



**Gedling Borough Council  
Community Infrastructure Levy (CIL)**

**Infrastructure Funding Statement 2024/25**

**Published December 2025**

# **1 INTRODUCTION**

Welcome to the Gedling Borough Council Infrastructure Funding Statement. This statement sets out the income and expenditure relating to the Community Infrastructure Levy and Section 106 obligations,

Income collected from the CIL and / or s106 (collectively known as 'planning obligations' or 'developer contributions') is used to help fund the provision of infrastructure which is necessary to support and enable development and growth within the Borough.

Sections 2 and 3 of this statement will provide details of the progress in relation to the collection and expenditure of income, generated through the CIL and s106 respectively, for the financial year 2024 / 25.

Section 4 sets out the planned future expenditure of income generated through these mechanisms over the next reporting period.

## **1.1 Community Infrastructure Levy & Section 106 Agreements**

The Community Infrastructure Levy is a tariff-based charge on the development of new floorspace within the borough. Monies collected through the CIL can be used to fund a wide range of infrastructure (e.g. roads, medical practices and the provision of open space) that is required to meet the future growth needs of the borough.

The Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on 15<sup>th</sup> July 2015 and came into effect on 16<sup>th</sup> October 2015. Planning applications decided on or after 16<sup>th</sup> October 2015 may therefore be subject to CIL.

Section 106 agreements are private agreements, made between local authorities and developers, which can be attached to a planning permission to ensure that a certain development that may otherwise be unacceptable in planning terms, meets the local planning authorities policy requirements. Typical forms of Section 106 Obligations include:

- Site-specific financial contribution;
- Non-financial obligations; and
- Provision of on-site affordable housing.

## 1.2 Summary of Headlines within Statement

**Table 1. Key Headlines from the Statement.**

### **Summary of CIL Receipts**

A total of £495,288 in CIL receipts were collected during the financial year 2024/25.

A total of £2,563,836 receipts were retained at the end of the financial year 2024/25. Of this, £2,013,227 is to be used towards the provision of Strategic Infrastructure within the Borough, whilst £550,610 remains for the Council to expend on Infrastructure projects identified through the Neighbourhood portion of the CIL.

A total of £81,120 was passed to Local Parishes during 2024/25 in accordance with Regulations 59A.

A total of £24,764 was allocated to cover the administrative costs of implementing and monitoring the CIL during 2024/25.

### **Summary of Section 106 Contributions**

During the 2024/25 financial year £1,095,037 was collected in capital contributions through Section 106 Obligations. £168,404 was collection in revenue contributions during the same period.

A total of £486,985 capital and £53,009 revenue contributions have been spent on infrastructure within Gedling Borough Council during the 2024/25 financial year.

At the end of the financial year 2024/25, £3,848,765 worth of capital contributions and £709,321 in revenue contributions were retained by Gedling Borough Council.

Obligations including Affordable Housing, Open Space and Local Labour Agreements were secured by way of Section 106 Obligations from seven developments approved during 2024/25 with a further Deed of Variation signed in relation to a pre-existing Section 106 Agreement.

## **2 COMMUNITY INFRASTRUCTURE LEVY**

Unlike Section 106 Agreements, the CIL payable is a fixed rate which is mandatory and non-negotiable. The charge becomes payable upon the commencement of development.

The amount of CIL payable depends on where the development is located within the borough, the type of use the development comprises of, and the net additional increase in floorspace (£ per Sqm).

Gedling Borough Council's Charging Schedule currently identifies two different types of Uses which are liable for the CIL. Retail development chargeable by a flat rate across the borough whilst new residential development is split into three different zones. The Charging Schedule and Map of the different zones are available to view from our website at <https://www.gedling.gov.uk/cil/>.

Alongside the Charging Schedule Gedling Borough Council also adopted a Regulation 123 List in accordance with the regulations in force at the time. Expenditure of the Strategic CIL receipt was approved for the following infrastructure projects:

- The Gedling Access Road (GAR);
- Secondary School Contributions for Gedling Colliery / Chase Farm and Top Wighay Farm strategic sites; and
- The Gedling Country Park Visitors Centre.

The Regulation 123 List has since been superseded as part of the CIL Amendment Regulations 2019 and replaced with the new 'Infrastructure List'. Since the introduction of the CIL, the Strategic portion of the levy has been expended on the delivery of the GAR and the Gedling Country Park Visitors Centre. A review of the Strategic projects identified within the Council's Infrastructure List was undertaken during the reporting year 24/25. Subsequently, the GAR and Gedling Country Park Visitors Centre were removed from the Infrastructure List due to the completion of these projects. In addition, following consultation with Nottinghamshire County Council in its capacity as the Education Authority, the project for Secondary School Contributions at Chase Farm was also removed as this was no longer considered necessary. Finally, the Carlton Leisure and Community Centre project was added to the Infrastructure List.

Full details of the review can be found through the 4<sup>th</sup> September Cabinet minutes - <https://democracy.gedling.gov.uk/ieListDocuments.aspx?CId=127&MId=3506&Ver=4>

The Councils revised Infrastructure List now contains the following Strategic projects;

- Secondary School Contributions for Top Wighay Farm strategic sites; and
- Carlton Leisure & Wellbeing Community Centre

## 2.1 CIL Income

Table 2 below provides a cumulative total of all CIL receipts retained by Gedling Borough Council since its first adopted of the CIL in 2015. A breakdown of these receipts is provided in greater detail further into the report.

Table 2. Cumulative Total CIL Receipts Retained (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£36,171
2017/18	£420,148
2018/19	£1,038,139
2019/20	£1,276,677
2020/21	£1,671,993
2021/22	£4,272,039
2022/23	£5,614,450
2023/24	£2,237,110
2024/25	£2,563,836

Gedling Borough Council adopted the CIL on 16<sup>th</sup> October 2015. In accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, any planning application which was determined prior to this date is not chargeable. It is for this reason, along with a gap between the granting of permission and implemented, that no receipts were collected during the 2015/16 financial year. Following the completion of the GAR and the Gedling County Park Visitors Centre during the last reporting year no CIL receipts were expended on Strategic Infrastructure during 24/25. The Strategic portion of CIL will once again be collated

until such a time as they need to be used for the construction of one of the Strategic projects identified in the Councils Infrastructure List.

## 2.2 Breakdown of CIL for 2024/25

During the reported year 2024/25, 15 Demand Notices were issued totalling £1,685,598 in CIL Receipts. To date a total of £727,287 of these receipts have been collected. The remaining sums will be collected in accordance with the relevant payment plans as approved in the Councils Charging Schedule. The collection of the remaining sums from these Demand Notices will be reported in future Infrastructure Funding Statements in accordance with relevant payment policies.

During the reported year 2024/25 there has been a total of £267,739 collected in CIL receipts from across 12 different developments. A summary of the allocation of receipts collected during the year is detailed in Table 3 below.

<b>Table 3. Annual Breakdown of CIL Receipts 1st April 2024- 31st March 2025 (to the nearest £)</b>	
Total Receipts Collected	£495,288
Neighbourhood Portion of CIL Receipts	£106,741
Strategic Element of CIL Receipts	£363,783
Administration Element of CIL Receipts	£24,764
Receipts Spent on Strategic Infrastructure	£0
Receipts Passed to Local Parishes	£81,120
Receipts Awarded to Non-Parish Neighbourhood Projects	£62,678
<b>CIL Receipts Retained at End of Year</b>	<b>£2,563,836</b>

Of the receipts which were collected during 2024/25, £363,783 is to be spent on strategic infrastructure projects that are identified on the Infrastructure List while £106,741 is to be spent in the locality it was collected as part of the neighbourhood portion of the CIL.

In accordance with Regulation 59A of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, a total of £81,120 from the

Neighbourhood Portion of CIL Receipts has been passed directly to the Local Parishes from where they were collected.

£24,764 (5%) of all receipts collected during the financial year, have been set aside to cover the administration costs as permitted by the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

A total of £2,563,836 in CIL receipts were retained at the end of the financial year 2024/25.

### 2.2.1 Strategic CIL

Since its adoption of CIL, to the end of the financial year 2023/24, Gedling Borough Council has collected £7,915,707 towards the provision of its Strategic projects within the Borough.

<b>Table 4. Annual Strategic CIL Collected (to the nearest £)</b>	
<b>Year</b>	<b>Income</b>
2015/16	£0
2016/17	£33,695
2017/18	£333,580
2018/19	£530,147
2019/20	£332,116
2020/21	£437,359
2021/22	£2,430,843
2022/23	£1,240,299
2023/24	£2,213,885
2024/25	£363,783
<b>Total</b>	<b>£7,915,707</b>

Following its introduction in 2015, the Strategic portion of the CIL has been collected towards Strategic projects contained within the Infrastructure List (formerly Regs 123 List) with approx. £4.44m expended on the GAR and approx. £1.454m spent on the Visitors Centre at Gedling Country Park. The Council have a total of £2,013,227 outstanding at the end of the reporting year to be spent on its Strategic priorities.

## 2.2.2 Neighbourhood CIL

Under the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 a 'meaningful proportion of CIL receipts are to be passed to local town or parish councils for the area where development takes place. This is known as the 'neighbourhood portion'. The neighbourhood portion to be passed to the local council is set at 15% of the relevant CIL receipts (up to a cap of £100 per existing council tax dwelling) or 25% with no maximum cap specified where there is a Neighbourhood Development Plan in place. At this time there are four Neighbourhood Plans 'made' within Gedling Borough:

- Burton Joyce Neighbourhood Plan,
- Calverton Neighbourhood Plan,
- Linby Neighbourhood Plan, and
- Papplewick Neighbourhood Plan.

Table 5 below shows the portion of the Neighbourhood CIL Receipts which have been collected on behalf of local Parish Councils.

<b>Table 5. Neighbourhood CIL Awarded to Local Parishes (to the nearest £)</b>	
<b>Year</b>	<b>Income</b>
2015/16	£0
2016/17	£3,842
2017/18	£12,374
2018/19	£8,059
2019/20	£23,808
2020/21	£45,304
2021/22	£373,379
2022/23	£232,190
2023/24	£185,671
2024/25	£81,120
<b>Total</b>	<b>£965,747</b>

Where there is no Parish Council, Regulation 59A of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 places a duty on charging authorities to allocate at least 15% (up to a cap of £100 per existing council tax



dwelling) or 25% (uncapped) where there is a 'made' Neighbourhood Plan, of CIL receipts to spend on priorities that should be agreed with the local community in areas where development is taking place. Gedling Borough Council undertake annual consultations with local residents and groups to identify and assess projects which may be suitable for Non-Parish neighbourhood funding. Where no suitable projects are identified the Neighbourhood portion is carried over to the next financial year. Further information regarding the Neighbourhood portion of the CIL can be found on the Gedling Borough Council website at <https://www.gedling.gov.uk/cil/>.

Gedling Borough has 11 Parishes where the Neighbourhood portion of CIL Receipts will be passed to the Parish Councils if developments take place in those areas. The Parishes cover the following areas:

- |                 |             |                  |
|-----------------|-------------|------------------|
| - Bestwood      | - Colwick;  | - Papplewick;    |
| Village;        | - Lambley;  | - Ravenshead;    |
| - Burton Joyce; | - Linby;    | - St Albans, and |
| - Calverton;    | - Newstead; | - Woodborough.   |

In accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, Parish Councils must publish their own annual reports which detail funding and expenditure for each year where they have received monies passed down through the Neighbourhood Portion through CIL.

It should be noted that the extent of the Parishes does not cover the majority of the urban area of Gedling Borough (with the exception of Colwick). This creates a gap in the coverage for the Neighbourhood portion in the Borough. When development takes place in this area Gedling Borough Council will determine, in consultation with its residents, how to expend this element of the CIL in accordance with Regulation 59F of with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

Below is a table showing the amount of CIL which has been collected and allocated towards the Non-Parish Neighbourhood element during the last financial year.

<b>Table 6. Non-Parish Neighbourhood CIL Collected (to the nearest £)</b>	
<b>Year</b>	<b>Income</b>
2015/16	£0
2016/17	£2,476
2017/18	£50,397
2018/19	£91,344
2019/20	£46,423
2020/21	£50,957
2021/22	£249,963
2022/23	£102,111
2023/24	£311,256
2024/25	£25,621
<b>Total</b>	<b>£930,548</b>

As of the 31<sup>st</sup> March 2025 Gedling Borough Council have awarded a total of £379,938 from the Non-Parish Neighborhood portion to eight different infrastructure projects. During the reporting year £62,678 was awarded to the refurbishment of the 1<sup>st</sup> Gedling Scout Group HQ in Gedling. Table 7 below provides a summary of these projects whilst greater detail can be found in the relevant CIL Non-Parish Neighbourhood Funding Cabinet Reports.

<b>Table 7. Summary of Non-Parish Neighbourhood CIL Awards</b>		
<b>Project</b>	<b>Award</b>	<b>Year of Submission</b>
Cinderpath Lighting	£3,500	17/18
Car Park Extension at Gedling Country Park	£100,000	18/19
Changing Room Facilities at Lambley Lane	£40,000	18/19
Green Lung Corridor	£50,000	19/20
Arnold Marketplace Development	£43,000	19/20
Footpath Extension at Willow Park	£25,000	20/21

**Table 7. Summary of Non-Parish Neighbourhood CIL Awards**

Internal works and alterations at Netherfield Forum Children, Young People and Families Hub	£55,760	20/21
1st Gedling Scout Group HQ Refurbishment	£62,678	23/24

A further £543,350 in CIL Non-Parish Neighbourhood Funding was awarded in July earlier this year, however, as these awards were made outside of the 24/25 financial year these will be reported in next year's IFS. At the end of the financial year 2024/25 a total of £550,610 in CIL Receipts were retained by Gedling Borough Council for allocation towards the funding of future nominated projects.

### 2.2.3 CIL Administration Portion

The remaining 5% of monies collected through CIL Receipts is made available for Charging Authorities to cover the administrative costs associated with implementing and enforcing the CIL.

To date a total of £516,421 has been collected towards covering the costs of operating the CIL within Gedling Borough Council. Table 8 below shows a breakdown of the annual receipts collected towards this portion of the CIL.

**Table 8. Administration CIL Collected (to the nearest £)**

Year	Income
2015/16	£0
2016/17	£2,106
2017/18	£20,861
2018/19	£33,134
2019/20	£21,176
2020/21	£28,085
2021/22	£160,747
2022/23	£82,874
2023/24	£142,674
2024/25	£24,764
<b>Total</b>	<b>£516,421</b>

### 3 SECTION 106 OBLIGATIONS

Gedling Borough Councils approach to planning obligations is set out within the Aligned Core Strategy 2014 (Part 1 Local Plan), the Local Planning Document 2018 (Part 2 Local Plan) and Gedling Borough Councils Planning Obligations Protocol 2014. Priorities which should be considered when negotiating planning applications include factors such as Affordable Housing, Open Space, Education and Primary Healthcare.

More detailed guidance regarding how obligations are calculated can be found in Gedling Borough Councils Supplementary Planning Documents and Guidance on the Gedling Borough Councils website at

<https://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/adoptedlocalplanandpolicydocuments/>.

#### 3.1 New Section 106 Agreements Signed

During the financial year 2024/25 a total of 8 new planning permissions granted for developments which were subject to Section 106 Agreements or Deed of Variations. Table 9 below provides a list of these developments.

Table 9. List of New Section 106 Agreements 2024/25 (to the nearest £)		
App Ref	Location	Breakdown of Obligations
2021/0072	Land to the West Mansfield Road, Redhill	Local Employment and Skills Plan.  Affordable Housing provision consisting of 6 x Affordable Rent and 15 x First Homes.  Open Space Scheme to be submitted and approved.  Primary Healthcare Contribution £78,030 (RPI Index Linked).  Monitoring Fee £2,153.
2023/0233	Land off Marion Avenue, Hucknall	Local Employment and Skills Plan.

**Table 9. List of New Section 106 Agreements 2024/25 (to the nearest £)**

		<p>Affordable Housing provision consisting of 6 x Affordable Rent and 3 x First Homes.</p> <p>Open Space Scheme to be submitted and approved. £49,469 (RPI Index Linked) Capital and £20,892 (RPI Index Linked) Maintenance Off-Site Contributions.</p> <p>Primary Healthcare Contribution £16,256 (RPI Index Linked).</p> <p>Monitoring Fee £2,153.</p>
2023/0474	2 Sandford Road Mapperley	<p>Local Employment and Skills Plan.</p> <p>Affordable Housing provision consisting of 2 x First Homes.</p>
2023/0830	Land East, Killisick Lane, Arnold	<p>Local Employment and Skills Plan.</p> <p>Affordable Housing provision consisting of 4 x Affordable Rent and 5 x First Homes.</p> <p>Open Space Scheme to be submitted and approved. £60,037 (RPI Index Linked) Capital and £27,360 (RPI Index Linked) Maintenance Off-Site Contributions.</p> <p>Primary Healthcare Contribution £24,384 (RPI Index Linked).</p> <p>Monitoring Fee £2,153.</p>
2023/0913	Land Off Georges Lane, Calverton	<p>Not to bring into use until First Planning Permission has been implemented.</p>

**Table 9. List of New Section 106 Agreements 2024/25 (to the nearest £)**

2023/0926	Land Rear Coppice Farmhouse, Mapperley Plains	<p>Local Employment and Skills Plan.</p> <p>Affordable Housing provision consisting of 11 x Affordable Rent and 5 x First Homes.</p> <p>Open Space Scheme to be submitted and approved. £63,840 (RPI Index Linked)</p> <p>Maintenance Off-Site Contributions.</p> <p>Primary Healthcare Contribution £29,261 (RPI Index Linked).</p> <p>Monitoring Fee £2,152.55.</p>
2024/0063 (Deed of Variation)	Land at Top Wighay Farm, Wighay Road	<p>Open Spaces – Replace definition of ‘Playing Fields’ to two 11 year old / 12 year old (9v9) pitches including run off areas.</p>
2024/0404	Baptist Church, Cross Street, Arnold	<p>Off-Site Affordable Housing Contribution £146,311 (RPI Index Linked).</p> <p>Monitoring Fee £2,152.55.</p>

A copy of each Section 106 Agreement and other public documents relevant to each Planning Application can be viewed electronically on the planning portal at <https://pawam.gedling.gov.uk/online-applications/>.

### **3.2 Section 106 Capital Contributions Overview**

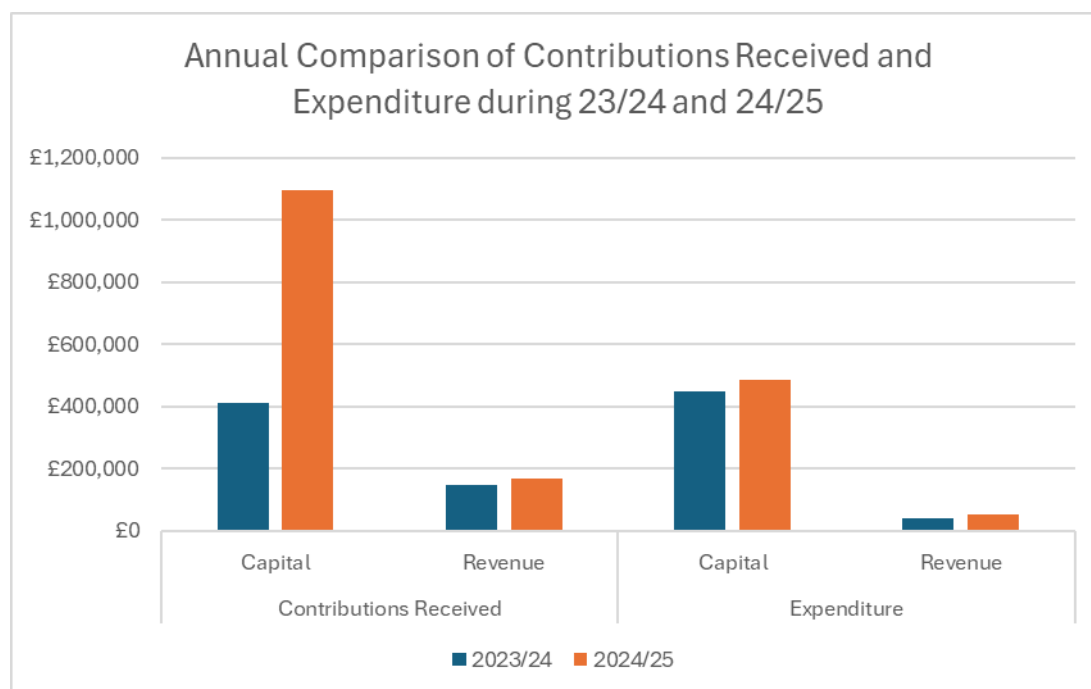
A total of £1,095,037 was received in Section 106 Contributions during the financial year 2024/25.

Table 10 provides a breakdown of the total Contributions received from S106 Agreements and the amount of expenditure over the last financial year.

**Table 10. Overview of S106 Contributions 2024/25 (to the nearest £)**

Contributions Received		Expenditure	
Capital	Revenue	Capital	Revenue
£1,095,037	£168,404	£486,985	£53,009

The above figures represent a significant increase in the value of Capital Contributions received during the last fiscal year, up from approx. £400k in 2023/24 to over £1mil in 2024/25. The Council will continue to monitor its Section 106 Contributions and ensure they are expended in accordance with the Regulations and in a timely manner in accordance with the obligations of the relevant Section 106 Agreement from which they were collected.

**Figure 3. Annual Comparison of S106 Income and Expenditure**

### 3.3 Capital Contributions retained at end of Financial Year 2024/25

Contributions collected through a Section 106 agreement usually have a clause stating the timeframe in which the contribution is to be expended. Currently there are no S106 contributions which have exceeded the timeframe and plans are in place to ensure that the contributions are expended prior to the repayment dates set.

In the majority of S106 agreements the payback period is usually 10 years however

these clauses can range between 5 – 10 years.

Table 11 below details the Capital Contributions which have been retained at the end of the financial year 2023/24. As of the end of the financial year these monies were not yet allocated to a specific scheme or project.

<b>Table 11. Capital Contributions held at 31<sup>st</sup> March 2025 (to the nearest £)</b>					
<b>Site</b>	<b>Application Reference</b>	<b>S106 Received</b>	<b>Contributions Held</b>	<b>Provision</b>	<b>Deadline for expenditure</b>
Land Surrounding 315 Spring Lane, Lambley	2007/0748	2014	£5,494	Affordable Housing	N/A
Land at Wighay Road, Linby	2014/0950	2016	£33,401	Open Space	2026
			£560,567	Affordable Housing	2027
			£21,741	Healthcare	2028
Land at Stockings Farm, Arnold	2010/0437	2016	£68,705	Healthcare	2026
Bradstone Drive, off Spring Lane, Gedling	2014/0740	2017	£23,903	Healthcare	2027
Land North of Papplewick Lane, Linby	2013/1406	2017	£37,346	Healthcare	2027
		2018	£215,568	Affordable Housing	2028
		2020	£454,104	Affordable Housing	2030
		2020	£81,739	Healthcare	2030
		2024	£297,803	Affordable Housing	2034
			£53,605	Healthcare	2034
Land Off Cavendish Road, Carlton	2014/0559	2017	£13,943	Open Space	2027
Land at Teal Close, Netherfield	2013/0546	2019	£111,237	Healthcare	2029
		2023	£147,483	Healthcare	2033
	2014/0238	2019	£27,818	Healthcare	2029

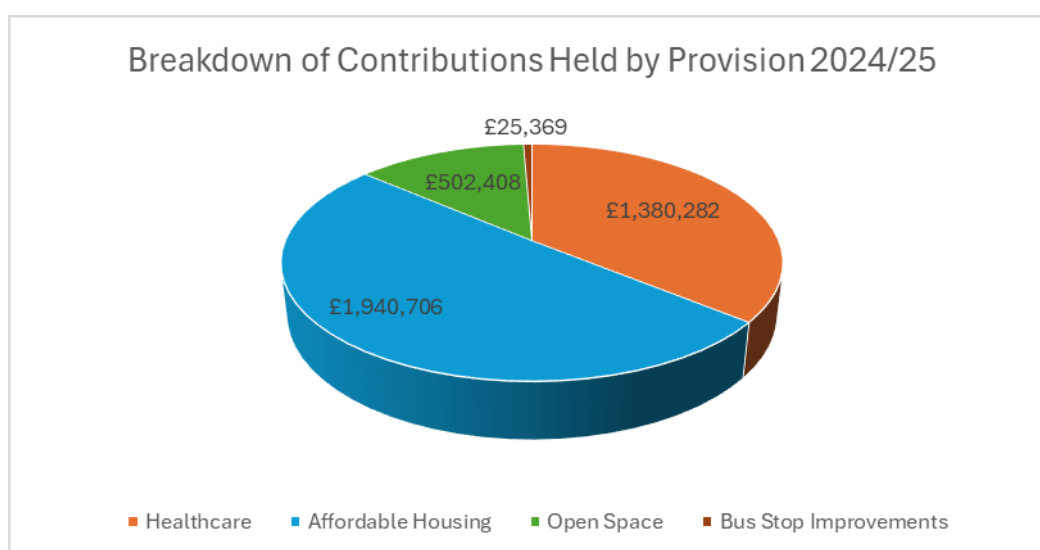


Land West of Westhouse Farm, Bestwood Village		2021	£164,831	Open Space	2031
		2021	£54,939	Open Space	2031
Land West of Beeston Close, Bestwood	2017/0194	2020	£36,251	Open Space	2030
Bradstone Drive, off Spring Lane, Gedling	2014/0740	2020	£22,692	Healthcare	2030
Land to the West of Mapperley Plains	2019/0213	2020	£99,875	Healthcare	2030
Land at Rolleston Drive, Arnold	2020/1054	2021	£25,000	Bus Stop	2031
			£369	Bus Stop	2034
			£35,493	Healthcare	2031
			£78,197	Open Space	2031
96 Plans Road, Mapperley	2021/0737	2021	£2,394	Open Space	2031
84-86 Chapel Lane, Ravenshead	2019/0770	2021	£30,359	Open Space	2031
Land Adj Dark Lane, Calverton	2017/1263	2021	£39,862	Open Space	2031
		2021	£18,713	Healthcare	2031
		2022	£53,037	Affordable Housing	2032
		2024	£23,431	Healthcare	2034
Land at Glebe Farm, Burton Joyce	2016/0306	2021	£15,028	Healthcare	2031
Metallifactory, Land West of Mansfield Road	2016/0854	2022	£142,819	Affordable Housing	2027
			£42,692	Healthcare	2027
Land Adj to Wood Lane, Gedling	2018/0577	2022	£2,016	Open Space	2032
Land at end of Linden Grove, Gedling	2019/1186	2022	£79,549	Healthcare	2032

Land on Flatts Lane, Calverton	2018/1143	2022	£14,609	Healthcare	2032
53 Woodthorpe Drive, Woodthorpe	2020/1312	2023	£9,514	Healthcare	2033
Land at Ashdale, Nottingham Road	2020/0238	2023	£46,215	Open Space	2033
Car Park, North Green, Calverton	2021/1363	2024	£13,495	Affordable Housing	2034
Land North of Papplewick Lane	2020/0258	2024	£197,819	Affordable Housing	2034
Chase Farm, Gedling	2015/1376	2024	£300,000	Healthcare	2034
Land West of Mapperley Plains	2023/0926	2024	£14,631	Healthcare	2034
Land North West Park Road, Calverton	2018/0607	2024	£130,478	Healthcare	2034
<b>Total</b>			<b>£3,848,765</b>		

Figure 4 below provides a total of all the contributions currently held by Gedling Borough Council broken down by type of provision.

**Figure 4. Pie Chart showing S106 Contributions held per Provision**



It should be noted that Gedling Borough Council currently hold financial contributions which were collected through Section 106 Agreements towards the provision of Bus Stop Improvements. Whilst it is typically the responsibility of Nottinghamshire County Council to collect contributions regarding Highways Improvements, in the instance of the relevant developments the County Council were the applicants for planning permission and as such were unable to collect the monies from themselves. Gedling Borough Council similarly transferred the first instalment of the Education Contributions collected from the Rolleston Drive development to Nottinghamshire County Council (the Education Authority) during the 24/25 financial year. Further instalments have been collected and transferred outside of the reporting year and will be detail in a future Infrastructure Funding Statement. Details of contributions transferred to Nottingham County Council are included in the Expenditure subsection below.

### 3.4 Section 106 Capital and Revenue Expenditure

During the financial year 2024/25 Section 106 Contributions totalling £486,985 were allocated / spent on relevant infrastructure across the borough or transferred to the relevant bodies / stakeholders. Table 12 indicates which developments the contributions were drawn down from and what projects they were allocated to.

<b>Table 12. Capital Contributions expended during 2024/25 (to the nearest £)</b>				
<b>Site</b>	<b>Application Reference</b>	<b>S106 Contribution Received</b>	<b>Amount Spent</b>	<b>Provision/Project Funded</b>
Land Surrounding 315 Spring Lane, Lambley	2007/0748	2014	£11,863	Gedling Country Park Bird Hide
96 Plains Road, Mapperley	2021/0737	2021	£15,242	Gedling Country Park Bird Hide
Land Adj Wood Lane, Gedling	2018/0577	2022	£17,665	Lambley Lane Footpath Entrance

Land at Wighay Road, Linby	2014/0950	2016	£1,769	Linby Parish Council (Linby Heritage Centre)
Land Cornwater Fields, Ravenshead	2013/0836	2022	£103,224	Ravenshead Parish Council (Enhancement of Open Space Facilities at Ravenshead Leisure Centre)
Land Adj Dark Lane, Calverton	2017/1263	2021	£49,912	Calverton Parish Council (Redevelopment of James Seeley Park and William Lee Park)
Car Park North Green, Calverton	2021/1363	2024	£13,495	Calverton Parish Council (Redevelopment of James Seeley Park and William Lee Park)
Land Surrounding 315 Spring Lane, Lambley	2007/0748	2014	£19,430	Burton & Station Road Project
Land at Rolleston Drive, Arnold	2020/1054	2021	£254,385	Nottinghamshire County Council (Education Authority)
<b>Total</b>			<b>£486,985</b>	

As well as the collection and expenditure of capital contributions, it is not uncommon for Section 106 Agreements to require the payment of revenue contributions towards the ongoing maintenance of infrastructure which is provided. These payments are typically agreed for a period of 10 years. Most revenue contributions which are collected by Gedling Borough Council relate primarily to ongoing maintenance works on Open Spaces sites that the Council have adopted. Table 13 below sets out revenue contributions which have been collected by the Local Authority and the developments they have been spent on thus far.

Table 13. Open Spaces Revenues Contributions 24/25				
Application Reference	Site Address	Balance as of 1 <sup>st</sup> April 2024	Drawdown 24/25	Remaining Balance as of 31 <sup>st</sup> March 2025
2002/0114	Land 357 Spring Lane, Mapperley	£569	£569	£0
2005/0928	Bestwood Colliery Site, Park Road, Bestwood	£17,880	£0	£17,880
2005/0475	Land at Downham Close, Arnold	£825	£825	£0
2004/0191	Arnold View Primary School, Arnold	£4,949	£2,474	£2,474
2003/1018	152 Burton Road, Gedling	£765	£765	£0
2008/0565	188 Mapperley Plains, Mapperley	£3,807	£1,904	£1,903
2006/1085	333-339 Mapperley Plains, Arnold	£4,818	£2,409	£2,409
2005/1232	Land at Podder Lane, Mapperley	£33,173	£11,058	£22,115
2013/0546	Land off Teal Close, Netherfield	£2,549	£0	£2,549
2012/0476	Land East of Ladybank Rise, Arnold	£18,573	£3,096	£15,478
2008/0547	Land off Bailey Drive, Mapperley	£53,056	£6,632	£46,424
2013/0546	Land off Teal Close, Netherfield	£222,687	£23,277	£199,410
2014/0950	Land at Wighay Road, Linby	£39,385.16	£0	£39,385
2017/0194	Land West of Beeston Close, Bestwood	£12,277	£0	£12,277
2014/0238	Land West of Westhouse Farm, Bestwood	£166,912	£0	£166,912
2013/0836	Land Cornwater Fields, Ravenshead	£46,876	£0	£46,876
2020/1054	Land at Rolleston Drive, Arnold	£35,561	£0	£35,561
2012/0941	Land Between Main Street and Hollinwood Lane, Calverton	£44,598	£0	£44,598
2018/0577	Land Adj Wood Lane, Gedling	£8,223	£0	£8,223
2020/0238	Ashdale, Nottingham Road, Burton Joyce	£19,446	£0	£19,446
2019/0770	84-86 Chapel Lane, Ravenshead	£13,500	£0	£13,500
	<b>Total</b>	<b>£762,329</b>	<b>£53,009</b>	<b>£709,321</b>

### 3.5 Section 106 Monitoring Fees

The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 introduced a provision for Local Authorities to insert Monitoring Clauses into future Section 106 Agreements. These clauses allow fees to be levied to support the costs of monitoring and reporting on the delivery of Section 106 planning obligations.

Whilst the amendments to the Regulations allows for monitoring fees to be levied, any such fee must be both fair and reasonable based on the Local Authorities estimates of the actual costs of monitoring the agreement. The Borough Council has an adopted policy which can be viewed on the council's website at the following link - <https://democracy.gedling.gov.uk/documents/s16689/Appendix%201%20Monitoring%20Fee%20Statement.pdf>.

During the financial year 2024/25 Gedling Borough Council completed a total of five Section 106 Agreements which included the provision for a Monitoring Fee in accordance with the above policy. A list of these developments and the relevant monitoring fees can be reviewed in table 9. During the reporting period Gedling Borough Council collected Monitoring Fees from five developments totalling £10,133. Details of these developments are provided in table 14 below.

<b>Table 14. Section 106 Agreements Monitoring Fees Collected during 2024/25 (to the nearest £)</b>		
<b>Application Reference</b>	<b>Site Address</b>	<b>Monitoring Fee Collected</b>
2018/0817	Car Park, North Green, Calverton	£1,497
2021/1398	Land at Grange View Road, Gedling	£1,497
2018/1143	Land Flatts Lane, Calverton	£2,835
2023/0926	Land Rear Coppice Farmhouse, Arnold	£2,153
2023/0830	Land East of Killisick Lane, Arnold	£2,153
<b>Total</b>		<b>£10,135</b>

### 3.6 Non-Monetary Contributions

In some instances, financial contributions may not be deemed necessary to mitigate against the impacts of a development. Instead, it may be considered that the provision

of on-site infrastructure such as Affordable Housing or, the agreement of future plans such as Local Employment Schemes may be sufficient.

Table 15 details developments approved during the reporting year which include a provision to provide Affordable Housing on site.

<b>Table 15. Provision of Affordable Housing 2024/25</b>			
<b>Application Reference</b>	<b>Site Address</b>	<b>Date S106 Agreement Signed</b>	<b>Affordable Housing Obligation</b>
2021/0072	Land to the West Mansfield Road, Redhill	3 <sup>rd</sup> September 2024	Affordable Housing provision consisting of 6 x Affordable Rent and 15 x First Homes.
2023/0233	Land off Marion Avenue, Hucknall	17 <sup>th</sup> January 2025	Affordable Housing provision consisting of 6 x Affordable Rent and 3 x First Homes.
2023/0474	2 Sandford Road Mapperley	18 <sup>th</sup> February 2025	Affordable Housing provision consisting of 2 x First Homes.
2023/0830	Land East, Killisick Lane, Arnold	10 <sup>th</sup> December 2024	Affordable Housing provision consisting of 4 x Affordable Rent and 5 x First Homes.
2023/0926	Land Rear Coppice Farmhouse, Mapperley Plains	23 <sup>rd</sup> January 2025	Affordable Housing provision consisting of 11 x Affordable Rent and 5 x First Homes.
2024/0404	Baptist Church, Cross Street, Arnold	12 <sup>th</sup> February 2025	Off-Site Affordable Housing Contribution £146,311 (RPI Index Linked).

Where appropriate, Section 106 Agreements also create opportunities to work with developers to ensure that, as well as providing a safe and attractive place to live for local residents to live, developments can provide a chance to support and improve the lives of our local residents by agreeing Employment and Skills Plans, also known as Local Labour Agreements. Through these Employment and Skills Plans it is possible

to increase workplace opportunities for local residents and involve our younger communities to increase skill sets and education.

Of the Section 106 Agreements completed in 2024/25, two included a requirement to submit an Employment and Skills Plan to the Local Planning Authority for signing off. Table 16 details the developments which require such obligations.

<b>Table 16. Employment and Skills Plans Agreed 2024/25</b>		
<b>Application Reference</b>	<b>Site Address</b>	<b>Date S106 Agreement Signed</b>
2021/0072	Land to the West Mansfield Road, Redhill	3 <sup>rd</sup> September 2024
2023/0233	Land off Marion Avenue, Hucknall	7 <sup>th</sup> January 2025
2023/0474	2 Sandford Road, Mapperley	18 <sup>th</sup> February 2025
2023/0830	Land East, Killisick Lane, Arnold	10 <sup>th</sup> December 2024
2023/0926	Land Rear Coppice Farmhouse, Mapperley Plains	23 <sup>rd</sup> January 2025

### **3.7 Monies Borrowed**

No Section 106 Contributions were spent repaying money borrowed during the financial year 2024/25.

## **4 GOING FORWARD – PLANNED EXPENDITURE**

In accordance with the latest amendments to the CIL Regulations, the Infrastructure Funding Statement outlines the future priorities in terms of expenditure over the next reporting period (2024/25).

The amount of CIL receipts generated in any given financial year is dependent upon the implementation of planning permissions and phasing of developments. Whilst it is possible to calculate the amount of CIL receipts expected through the totalling of Liability Notices generated, this will only ever be a theoretical figure as payment only becomes due upon the commencement of development.

Contributions generated through Section 106 Agreements must be spent in accordance with the terms set out within each Agreement (as negotiated during the



planning application process). These terms will often have several trigger points, such as number of residential units occupied, which will cause the payment to become due. In this way, funding obtained through Section 106 Agreements are heavily reliant upon the phasing and delivery of development and can vary greatly on a site by site basis, making it difficult to accurately forecast future income.

#### **4.1 Strategic CIL**

Since Gedling Borough Council first adopted the CIL in 2015 approx. £5.9mil has been spent on delivering strategic Infrastructure projects across the Borough.

To ensure that the Council continue to have projects on which to expend the Strategic portion of the CIL, a review of the Councils Infrastructure List was undertaken early 2025. The review identified the Carlton Leisure and Community Centre as a suitable project for funding through the Strategic portion of CIL. The Infrastructure List (formerly Regs 123. List) was updated in September 2025 to include this project.

#### **4.2 Neighbourhood Portion CIL**

The Neighbourhood CIL will continue to be spent on providing and improving existing infrastructure within the Borough. 15% of CIL receipts will continue to be allocated to the Neighbourhood portion of the CIL rising to 25% in places where a Neighbourhood Plan has been adopted.

The Neighbourhood portion of CIL receipts collected in local parishes will continue to be transferred directly to these governing bodies for allocation.

Throughout the year, local community groups and stakeholders will be able to nominate projects for the Neighbourhood portion of the CIL receipts which are collected within non-parish areas. Submissions can be made by completing the electronic form on the Gedling Borough Council website at the following link - <https://apps.gedling.gov.uk/forms/default.aspx?formid=86>.

In accordance with the CIL Regulations and Gedling Borough Councils CIL Guidance Note, an assessment of all the projects nominated throughout the year will commence in October. A Local Infrastructure Schedule (LIS) will be published along with a comprehensive project assessment for review prior to CIL Non-Parish Funding awards being granted. Following the publication of the LIS and project assessment a public

consultation will be undertaken and a final report identifying which if any projects have been successful. If no projects are nominated or deemed appropriate the Neighbourhood CIL will be carried over to the next financial year.

Examples of types of Infrastructure which may be appropriate include:

- Improvements to local open spaces;
- Street improvements;
- Drainage improvements;
- Town centre regeneration and
- Recreational facilities.

It is important that any project which is nominated is able to demonstrate how it fulfils a need created by new development within the area and, should wherever possible, show availability to provide match funding through other revenue streams.

#### **4.3 Section 106 Contributions**

Section 106 Contributions will continue to be allocated to suitable projects in accordance with the terms and obligations of the relevant Section 106 Agreements throughout the year. Where contributions are collected in areas that Gedling Borough Council do not own any relevant land the Council will work collaboratively with local Parish Councils to ensure that contributions are expended in accordance with the terms and obligations of any relevant Section 106 Agreements. Table 17 below is a list of initial projects which have been identified as suitable for funded through Section 106 Contributions in the next financial year 25/26.

<b>Table 17. Projected Section 106 Contribution Allocations 2025/26</b>
<b>Open Spaces</b>
Transfer of £30,359 Open Spaces Capital Contribution from 84-86 Chapel Lane 2019/0770 to Ravenshead Parish Council towards Improvement of Play Equipment at Haddon Road Open Space in Ravenshead.

**Table 17. Projected Section 106 Contribution Allocations 2025/26**

Transfer of £13,500 Open Spaces Maintenance Contribution from 84-86 Chapel Lane 2019/0770 to Ravenshead Parish Council towards maintenance of Play Equipment at Haddon Road Open Space in Ravenshead.
Transfer of £46,876 Open Spaces Maintenance Contribution from Cornwater Fields 2019/0770 to Ravenshead Parish Council towards maintenance of Open Space Enhancement works at Ravenshead Leisure Centre.
Transfer of £39,385 Open Spaces Maintenance Contribution from Land at Wighay Road 2014/0950 to Linby Parish Council towards maintenance of Open Space Enhancement works at Linby Heritage Centre.
<b>Affordable Housing</b>
No commitments at this time.
<b>Healthcare</b>
Transfer of £68,705 Healthcare Contribution from Stockings Farm 2010/0437 to NHS (ICB).
<b>Education</b>
Transfer of £296,536 Education Contribution from Rolleston Drive 2020/1054 to Nottinghamshire County Council as the Local Education Authority.
<b>Transport</b>
Transfer of £25,369 Bus Stop Contribution from Rolleston Drive 2020/1054 to Nottinghamshire County Council as the Local Transport Authority.

Careful consideration will be given to remaining Section 106 Contributions which are being held by Gedling Borough Council. These remaining sums will be monitored, and projects identified in accordance with the relevant legal S106 Agreements.

## **5 Infrastructure List**

<b>Gedling Borough Council's Infrastructure List</b>	
<b>Community Infrastructure Levy</b>	
Secondary School Contributions at Top Wighay Farm developments.	To be funded through Strategic portion of CIL Receipts collected from Top Wighay Farm development.

<b>Gedling Borough Council's Infrastructure List</b>	
Carlton Leisure & Wellbeing Community Centre	To be funded through Strategic portion of CIL Receipts collected across the Borough.
Annual assessment of suitable Infrastructure projects identified in accordance with Regulation 59F of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.	To be funded through the Neighbourhood portion of CIL Receipts collected in the 'relevant area'.
<b>Section 106 Contributions</b>	
Provision of Affordable Housing Units either on-site or through capital contributions.	To be secured through Section 106 Obligations.
Provision of Open Spaces including new infrastructure and improvements to existing sites.	To be secured through Section 106 Obligations.
Provision for Primary Healthcare including new infrastructure and improvements of existing surgeries.	To be secured through Section 106 Obligations.
Any other future infrastructure which is deemed necessary, in accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019	To be secured through Section 106 Obligations.

The above is not a final account of all infrastructure that may be funded through Planning Obligations. The Infrastructure List will be monitored and may be updated accordingly to represent new projects that are identified in the future.

If you have any further queries or comments about this statement, please do not hesitate to contact us via email at [CIL@gedling.gov.uk](mailto:CIL@gedling.gov.uk) or phone on 0115 901 3731.