



Ashfield District Council

Infrastructure Funding Statement 2021/22

November 2022

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1. Introduction

1.1: About this statement

Welcome to Ashfield District Council's Infrastructure Funding Statement (IFS). This document sets out the 2021/22 (1st April 2021 – 31st March 2022) income and expenditure relating to Section 106 (S106) agreements.

Local authorities, such as Ashfield, are required to produce an infrastructure funding statement on an annual basis, because of recent changes to government legislation. [The Community Infrastructure Levy \(Amendment\) \(England\) \(no.2\) Regulations 2019](#). This document is the Council's infrastructure funding statement. For reporting S106 developer contributions, infrastructure can be defined as the following forms:

PHYSICAL

Transport is defined as strategic & local highway networks, bus rail, airports, travel management, cycle and pedestrian facilities, car parking.

Affordable Housing is defined as houses and flats.

Energy is defined as gas and electricity generation and distribution, renewable energy projects.

Water is defined as water supply, water treatment, drainage, flood defences, water quality.

Digital is defined as including broadband and wireless connections.

Waste is defined as collection and disposal, recycling.

Minerals is defined as reserves.

SOCIAL

Education is defined as primary, secondary, further education, and adult education.

Health is defined as centres, GP and dental surgeries, hospitals.

Emergency Services is defined as Police, Fire, Ambulance, community support.

Community Services is defined as community centres and centres for children, young people, elderly, and those with additional needs. Cemeteries, post offices.

Culture and Leisure is defined as museums, theatres, cinemas, sport centres, swimming pools, libraries, public art and realm, heritage assets.

GREEN

Open Space is defined as parks and country parks, children's play areas, sport pitches and grounds, allotments.

Forestry is defined as urban forest, woodland.

Biodiversity is defined as local wildlife sites, local nature reserves, private nature reserves, Sites of Special Scientific Interest, geological sites

BLUE

Waterways are defined as main rivers, small watercourses, canals.

S106 (known as ‘planning obligations’ or ‘developer contributions’) income is used to help fund the provision of supporting infrastructure in association with development and maximise the benefits and opportunities from growth, such as town centre regeneration and affordable homes. This can be onsite, off site or involve financial contributions known as commuted sums, in lieu of provision. Contributions for transport, affordable housing, education, open space, public realm, regeneration, and health are most commonly requested for new infrastructure in Ashfield. Further information on this can be found in Section 2. S106 Contributions.

Developer contributions are normally a key component of any authority’s approach to developing and delivering an infrastructure strategy for their area. Effective infrastructure planning, prioritisation, and governance of spend are critical to supporting the delivery of sustainable development and growth. [Developer contributions. Start with the spend in mind. PAS February 2020.](#) The Local Plan (Ashfield Local Plan Review 2002), prepared by the Council, is a plan for the future development of the District. The Local Plan (Ashfield Local Plan Review 2002) guides decisions on whether or not planning applications can be granted and details the requirements under which development contributions can be sought. Work is also underway on a replacement plan which, once adopted, will replace the Ashfield Local Plan Review 2002.

This report contains a summary of the financial contributions secured by the Council through S106 agreements from new developments for onsite provision of infrastructure, off-site infrastructure works and affordable housing. This report does not include highway works completed as part of Section 278 agreements (as this is within the remit of Nottinghamshire County Council as the highway authority) or Community Infrastructure Levy (CIL) Tariff payments. The Community Infrastructure Levy (the ‘levy’) is a charge which can be levied by local authorities on new development in their area. Ashfield District Council does not currently operate this charge as part of its development management processes.

Where S106 financial obligations have been secured and received on behalf of Nottinghamshire County Council (NCC) for highways, education or library infrastructure or the NHS Nottingham and Nottinghamshire Clinical Commissioning Group (CCG) for healthcare provision, the obligations will be recorded as spent within this document. NCC or CCG will explain, within their own IFS / reporting, details of how the funding has been used.

The information in this report will be published on the Council’s website and updated annually. [Ashfield District Council Infrastructure Statement 21 22](#)

The information is correct at date of publication. However, committed works for future years may be subject to change due to prevailing economic conditions, new legislation, and revised corporate priorities.

1.2: Key headlines from the statement

Monetary contributions

Total Money to be provided through planning obligations agreed in 2021/22	£4,733,435.05
Total Money received through planning obligations (whenever agreed) in 2021/22	£4,432,484.95
Total Money received through planning obligations (whenever agreed) spent in 2021/22	£935,804.86
Total Money received through planning obligations (whenever agreed) retained at the end of 2021/22 (excluding “commuted sums” for longer term maintenance)	£8,230,115.14
Total Money received through planning obligations (whenever agreed) retained at the end of 2021/22 (excluding “commuted sums” for longer term maintenance)	£51,173.72

Non- Monetary Contributions

Total number of affordable housing units to be provided through planning obligations agreed in 2021/22	23
Total number of affordable housing units which were provided through planning obligations (whenever agreed) in 2021/22	124
Total number of school places for pupils to be provided through planning obligations agreed in 2021/22	0
Total number of school places for pupils which were provided through planning obligations (whenever agreed) in 2021/22	Refer to Nottinghamshire County Council’s Infrastructure Financial Statement

2. S106 Contributions

2.1 Section 106 (S106) obligations

A Local Planning Authority can seek obligations, both physically on-site for a development and contributions for off-site, under Section 106 (S106) of the Town and Country Planning Act 1990. The obligations assist in mitigating the impact of otherwise unacceptable development to make it acceptable in planning terms. Obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. The obligations must be:

- Necessary to make the development acceptable in planning terms.
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

As part of the planning process, the development of new housing requires the provision of additional social, physical, and economic infrastructure to avoid a detrimental effect on the surrounding area and the lives of residents. Planning obligations assist in mitigating the impact of development which benefits local communities and supports the provision of local infrastructure [Government planning obligation guidance](#)

S106 obligations can include:

- Requirements for parts of a development to be used in certain ways (“in-kind” contributions), for example for affordable housing.
- Requirements for certain works to be undertaken or for other requirements and /or restrictions on the form of the development, for example requiring the development to be car free.
- Financial contributions to address the impacts of development (“off-site contributions”) – usually limited to those cases where it is not feasible to meet policy requirements on site and / or to mitigate specific development impacts, for example the carbon emissions from development.

Planning Practice Guidance 2019 Paragraph 023 ‘Planning Obligations’ [Planning Practice Guidance 2019 Planning obligations](#) states the following

“Planning obligations for affordable housing should only be sought for residential developments that are major developments...For residential development, major development is identified in the National Planning Policy Framework (2019) as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development, it means additional floor space of 1,000 square metres or more, or a site of 1 hectare or more.

Planning obligations should not be sought from any development consisting only of the construction of a residential annex or an extension to an existing home.”

However, there are specific circumstances where contributions through planning obligations should not be sought from developers. These are:

Monitoring fees can be secured as part of a S106, but the amount secured must fairly and reasonably relate to the development and must be applied to monitoring costs.

2.2 Ashfield Local Plan Review 2002

The previous Ashfield Local Plan was adopted by Ashfield District Council in December 1995 with a plan period to 2001. Following adoption of the Nottinghamshire Structure Plan Review in November 1996, work commenced on the Ashfield Local Plan Review with a plan period to 2011. The Council resolved on 5th September 2002, to formally adopt the Local Plan in its modified form. The Council publicly advertised its decision to adopt the Plan (Ashfield Local Plan Review 2002), on the 22nd November 2002.

Local Planning Authorities such as Ashfield District Council are required under the Planning and Compulsory Purchase Act 2004 to prepare and maintain an up-to-date Local Development Scheme which helps project manage the ongoing production of the Local Plan. As part of the production of a new local plan, the Council prepared a revised Local Development Scheme (LDS) adopted 2018.

[Ashfield District Council Local Development Scheme](#)

The LDS represents a public statement of the programme for the preparation of the Local Plan, identifying key milestones and preparation arrangements. It also ensures that infrastructure planning forms an integral part of the evidence base for a new local plan.

The Council prepared an Infrastructure Delivery Plan (IDP) [Ashfield District Council Infrastructure Delivery Plan 2016](#) as an evidence base document for the Local Plan in 2016 and was submitted for Examination (Feb 2017). The Infrastructure Delivery Plan brings together infrastructure requirements and information relating to the policies and proposals contained in the development plan. In doing so, infrastructure planning may reveal gaps in public funding for infrastructure provision, which will be assisted by developer contributions.

In 2018, the decision was made to withdraw the Local Plan (2016) and start work on a new Local Plan which, at the time of publication of this document is ongoing.

Planning applications must take into account the saved development plan policies of the Ashfield Local Plan Review (2002) until such time as a new plan is adopted. The saved policies, as identified below set out the Council's priorities on planning obligations in the context of negotiations on planning applications, with the highest priority given to affordable housing and education. Other priorities include public open space and public realm improvements, healthcare provision and transport infrastructure such as cycle lanes / routes, bus service improvements and traffic flow improvements.

Local Plan Review 2002 Policy Reference and Titles

- HG1 Housing Land Allocations
- HG4 Affordable Housing
- HG6 Public Open Space in New Residential developments
- TR6 Developer contributions to Transport Improvements
- RC3 Formal Open Space

The policies are supplemented by a number of adopted strategies such as the Public Open Space Strategy (2016) which considers the open space requirements for Ashfield for the period 2016 – 2026 and the Playing Pitch Strategy (2017) The Playing Pitch Strategy provides an overview of the provision for various sports in Ashfield for the period 2017 – 2020, which set standards and guide requests for developer contributions.

Ashfield District Council continues to work proactively with infrastructure and service providers (Nottinghamshire County Council for Education and Highways, healthcare providers such as NHS Nottingham and Nottinghamshire Integrated Care Board, etc.) to determine the needs arising from the anticipated growth of the District, and to coordinate the requirements with other neighbouring authorities. A significant amount of expenditure for the delivery of services, including healthcare, education, police, and waste management, is determined based on funding formulae, underpinned by population forecasts.

2.3 S106 process for offsite financial contributions

As part of the planning application process, the Council will hold discussions with the developer to ascertain whether onsite infrastructure and/or affordable housing can be provided. If it is determined that onsite provision is not feasible, then a financial contribution will be negotiated with the developer, in the form of obligations in a S106 agreement. The Assistant Director of Planning and

Regulatory Services works with development management case officers, developers, and the council's legal team to instruct S106 agreements for new developments, as required.

The Council will liaise with Nottinghamshire County Council to determine the level of primary and secondary education/ library/ and / or transport infrastructure contribution required to meet the needs (or also in the case of transport, mitigation works to minimise the impact) that would be generated by the development. Similar liaison will also take place with NHS Nottingham and Nottinghamshire Clinical Commissioning Group regarding health care contributions required for additional general practitioner service needs generated by the development. The Council's internal Place Team will be consulted to determine the level of public open space or public realm contribution required to meet the needs of the new development.

Once all the contributions have been collated, the requested sums are discussed with the developer and reviewed with regard to the overall viability of the proposed development. The various contributions are set out as time limited or staged payments (known as triggers) in the S106 agreement and will be due for payment by the developer such as on commencement of the works or at occupation of a specific number of houses.

The financial contribution requirement and planning for education is set by Nottinghamshire County Council. Their "Pupil Place Planning and School Capital Strategy" Nov 2017 can be accessed on the link below. [Nottinghamshire County Council Pupil Place Planning and School Capital Strategy Nov 2017](#)

The requirement for affordable housing is set by the Ashfield Local Plan Review 2002, Saved Policy HG4, p.76 of the Local Plan [Ashfield Local Plan Review 2002](#)

The financial contribution requirement for public open space and public realm is agreed with the developer to be what is proportionate to mitigate the impact of the development on the local area.

The S106 agreement is usually signed by all parties on the same day as the grant of planning permission. It then becomes an obligation which is registered as a land charge which stays with the land, binding future owners until the terms are fulfilled. The agreement will only be realised however if the planning permission is implemented, and the trigger points are reached.

Many of the S106 projects will be identified as priorities through the Corporate Plan and the Infrastructure Delivery Plan (IDP). The current IDP is being reviewed and updated as part of the work on the new emerging Local Plan. Developers will be required to contribute to the wider infrastructure, which looks to achieve the planning objective of sustainable development, responding to projected population growth and the need for new homes and jobs.

2.4 Governance structure for infrastructure delivery

Ashfield District Council has a governance and decision-making structure to ensure that infrastructure is delivered and the community benefits from S106 funding are realised. The governance arrangements are shown in the table below:

Decision making mechanism	Frequency	Purpose
Cabinet Chair: Council Leader	As and when required	Under the Ashfield District Council constitution's scheme of delegation, the Cabinet provides Member oversight for capital spending. The functions reserved to the Cabinet collectively are: <ol style="list-style-type: none"> i. Proposing the Budget and Policy Framework and Capital Programme to the Council and discharging Executive Functions in accordance with the Budget and Policy Framework agreed by Council. ii. Approval to the carry forward of underspends in excess of £15,000. iii. In-year budget re-allocations up to £100k (change from £50k). iv. Reallocation of capital budgets which do not exceed the overall capital programme. The Cabinet approves the Capital Programme in February. Updates to project programme can be taken to Cabinet throughout the year. Project performance is reported back to Cabinet.
Council Chair: Vice Chairman	Monthly	Capital Programme for new financial year approved at full Council, following approval at Cabinet.
Corporate Leadership Team (CLT) Chair: Chief Executive Officer	Weekly	The Capital Strategy and programme is reviewed in October. Next year's financial budgets are reviewed in November and the draft budget is approved in December.
Regeneration Board Chair: Director of Place and Communities	Bi- Monthly	Projects are generated for development in the regeneration pipeline, in line with the corporate plan objectives and departmental service plans. Project business cases are prepared for approval by the Regeneration Board. Project delivery is monitored by the Council's Performance Team using the Pentana project management system (quarterly updates) and at the regeneration board meetings
Capital programme review Extended Leadership Team (ELT) / CLT/ Finance	Monthly	S106 and grant funding project spend are circulated by the Finance team for comment and review.

Table 1: Ashfield District Council governance and decision-making structure

The stages below set out the decision-making process:

Stage 1: Corporate Leadership Team

October: The Capital Strategy and programme is reviewed.

December: Next year's financial budgets are reviewed.

January: Draft budget is approved in January.

Stage 2: Cabinet

February: Capital Programme considered and recommended for approval by Council for the new financial year, including the allocation of received S106 contributions to specific projects.

Stage 3: Council

February/ March: Capital Programme for new financial year approved at Full Council, following recommendation by Cabinet.

Stage 4: Regeneration Board

Throughout the year, projects are generated for development in the regeneration pipeline, in line with the corporate plan objectives and departmental service plans. Project business cases are prepared for approval by the Regeneration Board. Project delivery is monitored by the Council's Performance Team using the Pentana project management system (quarterly updates) and at the Regeneration Board meetings

Stage 5: Capital programme review

Throughout the year, S106 and grant funding project spend are circulated by the Finance team for comment and review. Service are required to provide details of forecast S106 and grant funding usage to the end of the financial year.

2.5 S106 Contributions Received in Previous Years

As set out in Section 2.2, Ashfield Local Plan Review 2002, the Council's IDP sets out the Council's approach to ensuring the delivery of infrastructure to support anticipated levels of growth. Developer contributions and planning obligations are the main means of delivering local infrastructure.

The following table shows that as of 31st March 2022, a net S106 total of £935,804.86 was spent. A large portion of the funding was transferred to Nottinghamshire County Council to fund education places in the district. The full detail of the education spend will be reported in Nottinghamshire County Council's 2021/22 IFS. Public open space, new affordable homes, transport, health, libraries, employment opportunities and public realm projects in the district made up the balance.

S106 monies	Amount
Total S106 monies received as at 31 March 2021	£4,432,484.95
Total record of S106 contributions received from 1st April 2021 to 31st March 2022	£4,733,435.05
Total contributions available	£9,165,920.00
Total Spend of S106 from 1st April 2021 to 31st March 2022	£935,804.86
Total S106 contributions available after 2019/20 spend (as of 31st March 2022)	£8,230,115.14
Balance held for longer term maintenance obligations (included in above)	£51,173.72

Table 2: Total S106 monies

The above table shows that as of 31st March 2022, a net S106 total of **£8,230,115.04** was available to fund public open space, education, healthcare, transport, libraries, waste management, regeneration, and affordable housing projects in the district.

2.6 S106 Agreements signed in 2021/22

In the period 1st April 2021 to 31st March 2022, Ashfield District Council entered into planning obligations to the sum of **£1,567,986.76**. Developments with S106 agreements signed in the last financial year (2021/22) are listed below with their planning application reference:

V/2010/0123 Land Between Buxton House And Crich View, Chesterfield Road, Huthwaite: Deed of release and discharge (1)

V/2010/0123 Land Between Buxton House And Crich View, Chesterfield Road, Huthwaite: Deed of release and discharge (2)

V/2019/0756 Residential development on Land off Millers Way, Kirkby-in-Ashfield : 54 Dwellings and associated highways, drainage, and landscaping infrastructure

V/2019/0491 Residential development on land to the rear of 211 Alfreton Road, Sutton In Ashfield: Maximum of 100 dwellings and associated access. Including demolition of 211 Alfreton Road. Unilateral Undertaking

V/2021/0241 Land relating to Blenheim Industrial Estate, Nottingham : Deed of variation.

V/2020/0791 Residential development on land at Clare Road, Sutton-in-Ashfield: 69 Dwellings and associated infrastructure, engineering works and open space with access from Clare Road and Leamington Drive.

V/2020/0884 Residential development on land to the rear of 211 Alfreton Road, Sutton In Ashfield : Demolition of 211 Alfreton Road, the garage of 213 Alfreton Road and garages to the rear of 209 Alfreton Road. Construction of 110 homes with associated infrastructure including a replacement garage to the rear of 209 Alfreton Road.

S106 agreements and other relevant documentation for each of the above planning applications (7 in total) can be viewed online on the Council's planning portal at: [Ashfield District Council Search Planning applications](#)

S106 agreements can also be viewed online at: [Ashfield District Council search planning applications](#)

Please see appendix 1 for details of:

- a) The total amount of money to be provided under any planning obligation which was entered into during 2021/22
- b) Summary details of any non-monetary contributions to be provided under planning obligations entered into during 2021/22 including details of –
 - i. In relation to affordable housing, the total number of units which will be provided
 - 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.

2.7 S106 Contributions Received in 2021/22

In 2021/22, a total of **4,733,435.05** was received in S106 contributions. The table and bar chart below shows the contributions received by infrastructure type:

Infrastructure Financial Statement: 01 April 2021 to 31 March 2022

Infrastructure type	S106 Contributions received
Public Open Space	£419,166.98
Primary Education	£1,275,602.36
Secondary Education	£1,415,039.03
Transport	£682,042.48
Health	£635,451.50
Libraries	£6,591.00
Public Realm	£0
Affordable Housing	£97,334.75
Regeneration	£199,940.39
Interest	£2,266.56
TOTAL	£4,733,435.05

Table 3: Total S106 contributions received

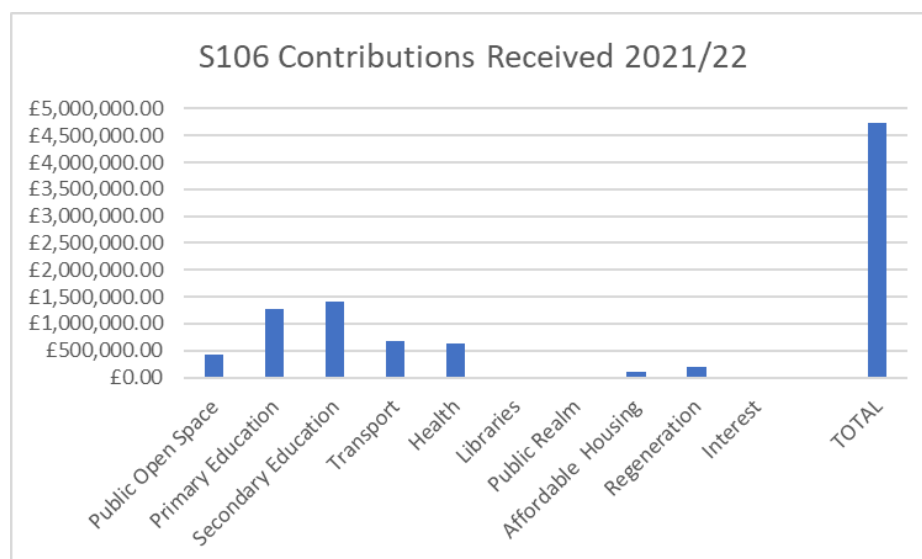


Figure 1: Total S106 contributions received

Total receipts in 2021/22 came from 10 sites, however most of the contributions came from the following sites:

V/2013/0123 Rolls Royce, Watnall Road, Hucknall £1,601,262.19

V/2019/0483 Broomhill Farm, Nottingham Road, Hucknall £971,305.75

Additional detail for the contributions received is shown in Appendix 2.

2.8 S106 Contributions allocated but not spent in 2021/22

Within the reported year, S106 funds received by the Council and allocated to a specific project, but not spent as of 31/03/2021 totals **£564,927.52**. These contributions comprise the following items:

PUBLIC OPEN SPACE

Planning application / Development site location	S106 Funds secured	Project Allocation
Hucknall POS*	£116,187.18	Hucknall area – Titchfield Park
Kirkby POS*	£80,094.64	Kirkby area – Nuncargate Recreation Ground
Sutton POS*	£368,645.70	Sutton area – Projects in development
Rurals POS*	£0	
TOTAL	£564,927.52	

TRANSPORT

Planning application / Development site location	S106 Funds secured	Project Allocation
Hucknall TR6*	£599,339.60	Hucknall area – Projects in development
Rolls Royce, Hucknall V/2013/0123	£124,585.76	To be paid to Nottinghamshire County Council for bus service contribution
Kirkby TR6*	£152,714.23	Kirkby area – Projects in development
Sutton TR6*	£542,825.65	Sutton area – Projects in development
V/2016/0208 Residential development on land at Brand Lane, Stanton Hill, Sutton	£100,747.26	To be paid to Nottinghamshire County Council for highways improvements in the Brand Lane area of Stanton Hill
Rurals TR6*	£10,671.50	Rurals area – Projects in development
TOTAL	£1,530,884.00	

AFFORDABLE HOUSING

Planning application / Development site location	S106 Funds secured	Project Allocation
Source applications V/2004/0484 V/2011/0560 V/2013/0656 V/2018/0393		£200k to part funding the new affordable housing scheme on Midland Road, Sutton in Ashfield providing 6 x 3 bed houses, 6 x 2 bed house, 4 x 1 bed flats and 4 x 2 bed flats
TOTAL	£748,484.43	

SPECIFIC PROJECT ALLOCATIONS

Planning application / Development site location	£106 Funds secured	Project Allocation
V/2003/1094 Land at Studfold Lane, Kirkby	£82,805.97	Kirkby - Regeneration of the town centre
V/2005/0886 Annesley Colliery, Kirkby	£276,573.47	Regeneration of the Woodhouse ward
V/2003/1094 Lindleys Lane, Kirkby	£77,930.65	Sorrel Drive Play area – New play area and play equipment
V/2005/0886 Annesley Colliery, Kirkby	£31,181.61	Art Feature Annesley -bespoke artwork features and street furniture across the Annesley area to link the new estate and site of former colliery with the existing miners' cottages.
V/2013/0493 Washdyke Lane, Hucknall	£13,892.73	Washdyke Recreation Ground – General landscape improvements.
V/2004/0356 Papplewick Lane, Hucknall	£1,013.10	Commission and install art features within the Papplewick Development
V/2019/0005 Royal Foresters, Sutton	£46,946.39	Improvements to Cowpasture Recreation Ground improvements (£15576.16) and Sutton Town Centre Public Realm (£31152.21)
V/2017/0329 Land Adj. The Bluebell, Carsic Lane, Sutton	£8,008.00	Improvements at Sutton Lawn
Land Adj. The Bluebell, Carsic Lane, Sutton V/2017/0329	£16,016.00	Improvements at Portland Square and or / Low Street or another Public Realm project
Land South of Mansfield Road, Sutton V/2017/0049	£37,702.44	Improvements to Low Street or another Public Realm project
The Twitchell V/2014/0045	£34,468.70	Improvements to Low Street or other Public Realm project (transferred from revenue to capital)
Residential development on land at Brand Lane, Stanton Hill V/2016/0208	£200,040.36	Provision of business realm Improvements to Brierley Park Close Industrial Units and Stanton Hill High Street Including shop frontage improvements and public realm Improvements
TOTAL	£826,579.42	

HEALTH

Planning application / Development site location	S106 Funds secured	Project Allocation
Fire Station Watnall Road, Hucknall V/2019/0129	£26,989.27	To be paid to the Local Clinical Commissioning Group towards the enhancement of capacity and/ or infrastructure in local practices
Annesley Miners Welfare V/ 2018/0393	£24,760.60	To be paid to the Local Clinical Commissioning Group towards the enhancement of capacity and/ or infrastructure in local practices
Broomhill Farm, Nottingham Road, Hucknall V/2019/0483	£117,695.25	To be paid to the Local Clinical Commissioning Group towards the enhancement of capacity and/ or infrastructure in local practices
Rolls Royce, Watnall Road, Hucknall V/2013/0123	£458,150.00	To be paid to the Local Clinical Commissioning Group for the funding of improved healthcare facilities of benefit to the development
Land to the rear of 211 Alfreton Road, Sutton in Ashfield V/2020/0884	£59,606.25	To be paid to the Local Clinical Commissioning Group for use by the CCG towards the reconfiguration or extension of existing healthcare facilities or the provision of new healthcare facilities within the vicinity of the site.
TOTAL	£687,201.37	

LIBRARIES

Planning application / Development site location	S106 Funds secured	Project Allocation
V/2016/0208 Residential development on land at Brand Lane, Stanton Hill, Sutton	£9521.68	To be paid to Nottinghamshire County Council towards the provision of new stock at Sutton library
Land to the rear of 211 Alfreton Road, Sutton in Ashfield V/2020/0884	£3,876.00	For the provision of additional stock and facilities at Sutton-in-Ashfield Library
Land at Annesley Road V/2015/0629	£2,715.00	To be paid to the County Council towards additional stock at Hucknall Library
TOTAL	£16,112.68	

OBLIGATIONS TOTAL

Obligation	Total
Public Open Space	£564,927.52
Transport	£1,530,884.00
Affordable Housing	£748,484.43
Specific Project Allocations	£826,579.42
Health	£687,201.37
Libraries	£16,112.68
Total	£4,374,189.42

EDUCATION

Planning application / Development site location	S106 Funds secured	Project Allocation
Source applications V/2017/0344,V/2013/0123 V/2004/0356, V/2017/0049 V/2016/0198 V/2018/0393 V/2015/0537 V/2016/0208	£3,622,518.29	To be paid to Nottinghamshire County Council for education provision in the District.
TOTAL	£3,622,518.29	

REVENUE

Planning application / Development site location	S106 Funds secured	Project Allocation
V/2005/0396 Land Off Lindleys Lane, Kirkby	£3,233.45	Employment Opportunities
V/2003/0845 Land off, Prospect Place, Sutton	£5,715.94	The Old Mill, Silk Street –improvements to open space around the mill
V/2010/0433 Former Annesley Colliery, Hucknall Road, Annesley	£28,168.11	Integrated transport initiatives within the district of Ashfield
V/2014/0045 The Twitchell, Sutton	£33,032.31	Public Realm works in the vicinity of the development
Grange Farm, Moor Road, Papplewick V/2011/0188	£11,442.13	Integrated transport initiatives within the district of Ashfield
S106 Interest payment	£113.54	Kirkby Regeneration
Broomhill Farm, Land to West of, Nottingham Road, Hucknall/2013/0409	£48,723.16	Hucknall – Maintenance of Unadopted land
Annesley Colliery V/2005/0886	£41,055.01	Annesley Regeneration
V/2005/0396 Land off Lindleys Lane, Kirkby	£10,750.06	Revenue contributions for feasibility studies
Public Open Space S106 agreements	£51,173.72	Maintenance commuted sums district wide
TOTAL	£233,407.43	

ALL OBLIGATIONS: S106 BALANCE

Obligation	Total
Obligations total	£4,374,189.42
Education	£3,622,518.29
Revenue	£233,407.43
ALL OBLIGATIONS: S106 BALANCE TOTAL	£8,230,115.14

Table 4: Contributions allocated but not spent in 2021/22. *= source planning application reference to be added at later date.

2.9 S106 Contributions Spent in 2021/22

In most cases, S106 agreements contain clauses detailing specific criteria as to how and where the contributions must be spent. Occasionally, clauses can be less prescriptive, and the associated funding is known as “unrestricted” funds. If there is no pressing need for the area to which the agreement refers, these funds may be held by the Council for a period of up to five years following the grant of planning permission until such time as a suitable need is identified.

Within the reported year, the total amount of S106 funds received by the Council that have been both allocated and spent or transferred to another party amounts to **£935,804.86**. Of the funded schemes, many of them are at different stages of delivery. The schemes are detailed below under obligation type headings:

- Housing

The Council spent **£347,611.06** of S106 affordable housing contributions during 2021/22 to part fund the purchase of 6 x 2 bed and 7 x 3 bed new build homes for affordable rent in Skegby. The funding came from the Larwood residential development at Twickenham Road in Kirkby - V/2013/0656 & V/2011/0560.

- Education

Ashfield District Council made Education payments totalling £406,089.57 to Nottinghamshire County Council in 2020/21. Of this sum, £300,757.12 came from V/2004/0356 Land Off, Papplewick Lane, Hucknall, Nottinghamshire, £23,813.00 from V/2017/0049 Draycotts Motor Company, Eastfield Side, Sutton In Ashfield, £22,910 from V/2015/0537 Roundhills Farm, £35,699.45 from Wayside, 20 Unwin Road, Sutton In Ashfield and £22,910.00 from V/2017/0049 Land South of Mansfield Road. Nottinghamshire County Council will report separately on the spend of this funding as part of their Infrastructure Financial Statement.

- Transportation

Ashfield District Council used £2930.75 Transport (TR6) in 2021/22 for general works associated with footpath improvements in Sutton and Annesley. The funding came from the development Land at Brand Lane V/2016/0208 and V/2010/0433 housing development at Annesley Colliery, Hucknall Road, Annesley.

- Business employment and skills

The Retail Improvement Scheme through a variety of grants helped 12 businesses within Ashfield. Nine grants were given for business start-ups and assistance with business growth. Two business grants were given, along with one vacant shop grant. The S106 funding came from V/2010/0433 Former Annesley Colliery.

- Parks and open spaces

The following projects as set out in the Table below were delivered across the district as a result of secured S106 monies:

HUCKNALL

Planning application / Development site	S106 Contribution Spent 2021/22	Project delivered
Capital receipts funding	14,000.00	Tichfield Park. New Play equipment / Youth equipment and associated works
V/2019/0483 Land at Broomhill Farm, Hucknall	1,504.01	Planting of trees within the district of Ashfield. Provision of other habitat improvements within the district of Ashfield.
Interest expenditure	1,090.22	Old applications - written off*

SUTTON - IN - ASHFIELD

Planning application / Development site	S106 Contribution Spent 2021/22	Project delivered
V/2012/ 0556 Land Between Pleasley Road And North Of, Mansfield Road, Sutton In Ashfield	2,555.09	Brierley Forest Park Management Plan: Actions as identified in the park management plan / Green Flag award requirements
V/2012/ 0556 Land Between Pleasley Road And North Of, Mansfield Road, Sutton In Ashfield	62,146.20	Brierley Forest Park Car Park Extension and Entrances: Disabled car park improvements at Skegby Road and main car park extension. Accessibility improvements to the Oval, Stoneyford Road and Brand Lane entrances.
Interest expenditure	2289.78	Old applications - written off*

KIRKBY – IN- ASHFIELD

Planning application / Development site	S106 Contribution Spent 2021/22	Project delivered
V/2010/0433 Annesley Colliery, Hucknall Road, Annesley	7,409.45	Annesley Kirkby Cycle Project. Oakwood Fields. Footpaths upgraded with new wider durable surfaces and access barriers improving the links between existing walking and cycling routes and Sherwood Business Park.
V/2012/0197 216 Lowmoor Road, Kirkby In Ashfield	52,564.96	Nuncargate Recreation Ground. Access improvements (footpaths & entrance) and new and extended play area
V/2012/0197 216 Lowmoor Road, Kirkby In Ashfield	£1,449.55	Kingsway Park. Implementation of Management Plan.

RURALS

Planning application / Development site	S106 Contribution Spent 2021/22	Project delivered
None	None	None

Table 5: Contributions spent on Parks and Open Spaces. *Planning application** = source planning application reference for S106 agreement and details to be added.



Brierley Forest Park : Car park improvements



Oakwood Field Footpath Improvements

2.10 Planned expenditure for future years

This section sets out how S106 income will be spent in the District of Ashfield. It is difficult to forecast future S106 income and expenditure exactly as contributions are negotiated on a site-by-site basis and depend on several considerations such as viability. S106 funding is often closely linked to the phasing of the development as set out in the terms of the legal agreement and can contain clauses relating to the timing (triggers) of the spending. The impact of the current pandemic has had an effect on delivery and the longer-term impacts on the construction industry are unclear.

Once complete, the Infrastructure Delivery Plan accompanying the Local Plan will also set out the required infrastructure to deliver the identified site allocations. Whilst this will not detail specifically the cost of various infrastructure items, it will provide an overview to developers and the community of the expected contributions.

Planned expenditure for future years sets out how unallocated funds should be spent.

The information below sets out the planned expenditure and funds remaining for the current S106 balance. With regard to the following funds :

- Transport: Spend on projects undertaken by Nottinghamshire County Council will be reported separately as part of their Infrastructure Financial Statement).
- Affordable Housing: £500,000 Planned expenditure, £ 248,484.43 remaining to be allocated to specific projects.
- Education: £3,622,518.29 remaining to be paid to Nottinghamshire County Council on confirmation of suitable projects. Spend will be reported by Nottinghamshire County Council as part of their Infrastructure Financial Statement).

The table below sets out project information in more detail:

PUBLIC OPEN SPACE: HUCKNALL

Location	Estimated Cost	S106 / Other public contribution	Required works	Status / funding source
Washdyke Recreation Ground	£18,000	£18,000 S106	New Play equipment and associated works	To be implemented 2022/23. V/2013/0493

PUBLIC OPEN SPACE: SUTTON – IN- ASHFIELD

Location	Estimated Cost	S106 / Other public contribution	Required works	Status / funding source
Football Changing Rooms	Details to be confirmed	£15,000 S106	Replacement changing rooms to be provided	S106 funding to potentially be allocated for works at a destination park
Kingsmill Reservoir footpath links	£1,000	£1,000 S106	Footpath improvements are identified in the Heritage Lottery funded works programme	To be allocated to the Kings Mill Reservoir HLF project budget. V/2107/0344
Sutton Lawn Management Plan.	£6,000	£6,000 S106	Actions as identified in the park management plan / Green Flag award requirements	To be implemented. V/2017/0329
Taylor Crescent Recreation Ground	To be confirmed	£10,000 S106	Project to be reviewed	No plan to implement project
Lindley's Windmill Roof	£6,000	£6,000 S106	Contribution towards a new roof	Works to be completed 2022/2023

PUBLIC OPEN SPACE: KIRKBY – IN- ASHFIELD

Location	Estimated Cost	S106 / Other public contribution	Required works	Status / funding source
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Annesley Art Project	£29,000	£29,000 S106	Construction of paths across open space	2022/23 work programme. V/2005/0886
Forest Road Nature Area	£23,000	£23,000 S106	General improvements to cycle network as part of Towns Fund programme	2022/23work programme.
Kingsway Park: implementation of management plan	£15,000	£15,000 S106	Actions as identified in the park management plan	Ongoing implementation of works. V/2012/0197
Kirkby footpaths/cycle ways	£1,000	£1,000 TR6	Phase 2 of path from Rowan Drive to Sutton Middle Lane	Ongoing work programme. V/2013/0656

GREEN SPACE IMPROVEMENTS

Location	Estimated Cost	S106 / Other public contribution	Required works	Status / funding source
Green Space Improvements (Ashfield wide)	£9,000	£9,000 S106	General improvements play equipment, signage, gates, and plant material for open spaces across the district.	Works to be identified and completed by March 2023.
Tree Planting and Habitat Improvements (Ashfield Wide)	£15,000	£15,000	Tree planting and habitat improvements on council owned open spaces across the district.	Works to be identified and completed between 2022/23 and 2024/25

TRANSPORT

Location	Estimated Cost	S106 / Other public contribution	Required works	Status / funding source
Hucknall Car Park – Titchfield Street	To be confirmed	£93,000 S106, £22,000 Capital Receipts	Provision of new car park, as part of the Hucknall Inner Relief Road programme of works.	Project on hold, land not in ADC ownership

AFFORDABLE HOUSING

Location	Estimated Cost	S106 / Other public contribution	Required works	Status / funding source
Various locations	£500,000	£500,000	Provision of new build affordable housing	To be implemented 2022/23

throughout the district				onwards Individual S106 allocations to be agreed.
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PUBLIC REALM

Location	Estimated Cost	S106 / Other public contribution	Required works	Status / funding source
Sutton Town Centre Improvements	£70,000	£70,000	Fox Street area, Portland Square improvements.	Works to be completed 23/24. V/2017/0049 and V/2018/0198

ART

Location	Estimated Cost	S106 / Other public contribution	Required works	Status / funding source
	£0	£0	Art contributions have not been specifically identified. Contributions may be requested as part of the Towns Fund work development which is currently ongoing.	Completion date dependant on Towns Fund development work.

EDUCATION

Location	Estimated Cost	S106 / Other public contribution	Required works	Status / funding source
	£3,622,518.29	£3,622,518.29	For spend by Nottinghamshire County Council. Please see Nottinghamshire County Council Infrastructure Funding Statement 2020/21.	Awaiting confirmation of schemes in accordance with S106 agreements.

HEALTH

Location	Estimated Cost	S106 / Other public contribution	Required works	Status / funding source
	£687,201.37	£687,201.37	Health contributions have not been specifically identified at this stage.	The Integrated Care Board is currently

				working on an Estates Strategy.
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LIBRARIES

Location	Estimated Cost	S106 / Other public contribution	Required works	Status / funding source
	£16,112.68	£16,112.68	Please see Nottinghamshire County Council Infrastructure Funding Statement 2020/21.	

MAINTENANCE

Location	Estimated Cost	S106 / Other public contribution	Required works	Status / funding source
	£51,173.72	£51,173.72	Maintenance of adopted open spaces	Funded from S106 sites to be adopted by the Council. Figures to be reviewed nearer to dates of adoption

EMPLOYMENT

Location	Estimated Cost	S106 / Other public contribution	Required works	Status / funding source
	£3,233.45	£3,233.45	Business support grants	Grant applications being accepted and processed by ADC

Table 6: Planned S106 expenditure 1st April 2022 onwards

3. Conclusions

Ashfield District Council is working to ensure that as part of the planning process, the added value, and opportunities that new development can bring such as affordable homes, jobs and environmental improvements are maximised for the wellbeing and benefit of local communities.

If you have any further queries or comments about this statement, please contact the Forward Plans Team via email: localplan@ashfield.gov.uk or phone 01623 457379

4. Appendices

Appendix 1: The total amount of money to be provided under any planning obligation which was entered into during 2020/21

Appendix 2: S106 Contributions received 1st April 2021 – 31st March 2022

Appendix 3: Information links

Appendix 1: The total amount of money to be provided under any planning obligation which was entered into during 2021/22

Application no	Description	Detailed information and funds secured	Total amount of money to be provided under any planning obligation which was entered into during 2021/2022	Summary details of any non-monetary contributions to be provided under planning obligations entered into during 2019/20 including details of –			
				Affordable housing - total number of units which will be provided	Educational facilities - Total number of school places for pupils which will be provided and the category of school at which they will be provided		
					Primary	Secondary	Contribution only: spend location
V/2010/0123	Land Between Buxton House And Crich View, Chesterfield Road, Huthwaite	Deed of release and discharge (1)	£1,960.20	0	0	0	
V/2010/0123	Land Between Buxton House And Crich View, Chesterfield Road, Huthwaite	Deed of release and discharge (2)	£1,960.20	0	0	0	
V/2019/0756	Residential development on Land off Millers	54 Dwellings and associated highways, drainage, and landscaping infrastructure. Public Open Space	£329,660.90	5	0	0	0

	Way, Kirkby-in-Ashfield.	Improvements at Kingsway Park, including 15 years maintenance £162,000. Bus stop Infrastructure improvements:£8,500. Healthcare:£29,261.25. Highways :£54,000. Leisure facilities:£54,000. Library: £1899.68. TRO contribution: £20,000 for a Traffic Regulation Order revocation.					
V/2019/0491	Residential development on land to the rear of 211 Alfreton Road, Sutton In Ashfield.	Agreement subsequently replaced by V/2020/0884	0	0	0	0	0
V/2021/0241	Land relating to Blenheim Industrial Estate, Nottingham	Deed of variation. Base payment of £8,000 per 1,000sqm of gross floorspace	0	0	0	0	0
V/2020/0791	Residential development on land at Clare Road, Sutton-in-Ashfield.	69 Dwellings and associated infrastructure, engineering works and open space with access from Clare Road and Leamington Drive. Bus stop contribution: £20,000 Healthcare:£37,389.37 Monitoring:£1,000 Public Open Space Maintenance contribution at Hardwick Lane	£370,286.37	7			Sutton Town Planning Area

		<p>or Twitchell Recreation Grounds: £51,750 Public Open Space :£86,250 Primary Education: £136,397 Public Realm:£35,000 Tree planting contribution :£2,500</p>					
V/2020/0884	Residential development on land to the rear of 211 Alfreton Road, Sutton In Ashfield.	<p>Demolition of 211 Alfreton Road, the garage of 213 Alfreton Road and garages to the rear of 209 Alfreton Road. Construction of 110 homes with associated infrastructure including a replacement garage to the rear of 209 Alfreton Road. Bus stop contribution: £22,500, Green Space: £60,832 Healthcare: £59,606.25 Libraries: £3,876 Monitoring: £2,500 Public Open Space :£220,000 Primary Education: £481,114 Travel Plan Monitoring Fee: £7,500 Waste Management contribution : £6,172.84</p>	£864,101.09	11			Sutton Town Planning area
		TOTAL (excluding V/2019/0491)	£1,567,986.76	23	0	0	

Appendix 2: S106 Contributions received 1st April 2021 – 31st March 2022

Ashfield District Council					
Infrastructure Financial Statement 01 April 2021 to 31 March 2022				Contributions received	
Payment date	Payment type	Developer	Amount	Application no	Description
11.5.2021	Education	Jameson and Crown Ltd	11,908.23	V/2018/0285	Residential development on the former site of the Harrier Public House
11.5.2021	Public Open Space	Jameson and Crown Ltd	14,034.14	V/2018/0285	Residential development on the former site of the Harrier Public House
20.5.2021	Education	Bellway Homes Ltd	400,798.00	V/2019/0483	Broomhill Farm, Nottingham Road, Hucknall
20.5.2021	Public Open Space	Bellway Homes Ltd	35,000.00	V/2019/0483	Broomhill Farm, Nottingham Road, Hucknall
20.5.2021	Healthcare	Bellway Homes Ltd	117,695.25	V/2019/0483	Broomhill Farm, Nottingham Road, Hucknall
20.5.2021	Education	Bellway Homes Ltd	417,812.50	V/2019/0483	Broomhill Farm, Nottingham Road, Hucknall
15.6.2021	Education	MUSE	270,941.55	V/2013/0123	Rolls Royce, Watnall Road, Hucknall

15.6.2021	Transport	MUSE	104,473.26	V/2013/0123	Rolls Royce, Watnall Road, Hucknall
16.6.2021	Healthcare	MUSE	458,150.00	V/2013/0123	Rolls Royce, Watnall Road, Hucknall
30.07.2021	Transport	Wilson Bowden	70,133.55	V/2017/0086	Plot 1 Blenheim Park, Hucknall
24.8.2021	Transport	Wilson Bowden	195,129.00	V/ 2021/0241	Blenheim Park, Hucknall
30.08.2021	Public Open Space	Platform Housing	14,500.00	V/2020/0061	Wild Orchid Public House, Southwell Lane, Kirkby in Ashfield
30.08.2021	Bus stop	Platform Housing	8,000.00	V/2020/0061	Wild Orchid Public House, Southwell Lane, Kirkby in Ashfield
10.9.2021	Affordable Housing	Peveril Homes	97,334.75	V/2017/0049	Land South of Mansfield Road, Sutton-in-Ashfield
3.12.2021	Transport	Taggart Homes	40,912.88	V/2018/0393	Old Miners Welfare, Derby Road, Annesley
8.12.2021	Transport	MUSE	109,502.47	V/2013/0123	Rolls Royce, Watnall Road, Hucknall
16.12.2021	Education	MUSE	282,780.10	V/2013/0123	Rolls Royce, Watnall Road, Hucknall
17.12.2021	Bus stop	Countryside Properties UK Ltd	22,500.00	V/2020/0884	Land to the rear of 211 Alfreton Road, Sutton in Ashfield
17.12.2021	Green Space	Countryside Properties UK Ltd	60,832.00	V/2020/0884	Land to the rear of 211 Alfreton Road, Sutton in Ashfield
17.12.2021	Healthcare	Countryside Properties UK Ltd	59,606.25	V/2020/0884	Land to the rear of 211 Alfreton Road, Sutton in Ashfield

17.12.2021	Libraries	Countryside Properties UK Ltd	3,876.00	V/2020/0884	Land to the rear of 211 Alfreton Road, Sutton in Ashfield
17.12.2021	Public Open Space	Countryside Properties UK Ltd	220,000.00	V/2020/0884	Land to the rear of 211 Alfreton Road, Sutton in Ashfield
17.12.2021	Travel Plan	Countryside Properties UK Ltd	7,500.00	V/2020/0884	Land to the rear of 211 Alfreton Road, Sutton in Ashfield
17.12.2021	Waste Management	Countryside Properties UK Ltd	6,172.84	V/2020/0884	Land to the rear of 211 Alfreton Road, Sutton in Ashfield
21.12.2021	Education	Countryside Properties UK Ltd	240,557.00	V/2020/0884	Land to the rear of 211 Alfreton Road, Sutton in Ashfield
24.1.2022	Regeneration	Harron Homes	210,402.38	V/2016/0208	Brand Lane, Stanton Hill, Sutton in Ashfield
24.1.2022	Education	Harron Homes	227,700.13	V/2016/0208	Brand Lane, Stanton Hill, Sutton in Ashfield
24.1.2022	Highways	Harron Homes	84,819.48	V/2016/0208	Brand Lane, Stanton Hill, Sutton in Ashfield
22.2.2022	Education	Harron Homes	266,615.88	V/2016/0208	Brand Lane, Stanton Hill, Sutton in Ashfield
04.03.2022	Libraries	East Midlands Homes	2,715.00	V/2015/0629	Land at Annesley Road, Hucknall
04.03.2022	POS	East Midlands Homes	68,628.00	V/2015/0629	Land at Annesley Road, Hucknall
04.03.2022	Education	East Midlands Homes	154,082.00	V/2015/0629	Land at Annesley Road, Hucknall
04.03.2022	Education	East Midlands Homes	176,889.00	V/2015/0629	Land at Annesley Road, Hucknall
04.03.2022	TR6	East Midlands Homes	5,719.00	V/2015/0629	Land at Annesley Road, Hucknall
01.03.2022	Education	Countryside Properties UK Ltd	240,557.00	V/2020/0884	Land at 211 Alfreton Road, Sutton in Ashfield

30.03.2022	TR6	Bellway Homes	31,275.85	V/2019/0483	Broomhill Farm, Hucknall
30.03.2022	TR6	Bellway Homes	2,076.07	V/2019/0483	Broomhill Farm, Hucknall
		TOTAL	4,741,629.56		

Appendix 3: Information links

Ashfield District Council Corporate Plan 2019 -2023 PDF [Ashfield District Council Corporate Plan 2019-2023](#)

Ashfield District Council Adopted Local Plan 2002 PDF [Ashfield District Council Adopted Local Plan 2002](#)

Infrastructure Delivery Plan PDF [Ashfield District Council Infrastructure Delivery Plan 2016](#)

Playing Pitch Strategy 2017 - (Overview of the provision for various sports in Ashfield for the period 2017 – 2020) PDF [Ashfield District Council Playing Pitch Strategy 2017](#)

Public Open Space Strategy 2016 (Considers the open space requirements for Ashfield for the period 2016 – 2026) PDF [Ashfield District Council Public Open Space Strategy 2016](#)