



## **Newark & Sherwood Local Development Framework**

### **Draft Developer Contributions and Planning Obligations Supplementary Planning Document**

**March 2026**

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**Title:** Newark and Sherwood Draft Interim Affordable Housing Supplementary Planning Document

**Status:** Consultation document

**Summary:** This Draft Developer Contributions and Planning Obligations (SPD) sets out proposals for how the District Council approaches developer contributions and planning obligations. It shows how the SPD complies with national and local policy and deals with procedural matters relating to the preparation and monitoring of S106 Agreements. In addition, it sets out the types of obligation that the Council may seek to secure from development and how it identifies the relevant policy basis, types of development to which the obligation will apply, thresholds over which the obligation will be sought and, where possible, the basis on which the level of obligation will be calculated. As an SPD, the document provides further guidance on policies within the Council's Adopted Core Strategy DPD and the Adopted Allocations & Development Management DPD but does not develop new ones. The document is part of the Council's Local Development Framework and will be a material consideration in the determination of planning applications.

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**Consultation Summary:** The consultation will focus on seeking views from local residents, landowners, developers, town & parish councils, registered housing providers and other interested parties.

**Date of Approval for Consultation:** 24 March 2026

**Route of Approval for Consultation:** Planning Policy Board 4 March 2026 , Cabinet 24 March 2026

**Proposed Consultation period:** 31<sup>st</sup> March 2026 – 13<sup>th</sup> May 2026 at 5.00pm

Copies are to be deposited at the main Council office at Castle House, Great North Road Newark NG24 1BY (open between 9.00 a.m. and 5.00 p.m. Monday to Friday), the District's libraries and the Council's website: <https://www.newark-sherwooddc.gov.uk/spds/>

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**After the consultation:** The District Council will consider the responses made to this document and, taking these into account, prepare a finalised Developer Contributions Supplementary Planning Document which will be reported to Cabinet for adoption as part of the Local Development Framework

**Estimated Date of Final Adoption:** June 2026

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# PART ONE

## 1.0 INTRODUCTION

- 1.1 This Supplementary Planning Document (SPD) supports, and should be read in conjunction with, the adopted Amended Newark and Sherwood Core Strategy (2019) (ACS), and with emerging Policy DM3 of the Publication Amended Allocations and Development Management Development Plan Document (DPD)<sup>1</sup> which, at the time of writing, is under examination. Section 5 of this SPD provides more detail about the status of this Policy. NB. At the time of writing, the 2013 Allocations and Development Management DPD still forms part of the Newark and Sherwood Local Development Framework, but the emerging DPD is more up to date as it supports policies in the adopted 2019 ACS and national planning policies.
- 1.2 New development within the District will need to be supported by new and improved facilities to meet the needs of the community. As part of determining planning applications, the District Council may seek to enter into agreements with developers where infrastructure is required to address the impact of development proposals.
- 1.3 Planning Obligations in the form of Section 106 Agreements (S106 Agreements) are an established mechanism used to secure planning contributions arising from a development proposal. They are most commonly used by the Council to require developers to make financial contributions towards the provision of off-site facilities that are necessary for the development to proceed. This Developer Contributions and Planning Obligations Supplementary Planning Document (SPD) sets out the Council's approach for securing planning obligations from new developments that require planning permission and how this will operate alongside the Community Infrastructure Levy (CIL).
- 1.4 CIL applies to most new developments and charges are based on the size and type of the new development. The Newark & Sherwood CIL Charging Schedule first came into effect on the 1st December 2011. Following this, the Council completed a review of its Community Infrastructure Levy (CIL) in 2017. The process involved consultation on our charges, an independent examination and approval at full Council. We then adopted our current charging schedule from 1 January 2018 onwards. Planning applications and appeals decided on or after this date may therefore be subject to CIL. The charging schedule can be viewed on the Councils website: <http://www.newark-sherwooddc.gov.uk/cil/>. Where a development is liable for CIL, the amount will be non-negotiable. However, where a scheme will contain elements of social housing or will be for charitable purposes, the amount may be reduced subject to an application for relief being submitted.

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<sup>1</sup> <https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/planning-policy/local-development-framework/amended-allocations-and-development-management-dpd/Plan-Review-AADMPD---2-Pub-Stage---Clean-Version.pdf>

- 1.5 Section 106 agreements need to have regard to the restrictions and tests in the CIL Regulations regarding what infrastructure / contributions can be secured and how delivery will be achieved. The Developer Contributions and Planning Obligations SPD sets out how the negotiable elements that cannot be addressed by the Levy will be secured. This will include the resolution of site-specific impacts, such as primary education and the provision of highway improvements to serve the development to make a development proposal acceptable in planning terms.
- 1.6 The Council expects new development to contribute to site related and wider infrastructure needs through a combination of the following mechanisms:
- Planning conditions (development related);
  - Planning obligations to secure developer contributions or works in kind e.g. S106 Agreements (development related);
  - Community Infrastructure Levy (District wide).
- 1.7 Planning conditions are attached to planning approvals and require the development to be carried out in pre-agreed or specific ways in order to make it acceptable. They cannot be used to secure financial contributions but can be used to ensure that certain elements related to the development proposal, and which may benefit the wider community, are carried out. The Council is required to have regard to the National Planning Policy Framework (NPPF) in imposing planning conditions. In the District such conditions are likely to cover, amongst other things, the requirement to undertake archaeological investigations, implement necessary local site-related transport / junction improvements, and undertake appropriate flood risk solutions.
- 1.8 Planning obligations, also known as S106 Agreements (made under S106 of the Town and Country Planning Act 1990), are legally binding agreements entered into between a Local Authority and a developer (and often other interested parties, such as a mortgagee for example). They provide the mechanism by which required measures are secured. This can be through financial contributions, works, activities or restrictions relating to the use of land and buildings. The use of Planning Obligations is a useful and nationally recognised tool through which the Council can make development acceptable in planning terms that would otherwise be refused.
- 1.9 The need for site related infrastructure secured through planning conditions and S106 Agreements will be assessed on a site-by-site basis and will involve consultation with relevant internal and external agencies e.g. Health Authority, Nottinghamshire County Council.
- 1.10 This SPD comprises two parts:
- **Part One** sets out the Council's overall approach to Planning Obligations. It shows how the SPD complies with national and local policy and deals with procedural matters relating to the preparation and monitoring of S106 Agreements.

- **Part Two** sets out the types of obligation that the Council may seek to secure from development and how it identifies the relevant policy basis, types of development to which the obligation may apply, thresholds over which the obligation may be sought and it sets out, where possible, the basis on which the level of obligation will be calculated.

1.11 It specifically covers the following obligation types:

- Affordable Housing (full details of which are set out in the Affordable Housing SPD <http://www.newark-sherwooddc.gov.uk/spds/>);
- Community facilities;
- Education Provision;
- Health;
- Libraries;
- Open Space incorporating:
  - Allotments & Community Gardens
  - Amenity Green Space
  - Natural & Semi Natural Green Spaces
  - Outdoor Sports Facilities;
  - Public Open Space Provision for Children & Young People; and
  - Suitable Alternative Natural Green Space (SANGS) related to Birklands & Bilhaugh Special Area of Conservation (SAC); and
- Transport (excluding projects 100% funded by CIL)

**It should be noted that contributions will not be requested as a per dwelling payment as a matter of course. It is the impact of each individual proposal that will need to be assessed on a site-by-site basis to identify what contributions may be needed to make development acceptable.**

## **2.0 Purpose of the SPD**

- 2.1 The SPD has been prepared in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012 to expand and clarify Spatial Policy 6 in the Amended Newark & Sherwood Core Strategy (Adopted March 2019) and emerging Policy DM3 in the Publication Amended Allocations & Development Management DPD. It will assist in securing both local and national objectives in respect of the provision of sustainable development across the District.
- 2.2 The purpose of the Developer Contributions and Planning Obligations SPD is to:
- Explain the Council’s policies and procedures for securing developer contributions through obligations in S106 Agreements;
  - Explain the relationship between planning obligations under S106 Agreements and the Community Infrastructure Levy in a fair and transparent way;
  - Provide guidance to developers and landowners about the types of contributions that may be sought and the basis for charges;
  - Provide clarity to developers regarding the potential cost of development; and
  - Give communities an idea of the types of developer contributions that may be sought to support growth allocated in their area.
- 2.3 Any proposal that may require the provision of planning obligations will require the consideration of a number of planning issues, and a variety of policies contained in the Amended Core Strategy (2019) and Allocations & Development Management DPD’s may apply. The policies that the SPD supplements have been subject to Sustainability Appraisal and Equalities Impact Assessment (EqIA). The SPD has been screened, and the Council has determined that a full Sustainability Appraisal, Strategic Environmental Assessment and EqIA are not needed.
- 2.4 As set out in Strategic Objective 6 of the Newark and Sherwood Amended District Core Strategy (2019), the Council is seeking to manage the release of land for new housing, employment and other necessary development to meet the Objectively Assessed Need (OAN) of the District to 2033 integrated with the provision of new supporting infrastructure. Our priorities for allocated sites is the delivery of:
- Affordable Housing;
  - Infrastructure Delivery Plan (IDP) identified infrastructure; and
  - Green Infrastructure, including public open space and Biodiversity Net Gain requirements.
- 2.5 The IDP is a strategic overview of future infrastructure requirements to support the development set out in the Local Development Framework, and particularly the Amended Core Strategy (2019). As with all documents which are a snapshot in time, it may need to be supplemented in many cases by a review of the situation at the time of application. This is particularly the case with education provision.

- 2.6 This SPD also needs to make provision for other sites/development which may potentially come forward over the Plan period. Where existing uses change because of market forces, additional brownfield sites may become available and it maybe that other matters emerge which are more pressing than the priorities which were identified as part of the IDP. This document needs to be sufficiently flexible to deal with these contingencies.
- 2.7 The District Council is a reasonable authority and requests for contributions will be based on objectively assessed need, following consideration of the impact of development on existing service provision by relevant providers. Developers should liaise / engage with the LPA through the pre-app and application stages to understand the impacts in the location of their proposed development. In accordance with the NPPF, no proposals should be subject to such a scale of obligation and policy burden that its ability to be developed viably is threatened.

### 3.0 National Policy and Legal Context

- 3.1 National Planning Policy Framework (NPPF) (2024) indicates that Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
- 3.2 The legislative framework for planning obligations is set out in Section 106 of the Town & Country Planning Act 1990, as amended by Section 12 of the 1991 Planning and Compensation Act, and the Localism Act 2011. Further guidance is set out in the National Planning Policy Framework (NPPF), Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (The CIL Regs 2010), the Community Infrastructure Levy (Amendment) Regulations 2011 and Community Infrastructure Levy (Amendment) Regulations 2012.
- 3.3 Regulation 122 sets out the following tests that must be satisfied in order for obligations to be a reason for granting planning permission. The obligation 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
- 3.4 The statutory tests mean that planning obligations (Section 106) can only be used to fund new or upgraded infrastructure that is needed specifically because of the development in question, to make that development acceptable in planning terms. They may include contributions toward infrastructure that already exists at the time the agreement is signed if it provides additional capacity for that development. Sometimes infrastructure is delivered early and funded upfront by a third party, with future S106 contributions reimbursing them. However, S106 obligations **cannot** be used to fix pre-existing infrastructure shortfalls unrelated to the new development.
- 3.5 Changes were made to the Community Infrastructure Levy Regulations through the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 which came into force on 1 September 2019. Regulation 5 (and Schedule 1) of the 2019 Amendment Regulations (No. 2) make a number of changes to regulation 9, regulation 40 and regulation 50 of the CIL regulations in relation to a chargeable development; the chargeable amount and the calculation of social housing relief. These changes only apply to planning permissions granted on or after 1 September 2019. If planning permission was granted before 1 September 2019 you should also refer to the [previous version](#) for guidance on the Community Infrastructure Levy.
- 3.6 Regulation 6 of the 2019 Amendment Regulations (No. 2) makes a number of changes relating to applications for relief or exemptions. If you have been granted a relief or exemption from the levy but fail to serve a Commencement Notice before beginning works

on site, the 2019 Amendment Regulations (No. 2) apply a surcharge penalty, rather than the loss of the exemption. These changes only apply to cases where a Liability Notice or revised Liability Notice is issued on or after 1 September 2019. Therefore, if your Liability Notice or revised Liability Notice in relation to a relief or exemption predates 1 September 2019, you should also refer to the previous version for guidance on the Community Infrastructure Levy, as the loss of exemption penalty will remain relevant. Any subsequent revised Liability Notice issued on or after 1 September 2019, for whatever reason, would mean the 2019 Amendment Regulations (No.2), and the latest version of guidance, are applicable. Therefore, in order to establish which provision applies, the key consideration is the date of issue of the Liability Notice, or revised Liability Notice.

- 3.7 The Council will continue to monitor the agreements which are signed to ensure that it accords with the regulations. Further information about monitoring is set out elsewhere within this document.

#### **4.0 Relationship between CIL and S106**

- 4.1 In Newark & Sherwood, an Infrastructure Delivery Plan (IDP) has been produced which identifies the infrastructure that is required to meet the level of growth anticipated in the District over the Plan Period (2013-2033). The latest update can be viewed on the Council's website: <https://www.newark-sherwooddc.gov.uk/infrastructuredeliveryplan/>
- 4.2 The infrastructure requirements can be subdivided into what we call Strategic or Local Infrastructure. We define Strategic Infrastructure as improvements which are required because of the growth of the District up to 2033, and which cannot be attributed to the development of any one site.
- 4.3 We define Local Infrastructure as the development of facilities or services that are essential for development to take place on individual sites and refers to the facilities or services that are essential for development to occur or are needed to mitigate the impact of development at the site or neighbourhood level. Where a need is established, the way in which these types of facilities /services may be sought is set out in Part 2.
- 4.4 The Council will use CIL to secure the Strategic Infrastructure which is shown in the Delivery Plan and Infrastructure Funding Statement. Put simply, CIL is used to fund highway improvements and secondary education. These documents can be viewed at <https://www.newark-sherwooddc.gov.uk/infrastructuretosupportgrowth/>. The Infrastructure Funding Statement is updated annually and reviewed to take account of the delivery of projects and possible changes in the Council's priorities. Local Infrastructure will be secured through Planning Obligations in line with the Policies of the Amended Core Strategy (2019) and the Allocations & Development Management DPD (2013), utilising this Developer Contributions and Planning Obligations Supplementary Planning Document (SPD).
- 4.5 If new or improved secondary education is required as part of the development, Section 73 of the CIL regulations allow for land to be provided in lieu of CIL payments. Such requests will need to be made to the District Council in accordance with the criteria within the CIL Regulations. Primary education will not be funded by CIL and therefore is covered by the provisions of this SPD.

## 5.0 Local Planning Policy Framework

- 5.1 In relation to requirements for infrastructure, the Amended Newark & Sherwood Core Strategy DPD (2019) contains the following policy:<sup>2</sup>

### **Spatial Policy 6 - Infrastructure for Growth**

To ensure the delivery of infrastructure to support growth in the District, the District Council will secure:

- Strategic Infrastructure via its Community Infrastructure Levy. Strategic Infrastructure is defined as improvements to the strategic highway network and other highway infrastructure as identified within the IDP and secondary education provision across the District;
- Local Infrastructure, including facilities and services that are essential for development to take place on individual sites, or which are needed to mitigate the impact of development at the site or neighbourhood level, will be secured through Planning Obligations in line with the Policies of the Core Strategy, Policy DM3 Developer Contributions and Planning Obligations and supported by a Developer Contributions & Planning Obligations Supplementary Planning Document.

- 5.2 The Amended Core Strategy (2019) at Appendix D provides a summary of the main elements of infrastructure the IDP identifies as required to deliver the Amended Core Strategy. The table includes approximate costs, timescale and funding sources and likely delivery agent(s) where known. This is subject to indexation on an annual basis, and an up-to-date schedule will be published yearly.
- 5.3 Planned growth in the Amended Core Strategy relies on having adequate supporting infrastructure. As set out in Policy DM3 of the Allocations and Development Management DPD (2013), infrastructure will be funded through a mix of Community Infrastructure Levy (CIL), planning obligations, developer contributions, and, when needed, Council funding. Planning applications must include suitable infrastructure provision. This Planning Obligations SPD outlines how required infrastructure will be delivered and how financial contributions will be calculated. It updates minor elements of the 2013 SPD, which are not materially different, to enable the delivery of necessary infrastructure to support new development.
- 5.4 The Amended Allocations & Development Management DPD (AADMDPD) was submitted to the Secretary of State for Levelling Up, Housing and Communities on 18th January 2024 for independent examination. Examination hearings were held at the Council Offices at Castle

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<sup>2</sup> It should be noted that since the Core Strategy was adopted, the Newark & Sherwood CIL Charging Schedule has come into effect. The Council's Infrastructure Funding Statement identifies all schemes to be funded by CIL. It can be viewed on the Council's website.

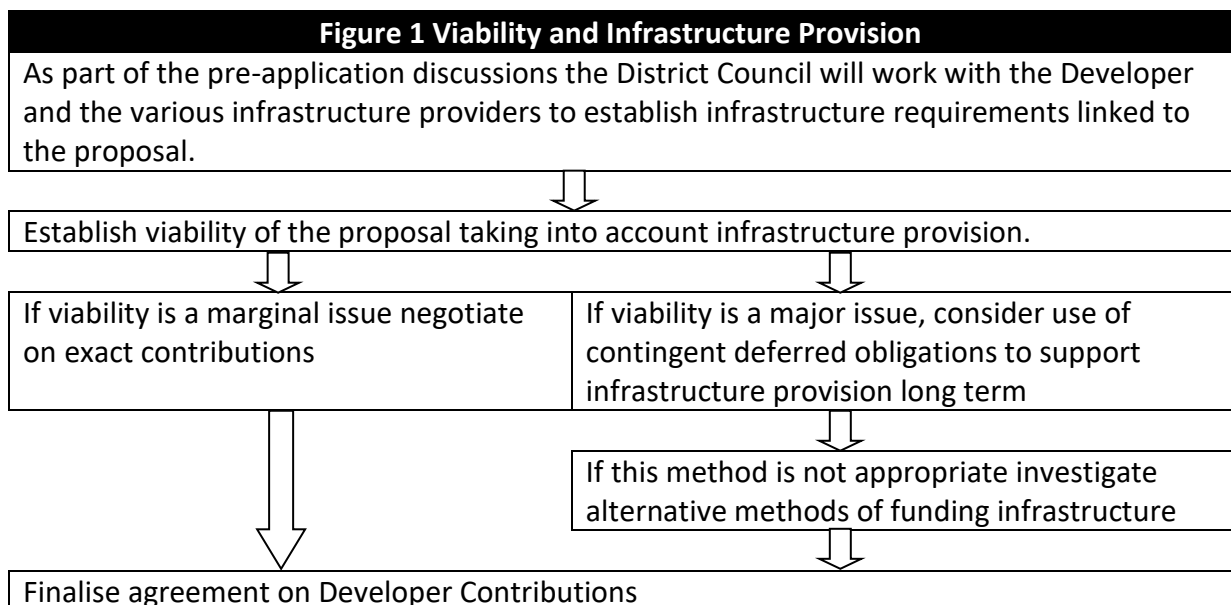
House, Newark, in November 2024. Following the hearings, the Inspector wrote to the Council in July 2025 recommending that there should be public consultation on the Council’s proposed main modifications. This was undertaken in October 2025 for a six-week period.

5.5 At the time of writing, the Amended Allocations and Development Management DPD is still under examination, awaiting instruction from the Planning Inspectorate following the main modifications consultation. Given the stage that the AADMDPD is at, the Council has taken a view on the weight that should be applied to policies within it. With regard to Policy DM3 Developer Contributions and Planning Obligations, the Council is of the view that it carries substantial weight in decision making because no modifications were required to the policy and no objections/comments have been received. The supporting text clarifies that SPDs will form guidance for planning applications.

5.6 In facilitating the delivery of new development, it will be necessary to ensure that appropriate new development is not made unviable because of infrastructure and planning obligation requirements. Central to this approach will be the Council, Developers and Infrastructure Providers working together to support the delivery of new development. The requirements to support new development will be monitored over time. The diagram below (Figure 1) illustrates the three-stage approach that the District Council will establish:

- Establish detailed infrastructure needs;
- Establish viability issues;
- Negotiate a solution

5.5 The District Council will need to work closely with developers once the Infrastructure requirements are identified and it becomes apparent that a ‘funding gap’ exists. The District Council will expect to operate an open book approach with the developer to ensure that a full understanding of viability issues can be identified.



## **6.0 Procedural Matters**

### **The Role of the District Council**

- 6.1 The District Council's role in the planning agreement process is fundamental. The Council is responsible for implementation and regulation of developer contributions, ensuring that a balance is struck which meets the various and often competing needs of the District. Apart from Unilateral Undertakings, which are only signed by the applicant, planning obligations are required to be executed by the Local Planning Authority (Newark & Sherwood District Council in this instance). Consequently, it is the role of the Council to lead planning agreement negotiations, ensuring any funds provided by the developer are appropriately spent and / or distributed to the relevant Local Authority or public / private body. Where the Council negotiates contributions for infrastructure, services, facilities or amenities beyond the scope of its day-to-day responsibilities e.g. transport, education and health, those contributions are transferred directly to the relevant responsible Local Authority or public / private body. In these instances, Nottinghamshire County Council and/or the NHS may also be signatories to the S106.

### **Consultation and Negotiation**

- 6.2 Officers from the Council's Planning Development team strongly encourage, in accordance with national guidance, pre-application discussions. This then allows agreement of planning obligations prior to the planning application being formally submitted. Negotiations will include consultation with internal service areas where appropriate (e.g. where open space or affordable housing is to be provided) who will detail the level of contribution needed as a result of the development. In some cases, external bodies e.g. the County Council may be consulted regarding contributions or obligations which they propose. It should be noted that only the very largest of applications are likely to be subject to all of the requirements detailed within the SPD.
- 6.3 There may be applications which have very site-specific requirements which are not included within this SPD. It should be noted that the obligations set out in this SPD are not exhaustive, and the Local Planning Authority may wish to negotiate other obligations where they are considered necessary and relevant to a development.
- 6.4 This approach has many benefits, ensuring that developers are fully informed of likely contributions required for a proposed development at the earliest opportunity, assisting in determining project viability and greater clarity and certainty.

### **Drafting of S106 Agreements**

- 6.5 Once the above information has been agreed with the Planning Development team, they will submit this with full instructions to the Council's Legal team who will produce a draft legal agreement within 10 working days. As part of this process the applicant will be required to produce satisfactory proof of title and all persons with an interest in the development site

including mortgagees, tenants and option holders must be party to the agreement. They will also be required to pay the Council's reasonable costs incurred in drafting and completing the agreement.

- 6.6 For straightforward obligations that contain only financial obligations, the use of Unilateral Undertakings (UU) may be possible. The Council would like applicants to enter into early discussions with them prior to the UUs being drafted. Please contact the Case Officer for the planning application to discuss further. Where Unilateral Undertakings are used, applicants will be required to meet the Council's reasonable costs incurred in checking the Undertaking and the legal interests in the land to be bound by the Undertaking.
- 6.7 Further information about the Legal charges can be viewed at <https://www.newark-sherwooddc.gov.uk/feesandcharges/>
- 6.8 Once the document has been agreed between the developer and the Council and properly signed and sealed within an agreed timescale, it will be given to the Council's Land Charges team, who will register it. The obligations, including triggers, set out in each agreement will then be entered on the Council's Section 106 Obligation Tracker. This is to allow the authority to monitor the implementation of agreements (see paragraphs 7.1 – 7.6 on monitoring of agreements).

#### **Index Linking**

- 6.9 To take account of inflation, all payments will be index linked by reference to the 'All In Tender Price Index' published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors (or any successor organisation) from the date of the obligation to the date the actual payment is made.

#### **Transfer of Land**

- 6.10 Occasionally obligations will require land to be transferred to the Council, or Parish Council or other community organisation usually in respect of public realm or open space scheme obligations. In such cases, the S106 Agreement will contain a requirement to pay the Council's, or other community organisations legal costs in respect of the land transfer and provisions relating to the condition of the land to be transferred.

#### **Contribution Triggers and Requirements**

- 6.11 The Council will generally regard developments below predetermined thresholds as *de minimis* (too small) to require some developer contributions. Contributions will be expected from those developments which exceed the predetermined thresholds, where they are necessary to make the development acceptable. No contribution requirement (or lack of) precludes the imposition of normal planning standards required of a development proposal.

- 6.12 Where an individual application falls below the threshold but is part of a larger site, regard will be given to the wider site, ensuring a consistent approach to contribution requirements across the whole development site.
- 6.13 Where the cumulative impact of a number of developments (each above the predetermined thresholds) results in an identified community need, it may be reasonable for the associated developers' contributions to be pooled in order to secure the relevant infrastructure, however such an approach will have to be undertaken in accordance with the CIL regulations.
- 6.14 Trigger dates for the payment of financial contributions or the provision of physical infrastructure will be included in the S106 Agreement, as will any time periods by which the contribution is to be spent. Where obligations are to be pooled with those from another site, it may be necessary to specify a time period after which contributions will be returned if they have not been spent. Where a sum includes a maintenance element the period for repayment should reflect this; where it will solely be used for maintenance no repayment should be required.

#### **Phasing, Viability and Renegotiation**

- 6.15 The Council recognises that the application of planning policy targets should not adversely impact on economic viability for appropriate development. Viability has been tested through the Whole Plan Viability Assessment of the Amended Core Strategy (2019) and Publication Amended Allocations & DM Policies DPD (2024). In accordance with the NPPF, where up-to-date policies have set out the contributions expected from development, planning applications that comply with them are assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.
- 6.16 Where the applicant is able to demonstrate the need for a viability assessment, the District Council expects this to be prepared in line with the requirements of the NPPF and Planning Practice Guidance. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.
- 6.17 All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning practice guidance, including standardised inputs, and should be made publicly available. This should take the form of a written report that includes appropriate and relevant evidence in relation to build costs and infrastructure requirements, including land acquisition and future sales values. This should link back to the typology assumptions contained within the Newark & Sherwood Local Plan Whole Plan Viability Appraisal Update. It should be an open book viability assessment, the results of which should indicate the level of affordable housing and other planning obligation

contributions that the proposed development may reasonably accommodate without becoming economically unviable.

- 6.18 When acquiring land, developers must have regard to the various planning policy requirements including planning obligations and CIL. Where developers have not taken account of likely contributions in negotiating a purchase price, this cannot be considered a viable reason for reducing the level of required contributions or obligations that would otherwise be required to make the development acceptable. Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan. For the purpose of plan making, an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.
- 6.19 Whilst the Council accepts that there may be occasions where development proposals are unable to meet all the relevant policy requirements but can proceed with reduced obligations, there must still be a strong justification for any change, such as a reduction in the percentage of affordable housing or infrastructure elements to be provided, and the resultant obligation must still be sufficient to make the development acceptable in planning terms. Where the Council is satisfied that an otherwise desirable development cannot be fully policy compliant and remain viable, a reduced package of planning obligations may be recommended based on the Viability Assessment.

#### **Contingent Deferred Obligations**

- 6.20 For larger scale developments where some degree of phasing is likely, it may be that whilst full policy requirements cannot be met at the time when any Viability Assessment is undertaken, positive changes in market circumstances over time may allow additional contributions to be made whilst maintaining the economic viability of development.
- 6.21 Therefore where policy targets are not met, the Council will use Contingent Deferred Obligations that apply a viability re-evaluation mechanism to the development based on time or unit number triggers. A positive re-assessment that demonstrates additional viability, usually as a result of increased sale values in relation to construction costs, may then release additional affordable housing or infrastructure contributions.

## Late Payments and Enforcement

- 6.22 Payments under a s106 Agreement become due to the Council immediately the trigger point described in the Agreement is reached. In the event of late payment, the Council reserves the right to impose late payment penalties set out in EU Late Payment Directive 2011/7/EU<sup>3</sup> (or subsequent legislation), in addition to any indexation due.
- 6.23 The Council will work with developers to find solutions in cases where they demonstrate real difficulty in making payments at the trigger set out in the S106 Agreement. This could be through agreeing payment of obligations at a later stage of the development process, or through provision by the developer of works rather than finance. However, where it is imperative that the relevant measure is in place prior to a development being occupied, the obligations to fund it will always become payable in accordance with the timescales within the S106 agreement and no variation will be possible.
- 6.24 The Council will enforce obligations through the relevant legal channels once other reasonable approaches to address non-compliance with obligations have been taken. In such cases, the Council will seek to retrieve its legal costs in taking action from the party that is in breach of its obligations as well as any additional indexation or interest on the sum that is due.

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<sup>3</sup> NB. EU Late Payment Directive 2011/7/EU remains in effect in UK law through retained legislation (specifically the [Late Payment of Commercial Debts \(Interest\) Act 1998](#))

## **7.0 Monitoring of Obligations**

7.1 As a reasonable Authority, the District Council considers it appropriate to carefully monitor all legal agreements in an open and transparent manner including the spending of monies received. This will be achieved utilising the following methods:

- Details of the obligation including triggers, amounts received and projects for which monies are to be spent on will be inserted into the Council's Obligation Tracker system;
- Use of building control records, monitoring reports, site visits and other appropriate actions to ascertain when trigger points have been reached;
- A S106 monitoring group will continue to meet. The group comprises officers from planning, strategic housing, leisure, legal and finance and its purpose is to monitor the progress of all developer contributions that have been input onto the Obligation Tracker and ensure that agreements are implemented when trigger levels are reached; and
- A copy of each S106 Agreement will be placed on the public planning register together with the planning decision notice. This information will also be made available on the Council's website <http://publicaccess.newark-sherwooddc.gov.uk/online-applications/>

7.2 The mechanism for meeting the costs of monitoring planning obligations and the amount payable by each developer is incorporated within each individual Section 106 Agreement and is payable upon execution of the agreement. The administration fee for CIL, up to 5% of the total levy, is incorporated within the Levy itself so no additional fee will be payable.

7.3 All obligations are time consuming, albeit of a physical or financial nature and most are monitored on a monthly, annual or in some cases, on a perpetuity basis depending on the requirements and complexity of the agreement. The latter is where greatest consideration must be given to the amount of officer time incurred as well as site travelling costs. The main objective is to ensure compliance by all parties involved in the successful completion of all Section 106 Agreements.

### **Basis of Charges and Payment of Monitoring Fees**

7.4 The S106 monitoring fees are based on the time spent on each type of obligation, either a financial contribution monitor or a physical monitor e.g. a site visit, review or negotiation. The hourly rates charged are based upon the identified 'on costs' for the grade of officer involved in the process of monitoring the agreement. It also includes an amount to take account of the support that will be required to be given by the Councils Legal Department to assist with the monitoring process.

7.5 A proportion of the monitoring fee (which will be agreed by the Council) will be payable upon the signing and sealing of the S106 agreement.

7.6 Full details about the charges for S106 monitoring can be viewed at:

<https://www.newark-sherwooddc.gov.uk/feesandcharges/>

#### **Infrastructure Funding Statement (IFS)**

7.7 Local authorities are required to produce an IFS on an annual basis to provide an update on the receipt of developer contributions (from Section 106 agreements and the Community Infrastructure Levy (CIL)) and any monies spent within that timeframe. Developer contributions are used to help fund development related infrastructure provision and to maximise the benefits and opportunities from growth. The latest IFS can be viewed on the Council's website<sup>4</sup>.

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<sup>4</sup> <https://www.newark-sherwooddc.gov.uk/infrastructuretosupportgrowth/>

## PART TWO

- 8.1 This part of the SPD sets out the types of obligation that the Council may seek to secure from development and how it identifies the relevant policy basis, types of development to which the obligation will apply, thresholds over which the obligation will be sought and, where possible, the basis on which the level of obligation will be calculated.

**It should be noted that contributions will not be requested as a per dwelling payment as a matter of course. It is the impact of each individual proposal that will need to be assessed on a site-by-site basis to identify what contributions may be needed to make development acceptable.**

- 8.2 This information is set out in the following order:
- Affordable Housing (full details of which are set out in the Affordable Housing SPD <https://www.newark-sherwooddc.gov.uk/spds/>)
  - Community facilities;
  - Education Provision
  - Health;
  - Libraries;
  - Open Space incorporating:
    - Allotments & Community Gardens;
    - Amenity Green Space;
    - Natural & Semi Natural Green Spaces;
    - Outdoor Sports Facilities;
    - Public Open Space Provision for Children & Young People; and
    - Suitable Alternative Natural Green Space (SANGS) related to Birklands & Bilhaugh Special Area of Conservation (SAC); and
  - Transport
- 8.3 The District Council is a reasonable authority and requests for contributions will be based on objectively assessed need, following consideration of the impact of development on existing service provision by relevant providers. Developers should liaise / engage with the LPA through the pre-app and application stages to understand the impacts in the location of their proposed development. In accordance with the NPPF, no proposals should be subject to such a scale of obligation and policy burden that its ability to be developed viably is threatened.
- 8.4 To take account of inflation all payments will be index linked by reference to the 'All In Tender Price Index' published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors (or any successor organisation) from the date of the obligation to the date the actual payment is made.

## 9.0 AFFORDABLE HOUSING

9.1 The Council will continue to seek to secure appropriate affordable housing on development sites in accordance with policies in the Council’s Development Plan and National Planning Policy Framework.

9.2.1 It is considered that the Affordable Housing SPD addresses the issue of delivering affordable housing and robustly details a developer’s contribution in this respect, alongside the other development contributions outlined in this document. It should therefore be read alongside the information set out below.

<b>Current Guidance</b>	<ul style="list-style-type: none"> <li>• Planning Practice Guidance – Housing needs of different groups<sup>5</sup></li> <li>• Planning Practice Guidance – Housing and Economic Development Needs Assessment<sup>6</sup></li> <li>• Newark &amp; Sherwood Affordable Housing Supplementary Planning Document</li> </ul>						
<b>Current planning policy</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework<sup>7</sup></li> </ul>						
<b>Types of facilities for which provision may be required</b>	<ul style="list-style-type: none"> <li>• On-site Provision of affordable housing; or where appropriate</li> <li>• Commuted Sum towards off-site provision</li> </ul>						
<b>Type and size of development that may trigger need</b>	All Major development – new suitable housing proposals of 10 or more dwellings or sites of 0.5 ha or more (irrespective of dwelling numbers).						
<b>How are the costs calculated and what are they?</b>	<p>The Council will use the following approach for calculating commuted sums to provide sufficient funds to enable the equivalent value of on-site affordable housing to be provided off-site: -</p> <p>The commuted sum will represent the value that a Registered Provider would pay for an affordable unit. This will be based on the open market sales value minus the Developers Profit and Capitalised Net Rent including deductions for management, maintenance, bad debts and voids (i.e. the fixed property income stream in perpetuity)</p> <p>In assessing any off-site contribution, the Council will have regard to other contributions and given the variable factors involved, negotiations will take place on a site-by-site basis, and you are strongly encouraged to engage in pre-application consultation.</p>						
<b>Form in which contributions should be made</b>	<table border="1"> <thead> <tr> <th colspan="2"><b>Summary of Affordable Housing Requirements in Newark &amp; Sherwood</b></th> </tr> </thead> <tbody> <tr> <td>Target</td> <td>30% affordable housing on all qualifying sites</td> </tr> <tr> <td>Qualifying sites</td> <td>Sites of 10 dwellings or sites of 0.5 hectares or more</td> </tr> </tbody> </table>	<b>Summary of Affordable Housing Requirements in Newark &amp; Sherwood</b>		Target	30% affordable housing on all qualifying sites	Qualifying sites	Sites of 10 dwellings or sites of 0.5 hectares or more
<b>Summary of Affordable Housing Requirements in Newark &amp; Sherwood</b>							
Target	30% affordable housing on all qualifying sites						
Qualifying sites	Sites of 10 dwellings or sites of 0.5 hectares or more						

<sup>5</sup> <https://www.gov.uk/guidance/housing-needs-of-different-groups>

<sup>6</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#affordable-housing>

<sup>7</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

	Tenure mix of affordable housing	60% Social or affordable rent 40% Affordable home ownership products
	Amount and threshold for affordable housing in the greenbelt	The amount of affordable housing will be 45% on qualifying sites.  The threshold for qualification is all housing proposals of 10 units or more or those that have a site area of 0.5 hectares or more.
<b>Types of affordable homes required</b>	<p>In certain circumstances the Council may require a financial contribution of equivalent value to that which would have been secured by on-site contribution, taking into account the additional market housing that would be provided due to there being no on-site affordable units.</p> <p>Core Policy 3 in the Amended Core Strategy (2019) sets out that the District Council will seek to secure new housing development which adequately addresses the housing need of the District, namely:</p> <ul style="list-style-type: none"> <li>• Family housing of 3 bedrooms or more</li> <li>• Smaller houses of 2 bedrooms or less.</li> <li>• Housing for the elderly and disabled population</li> </ul>	
<b>Contact</b>	Business Manager – Healthy Places, Newark & Sherwood District Council	
<b>Last Updated</b>	2026	

## 10.0 COMMUNITY FACILITIES

- 10.1 In implementing this document community facilities are defined as including Community Halls; Village Halls; Indoor areas for sport, physical activity, leisure and cultural activity; and Halls related to places of worship (including all land and assets within their curtilage). It also includes infrastructure and ancillary facilities to support existing sport and recreational activities, including storage buildings; changing rooms, showers and toilets; spectator seating and covered areas; and improving accessibility for local residents.
- 10.2 In the interest of comprehensive development, the District Council will seek, where necessary, the collective provision of new infrastructure from development proposals and the phasing of development to ensure the satisfactory achievement of objectives. This will apply to the District Council's strategic objectives in relation to the urban area and in the rural areas where it is demonstrated that the best interests of the community can be met by the provision of facilities in recognised geographical areas.
- 10.3 Where existing infrastructure exists or where small-scale developments do not warrant new infrastructure, a contribution may be appropriate to support the existing infrastructure such as a village or community hall or other community asset.
- 10.4 It is further recognised that qualitative improvements to some community facilities would increase their ability to make a positive contribution to meeting the needs of the community. Accordingly, the District Council will continuously monitor usage and capacity in order to assess and address supply and demand requirements of such facilities and remedy any deficiencies, but not deficiencies in unrelated sites within the District.
- 10.5 In rural areas, contributions from development in a particular village or parish can be taken to address the priorities identified in any relevant Neighbourhood Plan, by local residents or the Parish Council. In this respect, Parish Councils and other community interest groups will be requested to respond on the likely requirements for community infrastructure where development sites are known to be coming forward in rural areas.

<b>Current Guidance, Local Strategy and Evidence</b>	<ul style="list-style-type: none"><li>• Planning Practice Guidance - Healthy and safe communities<sup>8</sup></li><li>• Planning Practice Guidance: Open space, sports and recreation facilities, public rights of way and local green space<sup>9</sup></li><li>• Newark &amp; Sherwood Community Plan 2023-2027<sup>10</sup></li><li>• Newark &amp; Sherwood Infrastructure Delivery Plan</li></ul>
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<sup>8</sup> <https://www.gov.uk/guidance/health-and-wellbeing>

<sup>9</sup> <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

<sup>10</sup> <https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/our-policies/policies-and-procedures/council-strategies/Revised-Community-Plan-23-27.pdf>

	<ul style="list-style-type: none"> <li>Newark &amp; Sherwood Sports and Recreation Facilities Strategy 2023-2033<sup>11</sup></li> </ul>
<b>Current planning policy</b>	<ul style="list-style-type: none"> <li>National Planning Policy Framework</li> <li>Newark &amp; Sherwood Amended Core Strategy DPD (2019) Policy SP6 – Infrastructure for Growth</li> <li>Newark &amp; Sherwood Amended Core Strategy DPD (2019) Policy SP8 – Protecting and Promoting Leisure and Community Facilities</li> <li>Draft Amended Newark &amp; Sherwood Allocations &amp; Development Management DPD, Policy DM3 – Developer Contributions and Planning Obligations</li> </ul>
<b>Type of facilities for which provision may be required</b>	<p>Contributions may be sought for the following:</p> <ul style="list-style-type: none"> <li>The extension and/or improvement of existing halls or facilities;</li> <li>A replacement facility to a specification agreed with the Council should be provided if a development would result in the loss of a recognised community facility / facilities;</li> <li>New community facilities where the size of new residential development means that a new community facility is required; and</li> <li>Provision of new and / or improved facilities or the purchase of equipment or the implementation of activity programmes within the area affected by the development.</li> <li>Improvements to existing infrastructure that supports access to sport and recreation.</li> </ul> <p>The Local Planning Authority will consult with the Parish and Town Councils in order to assess the need for community facilities and hold a list of proposals for reference.</p>
<b>Type and size of development which may trigger need</b>	<p><b>Residential - 10 dwellings or more</b></p> <p>Where development generates a need for new or improved community facilities, or makes additional demands on existing community facilities, the contribution will be as in the table below.</p> <p><b>Residential - 100 dwellings or more</b></p> <p>On schemes where an Outdoor Sports facilities contribution is secured, any community facilities contributions secured will not be spent on outdoor sports facilities to avoid double counting.</p>
<b>Form in which contributions should be made</b>	<p>Capacity issues are dependent on existing community facilities and the nature of the development. Contributions can be either provision of facilities or commuted sums as determined by the District Council.</p> <p>The financial contribution towards community facilities will take into consideration the following issues:</p> <ul style="list-style-type: none"> <li>Existing community facility provision;</li> </ul>

<sup>11</sup> <https://democracy.newark-sherwooddc.gov.uk/documents/b3308/Sports+Recreation+Facilities+Strategy+2023-2033+Appendix+20th-Feb-2024+18.00+Cabinet.pdf?T=9>

	<ul style="list-style-type: none"> <li>• The size of the residential development;</li> <li>• Current average build costs using figures aligned to the Building Cost Information Service;</li> <li>• The provision of floor space per dwelling;</li> <li>• The projected population of the proposed development</li> </ul> <p>The current average build costs of community facilities (based on BCIS indexation data) are set out in Appendix B. The approach takes a mean average across a range of typical community facility types—including community centres, recreational facilities, cafés, village halls, youth clubs, parish halls, faith buildings used for community activities, leisure centres, sports halls and changing rooms—using build costs drawn from BCIS rates.</p> <p>The figure will be regularly reviewed in order to reflect changes in capital costs of providing such community facilities in line with the Building Costs Information Service (BICS).</p> <p>The provision standard for community facilities is based on a provision of 0.75 square metres of floor space per dwelling, which is in line with recommended standards for the provision of community facilities.</p> <p><b>Calculation</b></p> <p>The calculation for community facility contributions per dwelling is based on the following formula:</p> <p>Build Cost per sq. Metre of floor space x standard community floor space per dwelling i.e. 0.75.</p> <p>All figures are subject to indexation.</p>
<b>Contact details of relevant people</b>	Sports, Community Facilities and Events Manager, Newark & Sherwood District Council
<b>Last updated</b>	2026

## 11.0 EDUCATION PROVISION

- 11.1 Funding for new school places in Nottinghamshire comes from two main sources: a government capital grant (to meet demand from the existing population) and developer contributions (to address pupil demand created by new housing). The County Council decides whether a developer must contribute based on projected pupil numbers compared with available school capacity in the relevant planning area. If a development would create demand exceeding the area’s projected capacity, the developer must fund the number of additional school places required. Requirements included in Nottinghamshire County Council’s Developer Contributions Strategy (2024) have informed NSDC’s Whole Plan Viability Assessment.
- 11.2 Provision of education infrastructure is an integral part of new residential development and is a crucial element in achieving sustainable communities. It may be a requirement of any development to make an appropriate contribution towards enhancing existing education facilities where there is insufficient capacity to support the development. It should be noted that the CIL will be used to help fund secondary education whilst the primary education needs of new development will continue to be addressed through S106 contributions. To ensure that they are aware of what may be required in terms of contributions and new facilities developers should consult with the Local Authority (LA), in this instance Nottinghamshire County Council, at an early stage of the development process. \*
- 11.3 The DfE advise Local Authorities to seek developer contributions for expansions required to provision for pupils with special educational needs and disabilities (SEND), commensurate with the need arising from the development. At January 2024, the proportion of the Nottinghamshire pupil population that required a specialist placement was 1.3%. This gives an all-age SEND yield of 0.52 pupils per 100 dwellings. Meaning, of the 40 pupils expected to be generated for every 100 dwellings (across all education phases), 0.52 pupils would require a place in a non-mainstream setting.

<b>Current Guidance, Local Strategy and Evidence</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework</li> <li>• Planning Practice Guidance: Planning Obligations<sup>12</sup></li> <li>• Planning Practice Guidance: Healthy and Safe Communities<sup>13</sup></li> <li>• Nottinghamshire County Council’s Developer Contribution Strategy</li> <li>• Newark &amp; Sherwood Infrastructure Delivery Plan</li> </ul>
<b>Planning Policies</b>	<ul style="list-style-type: none"> <li>• Newark &amp; Sherwood Amended Core Strategy DPD (2019) Spatial Policy SP6 – Infrastructure for Growth</li> <li>• Newark &amp; Sherwood Amended Core Strategy DPD (2019) Spatial Policy SP8 – Protecting and Promoting Leisure and Community Facilities</li> <li>• Newark &amp; Sherwood Amended Allocations &amp; Development Management DPD, Policy DM3 – Developer Contributions and Planning Obligations</li> </ul>
<b>Type of facilities for which provision may be</b>	<p>Contributions may be sought for the following aspects of primary education:</p> <p>Sites for new schools (including pre-school AND send where necessary),</p>

<sup>12</sup> <https://www.gov.uk/guidance/planning-obligations>

<sup>13</sup> <https://www.gov.uk/guidance/health-and-wellbeing>

<b>required</b>	<p>construction costs of new schools, contributions towards additional classroom / other building provision at existing schools (including additional grass / artificial turf sports pitches), contributions to highway needs arising as a result of the development. Details are set out in Nottinghamshire County Council’s Developer Contribution Strategy: <a href="https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy">https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy</a></p>							
<b>Type and size of development which may trigger need</b>	<p><b>Residential – 10 dwellings or more</b></p> <p>Where a development generates a need for additional places to be provided in existing primary schools, a contribution may be required. The County Council’s consideration of whether a developer contribution towards education provision is required will be informed by the projected demand for places compared with the known capacity figures of schools in the relevant pupil planning area. Where a development is proposed in a planning area with insufficient projected capacity, or would result in insufficient projected capacity, a contribution will be required. A contribution is required for every pupil place needed in excess of the projected capacity.</p> <p>In some circumstances the size of new residential development will mean that a new school will need to be provided. Developers should contact the Local Authority early in the development process to ascertain whether this will be required. Where provision of a new school is required as the result of a new development, the developer will be expected to provide a site and construction costs including professional fees, furniture and equipment.</p> <p>The trigger point for payment of the contribution will be the commencement of the development generating the need. However, where a development is to take place in phases, it may be possible to phase the payments of contributions to reflect this. This may not be appropriate, however, in the case where a new school is required.</p> <p><b>Other</b></p> <p>Proposals to redevelop an existing school site by a developer would normally trigger need for a replacement school (where the existing school is not surplus to requirements).</p>							
<b>The numbers of children generated by new developments</b>	<table border="1" data-bbox="448 1541 1393 1686"> <thead> <tr> <th data-bbox="448 1541 922 1615">Education phase</th> <th data-bbox="922 1541 1393 1615">Pupil places generated per 100 dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="448 1615 922 1653">SEND</td> <td data-bbox="922 1615 1393 1653">0.52</td> </tr> <tr> <td data-bbox="448 1653 922 1686">Primary</td> <td data-bbox="922 1653 1393 1686">21</td> </tr> </tbody> </table>		Education phase	Pupil places generated per 100 dwellings	SEND	0.52	Primary	21
Education phase	Pupil places generated per 100 dwellings							
SEND	0.52							
Primary	21							
<b>What if there is spare capacity at the existing catchment schools?</b>	<p>Contributions may be required for every pupil place required in excess of the projected capacity, so if the County Council calculate that spare places will exist in the catchment primary school by the time the development can reasonably be expected to generate new demand for places, their requirement will be adjusted accordingly.</p>							
<b>How are the costs calculated and what are they?</b>	<p>Details can be found in Nottinghamshire County Council’s Developer Contributions Strategy*</p>							

<b>Contact details of relevant people</b>	Planning Policy, Place Department, Nottinghamshire County Council, County Hall, West Bridgford, Nottingham, NG2 7QP
<b>Last updated</b>	2026

\* Nottinghamshire County Council have a Planning Contributions Strategy which covers this issue and which can be viewed on their website at:

<http://www.nottinghamshire.gov.uk/thecouncil/democracy/planning/planningcontributionsstrategy/>

## 12.0 HEALTH

12.1 The NHS Nottingham and Nottinghamshire Integrated Care Board (ICB) is a clinically led statutory NHS body responsible for the planning and commissioning of health care services for Nottingham and Nottinghamshire and is a consultee for local authority development plans. The ICB is assisting the District council regarding its strategic policy to deliver health facilities as well as provide information on their current and future strategies to refurbish, expand, reduce or build new facilities to meet the health needs of the existing population as well as those arising because of new and future developments.

12.2 The possible requirement for the provision of new or improved health facilities is dependant, not only on the scale of the development, but also on the available capacity in health facilities serving the area, so consultations with the ICB may be necessary at an early stage of the development process. In terms of the ability to expand facilities to accommodate new growth, the ICB has outlined that all premises may require adaptation or extension and for at least two surgeries where there are no opportunities for further expansion, a new location is required.

<b>Current Guidance, Local Strategy and Evidence</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework</li> <li>• Planning Practice Guidance - Healthy and safe communities<sup>14</sup></li> <li>• Nottingham and Nottinghamshire NHS Integrated Care Strategy and Joint Forward Plan<sup>15</sup></li> <li>• Newark &amp; Sherwood Infrastructure Delivery Plan</li> </ul>
<b>Planning policies</b>	<ul style="list-style-type: none"> <li>• Newark &amp; Sherwood Core Strategy DPD Policy SP6 – Infrastructure for Growth</li> <li>• Newark &amp; Sherwood Amended Core Strategy DPD (2019) Policy SP8 – Protecting and Promoting Leisure and Community Facilities</li> <li>• Newark &amp; Sherwood Amended Allocations &amp; Development Management DPD – Policy DM3 - Developer Contributions and Planning Obligations</li> </ul>
<b>Type of facilities for which provision may be required</b>	<p>Subject to an identified need in the locality, contributions may be sought for the following health infrastructure:</p> <ul style="list-style-type: none"> <li>• New health facilities (these may be co-located with other health or social care providers)</li> <li>• Construction costs for additional facilities / extensions, adaptations or alterations.</li> </ul>
<b>Type and size of development which may trigger need</b>	<p>The Council will consult NHS Nottingham and Nottinghamshire ICB on residential developments of 30 dwellings or more. Developer contributions will be required where development places extra demand on local health care provision.</p> <p>Applications for the development of concentrated / multi-tenant housing such</p>

<sup>14</sup> <https://www.gov.uk/guidance/health-and-wellbeing>

<sup>15</sup> <https://healthandcarenotts.co.uk/integrated-care-strategy/joint-forward-plan/#:~:text=The%20plan%20sets%20out%20the,made%20sustainable%20following%20the%20pandemic.>

	as residential care homes, nursing homes, sheltered housing or student accommodation will need to be assessed for their impact on the local healthcare functions on a case-by-case basis
<b>Form in which contributions should be made</b>	Capital monies to provide new or enhanced facilities. Land or buildings may also form all or part of the contribution.
<b>How are the costs calculated and what are they?</b>	<p>The figure (see Appendix B) is based on the Statement of Financial Entitlements for GP services and a benchmark of local health developments in 2013. It has been updated (in 2024) in line with the Retail Price Index produced by ONS.</p> <p>To help meet health needs, GP practices work together with community, mental health, social care, pharmacy, hospital, and voluntary services in their local areas in groups of practices known as Primary Care Networks (PCNs). PCNs build on existing primary care services and enable greater provision of proactive, personalised, coordinated and more integrated health and social care for people close to home.</p> <p>The cost per dwelling is not a “tariff” on all new houses; it will only be applied where additional health provision is required as a result of the new housing development, and it will not be used to remedy deficiencies elsewhere within the District.</p>
<b>Contact details of relevant people</b>	Lynne Sharpe, Associate Director of estates at NHS Nottingham and Nottinghamshire ICB
<b>Last updated</b>	2026

## 13.0 LIBRARIES

13.1 This section should be read in conjunction with NCC’s Developer Contributions Strategy<sup>16</sup>. Public library services in Nottinghamshire are delivered through a network of library buildings and mobile libraries. These libraries are at the heart of our communities. They provide access to books, CDs and DVDs; a wide range of information services; the internet; and opportunities for learning and leisure.

13.2 Libraries need to be flexible on a day-to-day basis to meet diverse needs and adaptable over time to new ways of learning. Access needs to be inclusive and holistic.

13.3 Therefore contributions from developments which place additional demand on library services may be required in order for the County Council to maintain this valuable community service at an appropriate level.

<b>Current Guidance, Local Strategy and Evidence</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework<sup>17</sup></li> <li>• Planning Practice Guidance: Planning Obligations</li> <li>• Planning Practice Guidance - Healthy and safe communities<sup>18</sup></li> <li>• Nottinghamshire County Council’s Developer Contribution Strategy</li> <li>• Newark &amp; Sherwood Infrastructure Delivery Plan</li> </ul>
<b>Planning Policies</b>	<ul style="list-style-type: none"> <li>• Newark &amp; Sherwood Amended Core Strategy DPD (2019) Policy Spatial Policy 6 – Infrastructure for Growth</li> <li>• Newark &amp; Sherwood Amended Core Strategy DPD (2019) Policy SP8 – Protecting and Promoting Leisure and Community Facilities</li> <li>• Newark &amp; Sherwood Amended Allocations &amp; Development Management DPD, Policy DM3 – Developer Contributions and Planning Obligations</li> </ul>
<b>Type of facilities for which provision may be required</b>	<p>Subject to an identified need in the locality, contributions may be sought for the following:</p> <ul style="list-style-type: none"> <li>• Construction of new libraries (including fit-out costs)</li> <li>• Extensions / alternations to existing libraries</li> <li>• Increasing stock levels at existing libraries</li> </ul> <p>(As identified in Nottinghamshire County Council’s Developer Contributions Strategy) *</p>
<b>Type and size of development which may trigger need</b>	<p>Contributions may be sought for any residential development (including student accommodation) of 50 dwellings and above (as identified in Nottinghamshire County Council’s Developer Contributions Strategy) *</p>

<sup>16</sup> <https://www.nottinghamshire.gov.uk/media/4317640/nccdevelopercontributionsstrategy.pdf>

<sup>17</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>18</sup> <https://www.gov.uk/guidance/health-and-wellbeing>

<b>What are the costs?</b>	See Appendix B.
<b>How are the costs calculated?</b>	Details are included in Nottinghamshire County Council's Developer Contributions Strategy*
<b>Form in which contributions should be made</b>	Please see the guidance set out in Nottinghamshire County Council's Developer Contributions Strategy* The NSDC 2022 Infrastructure Delivery Plan Update identifies the areas of greatest need in the District.
<b>Contact details of relevant people</b>	Planning Policy, Place Department, Nottinghamshire County Council, County Hall, West Bridgford, Nottingham, NG2 7QP
<b>Last updated</b>	2026

## 14.0 OPEN SPACE AND GREEN INFRASTRUCTURE

14.1 Open Space is an essential part of the urban fabric and is a vital resource for our local communities. It plays a pivotal role in the quality of life for people from determining a person's health and well-being, contributing to the character of our townscapes, and providing habitats for wildlife, and supporting community recreational activities.

14.2 Open space/Green Infrastructure, as referred to in this document, relates to open spaces that may or may not be publicly accessible which are of community, economic, recreational, educational, amenity, health or biodiversity value. This encompasses:

- Recreational and sporting value: equipped, children's/youth play spaces (including skateboard/BMX areas and kick-about areas); formal sports pitches (including greens, courts and ancillary facilities);
- Educational value: sites used primarily in conjunction with schools and colleges;
- Amenity value: sites which provide for informal recreation such as dog walking, or seating areas and/or which are of visual importance, making a positive contribution to the character of the settlement / locality;
- Biodiversity value: open spaces provide a habitat for wildlife, corridors and links for movement between habitats and enhancement/management will encourage greater biodiversity which is an indicator of a healthy environment;
- Health value: allotments and community gardens which provide space for food growing and community involvement; and
- Wider community and economic value: formal parks and gardens with a range of facilities and which may attract tourism visitors

<b>Current Guidance, Local Strategy and Evidence</b>	<ul style="list-style-type: none"><li>• National Planning Policy Framework<sup>19</sup></li><li>• Planning Practice Guidance: Open space, sports and recreation facilities, public rights of way and local green space<sup>20</sup></li><li>• Planning Practice Guidance - Healthy and safe communities<sup>21</sup></li><li>• Government Guidance on BNG<sup>22</sup></li><li>• Newark &amp; Sherwood Infrastructure Delivery Plan</li><li>• Newark &amp; Sherwood Playing Pitch Strategy (2023-2033)<sup>23</sup></li><li>• Newark &amp; Sherwood Sports and Recreation Facilities Strategy 2023-2033<sup>24</sup></li></ul>
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<sup>19</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>20</sup> <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

<sup>21</sup> <https://www.gov.uk/guidance/health-and-wellbeing>

<sup>22</sup> <https://www.gov.uk/government/collections/biodiversity-net-gain>

<sup>23</sup> <https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/our-policies/policies-and-procedures/council-strategies/Playing-Pitch-and-Outdoor-Sports-Strategy-2023.pdf>

	<ul style="list-style-type: none"> <li>• Newark &amp; Sherwood Habitats Regulation Assessment</li> <li>• Newark and Sherwood Open Space Assessment and Strategy (2022)<sup>25</sup></li> </ul>									
<b>Planning Policies</b>	<ul style="list-style-type: none"> <li>• Newark &amp; Sherwood Amended Core Strategy DPD (2019) Policy Spatial Policy 6 – Infrastructure for Growth</li> <li>• Newark &amp; Sherwood Amended Core Strategy DPD (2019) Policy SP8 – Protecting and Promoting Leisure and Community Facilities</li> <li>• Newark &amp; Sherwood Allocations &amp; Development Management DPD – Policy DM3</li> </ul>									
<b>Types of facilities for which provision may be required</b>	<p>New, improved or extended:</p> <ul style="list-style-type: none"> <li>• Provision for children &amp; young people (PCYP)</li> <li>• Outdoor sports facilities (OSF);</li> <li>• Amenity Green Space (AGS)</li> <li>• Natural &amp; semi natural green spaces (NSN);</li> <li>• Allotments &amp; community gardens (ACG).</li> </ul> <p>Full definitions of these types of open space are set out in the Newark &amp; Sherwood District Open Spaces Assessment &amp; Strategy<sup>26</sup></p> <p>Alternatively commuted sums for off-site provision may be appropriate.</p>									
<b>Local Standards for Open Space</b>	<p>The Newark &amp; Sherwood Open Space Assessment &amp; Strategy (2022) has set local provision standards for a number of different types of open space. Those of relevance to new housing developments are as follows:</p> <table border="1"> <thead> <tr> <th>Typology</th> <th>Threshold for Requirement (No. of Dwellings)</th> <th>Standards (Ha Per 1,000 population)</th> </tr> </thead> <tbody> <tr> <td>Parks &amp; Gardens</td> <td></td> <td>0.60</td> </tr> <tr> <td>Amenity Greenspace</td> <td>30+ dwellings</td> <td>0.60</td> </tr> </tbody> </table>	Typology	Threshold for Requirement (No. of Dwellings)	Standards (Ha Per 1,000 population)	Parks & Gardens		0.60	Amenity Greenspace	30+ dwellings	0.60
Typology	Threshold for Requirement (No. of Dwellings)	Standards (Ha Per 1,000 population)								
Parks & Gardens		0.60								
Amenity Greenspace	30+ dwellings	0.60								

<sup>24</sup> <https://democracy.newark-sherwooddc.gov.uk/documents/b3308/Sports+Recreation+Facilities+Strategy+2023-2033+Appendix+20th-Feb-2024+18.00+Cabinet.pdf?T=9>

<sup>25</sup> <https://www.newark-sherwooddc.gov.uk/your-council/planning-policy/other-planning-policy-information/open-space-strategy/>

<sup>26</sup> <https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/planning-policy/other-planning-policy-information/open-space-strategy/Open-Space-Strategy.pdf>

	Natural & Semi-Natural Greenspace	10+ dwellings	10.00
	Outdoor Sports Facilities	100+ dwellings	n/a <sup>27</sup>
	Provision for children and young people	10+ dwellings <sup>28</sup> or 5+ dwellings in all other areas of the District	0.75
	Allotments	400+ dwellings	0.50
	<p>Based on an average household size for the District of 2.4 persons per household the local provision levels per dwelling would be as follows:</p> <p><b>Amenity green spaces</b> – 14.4m<sup>2</sup>/dwelling</p> <p><b>Provision for children and young people</b> – 18m<sup>2</sup>/dwelling</p> <p><b>Outdoor sports facilities</b> – Requirements for developer contributions will be informed by the Newark &amp; Sherwood Playing Pitch Strategy Action Plan recommendations</p> <p><b>Allotments and community gardens</b> – 12m<sup>2</sup>/dwelling</p> <p><b>Natural and Semi-Natural Green Space</b> - all residents should live within 300m of an area of between 0.2 ha and 1ha in size.</p>		
<b>Type and size of development which may trigger need</b>	<p>New housing developments as set out below:</p> <p><b>Provision for Children and Young People:</b> 10 or more dwellings in settlements central to delivering the Spatial Strategy<sup>29</sup> or 5 or more dwellings in all other areas of the District</p> <p><b>Amenity Greenspaces</b> – 30 or more dwellings</p> <p><b>Outdoor Sports Facilities</b> – 100 or more dwellings</p> <p><b>Allotments and Community Gardens</b> – 400 or more dwellings</p>		

<sup>27</sup> Standards are explained in the Newark & Sherwood Playing Pitch Strategy: <https://democracy.newark-sherwooddc.gov.uk/documents/s19253/Playing+Pitch+and+Outdoor+Sports+Strategy+2023-2033.pdf>

<sup>28</sup> Newark Urban Area, Southwell, Ollerton & Boughton, Clipstone, Rainworth, Collingham, Sutton-on-Trent, Farnsfield, Lowdham, Bilsthorpe, Edwinstowe and Blidworth.

<sup>29</sup> Newark Urban Area, Southwell, Ollerton & Boughton, Clipstone, Rainworth, Collingham, Sutton-on-Trent, Farnsfield, Lowdham, Bilsthorpe, Edwinstowe and Blidworth.

	<p><b>Natural and Semi-natural Greenspace – 10 or more dwellings</b></p> <p>In respect of the above, smaller developments may be required to make a contribution where the development creates or exacerbates a deficiency of open space in the area.</p> <p>NB. On schemes where an Outdoor Sports facilities contribution is secured, any community facilities contributions secured will not be spent on outdoor sports facilities to avoid double counting.</p>
<p><b>Form in which contributions should be made</b></p>	<p><b>On-site contributions</b></p> <p>The open space requirement should aim to be provided onsite in the first instance (giving consideration to the accessibility standards in accordance with Table 1 below). Where this is not possible, consideration will be given in the following order of priority:</p> <ol style="list-style-type: none"> <li>1) If the development site is well connected, consideration will be given as to whether an off-site contribution could be sought to enhance the quality and value of neighbouring open spaces</li> <li>2) If the development site is not well connected, undertaking a prioritisation exercise to address the areas of open space with the greatest deficits first onsite.</li> </ol> <p><b>Off-site contributions</b></p> <p>The open space requirement should be provided on or adjacent to the proposed development. Where a new development is not of a size to require all categories of open space on-site it will generally be necessary for it to provide the relevant parts of the standard with a commuted sum covering the off-site elements.</p> <p>The financial contribution will be based on a calculated standard cost for making the necessary on-site provision of the full 3.888ha required for 400 dwellings / 960 people.</p> <p>The financial contribution will take into consideration the following issues:</p> <ul style="list-style-type: none"> <li>• Provision of equipped play areas, including activity and buffer zones;</li> <li>• Provision of surfaced areas for informal ball games and wheeled play;</li> <li>• Seating, including a teenage meeting area;</li> <li>• Provision of levelled and drained grass pitches;</li> <li>• Provision of artificially surfaced areas for formal sport;</li> <li>• Ancillary services for sports pitches such as changing rooms and parking provision;</li> <li>• Provision of natural and semi-natural areas, including wildlife habitats and nature reserves;</li> </ul>

	<ul style="list-style-type: none"> <li>• Provision of allotments and community gardens including fencing, water supply and cultivation; and</li> <li>• Provision of landscaped areas of amenity open space.</li> </ul> <p>In calculating the Commuted Sums payable, the cost per square metre and per dwelling at 2024 prices are set out in Appendix B</p> <p>These costs will be revised annually in line with the index for the soft landscaping work category of the Building Cost Information Service published by the Royal Institute of Chartered Surveyors.</p>
<b>Maintenance of open space</b>	<p>Following the agreement of on-site provision, the District Council will need to satisfy itself that the open space has been properly laid out and completed and that suitable contractual arrangements for its long-term maintenance have been put in place.</p> <p>Unless there is a valid reason, this will involve the land being dedicated to the Local Authority (the District Council / Parish Council) and a commuted sum being paid to cover its future maintenance. Council policy requires that the commuted sum cover maintenance for 20 years. This is considered an appropriate balance between the maintenance costs being covered by both the new development and ultimately the local authority.</p> <p>If developers do not wish to dedicate the open space to the Local Authority, then the District Council will want to be assured that the alternative arrangements will guarantee the maintenance of the land for a minimum of 20 years.</p> <p>The costs for maintenance of the various areas are set out in Appendix B.</p> <p>The full 20-year commuted sum is calculated by multiplying the relevant open space area(s) by the cost per square metre or by multiplying the cost per dwelling by 20.</p> <p>These costs will be revised annually in line with the index for the soft landscaping work category of the Building Cost Information Service published by the Royal Institute of Chartered Surveyors.</p>
<b>Contact</b>	Environmental Services Business Unit, Newark and Sherwood District Council.
<b>Last updated</b>	2026

14.3 Accessibility catchments for different types of provision are a tool to identify communities currently not served by existing facilities. It is recognised that factors that underpin catchment areas vary from person to person, day to day and hour to hour. For the purposes

of this process this problem is overcome by accepting the concept of ‘effective catchments’, defined as the distance that would be travelled by most users.

### **Ecology Requirements: Open Space - Suitable Alternative Natural Green Space (SANGS)**

- 14.4 The Habitats Regulations Assessment (HRA) of allocated sites identified that further housing development in Edwinstowe and Ollerton would most likely impact on The Birklands & Bilhaugh Special Area of Conservation (SAC) by increasing recreational pressure on it. It recommends that this could be most appropriately remedied by the provision of Suitable Alternative Natural Green Spaces (SANGS), on site and within the surrounding area.
- 14.5 As set out in the latest evidence for the LDF, the Birklands & Bilhaugh SAC Recreational Impact Assessment)<sup>30</sup>, public open space provided in connection with allocations in settlements within an 8.9km radius of Birklands & Bilhaugh Special Area of Conservation, should be designed to reflect the need to provide SANGS in perpetuity to relieve pressure on the SAC. Where SANGS are proposed, their quantity and quality shall be developed and agreed in conjunction with the District Council and Natural England.

<b>Current Guidance and Local Strategy</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework</li> <li>• Habitats Regulations Assessment of the Newark and Sherwood Local Plan Review (HRA)</li> <li>• Clumber Park SSSI Recreational Impact Assessment (2022)</li> <li>• Birkland &amp; Bilhaugh SAC Recreational Impact Assessment (2022)</li> </ul>
<b>Planning Policy</b>	<ul style="list-style-type: none"> <li>• Newark &amp; Sherwood Amended Core Strategy DPD (2019) Policy SP6 – Infrastructure for Growth</li> <li>• Newark &amp; Sherwood Amended Core Strategy DPD (2019) Policy SP8 – Protecting and Promoting Leisure and Community Facilities</li> <li>• Newark &amp; Sherwood Amended Core Strategy DPD (2019) Policy CP12 – Biodiversity &amp; Green Infrastructure</li> <li>• Newark &amp; Sherwood Allocations &amp; Development Management DPD, Policy DM3 – Developer Contributions and Planning Obligations</li> <li>• Newark &amp; Sherwood Allocations &amp; Development Management DPD – Policy DM7 Biodiversity &amp; Green Infrastructure</li> </ul>
<b>Type of facilities for which provision may be required</b>	<p><u>SANGS</u></p> <p>In the context of Newark &amp; Sherwood District the term ‘Suitable Alternative Natural Green Space (SANGS)’ refers to sites that provide a suitable alternative to the Birklands and Bilhaugh SAC for people in the local area wishing to regularly access natural open space for walking, including dog walking.</p> <p>The definition of natural space development by Natural England in the context of Accessible Natural Greenspace (ANGSt) is “places where human control and activities are not intensive so that a feeling of naturalness is allowed to</p>

<sup>30</sup> <https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/planning-policy/local-development-framework/amended-allocations-and-development-management-dpd/ENV-4-Final-Birklands-&-Bilhaugh-SAC-RIA.pdf>

	<p>predominate”.</p> <p>In the context of the Birklands and Bilhaugh SAC the terms SANGS refers to:</p> <ul style="list-style-type: none"> <li>• Sites that are freely accessible to people living within 5km of the SAC that provide an alternative to the SAC for regular (i.e. more than once a week) walking and dog walking;</li> <li>• Sites that provide natural space (using the definition above);</li> <li>• Sites should include some provision for car parking but also be accessible on foot.</li> </ul> <p>Such sites provide the opportunity for multi-functional sites that also enhance Biodiversity. Wherever possible emphasis will be placed on the provision of such open space within the development site.</p>
<b>Type and size of development which may trigger need</b>	<p><u>SANGS</u> This will be applied to above developments within a 5km radius of Birklands &amp; Bilhaugh SAC</p> <p>The District Council will work with Natural England to determine whether contributions are appropriate as result of the impacts of the development.</p>
<b>How are the costs calculated and what are they?</b>	<p>SANGS could be provided as part of new development or through the improvement and management of existing sites.</p>
<b>Form in which contributions should be made</b>	<p><u>SANGS</u></p> <ul style="list-style-type: none"> <li>• Provision of land either on or off site;</li> <li>• Commuted sum towards the provision of facilities including car parking, pedestrian access arrangements.</li> </ul> <p>It is the Council’s expectation that such provision will be provided in perpetuity, and this will be set out within the legal agreement.</p>
<b>Contact details of relevant people</b>	<p>Planning Policy and Infrastructure, Newark &amp; Sherwood District Council</p>
<b>Last updated</b>	<p>2026</p>

## 15.0 TRANSPORT

- 15.1 This section should be read in conjunction with NCC’s Developer Contributions Strategy<sup>31</sup> and NSDC’s most recent Infrastructure Delivery Plan. One of the core planning principles in the National Planning Policy Framework (NPPF) is to actively manage patterns of development growth to make the fullest possible use of public transport, walking and cycling, and to focus significant development in locations which are, or can be made, sustainable. The transport system should be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.
- 15.2 From February 1, 2026, the [East Midlands Combined County Authority](#) (EMCCA) assumed strategic transport, bus, and regional infrastructure planning responsibilities from Nottinghamshire County Council. However, Nottinghamshire County Council remains the local highway authority, retaining responsibility for road maintenance, traffic management, and highway services.
- 15.2 Nottinghamshire County Council will assess the submitted Transport Statement / Transport Assessment to determine whether a development is acceptable in terms of offering opportunities for sustainable transport modes, thereby reducing the need for major transport infrastructure. This will take into account the nature and location of the site concerned.

<b>Current Guidance</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework<sup>32</sup></li> <li>• Planning Policy Guidance: Transport evidence bases in plan making and decision taking<sup>33</sup></li> <li>• Nottinghamshire County Council’s Developer Contributions Strategy</li> <li>• Newark &amp; Sherwood Infrastructure Delivery Plan</li> </ul>
<b>Planning policies</b>	<ul style="list-style-type: none"> <li>• Newark &amp; Sherwood Amended Core Strategy DPD (2019) Policy SP6 – Infrastructure for Growth</li> <li>• Newark &amp; Sherwood Amended Core Strategy DPD (2019) - Policy SP7 Sustainable Transport</li> <li>• Newark &amp; Sherwood Allocations &amp; Development Management DPD, Policy DM3 – Developer Contributions and Planning Obligations</li> </ul>
<b>Type of facilities for which provision may be required</b>	<p>Contributions may be sought for the following to improve a site’s sustainability in terms of integrated transport measures:</p> <ul style="list-style-type: none"> <li>• Public transport infrastructure and services;</li> <li>• Active Travel schemes, including cycling and walking measures;</li> <li>• Intelligent transport systems (e.g. “Next Bus” information at bus stops);</li> <li>• Bus priority measures;</li> <li>• Highway capacity improvements to reduce journey delays</li> </ul>

<sup>31</sup> <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy>

<sup>32</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>33</sup> <https://www.gov.uk/guidance/transport-evidence-bases-in-plan-making-and-decision-taking>

	<p>Subject to any restrictions within CIL regulations, this may be pooled along with similar contributions from other nearby developments. The type of measures supported by such contributions could include:</p> <ul style="list-style-type: none"> <li>• Nearby junction improvements</li> <li>• Enhancements to bus services</li> </ul> <p>Where appropriate, a separate fee may also be sought to cover the County Council’s travel plan monitoring costs which would be negotiated as part of the S106 agreement.</p>
<b>Type and size of development which may trigger need</b>	<p>All major development (as defined by the NPPF).</p> <p>Planning applications that propose development that would generate significant amounts of movement must be supported by a Transport Statement or Transport Assessment prepared in accordance with current Government and County Council guidance. Information on the thresholds for these requirements is set out in Nottinghamshire County Council’s Road Network Policy<sup>34</sup></p>
<b>Form in which contributions should be made</b>	<p>The majority of highways improvements and modifications will be secured by planning condition, which require the developer to commission or carry out specified highway works. In such cases, the developer will be required to enter into an agreement with the Highway Authority pursuant to Section 278 of the Highways Act 1980 to secure the provision of the specified works.</p> <p>Financial contributions may be secured through a planning obligation towards the delivery public transport infrastructure and services, walking and cycling facilities (including public rights of way) and highway capacity enhancements where they are necessary to mitigate the cumulative impact of more than one development. These will be negotiated on a site-by-site basis to improve sustainable links both within and between settlements linked to the site where opportunities exist and the need for such improvements as a result of the development can be demonstrated. Financial contributions in relation to larger scale strategic transportation schemes may be secured through the CIL, as set out in the District Council’s Infrastructure Delivery Plan and Infrastructure Funding Statement.</p>
<b>Contact details of relevant people</b>	<p>Planning Policy, Place Department, Nottinghamshire County Council, County Hall, West Bridgford, Nottingham, NG2 7QP</p>
<b>Last updated</b>	<p>2026</p>

15.3 These minimum thresholds (detailed above) required prior to a contribution being sought is based on Planning Practice Guidance which is referred to above. However, there is no suggestion that developments which fall below these thresholds are exempt from providing appropriate sustainable transport measures should they be reasonably required, particularly if the development is to form part of a larger site.

<sup>34</sup> <https://www.nottinghamshire.gov.uk/media/4317640/nccdevelopercontributionsstrategy.pdf>

## Appendix A – Schedules for Development

**It should be noted that contributions will not be requested as a per dwelling payment as a matter of course. It is the impact of each individual proposal that will need to be assessed on a site-by-site basis to identify what contributions may be needed to make development acceptable.**

### Schedule for Residential Schemes

*Whilst it is unlikely that the majority of development will trigger all of the requirements indicated in the schedule below, they reflect the widest range of common contributions which may be sought. It is therefore important that developers liaise / engage with the LPA through the pre-app and application stages to understand the specific impacts in the location of their proposed development.*

<b>Number of Dwelling Units</b>	<b>Site Area (hectares)</b>	<b>Potential areas for inclusion that may be required where need is demonstrated</b>
10 or more		Affordable Housing Community Facilities Education – Primary Only Libraries Open Space – Provision for children and young people Open Space - Natural and Semi-Natural Green Space Open Space – SANGS (within 8.9km radius of Birklands and Bilhaugh SAC)
30 or more		Affordable Housing Community Facilities Education – Primary Only Health Libraries Open Space – Provision for children and young people Open Space - Natural and Semi-Natural Green Space Open Space - Amenity green spaces Open Space – SANGS (within 8.9km radius of Birklands and Bilhaugh SAC)
50 or more		Affordable Housing Community Facilities Education – Primary Only Libraries Open Space – Provision for children and young people Open Space - Natural and Semi-Natural Green Space Open Space - Amenity green spaces Open Space – SANGS (within 8.9km radius of Birklands and Bilhaugh SAC)

		Transport
100 or more		Affordable Housing Community Facilities Education – Primary Only Health Libraries Open Space – Provision for children and young people Open Space - Natural and Semi-Natural Green Space Open Space - Amenity green spaces Open Space - Outdoor sports facilities Open Space – SANGS (within 8.9km radius of Birklands and Bilhaugh SAC Transport
400 or more		Affordable Housing Community Facilities Education – Primary Only Health Libraries Open Space – Provision for children and young people Open Space - Natural and Semi-Natural Green Space Open Space - Amenity green spaces Open Space - Outdoor sports facilities Open Space - Allotments and community gardens Open Space – SANGS (within 8.9km radius of Birklands and Bilhaugh SAC Transport
Development of concentrated / multi-tenant housing such as residential care homes, nursing homes, sheltered housing or student accommodation		Health SANGS (within 8.9km radius of Birklands and Bilhaugh SAC

**Transport Statements, Transport Assessments, and Travel Plans – Required evidence in support of planning applications**

Type of Development	Transport Statement	Transport Assessment and Travel Plan
Residential	>50 units<80 units	>80 units
Food retail	>250sqm<800sqm	>800sqm
Non-food retail	>800sqm<1500sqm	>1500sqm
Business: Offices other than financial and professional services, research and	>1500sqm<2500sqm	>2500sqm

development – laboratories, studios, light industry		
General Industry: General industry other than 'Business'.	>2,500sqm<4000sqm	>4000sqm
Storage & Distribution	>3000sqm<5000sqm	>5000sqm
Mixed Development/Sui Generis	Discuss with highway authority	
Financial and professional services	>1000sqm<2,500sqm	>2500sqm
Restaurants and cafes	>300sqm<2500sqm	>2500sqm
Drinking establishments	>300sqm<600sqm	>600sqm
Hot food takeaways	>250sqm<500sqm	>500sqm
Drive-thru restaurants and coffee shops		All cases
Hotels	>75<100 bedrooms	>100 bedrooms
Residential institutions - hospitals, nursing homes	>30<50beds	>50 beds
Residential institutions - residential education:  Boarding schools and training centres	>50<150 students	>150 students
Residential institutions – hostels:  Homeless shelters, accommodation for people with learning difficulties and people on probation.	>250<400 residents	>400 residents
Non-residential institution:  Medical and health services – clinics and health centres, crèches, day nurseries, day centres, consulting rooms (not attached to the consultant's or doctor's house), museums, public libraries, art galleries, exhibition halls, training centres, places of worship, religious instruction and church halls.	>500sqm<1000sqm	>1000sqm

Assembly and leisure: Cinemas, dance and concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls and casinos, other indoor and outdoor sports and leisure uses not involving motorised vehicles or firearms	>500sqm<1500sqm	>1500sqm
Schools: Primary and secondary schools with or without a nursery	Discuss with highway authority	

Source: Nottinghamshire County Council Road Network Policy:

<https://www.nottinghamshire.gov.uk/media/4suhf4wz/12-road-network-policy-3.pdf>

## Appendix B – Developer Contributions Calculations (2026)

Contribution Type	Indexation Method	Area within which monies should be spent	Requirement at 2026
Affordable Housing	Calculated on a site-by-site basis		Calculated on a site-by-site basis
Community Facilities	BCIS <sup>35</sup>	Within the vicinity of the development	£2017.21 per dwelling
Education Provision - Primary	See NCC Developer Contributions Strategy	To be agreed in consultation with Nottinghamshire County Council	See: NCC Developer Contributions Strategy: <a href="https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy">https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy</a>
SEND	See NCC Developer Contributions Strategy	To be agreed in consultation with Nottinghamshire County Council	See: NCC Developer Contributions Strategy: <a href="https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy">https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy</a>
Health	RPI (ONS)	To be agreed in consultation with the NHS	£1531.48 per dwelling

<sup>35</sup> The approach takes a mean average across a range of typical community facility types—including community centres, recreational facilities, cafés, village halls, youth clubs, parish halls, faith buildings used for community activities, leisure centres, sports halls and changing rooms—using benchmark build costs drawn from BCIS data.

Libraries (Building costs)	See NCC Developer Contributions Strategy	To be agreed in consultation with Nottinghamshire County Council	Where a contribution is required to increase building capacity the cost will be determined at the time of the planning application and will include both building costs (linked to the BCIS Tender Price Index) and fitting-out costs, including furniture and technology, based upon current fitting-out costs of new provision in Nottinghamshire. See: NCC Developer Contributions Strategy: <a href="https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy">https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy</a>
Libraries (Stock)	See NCC Developer Contributions Strategy	To be agreed in consultation with Nottinghamshire County Council	£44.64 per dwelling See: NCC Developer Contributions Strategy: <a href="https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy">https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy</a>
<b>Offsite Open Space – Commuted sums</b>			
Allotments and Community Gardens	Index for soft landscaping work category of the BCIS	Within the vicinity of the development	£199.60 per dwelling
Amenity Green Space	Index for soft landscaping work category of the BCIS	Within the vicinity of the development	£458.70 per dwelling
Open Space for Children and Young People	Index for soft landscaping work category of the BCIS	Within the vicinity of the development	£1503.27 per dwelling
Natural and Semi Natural Green Space	Index for soft landscaping work category of the BCIS	Within the vicinity of the development	£166.43 per dwelling
Outdoor Sports Facilities	Index for soft landscaping work category of the BCIS	Within the vicinity of the development	£1195.99 per dwelling

<b>Maintenance of Open Spaces – Commuted sums</b>			
Maintenance of Allotments and Community Gardens	Index for soft landscaping work category of the BCIS		£239.66 per dwelling
Maintenance of Amenity Green Space	Index for soft landscaping work category of the BCIS		£458.46 per dwelling
Maintenance of Public Open Space for Children and Young People	Index for soft landscaping work category of the BCIS		£1671.94 per dwelling
Maintenance of Natural and Semi Natural Green Space	Index for soft landscaping work category of the BCIS		£166.43 per dwelling
Maintenance of Outdoor Sports Facilities	Index for soft landscaping work category of the BCIS		£1861.21 per dwelling

Source: 2013 Figures have, and will continue to be, updated annually in line with indexation using data from the Building Cost Information Service - BCIS