



Rushcliffe
Borough Council

Annual Infrastructure Funding Statement 2020-21
Published December 2021

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1. Introduction

- 1.1. This report provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in Rushcliffe, and the subsequent use of those contributions by the Borough Council. The report covers the financial year 1 April 2020 – 31 March 2021. Rushcliffe seeks developer contributions through the Community Infrastructure Levy (CIL) and Section 106 agreements (also known as “planning obligations”).
- 1.2. CIL was adopted by the Council on 7 October 2019. CIL is a set charge, based on the gross internal area floorspace of buildings, on most new development to help fund the infrastructure needed to address the cumulative impact of development across our area. The charging schedule, setting out the CIL rates for different areas and types of development in the Borough, is available on our website [\[link\]](#).
- 1.3. Local planning authorities must use CIL to fund ‘the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area’. There is also a neighbourhood portion of CIL which is similarly able to fund infrastructure but can also fund ‘anything else that is concerned with addressing the demands that development places on an area’. CIL Charging authorities must pay 15% of CIL receipts to the Parish Council for the area where a CIL liable development takes place, rising to 25% if the Parish has a Neighbourhood Plan in place. In unparished areas (for Rushcliffe, this includes West Bridgford), the CIL charging authority can spend equivalent amounts in the locality, following engagement with local communities.
- 1.4. Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into planning obligations – legal agreements which mitigate the impact of a specific development, to make it acceptable in planning terms. The planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments.
- 1.5. Some planning obligations for development within the Borough may also be made with the Nottinghamshire County Council, where those obligations relate to Education, Highways, or other matters for which the County Council are directly responsible. **For the avoidance of doubt, this IFS will report solely on obligations made with the Borough Council.** This document should be read in conjunction with the County Council’s infrastructure funding statement, which can be found on their website [\[link\]](#). The County Council also covers improvements to highway infrastructure under Section 278 of the Highways Act 1980.

2. Community Infrastructure Levy Report

The information below is provided to comply with the requirement to report on CIL collection, allocation, and expenditure within the 2020-21 year.

- 2.1. A CIL charge is payable either within 60 days of the commencement of a development, or within the terms of the Borough Council's adopted Instalment Policy. For CIL charges under £50,000, a single instalment is due within 90 days; charges between £50,000 and £250,000 are due in two instalments within 300 days; and charges over £250,000 are due in four instalments within 570 days. A full breakdown is available on our website [\[link\]](#).
- 2.2. The CIL Demand Notice sets out the whole sum payable and the instalments required, and therefore CIL Demand Notices issued during a particular year do not necessarily equate to the CIL sums likely to be received during that year. In addition, developments can be altered through further planning permissions over time, often resulting in revised Demand Notices needing to be issued. Re-issued Notices are not double-counted in this report; if a Demand Notice is issued and then re-issued in the same reporting year, only the re-issued Notice is included within the figure for CIL invoiced during the year.
- 2.3 A total of **£398,220.35** of CIL was collected from commenced developments during the reported year. As the Borough Council is still in the comparatively early stages of its CIL adoption, there has been no allocation or spend of any CIL funds within that period. The reporting figures required by the CIL Regulations (Reg 121A) are included at the end of this document in Appendix 1.
- 2.4 Regulation 121A(1)(a) requires the Infrastructure Funding Statement to include details of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies). This is known as the Infrastructure List. It is intended to provide transparency on how an authority intends to use CIL funds. The current list of projects that Rushcliffe Borough Council may wholly or partly fund by the CIL remains as it was in the 2019-2020 IFS:

Infrastructure across the Borough that may be wholly or partly funded by CIL
Provision of Park and Ride along the A52 corridor and bus priority measures in West Bridgford.
Provision of or improvements to playing pitches and ancillary facilities.
Provision of or improvements to indoor leisure provision.
Provision of additional secondary school places across the Borough through new provision or extension to existing provision.
Provision of health facilities across the Borough through new provision or extension to existing provision.

- 2.5. The inclusion of a project or type of infrastructure on this list does not signify a commitment from the Council to fund (either in whole or in part) the listed project or type of infrastructure through CIL, nor does the ordering of the table imply any preference for expenditure. In some circumstances, there will also still be a legitimate role in using S106 planning obligations to secure funding towards items which may be covered by CIL.

- 2.6 The Council will continue to review this list in subsequent publications of the infrastructure funding statement. As processes for CIL allocation and spend develop, it is likely that this list will also change to reflect identified infrastructure priorities.

3. Section 106 Report

The information below is provided to comply with the requirement to report on S106 collection, allocation, and expenditure within the 2020-21 year, as well as details of non-financial obligations. Copies of any of the S106 agreements referenced below can be found by searching the associated reference number on our Planning Online webpage [\[link\]](#).

3.1 Headline Figures

The table below gives an overview of the sums held, received and spent during the 2020-21 period. A further breakdown of each item is included in later sections of the report.

S106 Movement: 2020-21	
Opening Balance (01/04/2020)	£17,596,027.52
Contributions Received	£4,583,537.14
Contributions Spent	£253,241.08
Interest Accrued	£64,080.05
Closing Balance (31/03/2021)	£21,990,403.63

3.2 New Obligations

The total amount of money to be provided under any planning obligations which were entered into during the reported year is **£2,119,259.75**. Note that in some instances, it is not possible to give precise figures until the exact number/mix of houses on a particular development has been agreed. The figure above is therefore a baseline figure and the eventual amount collected may be higher than reported. A full breakdown of the financial and non-financial contributions for each site approved in 2020-21 is set out in the tables below:

Land West of Melton Road, Edwalton (19/02068/FUL)

Financial		Non-Financial	
Contribution	Amount	Contribution	Details
Edwalton Development Framework Contribution (Supplemental/Deed of Variation)*	£1,110,962.07	Affordable Housing	30% (57 Units)
Edwalton Development Framework Contribution (Unilateral)*	£227,279.00	Open Space	Land Management Plan & Open Space Scheme
Primary Education	£370,656.00		
Monitoring	£7,128.68		
Total:	£1,716,025.75	*For use towards multiple types of infrastructure, as set out in Edwalton Development Framework SPD [link]	

Land Adjacent 110 Nottingham Road, Gotham (19/01610/FUL)

Financial		Non-Financial	
Contribution	Amount	Contribution	Details
Health	£11,665.00	Affordable Housing	100% (15 Units)
		Open Space	Open Space Scheme
Total:	£11,665.00		

Land North East Of Marl Close, Wilford Road, Ruddington (19/01287/FUL)

Financial		Non-Financial	
Contribution	Amount	Contribution	Details
Allotments	£12,191.00	Affordable Housing	30% (50 Units)
Off-Site Play	£93,353.00	Open Space	Open Space Scheme
Monitoring	£1,092.00		
Total:	£106,636.00		

Balmore Nursing Home, Loughborough Road, Ruddington (20/00709/FUL)

Financial	
Contribution	Amount
Health (Local)	£36,600.00
Health (Nottingham University Hospitals)	£19,603.00
Monitoring	£546.00
Total:	£56,749.00

Land North Of Landmere Lane, Edwalton (20/00089/HYBRID)

Financial	
Contribution	Amount
Health	£600.00 per one bed C2 assisted living room + £920.00 per 2+ bed C2 assisted living room
Total:	Unknown until approval of Reserved Matters

Tollerton Park, Tollerton Lane, Tollerton (18/02528/FUL)

Financial	
Contribution	Amount
Affordable Housing	£180,000.00
Total:	£180,000.00

Land at Nicker Hill, Keyworth (20/01002/OUT)

Financial		Non-Financial	
Contribution	Amount	Contribution	Details
Play Area	£559.00 per dwelling	Affordable Housing	20%*
		Open Space	Open Space Scheme
Total:	Unknown until approval of Reserved Matters	*Exact number dependant on final number of dwellings approved. Option to provide a Commuted Sum instead if unable to dispose of the Affordable Housing units to a Registered Provider	

Land South Of Meadowcroft, Flawforth Lane, Ruddington (19/01063/FUL)

Financial		Non-Financial	
Contribution	Amount	Contribution	Details
Allotments	£4,088.00	Affordable Housing	30% (17 Units)
Health (Nottingham University Hospitals)	£43,550.00	Open Space	Open Space Scheme
Monitoring	£546.00		
Total:	£48,184.00		

3.3 Breakdown of Receipts

The below table covers contributions received from development sites within the Borough during the 2020-21 period. In some instances, further contributions may be due at later stages of development, and additional contributions may have already been collected in previous years.

S106 Receipts	
Site	Sum Collected
Zone 2 – Land off Melton Road, Edwalton (14/02715/FUL)	£1,607,699.24
Land East of Loughborough Road, Ruddington (19/00535/OUT)	£715,736.12
Land North of Bunny Lane, Keyworth (18/02515/FUL)	£575,998.21
Land East and West of Chapel Lane, Bingham (10/01962/OUT)	£339,346.96
Land Between Platt Lane And Station Road, Keyworth (18/02412/FUL)	£322,867.30
Zone 5 – Land off Melton Road, Edwalton (18/00457/FUL)	£292,583.00
Zone 1 (Replan) – Land off Melton Road, Edwalton (19/02068/FUL)	£282,800.12
Land at Former RAF Newton (10/02105/OUT)	£158,351.91
Land at Shelford Road Farm, Radcliffe on Trent (13/02329/OUT)	£91,955.63
Rebbur House, Nicker Hill, Keyworth (15/03084/FUL)	£83,388.50
Land Off Wilford Road, Ruddington (19/01287/FUL)	£54,360.87
Land West of Malmic House, Brookside Road, Ruddington (15/01793/FUL)	£41,331.00
Land at Rempstone Road, East Leake (16/01881/OUT)	£10,192.32
Land at Grooms Cottage, Radcliffe on Trent (18/02269/OUT)	£3,316.53
Land at Asher Lane, Ruddington (18/00300/OUT)	£3,046.80
Land South of Landmere Lane, Edwalton (18/00460/HYBRID)	£562.63
Total:	£4,583,537.14

3.4 Breakdown of Allocations

No S106 contributions were allocated to projects during the 2020-21 period.

3.5 Breakdown of Spend

The below table covers contributions that have been spent on projects during the 2020-21 period. Most often this will be the transfer of funds to the body who has carried out and completed the work, so as to ensure the money has been spent in accordance with the S106 Agreement, though there may be situations (particularly with larger infrastructure items) where payments may be phased/provided in advance in order to assist with cash flow.

S106 Spending	
Project	Sum Released
Furniture, Soft Landscaping, and Adult Play Equipment at Whatton & Aslockton Playing Fields	£34,606.00
Single Storey Classroom Space at Heymann Primary School	£235,000.00
Total:	£253,241.08

3.6 Commuted Sums

The below table details the value of commuted sums that the Borough Council held at the end of the 2020-21 period. Commuted sums are intended to cover the long-term maintenance of certain items of infrastructure, and will be gradually spent over the course of a particular period of time.

S106 Commuted Sums	
Purpose	Sum Retained
Open Space Maintenance, Woodroffe Way, East Leake	£30,215.76
Sports and Playing Pitches Maintenance, Former Cotgrave Colliery	£33,483.31
Open Space Maintenance, Ludlow Hill Road, West Bridgford	£18,553.37
Open Space Maintenance, Gotham Road, East Leake	£17,909.35
Open Space Maintenance, Grantham Road, Radcliffe on Trent	£8,208.85
Open Space Maintenance, Rectory Road, Sutton Bonington	£5,514.34
Open Space Maintenance, Plumtree Road, Cotgrave	£2,335.34
Sports Pitches Maintenance, Normanton Playing Fields, Keyworth	£7,415.29
Total:	£123,635.61

Appendix 1: CIL Reporting Figures	
(a) the total value of CIL set out in all demand notices issued in the reported year;	£1,493,745.32
(b) the total amount of CIL receipts for the reported year;	£398,220.35
(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;	£0
(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
(e) the total amount of CIL expenditure for the reported year;	£0
(f) the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£0
(g) in relation to CIL expenditure for the reported year, summary details of—	
<i>(i) the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;</i>	£0
<i>(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);</i>	£0
<i>(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;</i>	£0
(h) in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	£0
(i) the amount of CIL passed to—	
<i>(i) any parish council under regulation 59A or 59B; and</i>	£0
<i>(ii) any person under regulation 59(4);</i>	£0
(j) summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—	
<i>(i) the total CIL receipts that regulations 59E and 59F applied to;</i>	£0
<i>(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;</i>	£0
(k) summary details of any notices served in accordance with regulation 59E, including—	
<i>(i) the total value of CIL receipts requested from each parish council;</i>	£0
<i>(ii) any funds not yet recovered from each parish council at the end of the reported year;</i>	£0

Appendix 1: CIL Reporting Figures (Continued)

(l) the total amount of—	
<i>(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;</i>	£398,220.35
<i>(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;</i>	£0
<i>(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;</i>	£0
<i>(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.</i>	£0

Appendix 2: S106 Reporting Figures	
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£2,119,259.75
(b) the total amount of money under any planning obligations which was received during the reported year;	£4,583,537.14
(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;	£6,909,468.21
(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>(i) in relation to affordable housing, the total number of units which will be provided;</i>	See Section 3.2
<i>(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;</i>	
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£0
(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);	£253,241.08
(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;	See Section 3.4
(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—	
<i>(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;</i>	See Section 3.5
<i>(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);</i>	£0
<i>(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;</i>	£0
(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.	See Section 3.6