



Rushcliffe
Borough Council

Annual Infrastructure Funding Statement 2021-22
Published December 2022

Contents

1. Introduction

- 1.1 Purpose of Report
- 1.2 CIL Charging Schedule
- 1.3 Use of CIL Funds
- 1.4 Use of S106 Planning Obligations
- 1.5 County Council Obligations

2. Community Infrastructure Levy Report

- 2.1 CIL Instalments
- 2.2 Demand Notices
- 2.3 CIL Receipts
- 2.4 Delivery Programme
- 2.5 Infrastructure List
- 2.6 Interaction between CIL and S106
- 2.7 Future Review of CIL Infrastructure

3. Section 106 (Planning Obligations) Report

- 3.1 Headline Figures
- 3.2 New Obligations
- 3.3 S106 Receipts
- 3.4 S106 Allocations
- 3.5 S106 Spending
- 3.6 Commuted Sums

Appendices

- Appendix 1: List of Schedule 2 requirements for the Infrastructure Funding Statement
 - Appendix 1a: Community Infrastructure Levy
 - Appendix 1b: Section 106 Planning Obligations
- Appendix 2: CIL Development Framework Document

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 2021 – 31 March 2022. 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 2021-22 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 **£1,613,574.69** of CIL was collected from commenced developments during the reported year. As with the 2020-2021 period, no CIL funding was specifically allocated or spent towards infrastructure projects, though the overall process for Strategic CIL spending was agreed through the adoption of a CIL Framework Appraisal Document in December of 2021 (see Appendix 2).
- 2.4 The Delivery Programme at the end of the document was approved in May 2022 (outside of the reported year) but highlights the priority areas to which CIL funding will be applied and sets out the Council's approach to allocation.
- 2.5 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). Whilst the infrastructure list included in previous Infrastructure Funding Statements is still relevant in identifying the primary infrastructure categories the Borough Council intends to fund through the levy, the Delivery Programme identifies a more specific list projects to which strategic funding may be applied, as well as their respective priorities.

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.

- 2.6 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.
- 2.7 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 2021-22 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 2021-22 period. A further breakdown of each item is included in later sections of the report.

S106 Movement: 2021-22	
Opening Balance (01/04/2021)	£21,848,633.37
Contributions Received	£15,724,198.82
Contributions Spent	£1,685,413.50
Interest Accrued	£32,989.39
Closing Balance (31/03/2022)	£35,905,957.58

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 **£1,664,474.55**. 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 agreement entered into in 2021-22 is set out in the tables below:

Land East of Meeting House Close, Costock Road, East Leake 13/02228/OUT – Deed of Variation dated 26/05/2021

Non-Financial	
Contribution	Details
Open Space	Maintenance in perpetuity in accordance with Car Park Scheme

Land At OS Reference 456332, Asher Lane, Ruddington 18/00300/OUT – Deed of Variation dated 16/12/2021

Financial	
Contribution	Amount
Off-Site Highways	£347,439.55
Total:	£347,439.55

**Church Farm Nursing Home Ltd, Skylarks, Adbolton Lane, Holme Pierrepont
18/01073/FUL – S106 Agreement dated 13/04/2021**

Financial	
Contribution	Amount
Bus Stop	£10,000.00
Health	£19,200.00
Monitoring Sum	£273.00
Total:	£29,473.00

**RBC Central Works Depot, Abbey Road, West Bridgford
19/00678/OUT – S106 Agreement dated 24/02/2022**

Financial		Non-Financial	
Contribution	Amount	Contribution	Details
Education (Primary)	£285,720.00	Affordable Housing*	30% (21 Units)
Education (Secondary)	£209,528.00	Open Space	Open Space Scheme
Bus Stop	£19,500.00	Visitor Parking Areas	Provide spaces and signage
Health	£61,480.00		
Play Area	£39,689.00		
Sports Pitches	£31,996.00		
Allotments	£5,183.00		
Highway Tree	£38,434.00		
Total:	£691,530.00	*Option to provide a Commuted Sum instead if unable to dispose of the Affordable Housing units to a Registered Provider	

**Land North of Grantham Road, Radcliffe on Trent
19/01353/OUT – S106 Agreement dated 17/02/2022**

Financial		Non-Financial	
Contribution	Amount	Contribution	Details
Network Rail	£7,000.00	Affordable Housing*	30% (Max 84 Units)
Allotments	£73.00 per Dwelling	Open Space	Open Space Scheme
Highway Improvements	£1,020.86 per Dwelling (Max £285,840.80)	Safeguarded Land	Reserved for potential delivery of bridge
Monitoring Sum	£6,552.00		
Total:	£13,552.00+	*Option to provide a Commuted Sum instead if unable to dispose of the Affordable Housing units to a Registered Provider	

**Thoroton Farm, Main Street, Thoroton
20/00345/VAR – S106 Agreement dated 09/04/2021**

Financial	
Contribution	Amount
Affordable Housing	£130,782.00
Total:	£130,782.00

**Land At Manor Park, Ruddington
20/00719/FUL – Section 106 Agreement dated 14/04/2021**

Financial	
Contribution	Amount
Affordable Housing	£87,251.00
Health	£30,280.00
Total:	£117,531.00

**Land Off, Rempstone Road, East Leake
20/00888/FUL – S106 Agreement dated 02/09/2021**

Financial		Non-Financial	
Contribution	Amount	Contribution	Details
Allotments	£3,723.00	Affordable Housing*	20% (10 Units)
Monitoring Sum	£819.00	Open Space	Open Space Enhancement Scheme (Off-Site)
Total:	£4,542.00	*Option to provide a Commuted Sum instead if unable to dispose of the Affordable Housing units to a Registered Provider	

**OS Field 8500, Butt Lane, East Bridgford
20/02465/FUL – S106 Agreement dated 27/05/2021**

Financial		Non-Financial	
Contribution	Amount	Contribution	Details
Monitoring Sum	£546.00	Affordable Housing*	30% (26 Units)
		Open Space	Open Space Scheme
Total:	£546.00	*Option to provide a Commuted Sum instead if unable to dispose of the Affordable Housing units to a Registered Provider	

**West Bridgford Police Station, Rectory Road, West Bridgford
21/00663/FUL – S106 Agreement dated 28/01/2022**

Financial	
Contribution	Amount
Affordable Housing	£215,150.00
Health	£62,800.00
Total:	£277,950.00

**Land South Of, Butt Lane, East Bridgford
21/00664/VAR – S106 Agreement dated 10/02/2022**

Financial		Non-Financial	
Contribution	Amount	Contribution	Details
Monitoring Sum	£2,000.00	Affordable Housing*	30%
		Open Space	Open Space Scheme
		Car Park Land	Medical Centre Car Park Land Scheme
Total:	£2,000.00	*Exact number dependant on final number of dwellings approved.	

**5 - 27 Loughborough Road, West Bridgford
21/01465/FUL – S106 Agreement dated 22/09/2021**

Financial	
Contribution	Amount
Health	£43,200.00
Total:	£43,200.00

**Land North of Park Lane, Park Lane, Sutton Bonington
21/02283/FUL – S106 Agreement dated 29/03/2022**

Financial		Non-Financial	
Contribution	Amount	Contribution	Details
Allotments	£5,110.00	Affordable Housing*	30% (21 Units)
Monitoring Sum	£819.00	Open Space	Open Space Scheme
Total:	£5,929.00	*Option to provide a Commuted Sum instead if unable to dispose of the Affordable Housing units to a Registered Provider	

3.3 Breakdown of Receipts

The below table covers contributions received from development sites within the Borough during the 2021-22 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 1 – Land off Melton Road, Edwalton (14/01238/FUL)	£3,483,129.50
Land East and West of Chapel Lane, Bingham (10/01962/OUT)	£2,779,992.81
Land at OS Reference 456332 Asher Lane, Ruddington (18/00300/OUT)	£1,849,980.02
Land Off Shelford Road (Shelford Road Farm), Radcliffe on Trent (13/02329/OUT)	£1,778,738.73
Land North of Rempstone Road, East Leake (16/01881/OUT)	£1,335,233.50
Land East of Kirk Ley Road, East Leake (14/01927/VAR)	£1,015,355.00
Land South of Wilford Lane, West Bridgford (17/00673/FUL)	£642,945.47
Land at Grooms Cottage, Shelford Road, Radcliffe on Trent (18/02269/OUT)	£440,556.24
Bridgford House, Pavilion Road, West Bridgford (17/01981/FUL)	£397,347.60
Zone 2 – Land South West of Edwalton Lodge Close, Edwalton (14/02715/FUL)	£376,216.96
Land at Royal Air Force Newton, Newton (10/02105/OUT)	£365,061.40
Land East and West of Nottingham Road, South of Clifton (14/01417/OUT)	£353,556.00
Green Land – Land off Melton Road, Edwalton (19/02068/FUL)	£233,477.45
Land Adjacent Mallow Way and South of Nottingham Road, Bingham (99/00941/OUT)	£191,232.80
Thoroton Farm, Main Street, Thoroton (20/00345/VAR)	£152,923.97
Land North of Cliffhill Lane, Aslockton (17/02871/OUT)	£130,500.00
Zone 5 – Land off Melton Road, Edwalton (18/00457/FUL)	£73,594.00
Land South of Meadowcroft, Flawforth Lane, Ruddington (19/01063/FUL)	£47,638.00
Land off Lantern Lane, East Leake (17/02292/OUT)	£41,549.07
Land on Wilford Lane, West Bridgford (19/02330/FUL)	£23,505.30
Land at Nottingham Road, Gotham (19/01610/FUL)	£11,665.00
Total:	£15,724,198.82

3.4 Breakdown of Allocations

The below table covers contributions that have been allocated to projects during the 2021-22 period. Though there is usually a definition for what certain contributions under a S106 agreement can be used for, allocation represents a firm commitment of the use of particular funds for a specific purpose.

S106 Allocations	
Project	Sum Allocated
Expansion of Rushcliffe Secondary School to provide an additional 450 pupil places	5,155,417.30
Provision of a new 3G Artificial Grass Pitch (AGP) at Gresham Sports Park, West Bridgford	762,785.50
Construction of new classroom block at South Wolds Academy, Keyworth	585,034.20
Construction of new Clubhouse and refurbishment of existing Clubhouse at Costock Road Playing Fields, East Leake	277,321.48
Construction of new performing arts building at West Bridgford School	239,464.38
Expansion and remodelling of Brookside Primary School to create additional pupil places	208,047.37
Installation of new Play Equipment at Oldershaw Trust Land, Costock Road, East Leake	44,944.03
Total:	£7,273,014.26

3.5 Breakdown of Spend

The below table covers contributions that have been spent on projects during the 2021-22 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
Provision of a new 3G Artificial Grass Pitch (AGP) at Gresham Sports Park, West Bridgford	£762,785.50
Construction of extension at Ash Lea School, Cotgrave	£642,508.59
Construction of new Clubhouse and refurbishment of existing Clubhouse at Costock Road Playing Fields, East Leake	£168,158.74
Installation of new Play Equipment at Oldershaw Trust Land, Costock Road, East Leake	£44,944.03
Upgrades to and provision of new bus stops on Leake Lane/Loughborough Road, Stanford on Soar	£33,730.60
Provision of a new 3G Artificial Grass Pitch (AGP) at Normanton Playing Fields, Keyworth	£25,386.04
Cycle Path Maintenance at Cotgrave Country Park (Phase 2)	£7,900.00
Total:	£1,685,413.50

3.6 Commuted Sums

The below table details the value of commuted sums that the Borough Council held at the end of the 2021-22 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, Grantham Road, Radcliffe on Trent	£6,819.06
Sports and Playing Pitches Maintenance, Former Cotgrave Colliery	£22,874.89
Open Space Maintenance, Rectory Road, Sutton Bonington	£4,997.18
Open Space Maintenance, Ludlow Hill Road, West Bridgford	£16,813.34
Open Space Maintenance, Plumtree Road, Cotgrave	£2,116.33
Open Space Maintenance, Mill Hill, Bingham	£191,269.11
Open Space Maintenance, Woodroffe Way, East Leake	£27,803.26
Open Space Maintenance, Gotham Road, East Leake	£16,577.51
Sports Pitches Maintenance, Normanton Playing Fields, Keyworth	£7,423.45
Total:	£296,694.13

Appendix 1a: CIL Reporting Figures	
(a) the total value of CIL set out in all demand notices issued in the reported year;	£1,787,689.23
(b) the total amount of CIL receipts for the reported year;	£1,613,574.69
(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;	£378,513.66
(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;	£80,763.84
(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>	£80,763.84
(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>	£134,722.43
<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>	£91,132.04
<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 1a: 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>	£1,522,442.65
<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>	£321,991.51
<i>(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;</i>	£91,290.35
<i>(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.</i>	£56,522.15

Appendix 1b: S106 Reporting Figures	
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£1,664,474.55
(b) the total amount of money under any planning obligations which was received during the reported year;	£15,724,198.82
(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;	£11,239,764.27
(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;	£6,187,963.25
(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);	£1,685,413.50
(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>	£39,489.32
(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

Appendix 2: CIL Framework Appraisal Document



Community Infrastructure Levy (CIL)

Framework Appraisal Document

Adopted December 2021

Context

The Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities to raise funds from developments within their area, in order to help finance the infrastructure projects required to support new development.

The Borough Council adopted its Charging Schedule on 7 October 2019, which applies to most residential and retail development. Rates were set based on a viability assessment carried out as part of the development of the Local Plan, striking an appropriate balance between additional investment to support development and the potential effect on the viability of developments. Differential rates have been applied to residential schemes based on their location in the Borough, to account for differing land and property values.

The levy can be used to fund a wide range of infrastructure and gives local authorities the opportunity to choose what infrastructure they need to deliver their Development Plan. The Borough Council have identified the following areas of infrastructure to be wholly or partly funded by Community Infrastructure Levy funds:

- 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.

The above infrastructure areas have been considered the most appropriate to deliver on a strategic level. The categories are broad in scope, so a method of identifying specific projects to which CIL funds will be applied has been developed. The outcomes of this process will inform any necessary changes to the infrastructure list to ensure the infrastructure requirements of the Borough are met. Specifically identifying where CIL funds will be applied will provide more certainty to developers and infrastructure providers alike, and help inform negotiations for site-specific mitigation through S106 planning obligations.

Statutory Requirements

The management and spending of CIL receipts sits within a legislative framework as defined by the Planning Act 2008 and the Community Infrastructure Regulations 2010. Part 7 the CIL Regs sets out how different elements of the CIL receipts collected by a local authority should be applied:

- The Borough Council can apply CIL receipts towards any administrative expenses associated with the operation of the CIL regime. This amount cannot exceed 5% of the total CIL receipts collected each year.
- Each year, 15% of all levy receipts collected in areas with a Town or Parish Council, up to a cap of £100 per council-taxable dwelling in that area, must be passed to the relevant Town/Parish Council. This figure rises to 25% uncapped in areas with a Neighbourhood Plan. The Town/Parish Council can apply this Neighbourhood CIL towards a wider range of things than the rest of the levy, provided that it meets the requirement to support the development of the area.
- In other areas (West Bridgford and areas with a Parish Meeting), the Borough Council retains the levy receipts which would otherwise be passed to a Town/Parish Council for that area. These funds can be applied in the same way as other Neighbourhood CIL, with the Borough Council acting as if it were the relevant Town/Parish Council. This will be done in consultation with the local community – either through the West Bridgford Special Expenses and CIL Advisory Group, or on a case-by-case basis for areas with a Parish Meeting.
- The remaining Strategic CIL is retained by the Borough Council and must be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area. It is the Strategic CIL element of the levy that this Framework Appraisal concerns.

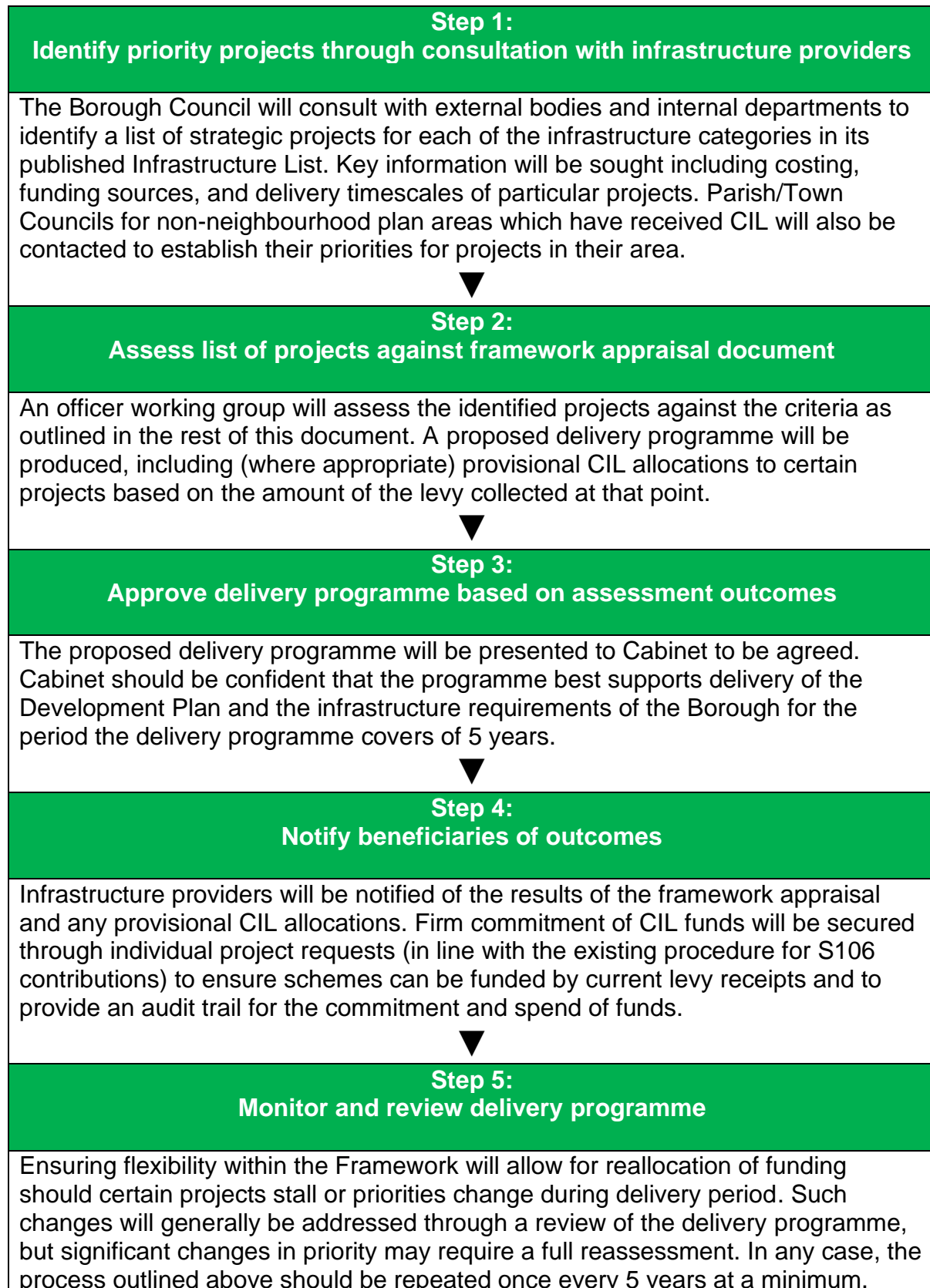
Non-Neighbourhood Plan Areas

In many areas of the Borough, it will not be feasible or desirable for Parish Councils to develop and adopt a Neighbourhood Plan. The Borough Council is therefore providing a way for Parish Councils without a Neighbourhood Plan to access a set proportion of the Strategic CIL collected from liable developments in their area. This supplementary amount will bring the amount of CIL that may be applied locally up to the same 25% proportion which Neighbourhood Plan areas automatically benefit from.

It is important to note that these supplementary funds do not qualify as additional Neighbourhood CIL. The CIL Regulations do not allow a charging authority to increase the statutory amounts of CIL passed to local councils in accordance with Reg 59A and 59B. The Borough Council will remain responsible for the allocation and spend of this CIL and will be required to report on its use through the Annual Infrastructure Funding Statement. Provisions for the allocation and spend of this additional sum have been worked into this framework to ensure compliance with the restrictions on use of Strategic CIL.

As the additional funds being made accessible can still only be applied towards items included in the Borough Council's published Infrastructure List, it is not expected to significantly affect the ability of CIL to deliver the strategic priorities of the Borough. However, the use of this supplementary CIL will be monitored closely, and the above arrangements may need to be reviewed in future.

Process Overview



Identification of Projects

Prior to carrying out the Framework Appraisal, the Brough Council will contact relevant infrastructure providers to establish the priorities within each infrastructure category. Based on the current infrastructure list, these providers consist of:

- Nottinghamshire County Council Transport and Travel
- Rushcliffe Borough Council Communities (Internal)
- Nottinghamshire County Council Education
- NHS Rushcliffe Clinical Commissioning Group

As additional CIL allocations for non-Neighbourhood Plan areas are based on the value of CIL receipts collected within that area, information about potential projects from Parish/Town Councils will be sought at the same time as any statutory Neighbourhood CIL is passed to those local councils, to be included in the next assessment or review.

A baseline level of information will be required to allow for a full assessment of projects. Infrastructure providers will be made aware that, where this information is not available or forthcoming, this may lead to other projects being prioritised through the Framework Appraisal.

Assessment of Projects

The purpose of the Framework Appraisal is to provide a clear and consistent method of assessing potential projects, and to identify where Strategic CIL funding is best applied to support the growth of the Borough and secure timely infrastructure delivery. The appraisal has been developed around four primary areas of consideration:

- **Justification** – Why the project is required (including robust evidence demonstrating need), suitability of project, and due regard to alternatives
- **Strategic Benefits** – Links to existing and emerging Plans/Strategies and Corporate Objectives, and consideration of infrastructure funding gaps
- **Funding** – Amount of CIL required/requested, estimated cost of projects (including costs of maintenance/operation), and other available funding sources (including unlocked match funding and time-limited funding)
- **Deliverability** – Other approvals/consents required to bring project forward, timescales for delivery (short/medium/long term), and potential impediments to delivery

The appraisal will be carried out by an officer working group, considering the information obtained from infrastructure providers and, where appropriate, non-Neighbourhood Plan Parish Councils. The overall outcomes will be presented as a report to Cabinet, accompanied by a proposed delivery programme detailing the key information used in the appraisal of individual projects.

Framework Appraisal Categories

Infrastructure Requirement

Details of the project/scheme to be delivered. This should identify the location, nature, and description of the proposal. Any potential alternatives or options for the scheme should be considered, particularly where there are any risks or uncertainties around delivery.

Lead Provider

Identification of the key infrastructure provider (NCC, CCG, or RBC as appropriate), as well as any supporting partners.

Supported Policies/Objectives

Information on what existing/emerging policies/strategies the proposal supports, both in terms of overall infrastructure delivery (RBC Local Plan Parts 1 and 2, Rushcliffe Infrastructure Delivery Plan (IDP), etc.) as well as those specific to individual infrastructure categories (Playing Pitch Strategy, Leisure Facilities Strategy, etc). There should be consistency in which policies/strategies are supported within each infrastructure category.

Dependencies/Constraints

Identification of any risks to or specific requirements for project delivery (Reliance on other funding bids, securing a site, obtaining planning permission, etc.) Where there are any significant constraints or barriers to delivery, details of how these will be addressed or mitigated against will be required.

Estimated Cost

The full cost of the project/proposal, including any potential maintenance/operational costs associated with the infrastructure. The Borough Council will generally not seek to apply CIL funds towards ongoing costs.

Identified Funding Sources

Where known, information on what additional funding has been secured from other sources, as well as any time-limited or match funding streams which a CIL allocation may unlock. If a certain level of CIL is sought to ensure project delivery, this should also be stated.

Strategic Importance

An identification of how important each project is to the delivery of infrastructure to support growth as identified within the Borough Council's Local Plan, the Infrastructure Delivery Plans that support the Local Plan, related policies, and other council objectives.

- **Critical** – The infrastructure proposed is critical to support delivery of the Local Plan and will need to be prioritised accordingly at the stage of implementation.
- **Important** – The infrastructure proposed is required to support development as well as overall strategy objectives but does not need to be prioritised over other projects.
- **Desirable** – The infrastructure proposed does not support significant development taking place but will facilitate the delivery of overall strategy objectives.

Project Status

Information on how far progressed a project is. This may include details of what further steps need to be taken or are planned in order for the project to be confirmed as deliverable.

- **Deliverable** – There is a strong prospect of the project being delivered – infrastructure providers are committed to delivery, other funding sources and consents are in place, and there are no significant barriers/constraints on delivery.
- **Emerging** – Work has gone into developing the project but there may still be key unknowns about the proposal that need to be addressed before securing delivery.
- **Aspirational** – Projects identified by infrastructure providers which are planned to come forward in future, but where specific details have not been established.

Delivery Timeframe

The anticipated delivery period in which the infrastructure will actually be provided. Where a project is phased, this may span multiple periods. Any more specific information on timings will be included to help inform the order of priority within timeframe brackets.

- **Short-Term** – Delivery within current delivery period (1-5 Years)
- **Medium-Term** – Delivery within next delivery period (6-10 Years)
- **Long-Term** – Delivery within future delivery periods (11+ Years)

Current Priority

Projects will be prioritised based on the categories set out above. Specific feedback from key infrastructure providers about their own service priorities will also be accounted for.

Provisional Allocation

The implementation of projects (especially short-term projects which are anticipated to come forward within the delivery period) may depend on infrastructure providers having assurance as to the amount of CIL funding that will be available. Generally, only projects where the estimated costs and other funding streams are fully identified will be considered for the provisional allocation of any CIL.

The exception would be any larger important or critical projects which may still be emerging but are reliant on further CIL funds being accrued. In this instance, it may be appropriate to reserve a level of available CIL funding in order to ensure these key projects can be delivered.

Additionally, the delivery plan will identify the supplementary amounts of Strategic CIL collected from non-Neighbourhood Plan areas. Where Parish Councils for these areas have identified an intended use for these funds, the project will be reported in the delivery plan and the amount of supplementary CIL allocated towards the project will be specified. Parish Councils will be expected to use or commit to use their statutory Neighbourhood CIL before seeking any supplemental Strategic CIL. Where no project has been identified or commenced by a Parish Council within 5 years of receipt, the supplementary CIL will be returned to the main Strategic CIL fund.

Funding Gaps

In addition to the assessment criteria, an overall consideration of how levy receipts will be applied is necessary. CIL will in part address these funding gaps, but it is not anticipated that the level of levy receipts will completely cover the cost of required infrastructure. The funding gaps for each infrastructure category, expressed as a percentage of the overall funding gap, are as follows:

Infrastructure Item	Funding Gap
Provision of additional secondary school places across the Borough through new provision or extension to existing provision	40%
Provision of Park and Ride along the A52 corridor and bus priority measures in West Bridgford	20%
Provision of or improvements to indoor leisure provision	15%
Provision of health facilities across the Borough through new provision or extension to existing provision	15%
Provision of or improvements to playing pitches and ancillary facilities	10%

Over the lifetime of CIL, the Borough Council will track a cumulative total of sums committed/spent from CIL towards different infrastructure items, both looking as a percentage of receipts to date and as a proportion of the estimated £12.8 million of CIL income for the 2019-2028 period. These figures will be reported as part of each assessment and will be used to inform the long-term spending of CIL to ensure that all infrastructure areas benefit from levy receipts broadly proportional to the identified funding gaps. This will be particularly important when considering larger infrastructure items, which may need to build up a reserve fund of CIL before they can be implemented.

Delivery Programme

The outcomes of the assessment process will be presented as a draft delivery programme (a worked example is provided at the end of this document). The programme is intended to assist in the comparison of the various projects and highlight areas of priority, as well as give an indication of a likely order of delivery and prospective levels of CIL funding towards projects.

Should the delivery programme be agreed, infrastructure providers will be informed of the outcomes including, where given, levels of provisional CIL allocation. The outcomes and programme will also be included as an appendix in the Borough Council's Annual Infrastructure Funding Statement.

Delivery Programme (As approved May 2022)

Project Ref	Infrastructure Requirements	Lead Provider	Supported Policies/Objectives	Dependencies/Constraints	Estimated Cost	Identified Funding Sources	Strategic Importance	Project Status	Delivery Timeframe	Proposed Priority Allocation
HC1	New Medical Centre in East Leake	CCG			TBC	CIL, S106, Central Government Levelling Up Funding Bid	Critical	Emerging	Short-Term (1-5 Years)	High
PP1	Costock Road Playing Fields - New and Refurbished Pavilion	Parish Council / FA			£846,000	Football Foundation (£375,000), S106 (£275,000)	Important	Underway	Short-Term (1-5 Years)	High
PP8	Ellerslie Cricket Club, West Bridgford – Cricket Ball Strike Nets	Cricket Club / ECB			TBC (£50,000 – £100,000)	None (potential ECB funding)	Important	Emerging	Short-Term (1-5 Years)	High
SE1	New Secondary School - Lady Bay/Gamston	NCC			£3,500,000 / £5,600,000	CIL	Critical	Emerging	Short-Term (1-5 Years)	High
PP3	Normanton Playing Fields - Development of Platt Lane Sports Facility	Sports Club / ECB / FA			TBC	S106	Important	Deliverable	Short-Term (1-5 Years)	Medium/High
HC2	New Medical Centre in Radcliffe on Trent	CCG		Currently exploring potential sites for new Medical Centre	TBC	S106	Critical	Emerging	Short-Term (1-5 Years)	Medium/High
IL1	Cotgrave Leisure Centre	RBC			TBC		Important	Emerging	Short-Term (1-5 Years)	Medium
IL3	Keyworth Leisure Centre	RBC			TBC		Important	Emerging	Short-Term (1-5 Years)	Medium
PP4	Land off Wilford Road - New Hockey Club Facility	RBC			£8,300,000	None	Important	Emerging	Medium-Term (5-10 Years)	Medium
PP5	Bingham Leisure Centre - New ATP and Pavilion	Toot Hill School / England Athletics			TBC		Important	Aspirational	Medium-Term (5-10 Years)	Medium
PP2	Bingham RFC - New Community Hub and Sports Facility	Sports Club / RFU / Town Council			TBC		Desirable	Deliverable	Short-Term (1-5 Years)	Medium/Low
IL2	East Leake Leisure Centre	RBC			TBC		Important	Aspirational	Short-Term (1-5 Years)	Low
PP6	Nottinghamshire Sports Club	Sports Club / RFU			TBC		Desirable	Aspirational	Short-Term (1-5 Years)	Low
PP7	Arthur Ridley Sports Ground	Town Council			TBC		Desirable	Aspirational	Short-Term (1-5 Years)	Low
BP1	Park & Ride along the A52 corridor and Bus Priority Measures in West Bridgford	NCC	Identified as Critical Infrastructure in Local Plan Part 2 IDP		£3,500,000	CIL, potential S106	Critical	Aspirational	Long-Term (10+ Years)	Low