



## **Newark & Sherwood Infrastructure Funding Statement 2023-2024**

**December 2024**

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## Introduction

- 1.1 This is Newark & Sherwood District Council's Infrastructure Funding Statement (IFS) for 2023/24, published in accordance with the [Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#) which came into force on 1 September 2019.
- 1.2 Local authorities are required to produce an IFS on an annual basis, relating to the developer contributions from Section 106 agreements and the Community Infrastructure Levy (CIL). Developer contributions are used to help fund development related infrastructure provision and to maximise the benefits and opportunities from growth.
- 1.3 In accordance with the regulations, the annual IFS comprises the following three parts:
- A report relating to the previous financial year on the Community Infrastructure Levy;
  - A report relating to the previous financial year on Section 106 planning obligations;
  - A report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the neighbourhood portion).
- 1.4 Appendix 1 sets out the requirements of the regulations and the sections of this document where details can be found.
- 1.5 For the purpose of reporting developer contributions National Planning Policy Guidance (NPPG) defines 'infrastructure' as development within the following categories:
- Affordable housing
  - Education (Primary, Secondary, Post-16 & Other)
  - Health
  - Highways
  - Transport and travel
  - Open space and leisure
  - Community facilities
  - Digital infrastructure
  - Green infrastructure
  - Flood and water management
  - Economic development
  - Land
  - Section 106 monitoring fees
  - Bonds (held or repaid to developers)
  - Other (Neighbourhood CIL, Mayoral CIL, Community Infrastructure Levy administration costs)

## **District Context**

- 1.6 Across the current Local Plan period to 2033 the population of Newark & Sherwood is expected to grow by as much as 14,359. Recent monitoring data show the following figures relating to the development in the district:
- 2496 net (2515 gross) residential dwellings were granted planning permission from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024

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- 3346 net residential completions over the five year period 2019/20-2023/24, giving an average of 669 completions per year
- Within the plan period (to 31<sup>st</sup> March 2024) 49.97 Ha of employment land has been developed since 2013 and 138.24 Ha is deliverable within the plan period (up to 2033)<sup>1</sup>.

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<sup>1</sup> NB. Employment figures may be subject to change following the completion of the annual Employment Monitoring report.

## 2.0 Developer Contributions

### **Paying for Infrastructure**

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

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

### **Community Infrastructure Levy**

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

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

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

### **Town and Parish Council CIL Meaningful Proportion**

2.5 Regarding CIL payable to Town or Parish Councils, CIL payments received by NSDC are proportioned in accordance with the CIL Regulations as follows:

- Administration – 5% of all CIL income is retained by NSDC to pay for the systems and salaries of staff that manage CIL collection and spend processes.

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- Under the requirements of the CIL regulations, 15% of the CIL receipts collected from development within a given town or parish area will be passed to the relevant Town/Parish Council. Known as the meaningful proportion. Payments will be capped at £100 (indexed for inflation) per council tax dwelling per year within the Town or Parish Council area.
- For areas with an adopted Neighbourhood Development Plan the proportion to be passed to the Town/Parish Council is increased to 25% with no cap.
- In areas with no Town/Parish Council, the 15% of CIL must be used by the charging authority to support the development of the relevant area.

2.6 Regulation 59c of the CIL Regulations 2010 (as amended) requires that a Town/Parish Council must use the CIL receipts passed to it to support the development of the Town/Parish area, or any part of that area, by funding:

“The provision, improvement, replacement, operation or maintenance of infrastructure; or

Anything else that is concerned with addressing the demands that development places on an area”.

This provides Town/Parish Councils with a much more flexible approach for spending their CIL receipts in comparison to the powers of NSDC.

2.7 Regulation 121B states that Town/Parish Councils must prepare an Annual CIL Report for each financial year (1 April to 31st March) they receive CIL. The report must include the following:

- Total amount of CIL receipts in the financial year;
- Total CIL expenditure in the financial year;
- Details (a breakdown) of the CIL expenditure in the financial year to include:
  - i. a description of the items to which CIL has been applied;
  - ii. the amount of CIL expenditure on each item;
  - iii. details of any CIL repayment notices received during the financial year to include: (i) the total value of CIL receipts subject to notices served to recover CIL;
  - iv. the total value of CIL receipts subject to a notice served recover CIL in any year that has not yet been repaid to Newark and Sherwood District Council.
- The report must comply with accounting and audit procedures as set out in Governance and Accountability for Smaller Authorities in England 2019 (Joint Panel on Accountability and Governance).
- This information must be published on Town/Parish website where applicable or on NSDC website.
- A copy of the Town/Parish annual report must also be sent to the Council (contact details shown below) as charging authority, ideally by 1st June but no later than 31st October following the reported year. For transparency, all Parish/Town Council reports will also be published on the Newark and Sherwood District Council website.

**Section 106 Agreements**

- 2.8 Planning obligations or developer contributions are made under Section 106 of the Town and Country Planning Act 1990 (as amended). Commonly known as S106 agreements, they are a mechanism that helps make a development proposal acceptable in planning terms that would not otherwise be acceptable – i.e. to mitigate the impacts of development and ensure that the District Council’s planning policy requirements are fully met.
- 2.9 The legal tests for when S106 agreements can be used are set out in CIL Regulation 122. The ‘ask’ must be:
- (a) necessary to make the development acceptable in planning terms;
  - (b) directly related to the development; and
  - (c) fairly and reasonably related in scale and kind to the development.
- 2.10 Different combinations of the aforementioned sources of funding may be pooled to pay for new infrastructure.

**Section 278 Highway Agreements**

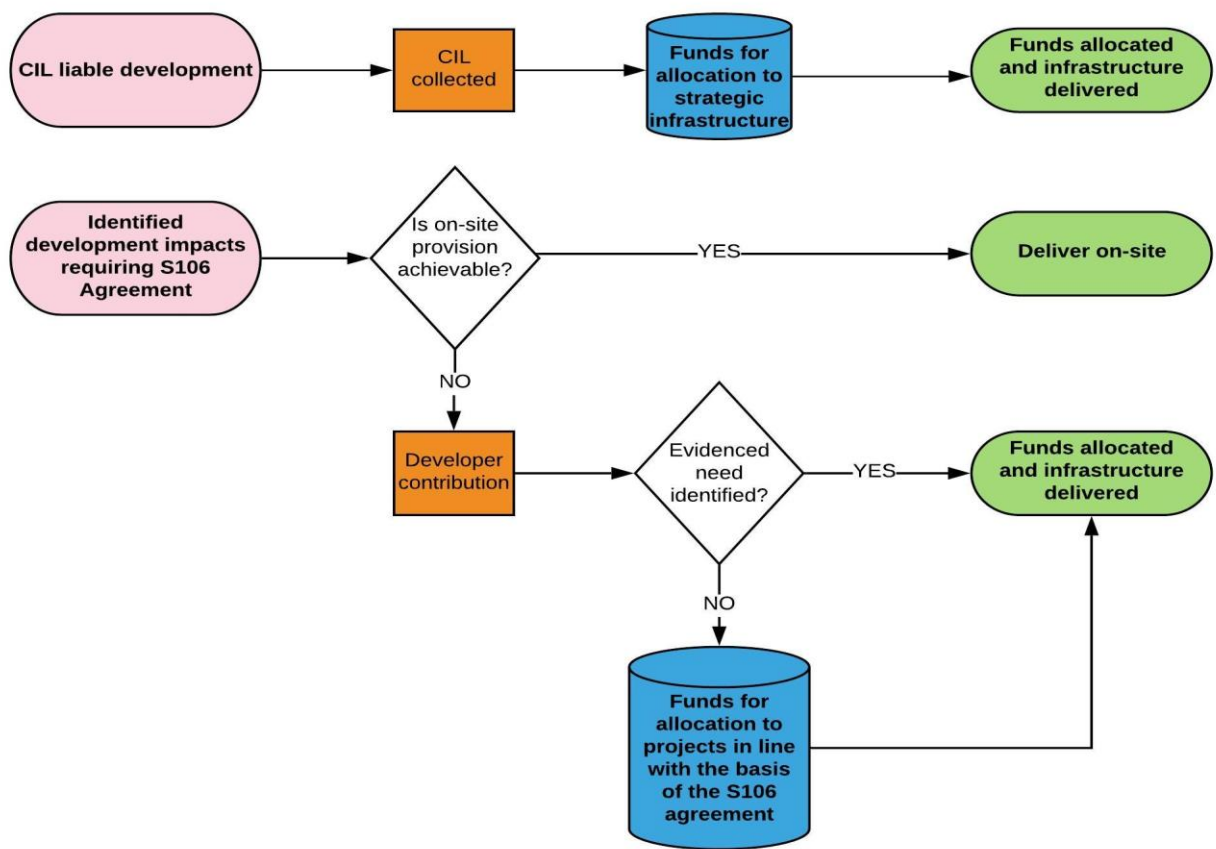
- 2.11 Additional legal agreements that can fund infrastructure are Section 278 Agreements (S278). These are legally binding agreements made under the Highways Act 1990 between Local Highway Authorities and Developers. S278 agreements are required to secure alterations or improvements to the highway.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

**Local Policy Context**

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

2.15 The Developer Contributions and Planning Obligations SPD sets out the Council’s policy for securing planning obligations from new developments that require planning permission and how this will operate alongside CIL. The SPD makes clear that where a development is liable to CIL the amount will be non-negotiable, however, where site related infrastructure is needed this may be secured through planning conditions and S106 agreements. These needs will be assessed on a site-by-site basis and will involve consultation with relevant internal and external agencies e.g. the Health Authority and Nottinghamshire County Council. It is the District Council’s intention to update this SPD in the near future to reflect changes in legislation and local circumstances. Additionally, acknowledging that affordable housing is considered as a form of infrastructure, Amended Core Strategy Core Policy 1 is the District Council’s primary policy setting out site requirements in accordance with the NPPF.

Figure 1: Process of allocating developer contributions





### 3.0 Community Infrastructure Levy: collection and expenditure

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

**Table 1: Summary of CIL income and expenditure**

Description of source	£
<b>Collected before 01/04/2024 (net of capital, admin and all meaningful proportions)</b>	£10,007,189.72
<b>Demand notices issued 2023/24</b>	£329,184.22
<b>Received 2023/24 (including surcharges)</b>	£1,441,111.29
<b>NSDC CIL total 31/03/2024 (net of capital, admin and all meaningful proportions)</b>	£11,077,135.85
<b>Expenditure (Capital)</b>	£0
<b>Expenditure (Administration)</b>	£60,104.74
<b>Meaningful proportion to Town/Parish Councils</b>	£311,060.44
<b>Retained after contributions</b>	£1,069,946.11
<b>Retained on behalf of Parish Meetings in 2023/24</b>	£2,570.97
<b>Retained on behalf of Parish Meetings from previous years</b>	£10,034.46

#### **Newark & Sherwood CIL Income**

3.2 CIL came into operation in Newark & Sherwood in 2011/12. Prior to the reported year, the District Council had accumulated £10,007,189.72 from CIL receipts.

3.3 In the reported year (from April 2023 to March 2024) Newark & Sherwood District Council received £1,441,111.29 from CIL receipts and issued demand notices for £329,184.22. The largest sources of CIL income received are identified from the following developments:

- Barratt/David Wilson Homes: £448,221.11 - Fernwood Phase 2
- Barratt/David Wilson Homes: £565,649.12 - Fernwood Phase 3

3.4 Notwithstanding the large parts of the district to the west, which are £0 rate areas for CIL, the distribution of the developments to which these CIL receipts relate is generally focused on the eastern side of the District. Nonetheless, housing monitoring data show that the Council still has a healthy housing land supply. Dialogue with developers operating within the district indicates that demand for new homes has slowed. However, development is still progressing on the majority of sites despite the downturn in the housing market nationally.

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### Newark & Sherwood CIL Expenditure

- 3.5 The total amount of CIL expenditure for the reported year amounts to £60,104.74 This figure represents funds spent on the management, staffing, administration, information technology and legal costs involved in the collection of CIL;; and on-going management of CIL spending-
- 3.6 A total of £311,060.44 (21.58% of CIL total receipts) has been passed on to Town and Parish Councils within the reporting period as a meaningful contribution share. This includes a total of £2,570.97 held on behalf of Parish Meetings. Beyond administrative expenses, £0 CIL funds have been used for capital expenditure.
- 3.7 In the reported year, £4,294.53 was released to Parish Meetings in relation to meaningful proportion held on their behalf therefore the cumulative amount held at the end of 2023/24 is £8,310.90
- 3.8 The total amount of CIL retained by the Council for the reported year, after all deductions, is £1,069,946.11 (excluding the balance held for Parish Meetings).

#### 4.0 S106 Developer Contributions: collection and expenditure

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

**Table 2: Summary of developer contributions income and expenditure**

Description of source	£
Received before the reported year, remaining unallocated	£8,019,705.76
Received 2023/24	£2,472,445.80
Agreed 2023/24	£4,522,432.28
<b>S106 contributions held by NSDC 31/03/2024</b>	<b>£9,526,225.86</b>
Allocated but not spent 2023/24	£942,867.27
Balance held for longer term maintenance obligations	£106,336.20
<b>Total s106 funds spent 2023/24</b>	<b>£958,729.02</b>

#### Newark & Sherwood Developer Contributions Income

##### *Contributions Agreed*

- 4.3 In the reported year Newark & Sherwood District Council entered in to planning obligations giving contributions to the value of £4,522,432.28. The developments to which these funds relate are set out in Table 3.

**Table 3: Monetary developer contributions agreed within the reported year**

Planning ref.	Parish	Location	Contribution type	Funds secured
21/00699/FULM	Newark	32 Stodman Street, Newark	Affordable Housing	£78,000
			Healthcare	£28,478
			Open Space N&SN Green Space contribution	£2,977.14
			Open Space N&SN Green Space Maintenance	£2,977.14
16/00506/OUTM	Fernwood	Land At Fernwood South Nottinghamshire	Healthcare Maintenance for On-site Sports and On-site Open Space	£1,710,000 £2,700,000

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### Contributions Received

4.4 Within the reported year developer contributions to the value of **£2,472,445.80** were received. Details of the developments to which these funds relate are set out below in Table 4.

**Table 4: Developer contributions received 2023/24**

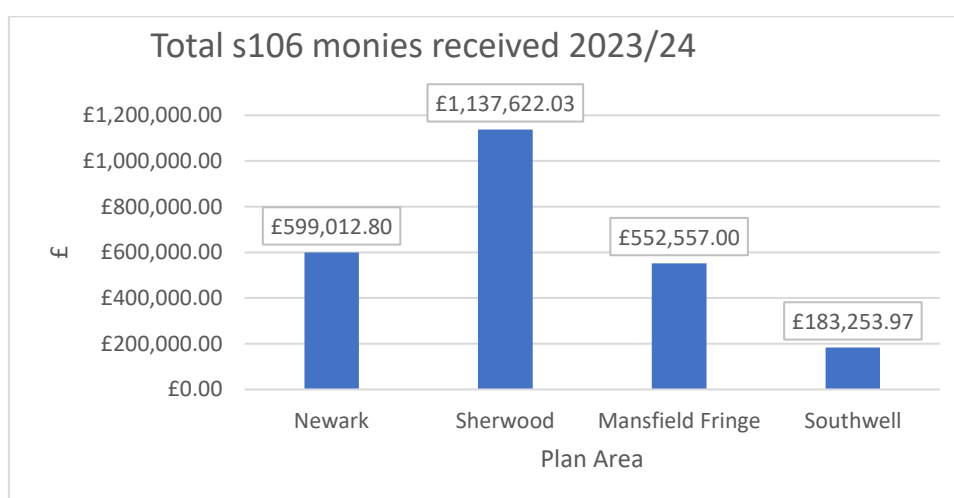
Planning ref.	Parish	Location	Contribution Type	Funds secured
20/00642/FULM	Bilthorpe	Oldbridge Way	Affordable Housing	£554,084.00
18/02035/FULM	Newark	207 Hawton Road	Affordable Housing	£119,557.20
20/00475/FULM	Blidworth	New Lane	Affordable Housing	£440,448.00
21/00699/FULM	Newark	Stodman street	Affordable Housing	£78,000.00
<b>Affordable Housing Sub Total</b>				<b>£1,192,089.20</b>
20/00475/FULM	Blidworth	New Lane	Community Facilities	£112,109.00
19/01947/FULM	Newark	2 Jubilee Street	Community Facilities	£17,993.00
15/01295/FULM	Southwell	Springfield Bungalow	Community Facilities	£53,373.86
16/02173/OUTM	Edwinstowe	Thoresby Colliery	Community Facilities	£357,658.68
21/02182/FULM	Collingham	Land adjoining Braemar Farm	Community Facilities	£44,044.24
18/00526/RMAM	Fernwood	Land north and east	Community Facilities	£134,609.21
<b>Community Facilities Sub Total</b>				<b>£719,787.99</b>
15/01295/FULM	Southwell	Springfield Bungalow	Education	£96,265.07
<b>Education Sub Total</b>				<b>£96,265.07</b>
20/00275/FULM	Newark	Lord Hawke Way	Open Space CYPS Capital	£49,426.12
20/00275/FULM	Newark	Lord Hawke Way	Open Space CYPS Maintenance	£54,971.81
20/00275/FULM	Newark	Lord Hawke Way	Open Space N&SN Capital	£5,472.13
20/00275/FULM	Newark	Lord Hawke Way	Open Space N&SN Maintenance	£5,472.13
21/00699/FULM	Newark	Stodman street	Open Space - N&SN cont	£2,977.14
21/00699/FULM	Newark	Stodman street	Open space - N&SN maint	£2,977.14
<b>Open Space Sub Total</b>				<b>£121,296.47</b>
20/00275/FULM	Newark	Lord Hawke Way	Health	£51,034.68
21/00699/FULM	Newark	Stodman street	Health	£28,478.00
16/02173/OUTM	Edwinstowe	Thoresby Colliery	Health	£225,879.35

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<b>Health Sub Total</b>				<b>£305,392.03</b>
19/01947/FULM	Newark	2 Jubilee Street	Integrated Transport	£4,000.00
15/01295/FULM	Southwell	Springfield Bungalow	Integrated Transport	£33,615.04
<b>Integrated Transport Sub Total</b>				<b>£37,615.04</b>
<b>GRAND TOTAL</b>				<b>£2,472,445.80</b>

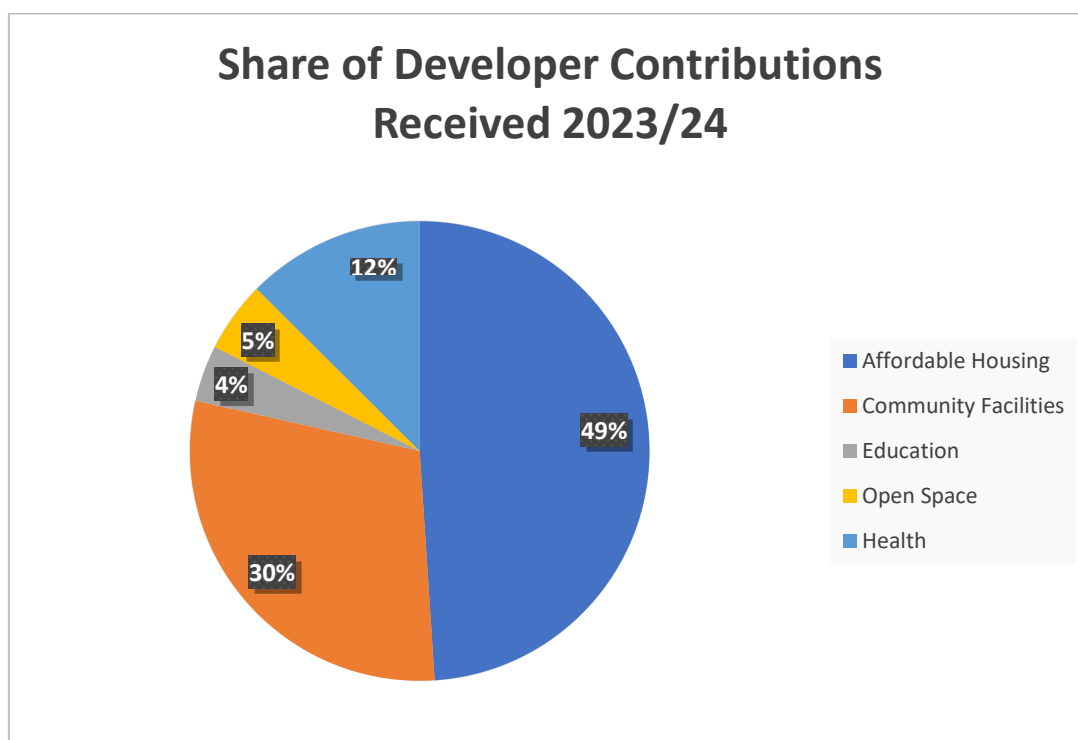
- 4.5 Sherwood received the highest level of developer s106 contributions in the Core Strategy settlement hierarchy (Spatial Policies 1 & 2) in 2023/24. Newark has seen a slowing of development delivery over the past couple of years. Moving forward, following the completion of the Southern Link Road (planned for early 2026), development in Newark is expected to increase.

**Figure 2: Total s106 Monies received by Plan Area in 2023/24**



- 4.6 The differences in the value of contributions from different areas can appear quite starkly across different strategic sub areas, reflecting differences in land value and therefore relative viability. As such, in circumstances where it is not always viable to provide the full range of contributions that may be required to make a development acceptable in planning terms, Planning Officers and Planning Committee Members must weigh the potential benefits of different options or available combinations and arrive at an informed judgement as to the acceptability of a development proposal.
- 4.7 In the reporting year, in terms of distribution of s106 by contribution type, affordable housing has received the highest percentage share of total monies (49%) followed by Community Facilities at 30%. Education received 4% of total monies, with open space receiving 15% and Health 12%.

Figure 3: Percentage share of developer contributions received 2023/24 (by theme)



### Newark & Sherwood Developer Contributions Spending

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

4.9 The Council's governance arrangements in relation to managing monies secured as part of Section 106 Agreements are as follows:

#### On-site contributions and clearly defined off-site contributions collected for other public bodies

On-site contributions and clearly defined off-site contributions for Nottinghamshire County Council and the National Health Service, as set out in a section 106 agreement, shall be managed by the Director of Planning and Growth with the agreement having been approved by Planning Committee.

#### Non-specific off-site contributions

In terms of non-specific off-site contributions, the following procedure shall be adopted:

- a) Where the spend is up to £15,000 then this can be authorised by the S151 Officer in consultation with the Director of Planning and Growth.
- b) Where the spend is between £15,000 and £300,000 then this will be referred to the Portfolio Holder for Finance and the s151 Officer, who can either approve the request or refer it to Cabinet.
- c) Where the spend exceeds £300,000 and is therefore a key decision it should be added to the forward plan and considered by Cabinet.

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With regard to sections b and c above,

- The Planning Committee Chairman and Members of affected Wards will be consulted on the proposed spend; and
- The spend shall be added to the Capital programme.

4.10 Within the reported year S106 funds held by the Council and allocated to a given project, but not spent amounts to £942,867.27.

**Table 5: Funds allocated but not yet spent**

Parish	Funds secured	Allocation
Clipstone	£150,086.59	Affordable Housing
Ollerton	£42,872.00	Affordable Housing
Edwinstowe	£41,789.05	Affordable Housing
Rainworth	£90,377.05	Rainworth Village Hall
Southwell	£42,853.38	Southwell Leisure Centre
Southwell	£94,723.88	Southwell Leisure Centre
Rainworth	£228,314.50	Joseph Whittaker School
Rainworth	£35,556.00	SANGS
Newark	£49,819.64	Sherwood Avenue Park
Newark	£16,177.15	Sherwood Avenue Park
Newark	£49,426.12	Sherwood Avenue Park
Newark	£54,971.81	Sherwood Avenue Park
Newark	£45,900.00	Newark Highways
<b>TOTAL</b>	<b>£942,867.27</b>	

4.11 Throughout 2023/24, S106 funds received by the Council that have been both allocated and spent or transferred to another party amounts to £958,729.02. These contributions comprise the following:

**Table 6: Funds spent**

Parish	Location	Spend	Allocation
Bilsthorpe	Oldbridge Way	£14,990.00	New Lawn Mower
Ollerton & Boughton	Tesco – Ollerton Energy Village access	£31,654.34	Ollerton Regeneration
Ollerton & Boughton	Land at Ollerton and Bevercotes Miners Welfare	£8,800.00	Ollerton Pit Wood Improvements
Ollerton & Boughton	Land at Ollerton and Bevercotes Miners Welfare	£14,156.25	Highways works in Ollerton
Clipstone	Cavendish Way	£3,000.00	Clipstone Welfare Cricket Club

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Clipstone	Cavendish Way	£17,720.78	Clipstone Miners Welfare
Clipstone	Cavendish Way	£17,891.74	enhancements to Headstocks site
Clipstone	Cavendish Way	£33,761.10	Clipstone Miners Welfare
Clipstone	Cavendish Way	£42,008.89	Clipstone Miners Welfare
Clipstone	Cavendish Way	£50,952.38	Clipstone Miners Welfare
Clipstone	Cavendish Way	£57,786.40	Clipstone Miners Welfare
Edwinstowe	Land off Rufford Avenue	£3,061.47	Edwinstowe Library
Farnsfield	Land adjacent to Broadlands	£2,020.65	Farnsfield Library
Farnsfield	The Ridgeway	£2,541.17	Farnsfield Library
Farnsfield	Land at Southwell Road	£68,416.61	Paid to Parish Council to spend on Community Facilities
Farnsfield	The Ridgeway	£73,331.47	Paid to Parish Council to spend on Community Facilities
Farnsfield	The Ridgeway	£17,368.34	Upgrade to Bus Stops
Newark	207 Hawton Road, Newark	119,557.20	New Council Dwellings at 17 Northgate
Ollerton	Wellow Road	£10,718.00	Ollerton Healthcare Improvements
Ollerton	Wellow Road	£56,616.76	Dukeries Leisure Centre
Ollerton	Wellow Road	£186,111.37	Dukeries Leisure Centre
Rainworth	Land off Warsop Lane	£126,264.10	Rainworth Village Hall improvements
<b>TOTAL</b>		<b>£958,729.02</b>	



**Non-monetary S106 Contributions**

- 4.12 As stated above, in some cases s106 agreements make provision for delivery of infrastructure on site. In the reported year (2023/24) records show that 75 new affordable homes were delivered through s106 across the District (the total affordable homes delivered in the year is 127 which consists of Council Schemes, 100% Affordable Schemes, and s106 schemes). Agreements in relation to affordable homes granted planning permission in 2023/24 will deliver 234 new dwellings. A total of £119,557.20 was transferred to capital for affordable housing capital schemes in the reporting year..
- 4.13 459 school places have been secured in the reporting year as a non-monetary contribution. The agreement in respect of Land at Fernwood (16/00506/OUTM) has a proposed Primary School with two form entry with a nursery to accommodate up to 420 primary school age pupils and 39 nursery school age pupils.

## 5.0 Planned Expenditure

### Matters affecting developer contributions income

- 5.1 This section sets out how CIL and S106 income will be spent over the next reporting period (April 2024 to March 2025) in Newark & Sherwood (as per the requirements set out in relevant planning practice guidance and the CIL regulations).
- 5.2 CIL income for the next year depends on the nature and scale of development occurring in the District. The level and timing of this income is subject to the implementation of planning permissions, build-out rates, S106 trigger points and the phasing of development. For residential development the Council’s five year housing land supply trajectory provides a useful indication of what is likely to come forward and when. For other types of CIL-liable development, due to the uncertainty over forecasting, estimates for the amount of CIL funding will be based on the total receipts collected from the previous financial year and any unspent receipts from previous financial years. While the full extent of the impacts of the economic climate on the construction industry remain unclear, completion data indicates that build rates are slowing down.
- 5.3 S106 income varies more than CIL, insofar as contributions are negotiated on a site-by-site basis and depend on a range of factors, such as the viability of development and site-specific considerations. Generally speaking, S106 funding is more closely tied to the phasing of development set out in the terms of the legal agreement and this can also include clauses relating to the timing of spending said contributions, with a site’s build-out rate determining when trigger points for different contributions are hit.
- 5.4 At the time of writing English house prices have been affected by uncertainty relating to the cost of living crisis, including a rise in interest rates which commenced at the end of 2021. The Bank of England base rate continued to rise from 0.25% in December 2021 until summer 2023 when it peaked at 5%. It was reduced from 5.25% to 5% in August 2024, the first drop in many months.

### Infrastructure to be funded by CIL

- 5.5 Tables 7 and 8 (below) provide an update on the status of NSDC’s CIL expenditure priorities.
- 5.6 These outstanding strategic infrastructure projects remain the District Council’s priorities for CIL spending priorities for 2023/24. In accordance with Amended Core Strategy Spatial Policy 6, it is considered that there is little scope to deviate from these identified priorities until such a time that these needs are met or the policy is amended.

**Table 7: NSDC CIL Priority Highways Project Status**

No.	Location	Existing Junction Type	Improvement	CIL/Other Public Contribution	Comments
<b>Newark</b>					
1	A1 Overbridge widening, Fernwood	N/A	Widening of A1 Overbridge	£5.6m	Identified as the highest priority highway improvement for CIL funding. The Council is

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					currently liaising with National Highways to commission a detailed design.
2	London Rd, Portland St Junction	Signals	Improved Signal Control	£150,000	The operation of this junction changes to an 'F' LoS in the PM peak hour at the 2033 Forecast Year. An improvement is therefore likely to be required at this location. The junction is constrained on all sides by built development and space to deliver any carriageway widening is very limited. The most likely form of improvement will be providing improved signal control at the existing junction, however consideration is being given as part of the Newark Heritage Action Zone to potential improvements to the junction and townscape around it.
3	Lincoln Rd / Brunel Drive	Signals	Improved Signal Junction Layout – Monitor Operation Post A46 Improvement Opening	£TBC	The operation of this junction changes to an 'F' LoS in the PM peak hour at the 2033 Forecast Year. An improvement is therefore likely to be required at this location. There are wide verges present on Lincoln Road which may enable localised widening on these approaches. However, it is recommended that the junction operation be reviewed following completion of the A46 Improvement scheme as this is expected to improve the operation of the A46 Brownhills roundabout to the north, removing queues that currently interact with the Lincoln Road / Brunel Drive junction.
4	A616 Great North Rd / Ollerton Rd / Main St / Kelham Ln, South Muskham	Mini Roundabout	Monitor Performance Post A46 Improvement Opening	£TBC	The operation of this junction changes to a 'F' LoS in the PM peak at the 2033 Forecast Year. Providing a meaningful capacity improvement to this 5-arm junction will require third-party land to enable a larger roundabout to be provided and/or the closure or diversion of Kelham Lane to reduce the number of arms, which may then allow a signal-controlled crossroads to be provided. Improvement of this junction will therefore be complicated and expensive. However, it is recommended that the junction operation be reviewed following completion of the A46 Improvement scheme as demand for the Great North Road corridor may reduce once the key congestion bottle necks on the A46 are removed. It is therefore recommended that the operation of this junction be monitored post completion of the A46 Improvement to see if forecast conditions materialise.
5	B6166 Lincoln Rd / Northern Rd	Signals	Improved Signal Control	£150,000	The operation of this junction changes to an 'F' LoS in the PM peak hour at the 2033 Forecast Year. An improvement is therefore likely to be required at this location. The junction is constrained on all

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					sides by built development and available space to deliver any carriageway widening is limited. The most likely form of improvement will be providing improved signal control at the existing junction.
6	Beacon Hill Rd / Northern Rd	Signals	Improved Signal Control	£150,000	The operation of this junction changes to an 'F' LoS in the AM and PM peaks at the 2033 Forecast Year. An improvement is therefore likely to be required at this location. The junction is constrained by an adjacent railway bridge and available space to deliver any carriageway widening is limited. The most likely form of improvement will be providing improved signal control at the existing junction.
7	London Rd / Sherwood Ave / Bowbridge Rd	Signals	Improved Signal Control	£150,000	The operation of this junction changes to an 'E' LoS in the AM and PM peak hours at the 2033 Forecast Year. An improvement is therefore likely to be required at this location. The junction was improved by NCC in 2014 to change lane allocations, upgrade the signal control and provide improved pedestrian facilities. The junction is constrained on all sides by built development and there is minimal space available within the highway to deliver any meaningful carriageway widening. The most likely form of improvement will be providing optimised signal control at the existing junction (if possible).
8	Tolney Lane, Newark	Highway Flood Alleviation	Flood alleviation and access resilience works	£5.5m	Improvements to Tolney Lane have been identified separately <sup>2</sup> and comprise works to provide access resilience and property protection during flooding events. The proposed works comprise: <ul style="list-style-type: none"> <li>• Raising Tolney Lane and access into the traveller site.</li> <li>• Provision of a surface water pumping station.</li> <li>• Installation of a bypass channel.</li> <li>• Flood wall between the road and railway embankment.</li> <li>• Creation of a flood storage area.</li> </ul>
<b>Rural Areas</b>					
9	A614 / Deerdale Lane Road Junction	Ghost Island Priority Junction	TBC	TBC	Forms part of the DfT funded MRN improvement scheme being promoted by NCC. NCC are currently investigating a lower-cost alternative solution for this junction and details are not yet available.

<sup>2</sup> <https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/planning-policy/local-development-framework/amended-allocations-and-development-management-dpd/GRT-5-Tolney-Lane-Flood-Alleviation-Study-Main-Report.pdf>

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10	A614 / A616 / A6075 Ollerton Roundabout	Priority Roundabout	Enlarged Priority Roundabout	£7.4m	Forms part of the DfT funded MRN improvement scheme being promoted by NCC.
11	Kelham Bypass	N/A	New bridge over the River Trent and a bypass to the village	£20m	Bypass with a new bridge over the River Trent with an indicative cost of £20m. To be implemented. Suggested funding split 33% CIL-67% D2N2 LEP
12	A6097 / A612 Lowdham Junction	Priority Roundabout	Enlarged Priority Roundabout	£4m	Forms part of the DfT funded MRN improvement scheme being promoted by NCC.
13	A614 / Mickledale Lane Junction	Ghost Island Priority Junction	New roundabout and link road connection to Mickledale Lane	£5.3m	Forms part of the DfT funded MRN improvement scheme being promoted by NCC.

**Table 8: NSDC CIL Priority Secondary Education Project Status**

Location	Estimated Cost	CIL /Other Public Contribution	Required works	Status/funding source
<b>Education Projects</b>				
Secondary Education Provision within the District	£3,938,100	£3,938,100	Potential requirement to expand a secondary school to the north east of Newark and Sherwood District – to provide 150 additional places (to be confirmed by NCC)	to be confirmed by NCC

5.7 In some cases, other sources of funding, secured by Nottinghamshire County Council, are helping to deliver the items listed. While the estimated costs listed above were mostly derived from those in NSDC's 2022 Update to the Infrastructure Delivery Plan (2017), some costs have been updated through the ongoing development of the MRN Business Case.

### CIL Spending Priorities

5.8 In 2017 the Council identified the A1 Overbridge between Balderton and Fernwood as its highest priority project to be delivered via CIL funding. Work commissioned by the Council investigated the scope of the need and potential options for the structure, specifying a cost estimate of c.£5.6 million. As the 2020 Infrastructure Funding Statement confirmed the receipts held by the Council at that time were sufficient to deliver the project, meaning that the Council is in a position to explore delivery options. As such, initial steps were taken, directly instructing National Highways and their consultant engineers at the time (Kier) to produce a task brief for the proposed bridge.

5.9 Amey has been appointed by National Highways (on behalf of NSDC) to undertake the next stage of the A1 Overbridge project. This stage analyses the 8 options identified by WYG in July 2019 A1 Overbridge Feasibility Study. Within the reporting year, £54,000 was spent on consultancy fees. It is expected that this assessment phase will be complete in early 2025 and will inform the design and procurement stages of the project. The design and procurement stage will allow for detailed costings for the project to be drawn up based on the preferred design solution.

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- 5.10 The A1 Overbridge remains at the top of the Council's strategic infrastructure priority list, given its need as part of the Fernwood development highways mitigation strategy and that the Settlement Hierarchy and Spatial Distribution of Growth policies (Spatial Policy 1 and 2) identify Newark, Balderton and Fernwood as the main location for new housing and employment growth in the District. Development on this site is progressing at pace, with the nearing completion of the SLR which will connect the A1 overbridge in Fernwood to the A46 in Farndon.
- 5.11 The Council is seeking to address highway constraints at Tolney Lane in relation to flood risk. This project has been added to the list of CIL projects in table 7 above.

### **CIL Spend 2023/24**

- 5.12 With the exception of CIL money used for the A1 Overbridge feasibility study (funded by the CIL admin fee), no other CIL monies have been spent in 2023/24.

### **Infrastructure to be funded by Developer Contributions**

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

### **Anticipated CIL and Contributions Income 2024/25**

- 5.16 National guidance suggests that councils should consider reporting on estimated future CIL income where possible. Using some assumptions and past data, it is possible to give a broad estimate of future CIL income, bearing in mind a number of variables, including:
- The Council's five year housing land supply data indicates that 464 dwellings are expected to be completed within 2024/25; however
  - Contributions will not be required from all developments as not all parts of Newark & Sherwood are CIL charging areas;
  - Different plan areas have different CIL charging rates;

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- Only a limited number of CIL-liable strategic major sites are likely to commence development within 2024/25;
- At 31<sup>st</sup> October 2024, demand notices to the sum of £200,585.15 have been issued.

Table 9 below shows CIL income since 2013/14. Across all years, average CIL income received is £1,363,036.91

**Table 9: CIL income from 2013 to 2023 (excluding surcharges)**

Year	Income
2013/14	£130,676.01
2014/15	£415,938.77
2015/16	£878,690.61
2016/17	£463,745.06
2017/18	£543,708.74
2018/19	£1,690,563.45
2019/20	£2,021,621.45
2020/21	£1,383,861.71
2021/22	£2,204,195.02
2022/23	£3,819,293.39
2023/24	£1,441,111.79

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

Section Requirements	Sub sections	Amount	Additional details	Document section
<b>1. The matters to be included in the CIL report are—</b>				
(a) the total value of CIL set out in all demand notices issued in the reported year;		£329,184.22		Para. 3.3
(b) the total amount of CIL receipts for the reported year;		£1,441,111.79		Para. 3.3
(c) the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;		£10,007,189.72		Para. 3.2
(d) the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;		£0		N/A
(e) the total amount of CIL expenditure for the reported year;		£60,104.74	Administrative fees	Para. 3.5
(f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;		£0		Para. 3.6



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

(g) in relation to CIL expenditure for the reported year, summary details of—	(i) the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	£0		N/A
	(ii) the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0		N/A
	(iii) the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	£60,104.74	Equating to 4.17% of the income for the reported year	Para. 3.5
(h) in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount		£0		Para. 3.6

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

of CIL allocated to each item;				
(i) the amount of CIL passed to—	(i) any parish council under regulation 59A or 59B; and;	£311,060.44	Passed to Town/Parish Councils (21.58% of CIL receipts)	Para. 3.6
	(ii) any person under regulation 59(4);	£0	-	N/A
(j) summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—	(i) the total CIL receipts that regulations 59E and;	£0	-	Para. 3.6
	59F applied to;	£2,570.97	Collected and retained on behalf of Parish Meetings	
	(ii) the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	£0	-	N/A
(k) summary details of any notices served in accordance with regulation 59E, including—	(i) the total value of CIL receipts requested from each parish council;	£0	No requests issued	N/A
	(ii) any funds not yet recovered from each parish council at the end of the reported year;	£0		N/A

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

(l) the total amount of—	(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£1,069,946.11	Minus meaningful proportion and administration fee expenditure	Para. 3.8
	(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£10,007,189.72		Para. 3.2
	(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£2,570.97	Parish meeting money held by NSDC	Table 1
	(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£10,034.46	Parish meeting money held back by NSDC from previous years	Table 1
<b>2. For the purposes of paragraph 1—</b>				
(a) CIL collected by an authority includes land payments made in respect of CIL charged by that authority;		N/A	N/A	N/A
(b) CIL collected by way of a land payment has not been spent if at the end of the reported year—	(i) development (within the meaning in TCPA 1990) consistent with a relevant purpose has not	N/A	N/A	N/A

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

	commenced on the acquired land; or			
	(ii) the acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent;	N/A	N/A	N/A
(c) CIL collected by an authority includes infrastructure payments made in respect of CIL charged by that authority;		N/A	N/A	N/A
(d) CIL collected by way of an infrastructure payment has not been spent if at the end of the reported year the infrastructure to be provided has not been provided;		N/A	N/A	N/A
(e) the value of acquired land is the value stated in the agreement made with the charging authority in respect of that land in accordance with regulation 73(6)(d);		N/A	N/A	N/A

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

(f) the value of a part of acquired land must be determined by applying the formula in regulation 73(10) as if references to N in that provision were references to the area of the part of the acquired land whose value is being determined;		N/A	N/A	N/A
(g) the value of an infrastructure payment is the CIL cash amount stated in the agreement made with the charging authority in respect of the infrastructure in accordance with regulation 73A(7)(e).		N/A	N/A	N/A
<b>3. The matters to be included in the section 106 report for each reported year are—</b>				
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;		£4,522,432.28		Para. 4.3
(b) the total amount of money under any planning obligations which was received during the reported year;		£2,472,445.80		Para. 4.4

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

(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;		£8,019,705.76		Table 2
(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	(i) in relation to affordable housing, the total number of units which will be provided;	234		Para. 4.12
	(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	459		Para. 4.13
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;		£942,867.27		Para. 4.10
(f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);		£958,729.02		Para. 4.11

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

<p>(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;</p>		£150,086.59	Affordable Housing	Table 5
		£42,872.00	Affordable Housing	
		£41,789.05	Affordable Housing	
		£90,377.05	Rainworth Village Hall	
		£42,853.38	Southwell Leisure Centre	
		£94,723.88	Southwell Leisure Centre	
		£228,314.50	Joseph Whittaker School	
		£35,556.00	SANGS	
		£49,819.64	Sherwood Avenue Park	
		£16,177.15	Sherwood Avenue Park	
		£49,426.12	Sherwood Avenue Park	
		£54,971.81	Sherwood Avenue Park	
		£45,900.00	Newark Highways	

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

<p>(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—</p>	<p>(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;</p>	£14,990.00	New Lawn Mower	
		31,654.34	Ollerton Regeneration	
		£8,800.00	Ollerton Pit Wood Improvements	
		£14,156.25	Highways works in Ollerton	
		£3,000.00	Cliptsone Welfare Cricket Club	
		£17,720.78	Clipstone Miners Welfare	
		£17,891.74	enhancements to Headstocks site	Table 6
		£33,761.10	Clipstone Miners Welfare	
		£42,008.89	Clipstone Miners Welfare	
		£50,952.38	Clipstone Miners Welfare	
		£57,786.40	Clipstone Miners Welfare	



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

		£3,061.47	Edwinstowe Library	
		£2,020.65	Farnsfield Library	
		£2,541.17	Farnsfield Library	
		£68,416.61	Paid to Parish Council to spend on Community Facilities	
		£73,331.47	Paid to Parish Council to spend on Community Facilities	
		£17,368.34	Upgrade to Bus Stops	
		119,557.20	New Council Dwellings at 17 Northgate	
		£10,718.00	Ollerton Healthcare Improvements	
		£56,616.76	Dukeries Leisure Centre	
		£186,111.37	Dukeries Leisure Centre	

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

		£126,264.10	Rainworth Village Hall improvements	
	(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0		
	(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	£0		N/A
(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total	(i) Total received;	£9,526,225.86		Table 2

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

amount of commuted sums held.				
	(ii) balance held for longer term maintenance obligations		£106,336.20	Table 2