



North Warwickshire Borough Council

North Warwickshire Borough Council

Infrastructure Funding Statement

December 2020

1. Introduction

- 1.1 An Infrastructure Funding Statement (“IFS”) is an annual report published to provide a summary of all financial and non-financial developer contributions arising from Section 106 Planning Agreements and Community Infrastructure Levy (“CIL”) contributions within a Local Planning Authority’s area for a given financial year. The Borough Council is not a Charging Authority under the CIL Regulations and thus, this IFS only relates to Section 106 contributions.
- 1.2 Planning Obligations – also known as Section 106 Agreements – are legal agreements which can be attached to the grant of a planning permission to mitigate the impact of new development. They can only be sought where they are directly related to the development; fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms. Financial contributions arising from these Agreements can be used on-site or off-site according to the terms of the Agreement and are paid at times again as set out in the Agreement.
- 1.3 The Borough Council is not a Unitary Authority and thus many of the contributions to mitigate the impacts of new developments are paid to the Council and then transferred on to the appropriate Authority responsible for the mitigation. In the Borough Council’s case they are mostly transferred to the Warwickshire County Council acting as the Highway, Public Health and Education Authority for the Borough. Another recipient is the local NHS Trust. Some contributions are also made directly to the Warwickshire County Council without coming through the Borough Council.
- 1.4 The majority of the contributions retained by the Borough go towards the provision either directly or indirectly of affordable housing and for recreation/amenity provision.
- 1.5 Contributions set out in S106 Agreements may not be realised if the associated development does not proceed. Payments are regularly phased throughout the lifetime of a development and as a consequence, the contributions received in one year will not necessarily be expended in that same year.

2. Section 106 Contributions

- 2.1 Table One below summarises the total value of contributions received since 2013 by the purpose of the payment. It includes contributions that will be expended by the Borough Council as well as those to be forwarded to the County Council and the George Elliot NHS Trust. It can be seen that the contributions for the Borough Council are to be directed at the affordable housing as well as for recreation and open space purposes. These contributions have been received regularly.
- 2.2 Table Two illustrates the expenditure from these contributions.
- 2.3 In respect of the affordable housing expenditure, this has been spent in part or in full

on the delivery of affordable housing provision in Church Lane, Corley; Cadman Close in Mancetter, the former garage sites at Lister and Princes Road, Atherstone, the acquisition of plots at Spon Lane, Grendon and St Helena, Polesworth, and the redevelopment of the club site in Hurley.

- 2.4 In respect of open space and recreation expenditure this has assisted in the delivery of open space and recreation enhancements at Kitwood Avenue, Dordon; Boot Hill, Grendon together with Meadow Gardens and Rowlands Way in Atherstone.
- 2.5 One of the very early Agreements in connection with the Birch Coppice development is NOT included in the tables above. This contribution related to skills and education training. This was focused on Birch Coppice in order to engage and enable local people, including the disabled to access employment here through a partnership known as North Warwickshire Works. A local Bustenwerk and back “demand responsive” bus service also enabled people to travel from door to door corresponding to start and finish work times.
- 2.6 Table Three identifies the Council contributions yet to be spent. These will be expended by the Borough Council and forwarded to the County Council and to the NHS Trust.
- 2.7 In respect of affordable housing, this will assist the Long Street/Coleshill Road new builds in Atherstone
- 2.8 In respect of open space and recreation, this will assist at Rowland Way, Atherstone and at Abbey Green in Polesworth
- 2.9 In respect of skills and training, this will be focussed on enabling local people to access new forthcoming employment centres being developed by St Modwen’s and Hodgetts Estates close to Dordon and Polesworth
- 2.10 The planning and liaison items referred to in the Table will be directed to a Conservation Area Appraisal for Caldecote and to a Baxterley Community Fund.
- 2.11 There have been no refunds or repayments made to applicants and/or developers because of there being no expenditure within any respective time periods set out in the Agreements.

Table 1

The value of the payment received & purpose of payment	Pre 13-14	13-14	14-15	15-16	16-17	17-18	18-19	19-20	Total
Affordable Housing	50,000.00	130,900.00	259,676.00	635,700.00	38,250.00	115,516.41	34,522.00		1,264,564.41
Staff Training & Education	10,000.00				40,000.00		95,000.00	30,000.00	175,000.00
Transport & Cycle routes					50,000.00		40,000.00		90,000.00
Open Space Etc	540,961.87	51,500.00	27,039.76	152,582.55	394,726.00	10,000.00	-	112,430.84	1,289,241.02
Maintenance of Onsite open space					275,044.25			80,000.00	355,044.25
Planning Plus Liaison Committee	10,000.00	10,000.00							20,000.00
George Elliott Hospital							41,442.45	25,365.00	66,807.45
Other									-
Warwickshire County Council	630,591.85			15,000.00				12,965.00	658,556.85
Wheeled Bins					-	17,331.60			17,331.60
	1,241,553.72	192,400.00	286,715.76	803,282.55	798,020.25	142,848.01	210,964.45	260,760.84	3,936,545.58

Table 2

The amount of the payment that has been spent									
Affordable Housing				73,600.00	884,850.00	175,792.41	154,522.00		1,288,764.41
Staff Training & Education									-
Transport & Cycle routes									-
Open Space Etc	472,825.26	51,500.00		5,731.00	4,491.35		4,675.00		539,222.61
Maintenance of Onsite open space									-
Planning Plus Liaison Committee									-
George Elliott Hospital									-
Other									-
Warwickshire County Council	630,591.85								630,591.85
Wheeled Bins									-
	<u>1,103,417.11</u>	<u>51,500.00</u>	<u>-</u>	<u>79,331.00</u>	<u>889,341.35</u>	<u>175,792.41</u>	<u>159,197.00</u>	<u>-</u>	<u>2,458,578.87</u>

Table3

The amount that has been committed but not spent									
Affordable Housing	50,000.00	130,900.00	259,676.00	562,100.00	846,600.00	60,276.00	120,000.00	-	24,200.00
Staff Training & Education	10,000.00	-	-	-	40,000.00	-	95,000.00	30,000.00	175,000.00
Transport & Cycle routes	-	-	-	-	50,000.00	-	40,000.00	-	90,000.00
Open Space Etc	68,136.61	-	27,039.76	146,851.55	390,234.65	10,000.00	4,675.00	112,430.84	750,018.41
Maintenance of Onsite open space	-	-	-	-	275,044.25	-	-	80,000.00	355,044.25
Planning Plus Liaison Committee	10,000.00	10,000.00	-	-	-	-	-	-	20,000.00
George Elliott Hospital	-	-	-	-	-	-	41,442.45	25,365.00	66,807.45
Other	-	-	-	-	-	-	-	-	-
Warwickshire County Council	-	-	-	15,000.00	-	-	-	12,965.00	27,965.00
Wheeled Bins	-	-	-	-	-	17,331.60	-	-	17,331.60
	<u>138,136.61</u>	<u>140,900.00</u>	<u>286,715.76</u>	<u>723,951.55</u>	<u>91,321.10</u>	<u>32,944.40</u>	<u>51,767.45</u>	<u>260,760.84</u>	<u>1,477,966.71</u>