

Mansfield District Council Infrastructure Funding Statement 2023/2024



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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 110,500¹ (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 the 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 district³.
- 1.5 Leisure and tourism also have a key role to play with the visitor economy being worth £130.76m in 2023, up from £124.75m in 2022 and making good progress back to the 2018 high of £147.23m⁴.
- 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.ons.gov.uk/visualisations/censuspopulationchange/E07000174/>

²

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

³ <https://www.mansfield.gov.uk/heritage-conservation-trees-hedges>

⁴ <https://www.mansfield.gov.uk/news/article/12912/visitor-economy-bouncing-back-in-mansfield>

The Infrastructure Funding Statement

- 1.8 As a result of amendments to ‘The Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103’ that came into force on 1 September 2019, Local Authorities are 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 2023/24. Full details are set out in section 4 of the IFS that commences at page 21.

Table 1 - Summary IFS monitoring indicators for 2023/24

Indicator	Monetary / Non-Monetary Value
Total amount of money to be provided under any planning obligations during the reported year.	£777,795.50
Total amount of money received under any planning obligation during the reported year.	£451,401.56
Total amount of money received under any planning obligations received before the reported year and not allocated.	£0 (nil)
Summary of details of any non-monetary contributions under planning obligations entered into during the reported year:	
Affordable housing	167 units will be

Indicator	Monetary / Non-Monetary Value
Number of school places	provided. 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.	£1,015,551.26
Total amount of money received under any planning obligations that was spent by the authority (including transferring it to another person to spend).	£918,023.46
<p>Money received under planning obligations which was spent by the authority during 2023/24 (including transferring it to another person to spend), summary details of items of infrastructure on which the money was spent:</p> <p>Green Space £95,096.73 Affordable Housing £813,716.22 Health £0.00 (nil) Ecology / Biodiversity Net Gain £9,210.51</p> <p>Amount of money spent on repaying money borrowed. £0 (nil) Amount of money received under Planning Obligations spent in respect of Monitoring. £21,063.13</p>	
Amount of money received under any planning obligation during any year retained at the end of the reported year.	£1,015,551.26
Estimated future income from planning obligations (including monitoring fees).	£9,783,635.87 531 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.⁵

⁵ 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>

- 1.12 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.
- 1.13 This is the Council's fifth 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 several 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 01/04/2023 – 31/03/2024.
- 1.15 As noted in paragraph 1.10, this Infrastructure Funding Statement covers the period 2023/24 (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 2023/24 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 Guidance⁶ 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.
- 1.17 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 (February 2025).

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 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.

⁶ Paragraph: 032 Reference ID: 23b-032-20190901 <https://www.gov.uk/guidance/planning-obligations>

- 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 tests⁷:
- 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.
- 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 infrastructure⁸, 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 Board (ICB)⁹ (formerly the Clinical Commissioning Group) seek obligations towards the provision of new and improved health facilities.

⁷ <https://www.legislation.gov.uk/ukxi/2010/948/regulation/122/made>

⁸ Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities.

⁹ Further information about the ICB is available at <https://notts.icb.nhs.uk/>

Community Infrastructure Levy (CIL)

- 2.5 The Community Infrastructure Levy (CIL)¹⁰ 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 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.

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.

Towards 2030: A Strategy for Mansfield – Our Plan Refresh 2024

- 3.2 The current strategic plan for the district; Towards 2030: A Strategy for Mansfield Our Plan Refresh 2024¹¹ 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 in table 2.

Table 2 – Strategic Plan priorities related to infrastructure.

Ambition: Our communities are protected and benefit from measures to tackle the impact of climate change.
Priorities: <ul style="list-style-type: none">• Encourage a net zero infrastructure and green skills.

¹⁰ <https://www.gov.uk/guidance/community-infrastructure-levy>

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

<ul style="list-style-type: none"> • Contribute to a net zero infrastructure by minimising our organisational carbon emissions and be an ambassador for change. • Support and encourage sustainable development with biodiversity. • Support and encourage sustainable waste management. • People are supported to have sustainable homes.
<p>Ambition: Our communities are supported to live safe, healthy, and happy lives.</p>
<p>Priorities:</p> <ul style="list-style-type: none"> • Create opportunities for people to lead healthy lifestyles and be physically active.
<p>Ambition: Our communities are proud of the district and promote it as a great place to live, work and visit.</p>
<p>Priorities:</p> <ul style="list-style-type: none"> • Manage and make best use of our public spaces. • Deliver affordable housing that meets current and future needs.
<p>Ambition: Our communities benefit from employment opportunities, skills development, and investment.</p>
<p>Priorities:</p> <ul style="list-style-type: none"> • Support the development of infrastructure, technology, and technological advances. • Enabling housing growth. • Lead regeneration and renewal to revive key sites.

Mansfield Place Strategy – November 2023

3.3 The Mansfield Place Strategy, ‘Make it in Mansfield,’ is a 10-year strategy for the district. It was developed by the Mansfield Place Board which is a partnership of local leaders, businesses, and other organisations (including the district council). 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 in table 3 on pages 9 and 10.

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

<p>Priority: Build thriving communities.</p> <p>Ambitions:</p> <ul style="list-style-type: none"> • Every community to have access to the services and opportunities they need. <p>What we will do:</p> <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.
<p>Priority: Create opportunities.</p> <p>Ambitions:</p> <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. <p>What we will do:</p> <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.
<p>Priority: Grow our economy.</p> <p>Ambitions:</p> <ul style="list-style-type: none"> • Businesses outside Mansfield to want to invest here. • To develop Mansfield's visitor economy. <p>What we will do:</p> <ul style="list-style-type: none"> • 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.
<p>Priority: Enjoy a happy life.</p> <p>Ambitions:</p> <ul style="list-style-type: none"> • 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/makeitinmansfield/>



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.

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>

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 pages 12 and 13.

3.10 The Local Plan forms part of the overall 'development plan' for the district together with:

- Nottinghamshire Waste Core Strategy¹⁴ and Nottinghamshire Waste Local Plan (Saved Policies)¹⁵. Nottinghamshire County Council and Nottingham City Council are currently working on the preparation of a new Waste Local Plan¹⁶. The plan was submitted for examination on 5 March 2024 and, whilst outside this year's monitoring period, the hearings took place

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/adopted-waste-local-plan>

¹⁶ <https://www.nottinghamshire.gov.uk/planning-and-environment/waste-development-plan/new-waste-local-plan/>

from 15 and 16 October 2024. On adoption this will replace the current Waste Core Strategy and saved policies from the Waste Local Plan.

- Nottinghamshire Minerals Local Plan¹⁷ (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>

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

¹⁷ <https://www.nottinghamshire.gov.uk/planning-and-environment/minerals-local-plan/adopted-minerals-local-plan/>

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.

Local Plan Review

- 3.12 Paragraph 34 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 timetable for the review of the Local Plan that was in place during the monitoring period was that contained within the Local Development Scheme (LDS) approved on 7 March 2023. The LDS is currently being reviewed, and further detail will be provided in next year's IFS.
- 3.13 During 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.
- 3.14 Since this consultation, the council have been considering whether to proceed with the Local Plan Review under the current system or wait until the new Plan making process comes into effect. At the time of publishing the IFS (February 2025) the council had decided to proceed under the current system. This is due to the timescales for submitting plans for examination under the current system being extended to December 2026. As this decision was taken during the 2024/25 monitoring period, further information about the Local Plan review will be provided in next year's IFS.

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.
- Market Warsop; and
- Church Warsop & Meden Vale.

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

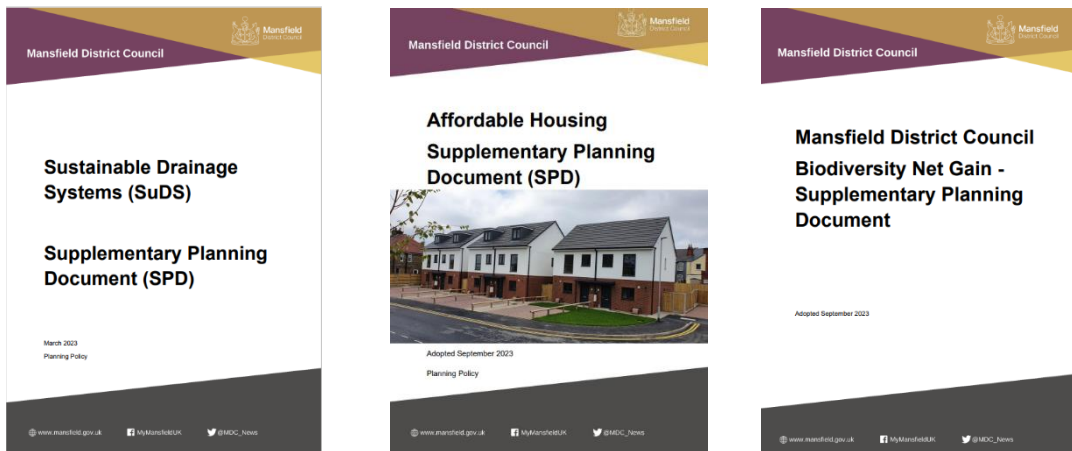
- existing infrastructure provision.
- existing infrastructure capacity.
- the additional demands that planned growth will place on existing infrastructure.
- infrastructure delivery costs and responsibilities.

3.18 As part of the Local Plan Review (see paragraphs 3.12 – 3.14), a review of the IDP will be undertaken, alongside other elements of the Local Plan evidence base that will relate to infrastructure. Further information about the progress of this work will be provided in next year's IFS.

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

Supplementary Planning Documents

- 3.19 In addition to the Local Plan, 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 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, including copies of the various SPDs can be found at <https://www.mansfield.gov.uk/spd>.



Planning Obligations SPD – Adopted 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 13.
- 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 3.30 – 3.31 below).
 - **biodiversity net gain** - the detailed approach to this subject is set out in a separate SPD (see paragraphs 3.32 – 3.34 below).

- **green infrastructure** - including blue / green infrastructure, on-site and off-site community open space, playing pitches and allotments. There is also a separate Green Infrastructure SPD (see paragraphs 3.35 – 3.37 below).
- **public realm / public art.**

3.23 NHS Nottingham and Nottinghamshire Integrated Care Board (ICB), 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 The SPD was 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. 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. During the monitoring period, the county council updated its Developer Contributions Strategy, and this was adopted on 10 April 2024¹⁹.

Sustainable Drainage Systems (SuDS) SPD – Adopted 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

¹⁹ <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy>

(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 been 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). Following a period of public consultation, the SPD was adopted at a meeting of Council on 7 March 2023.

Affordable Housing SPD – Adopted September 2023

- 3.30 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.
- 3.31 Following two periods of public consultation, the SPD was adopted at a meeting of Council on 5 September 2023.

Biodiversity Net Gain SPD – Adopted September 2023

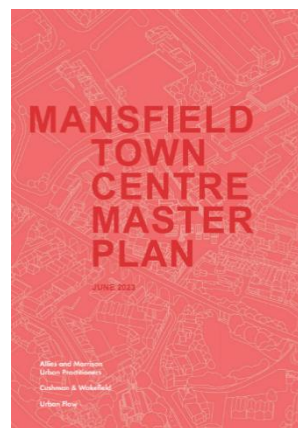
- 3.32 This SPD sets out the preferred approach to providing biodiversity net gain arising from new developments. It elaborates on Local Plan policy NE2 (Biodiversity and geodiversity) but also other policies such as CC4 (River and waterbody corridors). The SPD provides a basis for seeking biodiversity net gain. This includes the 10% mandatory gain introduced by the Environment Act 2021, which came into effect for large sites from 12 February 2024 onwards and small sites from 2 April 2024.
- 3.33 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.
- 3.34 Following a period of public consultation from 9 January to 20 February 2023, the SPD was adopted at a meeting of Council on 5 September 2023.

Green Infrastructure SPD – Adopted March 2024

- 3.35 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.
- 3.36 On the 5 March 2024, the council adopted its Green Infrastructure SPD. This followed a period of public consultation that was undertaken between 8 September and 20 October 2023, The SPD 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).
- 3.37 The document 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.

Other documents

- 3.38 In addition to the Local Plan and the various SPDs, the council and its partners have produced a number of other documents that contain reference to or implications on the provision of infrastructure. Details of these is set out below.



Mansfield Town Centre Masterplan – Adopted August 2023

- 3.39 The masterplan provides a vision and delivery plan to guide the regeneration of Mansfield town centre over the next 15 years.

- 3.40 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.
- 3.41 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.
- 3.42 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 – Adopted November 2023

- 3.43 Mansfield District Council was one of twenty-five authorities in England 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.
- 3.44 The Code supports the policies of the Mansfield District Local Plan and alongside the adopted Town Centre Master Plan (see paragraphs 3.39 – 3.42 above). The code has been produced to establish a clear set of rules and expectations of new town centre developments, offering clarity and certainty. Development proposals that comply with the Code will be approved rapidly (subject to other (non-design) matters being policy compliant). It helps to set out more detailed ambitions for how specific sites and areas within the town centre are developed and the public realm improved.
- 3.45 During the IFS monitoring period, there was a period of public consultation that was undertaken between 7 July 2023 and 18 August 2023. This was in addition to that previously undertaken between 13 October and 24 November 2022.
- 3.46 The design code was amended to reflect the comments made as part of the consultations 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>
- 3.47 The Design Code was subsequently shortlisted for two awards. Firstly, the 2024 Planning Awards, a national competition run by publishing group Planning Resource. Secondly, it was shortlisted for Best Plan in the final of

the East Midlands Awards for Planning Excellence 2024, which are organised by the Royal Town Planning Institute.

Other policy changes affecting infrastructure

New National Planning Policy Framework - December 2024

- 3.48 Whilst technically outside of the monitoring period covered by this IFS, in the summer of 2024, the new government consulted on changes to the NPPF. The revised document was subsequently published on 12 December 2024²⁰. Reference to this is included as the document is key to all aspects of planning and had come into effect at the time at which this IFS was being written.

Biodiversity Net Gain

- 3.49 New statutory regulations mean that, subject to some exemptions, development will have to demonstrate a minimum 10% net gain in biodiversity. For major development, this came into effect on 12 February 2024 whilst for minor development, the requirement came in effect on 2 April 2024.
- 3.50 The district councils Planning Policy webpages contain further information about biodiversity net gain: <https://www.mansfield.gov.uk/planning-policy/biodiversity-net-gain-bng>. In addition, you can also look on the government's webpages at: <https://www.gov.uk/government/collections/biodiversity-net-gain>.

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.

²⁰ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 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 monitoring²¹.
- 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.

4 2023 / 24 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 Guidance²² and under Schedule 2, Clause 3 of the 2019 CIL Regulations²³. 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 2023/24

- 4.2 During the monitoring period, eight legal agreements were signed. Details of these are set out in table 4 on pages 22 and 23. Of the agreements signed, three related to either housing allocations or housing commitments within the Local Plan (those relating to applications 2020/0169/OUT, 2023/0287/V106, 2022/0373/V106). There was also one Unilateral Agreement that related to application 2023/0522/FUL.

²¹ <https://www.gov.uk/guidance/planning-obligations>

²² [Community Infrastructure Levy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/community-infrastructure-levy)

²³ [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2019/1232/contents/part-2)

Table 4 - S106 agreements signed during 2023/24 reported year.

Planning Application Reference	Date Signed	Address	Details	Financial Contribution	Non-Monetary Contribution
2020/0169/OUT	04/05/23	Pleasley Hill Farm	Care Home Contribution	Dependant on Care Home Provision - Phase 4	
			Healthcare Contribution	£460,598.00	
			On Site Affordable Housing		10% (no less than 85).
			On Site Public Open Space		MUGA, NEAP, SUDS.
			Retirement Accommodation		17 Dwellings in Phase 5
			Biodiversity Net Gain		10% Gain after BNG Loss is offset
			Monitoring Fee	£110,000.00	
2023/0091/VCON	17/08/23	Portland Mills, Victoria Street, Mansfield	Off Site Public Open Space	£50,000.00	
2023/0287/V106	29/08/23	Former Church Warsop Miners Welfare, Wood Lane, Church Warsop	On Site Affordable Housing		100% Affordable Housing (40 units)
2022/0479/FUL	12/10/23	Land North of Broomhill Lane, Mansfield	On Site Affordable Housing		8 Units
			Monitoring Fee	£18,647.71	
			Healthcare Contribution	£45,517.50	
			Off Site Public Open Space Contribution	£92,400.00	
			Biodiversity Net Gain Contribution	£73,380.00	
			Biodiversity Net Gain Monitoring Contribution	£35,000.00	
2022/0373/V106	23/10/23	Land North of Skegby	On Site Affordable		30 Units

Planning Application Reference	Date Signed	Address	Details	Financial Contribution	Non-Monetary Contribution
		Lane, Mansfield	Housing. Varied to include Rent Plus Model		
2023/0029/FUL	18/01/24	Mansfield Community Hospital, Stockwell Gate, Mansfield	Monitoring Fee. Only NCC Contributions Payable	£275.00	
2023/0258/OUT	29/02/24	Forest Edge, 19 Oak Tree Lane	On Site Affordable Housing		20% On Site Provision (4 units)
			Off Site Public Open Space Contribution	£20,000	
2023/0522/FUL	21/03/24	Berry Hill Park Hub Building, Berry Hill Lane, Mansfield	Unilateral Agreement for MDC to pay NCC	£7,200.00	
Total				£908,718.21	167 Affordable Housing 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 2023/24.

4.4 Table 5 on page 24 confirms that just over three quarters of a million pounds was secured from obligations from the eight legal agreements signed during 2023/24. This is higher than the previous year (£122,000.00) However this reflects the increased number of agreements signed in the latest period compared to 2022/23. It should be noted that the figures below do not include monies secured for monitoring (£128,922.71) 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 2023/24

Breakdown by purpose	Amount
Affordable Housing	£0.00
Green Space	£163,300.00
Sports Provision	£0.00
Public Art	£0.00
Education	£0.00
Highways	£0.00
Travel Plans	£0.00
Health	£506,115.50
Biodiversity Net Gain / Biodiversity Net gain Monitoring	£108,380.00
TOTAL	£777,795.50

b) Total amount of money received under any planning obligation in 2023/24.

4.5 Looking at S106 activity in 2023/24, the district council received a total of £451,401.56 and this is summarised in table 6 below. A large proportion of this (£394,259.91) was for district council infrastructure. This includes £9,210.51 for ecology and Biodiversity Net Gain. The remaining monies (57,141.65) was for health which is passed to the Integrated Care Board (ICB). The figure for this period is less than that received in the 2022/23 monitoring period (£652,229.00). This reflects the fact that less monies were received for both affordable housing and green space.

Table 6 – Total amount of money received 2023/24

Breakdown by purpose	Amount
Affordable Housing	£269,904.61
Green Space	£115,144.79
Sports Provision	£0.00
Public Art	£0.00
Education	£0.00
Highways	£0.00
Travel Plans	£0.00
Health	£57,141.65
Ecology / Biodiversity Net Gain	£9,210.51
TOTAL	£451,401.56

c) Total amount of money under any planning obligation received prior to 2023/24 which has not been allocated by the authority.

4.6 As can be seen in the table 7 below; all the monies that have been received prior to 2023/24 have been allocated. This compares to 2022/23, when £13,510.54 was not allocated.

Table 7 – Money received but not allocated during 2023/24

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

d) Non-monetary contributions to be provided under planning obligations which were entered into during 2023/24.

- I. Affordable housing – 167 units will be provided. Details of the sites to which these relate can be seen in table 4 on pages 22 - 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 2023/24.

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 on page 26, a substantial amount of money has been received for green space that has yet to be spent. This is an increase of £33,651.26 compared to the previous monitoring period. Table 10 in part g) on pages 27 - 30 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 2023/24

Breakdown by purpose	Amount
Affordable Housing	£269,904.61
Green Space	£688,505.00
Sports Provision	£0.00
Public Art	£0.00
Education	£0.00
Highways	£0.00
Travel Plans	£0.00
Health	£57,141.65
TOTAL	£1,015,551.26

- 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, 89% of the total was spent on affordable housing and 10% on green space. An addition in this monitoring period, is ecology / biodiversity net gain which accounted for 1% of monies spent (although it should be noted that the monies were forwarded to Newark and Sherwood District Council). 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 2023/24

Breakdown by purpose	Amount
Affordable housing	£813,716.22
Green space	£95,096.73
Sports provision	£0.00
Public art	£0.00
Education	£0.00
Highways	£0.00
Travel plans	£0.00
Health	£0.00
Ecology / Biodiversity Net Gain	£9,210.51
TOTAL	£918,023.51

g) Money received under planning obligations which was allocated by the authority but not spent during 2023/24, 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 commencing below through to page 30, expands on the information provided in part e) (paragraph 4.7) above. The monies relate mainly to green space or affordable housing. However, there is also monies that will be transferred to the ICB. 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 2023/24

Planning Application Reference	Commitment Details	Amount committed but not spent
2000/1031/ET	Thorpeland Avenue and Butterwick Close Public Open Space Maintenance	£268.94
2001/0604/ET	New Mill Lane Public Open Space Maintenance	£31,086.00
2003/1090/ET	Holly Road Public Open Space Maintenance	£458.33
2006/0115/NT	Thoresby Road Public Open Space Maintenance	£15,591.93
2007/1125/NT	Extend Wildflower Meadow and 2x Notice Boards at Yeoman Hil Park, Mansfield Woodhouse	£27,948.88
2008/0287/ST	King George V Park Maintenance	£9,982.28
2010/0349/NT	The Wickets Public Open Space Maintenance	£25,343.88
2013/0482/ST	King George V Park New Woodland Footpath	£605.72
2017/0070/FUL	Improvement of entrances, biodiversity, landscaping including tree planting, install litter bins and benches, site	£12,100.00

Planning Application Reference	Commitment Details	Amount committed but not spent
	specific signage and information panels at Wainwright Avenue Open Space.	
2016/0003/NT	Installation of a trim trail/fitness equipment at Queensway Park	£8,466.64
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	£15,027.46
2012/0226/NT	Improving Access Points at Quarry Lane Local Nature Reserve	£3,925.19
2016/0400/ST	Improvements of access points and footpath links, signage, and new benches at Millennium Green, Skegby Lane	£565.51
2016/0440/ST	Improvements of access points, footpath links, landscaping, benches, and litter bins at Johnson Drive Public Open Space	£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	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
2020/0002/FUL	Improved play and fitness facilities at Titchfield Park, Mansfield	£16,645.77
2019/0797/FUL	Provision of Improved facilities and infrastructure at Warsop Vale, Mansfield	£11,489.64
2019/0075/FUL	Improving access, security and footpath links within Queensway Park, Forest Town	£12,510.54
2016/0262/ST	MDC Centenary Road Housing Scheme	£93,897.03
2010/0835/NT	Sandlands Way Public Open Space Maintenance	£253,380.00
2020/0535/ST	MDC Centenary Road Housing Scheme	£114,117.09
2017/0807/FUL	Improving access and footpath links throughout Chesterfield Road Park	£19,433.33
2020/0065/FUL	Install picnic and parks benches, closed topped litter bins, tree planting, site specific signage and interpretation and trim trail equipment within Moor Lane Park, Mansfield	£43,570.91
2020/0065/FUL	MDC Centenary Road Housing Scheme	£61,890.49
2019/0741/FUL	To be transferred to Integrated Care Board	£35,258.26
2019/0741/FUL	Install close topped litter bins, trim trail/ adventure facilities within Forest Road Park, Mansfield	£71,573.88

Planning Application Reference	Commitment Details	Amount committed but not spent
2020/0065/FUL	To be transferred to Integrated Care Board	£21,883.39
Total committed not spent		£1,015,551.26

h) Money received under planning obligations which was spent by the authority during 2023/24 (including transferring it to another person to spend), summary details of:

(i) The items of infrastructure on which the 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 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, £53,072.00 was spent on new play provision at Queensway Park (see photograph 1 on page 32). Turning to affordable housing, all the money spent was as part of the councils Bellamy Road housing scheme. Finally, £9,210.51 was passed to Newark and Sherwood District Council for a Skylark Habitat Management Plan within their district.

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
	£1,150.50	New Mill Lane POS Maintenance
	£427.93	Holly Road POS Maintenance
	£859.95	Thoresby Road POS Maintenance
	£3,116.65	Upgrading of Larkhills Open Space
	£744.76	The Wickets POS Maintenance

Provision	Amount	Details
	£2,593.17	Trim Trail at Queensway Park, Forest Town
	£3,433.04	Improvement of footpaths, landscaping and play provisions at Bull Farm Park
	£5,416.80	Improvement of footpaths, landscaping and play provisions at Bull Farm Park
	£10,841.60	Improvements of access points and footpath links, signage, and new benches at Millennium Green, Skegby Lane
	£53,072.00	New Play Provision at Queensway Park
	£12,500.00	Sandlands Way POS Maintenance
Total	£95,096.73	
Affordable Housing	£813,716.22	MDC Bellamy Road Housing Scheme
Total	£813,716.22	
Ecology / Biodiversity Net Gain	£9,210.51	Passed to Newark and Sherwood DC for a Skylark Habitat Management Plan within their District
Total	£9,210.51	

4.11 Photographs 1 - 4 on pages 32 - 34 illustrate schemes on which S106 monies have been spent.

(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 **£21,063.13**. This relates to the four contributions that were received during the year; the details of which are set out in table 12 below.

Table 12 – Money spent on monitoring.

Planning Application Reference	Amount
Three Thorn Hollow, Rainworth	11,571.00
Former Portland Mill, Victoria Street	£868.66
Church Warsop Miners Welfare, Wood Lane	£5,448.74
Skegby Lane, Mansfield	£3,174.73
Total	£21,063.13

Photograph 1 – Queensway Park Play Equipment



Source: Mansfield District Council Parks Department

Photograph 2 – New fishing platforms at Quarry Lane LNR



Source: Mansfield District Council Parks Department

Photograph 3 – New Footpath, Millenium Green, Skegby Lane



Source: Mansfield District Council Parks Department

Photograph 4 - Access and cart road surfacing improvements on Water Lane Allotments



Source: Mansfield District Council Parks Department

- i) **Total amount of money received under any planning obligations during any year which was retained at the end of 2023/24, 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 on page 35; the district council retained £1,015,551.26 at the end of the monitoring period. This is split 27% for affordable housing, and 68% for green space and 5% for health. Of those monies held for green space, 49% of it was for maintenance. This is a slight decrease when compared to last year’s IFS where the proportion for maintenance was 53%.

Table 13 – Amount of money retained at the end of 2023/24

Breakdown by purpose	Total Amount	Amount for maintenance
Affordable Housing	£269,904.61	£0.00
Green Space	£688,505.00	£336,111.36
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	£57,141.65	£0.00
Total	£1,015,551.26	£336,111.36

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 and is based on the position up to the end of March 2024. Table 14 on page 36 summarises the totals for each type of infrastructure whilst table 15, on pages 37 - 41, breaks the information down by planning application.
- 4.17 The total amount of future income is **£9,783,635.87** of which **£196,723.63** is for monitoring. Therefore, the actual amount available for spending on infrastructure is **£9,586,912.24**. This compares to a figure of **£ 9,322.992.36** 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 531 affordable homes across the district. This is an increase of 72 compared to last year.
- 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 / affordable housing being delivered 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	£969,700.00
BNG Contribution / Monitoring	£127,630.00
On Site Public Open Space	£1,051,560.00
Off Site Affordable Housing	£6,300,000.00
Healthcare	£1,138,022.24
Monitoring	£196,723.63
TOTAL	£9,783,635.87
Number of On Site Affordable Housing Units to be provided	531

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

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL/ OUTLINE	DETAILS	CONTRIBUTION AMOUNT	NON MONETARY
2023/0258/OUT	29/02/2024	Forest Edge, Oak Tree Lane, Mansfield	Outline/RM	On Site Affordable Housing		4 Units (20%)
				Off Site Public Open Space	£20,900.00	
2022/0479/FUL	12/10/2023	Land North of Broomhill Lane, Mansfield	Full	On Site Affordable Housing		8 Units (10%)
				Monitoring Fee	£18,647.71	
				Healthcare Contribution	£45,517.50	
				Off Site Public Open Space	£92,400.00	
				Biodiversity Net Gain Contribution	£73,380.00	
				Biodiversity Net Gain Monitoring Contribution	£35,000.00	
2020/0169/OUT	04/05/2023	Pleasley Hill Farm	Outline/RM	Care Home Contribution	Dependent on Care Home provision	
2024/0608/RES				Healthcare Contribution	£460,598.00	
				On Site Affordable Housing		85 Units (10%)
				On Site Public Open Space		by Phase
				Retirement Accommodation		17 Units
				Biodiversity Net Gain		10%
	Monitoring Contribution	£110,000.00				
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	

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL/ OUTLINE	DETAILS	CONTRIBUTION AMOUNT		NON MONETARY
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 Public Open Space	£80,300.00		
				Health Contribution	£39,556.87		
				Bio-Diversity Off Setting Contribution	£11,250.00		
2020/0507/FUL	30/09/2021	Phase 1 Wood Lane, Church Warsop	Full	On Site Affordable Housing			30 units (100%)
2020/0147/FUL 2023/0091/VCON	01/09/2021 17/08/2023	Portland Mill, Victoria Street, Mansfield	Full	Health Contribution	£43,433.00		
				Monitoring Contribution	£868.66		
				Off Site Public Open Space	£50,000.00		
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		
2019/0444/FUL	05/02/2021	Land at Sherwood Avenue, Mansfield	Full	Landscape Ecological Management Plan for translocation of reptiles	£0.00		
2019/0802/FUL	19/11/2020	Hillingdon, West Side of	Full	Off Site Affordable Housing	£300,000.00		
				Health Contribution	£31,428.00		

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL/ OUTLINE	DETAILS	CONTRIBUTION AMOUNT	NON MONETARY
		High Oakham Hill Mansfield		Oakham Local Nature Reserve	£38,000.00	
				Quarry Lane Local Nature Reserve	£25,800.00	
2017/0523/FUL	30/06/2020	Crown Farm Way Mansfield	Full	On Site Affordable Housing		59 Units (30%)
2018/0647/OUT 2022/0650/RES 2023/0287/V106	22/11/2019 29/08/2023	Wood Lane, Church Warsop Phase 2	Outline/RM	On Site Affordable Housing		40 Units (100%)
				Off Site Public Open Space	£46,200.00	
				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 Public Open Space	£100,000.00	
				On Site Affordable Housing		7 Units (5%)
2017/0816/OUT	26/09/2018	Stonebridge Lane, Warsop	Outline/RM	On/Off Site Affordable Housing		80 Units (20%)
				Off Site Public Open Space	£55,000.00	
				On Site Public Open Space Transfer	£368,000.00	
				Healthcare Contribution	£216,748.00	
2014/0248/NT 2019/0516/VCON 2019/0205/RES 2019/0536/RES 2011/0682/RES	18/09/2018	South of Clipstone Road East, FT	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	DETAILS	CONTRIBUTION AMOUNT		NON MONETARY
				On Site Public Open Space Transfer	£287,960.00		
2015/0646/ST 2021/0326/RES	13/12/2017	Union Street, Mansfield	Outline/RM	Off Site Public Open Space	£15,400.00		
2016/0329/ST	29/11/2017	High Oakham House, Mansfield	Hybrid/RM	Off Site Public Open Space	£27,500.00		
				Off Site Affordable Housing	£125,000.00		
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		
2013/0435/ST 2016/0447/ST 2022/0373/VCON	07/01/2015 23/10/2023	North of Skegby Lane, Mansfield	Outline/RM	Millennium Green Contribution	£44,000.00		
				On Site Affordable Housing			30 Units (20%)
				On/Off Site Public Open Space	£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		Outline/RM	Off Site Affordable Housing	£2,150,000.00		

PLANNING APPLICATION REFERENCE	DATE AGREEMENT SIGNED	ADDRESS	FULL/ OUTLINE	DETAILS	CONTRIBUTION AMOUNT		NON MONETARY
		Penniment Farm, Mansfield (new applications pending on the site)		On Site Public Open Space 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. As noted in paragraphs 3.12 – 3.14 the Local Plan is currently under review, and this will be accompanied by an updated IDP. Once these documents are produced and adopted; they will form the basis for determining infrastructure priorities within the district. They will also be used to help inform requests for planning obligations. Further information on the progress of this work will be contained in the 2025 IFS.
- 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.
- 5.5 The terms of reference for the group include the discussion and agreement of infrastructure priorities.

Mansfield District Council's infrastructure priorities for 2025

- 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. As stated above, these priorities will subject to change as part of the work that takes place on the Local Plan review.
- 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 Priorities²⁴

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.

²⁴ 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

