

**Relevant to a range of policies**

# **Infrastructure Funding Statement**

## **December 2023**



**North Warwickshire  
Borough Council**

## **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 against the impact of new development. Contributions can only be sought where they are directly related to the development, fairly and reasonably related in scale and in 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 another Authority or Agency responsible for delivering that mitigation. In the Borough’s case, these are mainly transferred to Warwickshire County Council acting as the Highway, Public Health and Education Authority for the Borough. Other recipients are the local NHS Trust and the Police Authority. Contributions are also made direct 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 and leisure 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 which are received in one year will not necessarily be expended in that year. Additionally, contributions are not usually paid until after a development has commenced.
- 1.6 Agreements often include repayment clauses if there is no expenditure undertaken in respect of contributions made by a developer.

## **2. Section 106 Contributions**

- 2.1 Table One below summarises the total value of contributions received since 2014 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/leisure 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 redevelopment of the former garage sites at Lister Road and Princes Road in 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 acquisition of two houses in New Street in Dordon and 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 and Boot Hill, Grendon together with Meadow Gardens and Rowland Way in Atherstone.
- 2.5 It should be noted that the contributions in Table One also include payment for the maintenance of new or existing facilities that are to be enhanced. They will thus not be available for new works. These payments will 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 (£126,817) from Table Three, this is to be retained for when a suitable scheme comes forward.
- 2.8 In respect of Open Space and Recreation (£1,017,007 from Table Three excluding the maintenance contributions) the majority is to be directed towards undertakings in Atherstone (the Royal Meadow Drive Recreation Ground and connections to it as well as the MUGA at the Queen Elizabeth School), Abbey Green Park in Polesworth and at the Boot Hill Recreation Ground in Grendon. Other smaller developments are programmed for Cole End Park in Coleshill, at Ridge Lane and in Warton. The figure also includes contributions towards new indoor provision in Polesworth.
- 2.9 The Council's Economic Development Strategy will inform how best to direct the outstanding figure to be spent on "skills and training".
- 2.10 The transport and cycle routes item (£90,000 from Table three) is to be spent 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 are directed to the designation of the Conservation Area at Caldecote and to a Baxterley Community Fund. The full amount (£10k) for the former has now almost been spent and the Area is to be formally adopted by the Council in January 2024.
- 2.12 There have been no refunds or repayments made to developers because of there being no expenditure within any respective time periods as set out in the Agreements.

**Table 1: 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	22-23	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	84,680.00	1,655,797.41
Staff Training & Education	10,000.00	-	-	40,000.00	-	95,000.00	30,000.00	-	-	80,000.00	255,000.00
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	41,442.45	105,512.84	177,649.50	231,647.92	72,477.17	1,787,119.06
Maintenance of Onsite open space	-	-	-	275,044.25	-	-	80,000.00	-	-	-	355,044.25
Planning Plus Liaison Committee	20,000.00	-	-	-	-	-	-	-	-	-	20,000.00
Footpaths	-	-	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	32,283.00	62,122.00	127,504.00	53,620.00	275,529.00
Local GP Surgeries	-	-	-	-	-	-	-	12,583.00	21,267.96	-	33,850.96
Warwickshire Police	-	-	-	-	-	-	-	-	14,906.00	-	14,906.00
Warwickshire County Council	630,591.85	-	15,000.00	-	-	-	12,965.00	-	-	1,260.00	659,816.85
Wheeled Bins	-	-	-	18,421.00	17,331.60	-	-	-	4,680.00	-	40,432.60
	1,433,953.72	286,715.76	803,282.55	798,020.25	142,848.01	210,964.45	260,760.84	412,354.50	546,558.88	292,037.17	5,187,496.13

*North Warwickshire Local Plan  
Annual Monitoring Report 2022 – 2023*

**Table 2: 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	22-23	Total
Affordable Housing	-	-	73,600.00	884,850.00	175,792.41	154,522.00	-	-	-	240,216.00	1,528,980.41
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	123,783.52	770,111.16
Maintenance of Onsite open space	-	-	-	-	-	-	-	-	-	-	-
Planning Plus Liaison Committee	-	-	-	-	-	-	-	-	-	4,583.29	4,583.29
Footpaths	-	-	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	-	-	85,896.00	136,013.00	221,909.00
Local GP Surgeries	-	-	-	-	-	-	-	-	12,583.00	-	12,583.00
Warwickshire Police	-	-	-	-	-	-	-	-	-	-	-
Warwickshire County Council	630,591.85	-	-	-	-	-	-	-	15,000.00	12,965.00	658,556.85
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	517,560.81	3,237,156.31

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**Table 3: The amount that has been committed but not spent**

	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	Total
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	155,536.00	126,817.00
Staff Training & Education	10,000.00	-	-	40,000.00	-	95,000.00	30,000.00	-	-	80,000.00	255,000.00
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	36,767.45	83,148.08	112,160.96	212,396.19	51,306.35	1,017,007.90
Maintenance of Onsite open space	-	-	-	275,044.25	-	-	80,000.00	-	-	-	355,044.25
Planning Plus Liaison Committee	20,000.00	-	-	-	-	-	-	-	-	4,583.29	15,416.71
Footpaths	-	-	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	32,283.00	62,122.00	41,608.00	82,393.00	53,620.00
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	11,705.00	1,260.00
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	225,523.64	1,950,339.82