and inclusive. This includes the provision of green infrastructure (GI) through new developments.
- 3.39 During the monitoring period, the council produced a draft supplementary SPD that expands on Local Plan policy IN2 (Green infrastructure) but will also add further detail to policies IN3 (Protection of community open space and outdoor sports provision); IN4 (New community open space and outdoor sports provision); IN5 (allotments); and IN6 (Designated local green space).
- 3.40 The SPD sets out the council's preferred approach to delivering new GI, and protecting, enhancing, and managing the existing GI networks within the district. It encourages the creation of local GI and linkages to existing strategic green infrastructure when development is proposed.
- 3.41 Consultation on the draft SPD was undertaken in the 2023/24 monitoring period (between 8 September to 20 October 2023). Further details about this consultation can be found at <https://mansfield-consult.objective.co.uk/kse/>. An update on the progress of preparing this SPD will be provided in the 2023/24 IFS.

Other documents

- 3.42 In addition to the Local Plan and the various SPDs, the council and its partners have been preparing a number of other documents that also have reference to or implications on the provision of infrastructure. An update on these is set out below.



Mansfield Town Centre Masterplan – August 2023

- 3.43 The masterplan provides a vision and delivery plan to guide the regeneration of Mansfield town centre over the next 15 years.
- 3.44 It provides a comprehensive delivery strategy for the town centre and will therefore play an important role in setting a standard for design for future developments, improved public realm and setting out a comprehensive and joined up vision for Mansfield's future.
- 3.45 During the monitoring period for this year's IFS, the town centre masterplan was updated and finalised. This was to take account of additional work / discussions that had taken place and the comments made as part of the consultation on the document that took place from 18 October to 23 December 2021.
- 3.46 The final version of the masterplan was adopted on 2 August 2023 and can be viewed at <https://www.mansfield.gov.uk/planning-policy/town-centre>

Mansfield Town Centre Design Code – November 2023

- 3.47 Mansfield District Council is one of twenty-five authorities in England to have been awarded a share of £3 million to help them set their own standards for design locally. The development of Design Codes (supported by Government) is a relatively new approach, and the Council has been at the forefront of experimenting with the approach as a 'pathfinder' authority.
- 3.48 The Code will help to support the policies of the Mansfield District Local Plan and alongside the adopted Master Plan (see paragraphs 3.43 – 3.46 above), helps to set out more detailed ambitions for how specific sites and areas within the town centre are developed and the public realm improved.
- 3.49 During the IFS monitoring period, the council appointed experienced urban design consultants Phil Jones Associates (PJA) to develop the code in September 2022. Following their appointment, the consultants worked with the Council in conducting substantial stakeholder engagement. They subsequently developed the Code to a stage where a draft version could be the subject of public consultation. There were two periods of consultation. These took place for six weeks each, between 13 October and 24 November 2022, and 7 July 2023 and 18 August 2023.

- 3.50 The design code has been amended to reflect the comments made as part of the consultation and the final version was adopted on 15 November 2023. A copy of the document can be viewed at <https://www.mansfield.gov.uk/planning-policy/town-centre>

Monitoring Fees

- 3.51 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 agreement.
- 3.52 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 allow 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.
- 3.53 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 monitoring²².
- 3.54 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 £275 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. Further information about the monitoring of planning obligations and the fee that will be sought for this is contained within paragraphs 3.51 - 3.54 of the adopted Planning Obligations SPD (link in paragraph 3.19 above).
- 3.55 As part of the CIL regulations, there is a requirement to provide information about the monies spent in respect of monitoring in the reported year. Where this occurs, the information will be summarised in section 4, part h) iii) of the IFS and will include the planning application(s) to which the monies relate to.

²² <https://www.gov.uk/guidance/planning-obligations>

4 2022 / 23 Monitoring Data

- 4.1 This section of the IFS sets out the monitoring information which local authorities are required to publish as set out in Paragraph: 174 (Reference ID: 25-174-20190901) of the CIL element of the Planning Practice Guidance²³ and under Schedule 2, Clause 3 of the 2019 CIL Regulations²⁴. In terms of the latter, this 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.

Mansfield DC Section 106 agreements signed during 2022/23

- 4.2 During the monitoring period, three legal agreements were signed. Details of these are set out in table 4 below. Of these, one was a Unilateral Agreement signed between Mansfield District Council and Nottinghamshire County Council. Unlike 2021/22, none of the agreements related to sites allocated within the Local Plan.

Table 4 - S106 agreements signed during 2022/23 reported year.

Planning Application Reference	Date Signed	Address	Details	Financial Contribution	Non-Monetary Contribution
2021/0807/FUL	21/06/2022	Longdon Terrace, Warsop	On Site Affordable Housing		15 Units (100%)
2019/0207/FUL	08/12/2022	Berry Hill Hall, Berry Hill Lane, Mansfield	Monitoring Contribution	£2,440.00	
			Off-Site Public Open Space	£22,000.00	
			Off-Site Affordable Housing	£100,000.00	N/A
2022/0706/FUL	23/03/2023	Warsop Health Hub, Carr Lane Playing Fields	Unilateral Agreement between MDC and NCC for MDC to provide a Bus Stop		

²³ [Community Infrastructure Levy - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

²⁴ [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019 \(legislation.gov.uk\)](https://legislation.gov.uk)

Planning Application Reference	Date Signed	Address	Details	Financial Contribution	Non-Monetary Contribution
			Infrastructure Contribution and a Travel Plan Monitoring Contribution		
Total				£124,440.00	15 Units

S106 data - CIL regulations.

- 4.3 As stated in paragraph 1.19, S106 monies for Nottinghamshire County Council (NCC) infrastructure are paid direct to the county council. Therefore, a £0 (zero) figure will be seen in the forthcoming tables. Further information about these contributions can be found in the county councils IFS, which can be viewed using the link, set out in paragraph 1.20.

a) Total amount of money to be provided under any planning obligations which was entered into during 2022/23.

- 4.4 Table 5 below confirms that just over one hundred and twenty thousand pounds was secured from obligations from the three legal agreements signed during 2022/23. This is 40% lower than the previous year however this reflects the reduced number of agreements signed in the period. It should be noted that the figures below do not include monies secured for monitoring (£2,440.00) as this cannot be used for infrastructure provision. The obligations secured will contribute to the future income that is reported in paragraphs 4.16 – 4.20 below.

Table 5 – Monies to be provided under obligation entered into during 2022/23

Breakdown by purpose	Amount
Affordable Housing	£100,000.00
Green Space	£22,000.00
Sports Provision	£0.00
Public Art	£0.00
Education	£0.00
Highways	£0.00
Travel Plans	£0.00
Health	£0.00
TOTAL	£122,000.00

b) Total amount of money received under any planning obligation in 2022/23.

4.5 Looking at S106 activity in 2022/23, the district council received a total of £652,229 all of which was for district council infrastructure. This is substantially higher (87%) when compared to last year when the amount was £85,511.06. As can be seen in table 6, the amount was split almost equally between contributions for affordable housing and green space.

Table 6 – Total amount of money received 2022/23

Breakdown by purpose	Amount
Affordable Housing	£336,987.10
Green Space	£315,241.90
Sports Provision	£0.00
Public Art	£0.00
Education	£0.00
Highways	£0.00
Travel Plans	£0.00
Health	£0.00
Monitoring	£0.00
TOTAL	£652,229.00

c) Total amount of money under any planning obligation received prior to 2022/23 which has not been allocated by the authority.

4.6 As can be seen in the table 7 below; the monies that have been received but not allocated prior to this monitoring period relate solely to those for green space. This is a substantial decrease on the previous year's figure, which was £58,618.58.

Table 7 – Money received but not allocated during 2022/23

Breakdown by purpose	Amount
Affordable Housing	£0.00
Green Space	£12,510.54
Sports Provision	£0.00
Public Art	£0.00
Education	£0.00

Breakdown by purpose	Amount
Highways	£0.00
Travel Plans	£0.00
Health	£0.00
TOTAL	£12,510.54

d) Non-monetary contributions to be provided under planning obligations which were entered into during 2022/23.

- I. Affordable housing – 15 units will be provided. All these units relate to the scheme at Longdon Terrace, Warsop (see table 4 on pages 22 and 23).
- II. Number of school places – This information is reported by Nottinghamshire County Council in its IFS.

e) Total amount of money received under any planning obligations which was allocated but was not spent during 2022/23.

- 4.7 This relates to monies which the district council has received, and which has been allocated to a specific project, but at this stage is yet to be spent. As can be seen in table 8 below, a substantial amount of monies have been received for both affordable housing and green space that has yet to be spent. Table 10 in part g) on pages 27 - 29 provides a breakdown of the specific projects on which these monies will be spent.

Table 8 – Money received that was allocated but not spent during 2022/23

Breakdown by purpose	Amount
Affordable Housing	£817,451.55
Green Space	£654,853.74
Sports Provision	£0.00
Public Art	£0.00
Education	£0.00
Highways	£0.00
Travel Plans	£0.00
Health	£0.00
TOTAL	£1,472,305.29

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

4.8 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 in table 9 below. As can be seen, 73% of the total was spent on affordable housing and 27% on green space. Further information about the specific projects on which the contributions were spent is set out in table 11 under point h) i) in paragraph 4.10 below.

Table 9 – Money received and spent by the authority during 2022/23

Breakdown by purpose	Amount
Affordable housing	£273,219.13
Green space	£99,654.64
Sports provision	£0.00
Public art	£0.00
Education	£0.00
Highways	£0.00
Travel plans	£0.00
Health	£0.00
TOTAL	£372,873.77

- g) **Money received under planning obligations which was allocated by the authority but not spent during 2022/23, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item.**

4.9 Table 10 on pages 27 - 29 expands on the information provided in part e) (paragraph 4.7) 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 that have generated the contributions is obtainable by using the application search facility on the district council's website:
<https://planning.mansfield.gov.uk/online-applications/>

Table 10 - Money received under planning obligations which was allocated by the authority but not spent during 2022/23

Planning Application Reference	Commitment Details	Amount committed but not spent
2000/1031/ET	Thorpeland Avenue and Butterwick Close POS Maintenance	£1,209.27
2001/0604/ET	New Mill Lane POS Maintenance	£32,236.50
2003/1090/ET	Holly Road POS Maintenance	£886.26
2006/0115/NT	Thoresby Road POS Maintenance	£16,451.88
2007/1125/NT	Extend Wildflower Meadow and 2x Notice Boards at Yeoman Hill Park, Mansfield Woodhouse.	£27,948.88
2008/0287/ST	King George V Park Maintenance	£9,982.28
2010/0349/NT	The Wickets POS Maintenance	£26,088.64
2008/0862/ST	Outdoor gym equipment at Chesterfield Road Park	£47.00
2013/0482/ST	King George V Park New Woodland Footpath	£605.72
2014/0297/ST	Bull Farm Park Footpath Link Improvements	£60.00
2013/0555/ST	Jacksons Field Tree Planting	£43.04
2012/0316/NT	Footpath and access improvements on Lark Hills Open Space	£22.41
2015/0395/ST	Hard and soft landscaping around the main pavilion at Titchfield Park	£56.04
2017/0070/FUL	Improvement of entrances, biodiversity, landscaping including tree planting, install litter bins and benches, site specific signage and information panels at	£12,100.00

Planning Application Reference	Commitment Details	Amount committed but not spent
	Wainwright Avenue Open Space.	
2016/0003/NT	Installation of a trim trail/fitness equipment at Queensway Park	£11,059.81
2014/0147/ST	Improvement of play equipment, fitness, and recreation provision at Woburn Lane Open Space. Improvement of entrances and access points at Water Lane Allotments. Improvement of footpaths, landscaping and play provisions at Bull Farm Park	£20,255.50
2012/0226/NT	Improving Access Points at Quarry Lane LNR	£9,341.99
2016/0400/ST	Improvements of access points and footpath links, signage, and new benches at Millennium Green, Skegby Lane	£11,407.11
2010/0089/ST	Bellamy Road MDC Development	£353,591.05
2016/0440/ST	Improvements of access points, footpath links, landscaping, benches, and litter bins at Johnson Drive POS	£48,400.00
2015/0032/NT	Procuring and installing outdoor gym/trim trail equipment within Manor Park Mansfield Woodhouse	£12,228.77
2014/0654/NT	Bellamy Road MDC Development	£147,517.70
2014/0654/NT	Improving entrances, access points and footpath links, improving biodiversity benefits, additional signage and information panels, litter	£32,453.89

Planning Application Reference	Commitment Details	Amount committed but not spent
	bins and benches at The Carrs, Warsop	
2017/0605/FUL	Procuring and installing additional play/trim equipment at Leeming Lane South Open Space	£15,447.51
2016/0038/NT	New Play Provision on Queensway Park, Forest Town	£53,072.50
2016/0038/NT	Saundby Avenue Conversion and Bellamy Road MDC Development	£32,416.40
2020/0002/FUL	Improved play and fitness facilities at Titchfield Park, Mansfield	£16,645.77
2019/0797/FUL	Bellamy Road MDC Development	£26,112.18
2019/0797/FUL	Provision of Improved facilities and infrastructure at Warsop Vale, Mansfield	£11,489.64
2019/0075/FUL	Bellamy Road MDC Development	£28,433.04
2016/0262/ST	Bellamy Road MDC Development	£87,759.97
2010/0835/NT	Sandlands Way POS Maintenance	£265,880.00
2020/0535/FUL	Bellamy Road MDC Development	£50,000.00
2019/0741/FUL	Bellamy Road MDC Development	£91,621.21
2017/0807/FUL	Improving access and footpath links throughout Chesterfield Road Park	£19,433.33
Total committed not spent		1,472,305.29

h) **Money received under planning obligations which was spent by the authority during 2022/23 (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.**

4.10 Table 11 expands on the information provided in the table under part f) (paragraph 4.8) above. In terms of green space, the amounts spent vary considerably however this is due to the nature of the work undertaken. The smaller amounts were spent on the maintenance of green spaces and some minor improvements whilst the higher figures were on projects that are more substantial. For example, £37,993.38 was spent on improvement of footpaths, landscaping and play provisions at Bull Farm Park (see photograph 1 on page 31). Turning to affordable housing, all the money spent was as part of the councils Bellamy Road housing scheme. Finally, in respect of health, no monies have been transferred to the Integrated Care Board (ICB) in the reporting period.

Table 11 - Items of infrastructure on which that money received was spent, and the amount spent on each item.

Provision	Amount	Details
Green Space	£940.33	Thorpeland Avenue and Butterwick Close POS Maintenance
	£383.50	New Mill Lane POS Maintenance
	£427.93	Holly Road POS Maintenance
	£286.65	Thoresby Road POS Maintenance
	£9,053.19	Upgrading of Lark Hills Open Space
	£372.38	The Wickets POS Maintenance
	£3,875.20	Footpath and access improvements on Lark Hills Open Space
	£12,425.60	Improvements to Quarry Lane LNR
	£599.00	Chesterfield Road Park MUGA

Provision	Amount	Details
Green Space continued	£7,935.53	Hard and soft Landscaping at Titchfield Park
	£5,223.48	Trim Trail at Queensway Park, Forest Town
	£37,993.38	Improvement of footpaths, landscaping and play provisions at Bull Farm Park
	£10,899.03	Play equipment on Ladybrook Park Mansfield
	£751.50	Improvements to Access points at Quarry Lane LNR
	£8,487.94	New Play Provision at Queensway Park
Total	£99,654.64	
Affordable Housing	£64,228.82	MDC Bellamy Road Housing Scheme
	£208,990.31	MDC Bellamy Road Housing Scheme
Total	£273,219.13	
Healthcare Provision	£0 (nil)	N/A
Total	£0 (nil)	

- 4.11 Photographs 2 - 4 on pages 32 and 33 illustrate other schemes on which S106 monies have been spent.

Photograph 1 – Bull Farm Park Play Equipment



Source: Mansfield District Council Parks Department

Photograph 2 – Bull Farm Multi-Use Games Area



Source: Mansfield District Council Parks Department

Photograph 3 – Ladybrook Play Area



Source: Mansfield District Council Parks Department

Photograph 4 - Ladybrook Play Area



Source: Mansfield District Council Parks Department

- (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).**

4.12 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.**

4.13 As mentioned in paragraphs 3.51– 3.55; the district council request a fee towards the monitoring and administrative costs of doing these tasks (minimum of £275 or 2% of the total financial contribution, whichever is the greater).

4.14 The amount of monies spent on monitoring in the reported year was **£19,999.00**. This relates to the two contributions that were received during the year; the details of which are set out in table 12 on page 34.

Table 12 – Money spent on monitoring.

Planning Application Reference	Amount
2016/0262/ST - Land Adjacent Sandy Lane Surgery, Sandy Lane Mansfield	£7,313.33
2017/0816/OUT - Stonebridge Lane, Warsop	£12,685.67
Total	£19,999.00

- i) **Total amount of money received under any planning obligations during any year which was retained at the end of 2022/23, 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.**

4.15 As can be seen in table 13 below; the district council retained £1,484,815.83 at the end of the monitoring period. This is split 55% for affordable housing and 45% for green space. Of those monies held for green space, 53% of it was for maintenance. This is a considerable increase when compared to last year’s IFS where the proportion for maintenance was 18%. The reason for this appears to be related to a large sum that is committed to maintenance of the public open space at Sandlands Way (265,880.00).

Table 13 – Amount of money retained at the end of 2022/23

Breakdown by purpose	Total Amount	Amount for maintenance
Affordable Housing	£817,451.55	£0.00
Green Space	£667,364.28	£352,734.82
Sports Provision	£0.00	£0.00
Public Art	£0.00	£0.00
Education	£0.00	£0.00
Highways	£0.00	£0.00
Travel Plans	£0.00	£0.00
Health	£0.00	£0.00
Total	£1,484,815.83	£352,734.82

Estimated future income from planning obligations.

- 4.16 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 tables 14 and 15 below and is based on the position up to the end of March 2023. Table 14 below summarises the totals for each type of infrastructure whilst table 15, on pages 36 - 41, breaks the information down by planning application.
- 4.17 The total amount of future income is **£9,391,068.28** of which **£68,075.92** is for monitoring. Therefore, the actual amount available for spending on infrastructure is **£9,322,992.36**. This compares to a figure of **£ 9,571,598.36** that was set out in last year's IFS. In terms of affordable housing, there are clauses that allow a financial contribution to be made for every affordable home not provided.
- 4.18 In addition to the financial contributions that have been secured, there is also provision for the delivery of up to 459 affordable homes across the district.
- 4.19 These contributions will be paid / delivered 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.
- 4.20 It should be noted that there is no guarantee that these monies will be received as it is dependent on the relevant schemes going ahead and being built out as approved by the relevant planning consent.

Table 14 - Summary of future income from S106 monies by infrastructure type (including monitoring).

Obligation Type	Amount
Off Site Green Space	£949,950.00
On Site POS	£1,171,160.00
Off Site Affordable Housing	£6,525,000.00
Healthcare	£676,882.36
Monitoring	£68,075.92
TOTAL	£9,391,068.28
Number of On Site Affordable Housing Units to be provided	459

Table 15 - Breakdown of future S106 income by site / application number

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL / OUTLINE / RESERVED MATTERS	DETAILS	CONTRIBUTION AMOUNT		NON-MONETARY
2019/0207/FUL	08/12/2022	Rear of Berry Hill Hall, Berry Hill Lane	Full	Monitoring Contribution	£2,440.00		
				Off Site Public Open Space	£22,000.00		
				Off Site Affordable Housing	£100,000.00		
2021/0807/FUL	21/06/2022	Longdon Terrace, Warsop	Full	On Site Affordable Housing			15 Units (100%)
2020/0068/FUL	17/02/2022	Bath Mill, Bath Lane, Mansfield	Full	Green Corridor Contribution	£13,500.00		
2020/0535/FUL	06/01/2022	Sandhurst Quarry, Mansfield	Full	Off Site Affordable Housing	£100,000.00		
				Off Site Public Open Space	£80,300.00		
				Health Contribution	£39,556.87		
				Bio-Diversity Off Setting Contribution	£11,250.00		

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL / OUTLINE / RESERVED MATTERS	DETAILS	CONTRIBUTION AMOUNT		NON-MONETARY
2020/0507/FUL	30/09/2021	Wood Lane, Church Warsop	Full	On Site Affordable Housing			30 Units (100%)
2020/0147/FUL	01/09/2021	Portland Mill, Victoria Street, Mansfield	Full	Health Contribution	£43,433.00		
				Monitoring Contribution	£868.66		
2020/0182/OUT 2021/0704/RES	22/07/2021	Three Thorn Hollow Farm, Rainworth, Mansfield	Outline/RM	On Site Affordable Housing			20 Units (10%)
				Health Contribution	£108,375.00		
				On Site Public Open Space			10% of the Site Area
				Off Site Ecology Contribution	£8,000.00		
				Monitoring Contribution	£10,000.00		
2020/0458/FUL	14/07/2021	Thoresby Street, Wood Street, Lindley Street, Mansfield	Full	On Site Affordable Housing			9 Units (100%)
2019/0444/FUL	05/02/2021	Land at Sherwood Avenue, Mansfield	Full	Landscape Ecological Management Plan for	£0.00		

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL / OUTLINE / RESERVED MATTERS	DETAILS	CONTRIBUTION AMOUNT		NON-MONETARY
				translocation of reptiles			
2020/0065/FUL	21/12/2020	Sheepbridge Lane, Mansfield	Full	Off Site Affordable Housing	£50,000.00		
				Health Contribution	£17,340.00		
				Off Site Public Open Space	£35,200.00		
2019/0802/FUL	19/11/2020	Hillingdon, West Side of High Oakham Hill Mansfield	Full	Off Site Affordable Housing	£300,000.00		
				Health Contribution	£31,428.00		
				Oakham LNR	£38,000.00		
				Quarry Lane LNR	£25,800.00		
2019/0741/FUL	14/08/2020	SE Side of Great Central Road, Mansfield	Full	Health Contribution	£27,635.62		
				Off Site Public Open Space	£56,100.00		
2017/0523/FUL	30/06/2020	Crown Farm Way, Mansfield	Full	On Site Affordable Housing			59 Units (30%)
2018/0647/OUT 2022/0650/RES	22/11/2019	Wood Lane, Church Warsop Phase 2	Outline/RM	On Site Affordable Housing			8 Units (19%)
				Off Site POS	£46,200.00		

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL / OUTLINE / RESERVED MATTERS	DETAILS	CONTRIBUTION AMOUNT		NON-MONETARY
				Healthcare Contribution	£22,759.00		
				Monitoring Contribution	£4,237.26		
2016/0201/NT 2021/0670/RES	26/09/2019	Oxclose Lane, Mansfield Woodhouse	Outline/RM	Off Site POS	£100,000.00		
				On Site Affordable Housing			7 Units (5%)
2017/0821/OUT 2022/0082/RES	04/02/2019	Sharratt Close, Mansfield	Outline/RM	Off Site POS	£13,200.00		
2017/0816/OUT	26/09/2018	Stonebridge Lane, Warsop	Outline/RM	On/Off Site Affordable Housing			80 Units (20%)
				Off Site POS	£55,000.00		
				On Site POS Transfer	£368,000.00		
				Healthcare Contribution	£216,748.00		
2014/0248/NT 2019/0516/VCO N 2019/0205/RES 2019/0536/RES 2011/0682/RES	18/09/2018	South of Clipstone Road East, Forest Town	Outline/RM	On/Off Site Affordable Housing			31 Units (10%)
				Healthcare Contribution	£169,606.87		
				Spa Ponds Contribution	£25,000.00		
				Vicar Water Contribution	£10,700.00		

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL / OUTLINE / RESERVED MATTERS	DETAILS	CONTRIBUTION AMOUNT		NON-MONETARY
				On Site POS Transfer	£287,960.00		
2016/0262/ST and 2020/0141/V106	16/03/2018 and 21/01/2021	Sandy Lane, Mansfield	Full	Off Site Affordable Housing	£75,000.00		
2015/0646/ST 2021/0326/RES	13/12/2017	Union Street, Mansfield	Outline/RM	Off Site POS	£15,400.00		
2016/0329/ST	29/11/2017	High Oakham House, Mansfield	Hybrid/RM	Off Site POS	£27,500.00		
				Off Site Affordable Housing	£125,000.00		
2015/0635/NT 2020/0298/RES	22/06/2017	Netherfield Lane, Meden Vale	Outline/RM	Off Site POS	£19,800.00		
				On/Off Site Affordable Housing	£25,000 per unit not provided	OR	4 Units (20%)
2020/0089/ST	16/08/2016	Lindhurst Development	Outline/RM	Off Site Affordable Housing	£3,625,000.00		
				On Site Affordable Housing			170 Units (10%)
				Green Infrastructure	Provided by Developer		
				Healthcare Site	Provided by Developer		
				Monitoring Contribution	£25,000.00		
2013/0593/NT	12/03/2015	Park Hall Farm,	Full	Option to Transfer POS	£119,600.00		

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL / OUTLINE / RESERVED MATTERS	DETAILS	CONTRIBUTION AMOUNT		NON-MONETARY
		Mansfield Woodhouse					
2013/0435/ST 2016/0447/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/Off Site POS	£303,000.00	OR	ON SITE
				Monitoring Contribution	£10,530.00		
2012/0442/NT	22/07/2013	The Ridge, The Park, Mansfield (site currently stalled)	Full	On Site Affordable Housing			9 Units (19%)
2010/0805/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		

5 Priorities for spending future contributions

- 5.1 Paragraph 34 of the National Planning Practice Guidance (Planning Obligations) 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.

- 5.2 As set out in paragraphs 3.15 – 3.18, 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 (Red, Amber, Green) 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.
- 5.3 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 that will help to ensure that the priorities remain appropriate and up to date, with those schemes that are delivered being removed from the list.
- 5.4 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 to encourage new schemes identified within the Local Plan to come forward. The GDG first met on 26 October 2018 and comprises senior district council officers including the chief executive, elected members, service directors and partners (e.g., Nottinghamshire County Council and the Local Enterprise Partnership (LEP)).

- 5.5 The existing terms of reference for the group were amended in February 2021 to allow discussions about infrastructure priorities to be discussed and agreed.

Mansfield District Council's infrastructure priorities for 2024

- 5.6 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. This will be done using the RAG rating referred to in paragraph 5.2 and 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.
- 5.7 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.

6 Further Information

- 6.1 Further information about the content of this document or the district council's approach to planning obligations; including the SPD's referred to in section 3 of this document is available from:

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

Telephone: (01623) 463 463 or

E-mail: lp@mansfield.gov.uk

- 6.2 Previous Infrastructure Funding Statements produced by the council can be viewed on the councils website:
<https://www.mansfield.gov.uk/planning/infrastructure-funding-statement/1>.
The various SPD's that have or are being prepared can be found at
<https://www.mansfield.gov.uk/spd>

Appendix 1 – Mansfield District Council Planning Obligations Spending Priorities²⁵

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	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.

²⁵ To be read alongside paragraph 5.6

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.
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/ EA Grant-in-aid 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 are 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

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 provides 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

