

North Warwickshire Borough Council



Infrastructure Funding Statement

December 2022

1. Introduction

- 1.1 An Infrastructure Funding Statement (“IFS”) is an annual report published to provide a summary of all financial contributions arising from Section 106 Planning Agreements and Community Infrastructure Levy contributions (“CIL”) within a Local Planning Authority’s area over a year. The Borough Council is not a charging authority under the CIL Regulations and this IFS therefore 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 can be used on-site or off-site according to the terms of the Agreement and are paid at times as set out in each respective 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 to the Authority or Agency responsible for the delivery of the mitigation. In the Borough’s case these are mainly transferred to Warwickshire County Council acting as the Highway, Public Health or Education Authority for the Borough. Other recipients are the local NHS Trust and the Police Authority. Contributions are also made directly to Warwickshire County Council without coming through the Borough Council.
- 1.4 The majority of the contributions retained by the Borough Council go towards the provision either directly or indirectly, of affordable housing and for recreation/amenity provision.
- 1.5 Contributions set out in Section 106 Agreements may not be realised if the associated development does not proceed. Payments are also often phased through the lifetime of a development and as a consequence the contributions received in one year will not necessarily be expended in that same year.
- 1.6 Agreements often include repayment clauses if there is no expenditure undertaken in respect of contributions made by an applicant or developer.

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 other Agencies. It can be seen that the contributions to the Borough Council are mainly for affordable housing as well as for recreation and open space purposes. These contributions have been regularly received.
- 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 in Lister Road and Princes Road, Atherstone, the acquisition of plots at Spon Lane, Grendon and St Helena in Polesworth and the redevelopment of the club site in Hurley. The more recent contributions have been directed to the new build at Long Street and Coleshill Road in Atherstone.
- 2.4 In respect of open space and recreation expenditure this has assisted 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 It should be noted that the contributions in Table One also include payments for the maintenance of new or existing facilities that are to be enhanced. They are thus not available for new works. These payments will necessarily reduce over time.
- 2.6 Table Three identifies the contributions held, but yet to be spent. These will be expended by the Borough Council as set out in the next few paragraphs. Some will be transferred to the County Council and other Agencies as appropriate.
- 2.7 In respect of affordable housing (£282,353 from Table Three), £200k of this has gone to the purchase of two properties in a new development off New Street in Dordon.
- 2.8 In respect of open space and recreation (£1,053,041 from Table Three excluding the maintenance contributions), the spend allocations are awaiting the finalisation of appropriate schemes. This process is being informed by the reviews of both the Green Space Strategy and the Playing Pitch Strategy, both of which are underway. It is however known that the majority of the allocations will be directed towards related undertakings at Atherstone (including the Royal Meadow Drive Recreation Ground), Abbey Green Park in Polesworth and at the Boot Hill Recreation Ground in Grendon. The balance is for smaller developments in Cole End Park in Coleshill, Ridge Lane and at Warton.
- 2.9 The Council's Economic Development Strategy is currently being prepared and this will set out a number of key themes - including skills planning – such that this will inform how best to direct the outstanding figure in Table Three to be spent on “skills and training”.

- 2.10 The transport and cycle routes item (£90,000 from Table Three) is to be used to better connect the Birch Coppice and Core 42 employment sites with Dordon through improvements to existing routes in conjunction with the County Council.
- 2.11 The planning and liaison items (£20,000 referred to in Table Three) will be directed to a Conservation Area Appraisal for Caldecote (£10,000) and to a Baxterley Community Fund (£10,000). The former has been commissioned and draft proposals have been the subject of public consultation.
- 2.12 There have been no refunds or repayments made to applicants or to developers because of there being no expenditure within any respective time periods set out the Agreements.

TABLE ONE

The value of the payment received & purpose of payment	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	Total
Affordable Housing	180,900.00	259,676.00	635,700.00	38,250.00	115,516.41	34,522.00	-	160,000.00	146,553.00	1,571,117.41
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	592,461.87	27,039.76	152,582.55	376,305.00	10,000.00	-	112,430.84	177,649.50	231,647.92	1,680,117.44
Maintenance of Onsite open space	-	-	-	275,044.25	-	-	80,000.00	-	-	355,044.25
Planning Plus Liason Committee	20,000.00	-	-	-	-	-	-	-	-	20,000.00
Footpaths	-	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	41,442.45	25,365.00	62,122.00	127,504.00	256,433.45
Local GP Surgeries	-	-	-	-	-	-	-	12,583.00	21,267.96	33,850.96
Wanwickshire Police	-	-	-	-	-	-	-	-	14,906.00	14,906.00
Warwickshire County Council	630,591.85	-	15,000.00	-	-	-	12,965.00	-	-	658,556.85
Wheeled Bins	-	-	-	18,421.00	17,331.60	-	-	-	4,680.00	40,432.60
	1,433,963.72	286,715.76	803,282.55	798,020.25	142,848.01	210,964.45	260,760.84	412,354.50	546,558.88	4,895,458.96

TABLE TWO

The amount of the payment that has been spent	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	Total
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	524,325.26	-	5,731.00	4,491.35	-	4,675.00	22,364.76	65,488.54	19,251.73	646,327.64
Maintenance of Onsite open space	-	-	-	-	-	-	-	-	-	-
Planning Plus Liason Committee	-	-	-	-	-	-	-	-	-	-
Footpaths	-	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	-	-	85,896.00	85,896.00
Local GP Surgeries	-	-	-	-	-	-	-	-	12,583.00	12,583.00
Wanwickshire Police	-	-	-	-	-	-	-	-	-	-
Warwickshire County Council	630,591.85	-	-	-	-	-	-	-	15,000.00	645,591.85
Wheeled Bins	-	-	-	-	-	-	-	-	40,432.60	40,432.60
	1,154,917.11	-	79,331.00	889,341.35	175,792.41	159,197.00	22,364.76	65,488.54	173,163.33	2,719,595.50

TABLE THREE

	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	Total
The amount that has been committed but not spent										
Affordable Housing	180,900.00	259,676.00	562,100.00	846,600.00	60,276.00	120,000.00	-	160,000.00	146,553.00	282,353.00
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	371,813.65	10,000.00	4,675.00	90,066.08	112,160.96	212,396.19	1,033,789.80
Maintenance of Onsite open space	-	-	-	275,044.25	-	-	80,000.00	-	-	355,044.25
Planning Plus Liason Committee	20,000.00	-	-	-	-	-	-	-	-	20,000.00
Footpaths	-	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	41,442.45	25,365.00	62,122.00	41,608.00	170,537.45
Local GP Surgeries	-	-	-	-	-	-	-	12,583.00	8,684.96	21,267.96
Warwickshire Police	-	-	-	-	-	-	-	-	14,906.00	14,906.00
Warwickshire County Council	-	-	15,000.00	-	-	-	12,965.00	-	15,000.00	12,965.00
Wheeled Bins	-	-	-	18,421.00	17,331.60	-	-	-	35,752.60	-
	279,036.61	286,715.76	723,951.55	91,321.10	32,944.40	51,767.45	238,396.08	346,865.96	373,395.55	2,175,863.46

The amount that has not been committed or spent Split between committed and spent unknown