

Infrastructure Funding Statement

December 2024



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 can be 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. 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. In respect of affordable housing, the more recent contributions have been directed to the acquisition of two houses on a small development in New Street, Dordon and the new builds at Long Street and Coleshill Road in Atherstone. One Agreement in the last twelve months obligated the developer to transfer new built residential properties to the Council as “gifted units” in lieu of a contribution.
- 2.3 In respect of open space and recreation expenditure, this has assisted the delivery of open space and recreation enhancements at Kitwood Avenue, Dordon and at Boot Hill in Grendon together with Meadow Gardens and Rowland Way in Atherstone as well as at the Cole End Park in Coleshill. The focus here on the northern part of the Borough is because that is where new housing has been granted planning permission.
- 2.4 It should be noted that the contributions in Table One also include payments for the maintenance of new and existing facilities that are to be enhanced. They will thus not be available for new works.
- 2.5 Table Three identifies the contributions held, but not yet spent. These will be expended as set out in the next few paragraphs. Some too will be transferred to the County Council and other Agencies as appropriate.
- 2.6 In respect of affordable housing, the sum of £187,694 is being retained until suitable schemes come forward.
- 2.7 In respect of the open space and recreation provision, the sum is £1,036,427. The Council’s Community and Environment Board and local Ward Members have been engaged in the disposal of this “fund”. The majority of this is to go towards new indoor recreation provision at Abbey Green in Polesworth and at the Memorial Hall/Swimming Pool in Atherstone. The Board referred to above has committed the Council to the preparation of proposals for both sites.
- 2.8 Part of the maintenance contribution (£80,000) has recently been committed by the Community and Environment Board to the maintenance of green space between The Larches at Ash Drive in Hartshill in association with the Warwickshire Wildlife Trust and the County Council in order to enhance biodiversity here.
- 2.9 The Council’s Economic and Development Strategy will inform how best to direct the outstanding figure on skills and training.
- 2.10 The transport and cycle routes (£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 item (£10,833 in Table Three) comprises the remainder of a contribution for the work involved in leading up to the adoption of the Caldecote Conservation Area and a Community Fund element of £10k to be transferred to the Baxterley Community Fund. That Fund is already

receiving an annual amount from another Company that developed the JLR car storage area on the former colliery site. The £10k was the initial payment which came to the Council rather than directly to the Fund. Arrangements were made in late December 2024 to transfer this sum.

- 2.12 There have been no refunds or repayments made to developers because of there being no expenditure within any of the 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	23-24	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	60,877.00	1,716,674.41
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	34,517.24	1,821,636.30
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	-	-	-	-	-	-	-	-	-	-	2,048.15	2,048.15
Leisure Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	32,283.00	62,122.00	127,504.00	53,620.00	36,059.91	311,588.91
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	1,252.46	661,069.33
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	134,754.78	5,322,250.91

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	23-24	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	15,097.46	785,208.62
Maintenance of Onsite open space	-	-	-	-	-	-	-	-	-	-	-	-
Planning Plus Liaison Committee	-	-	-	-	-	-	-	-	-	4,583.29	4,583.29	9,166.58
Footpaths	-	-	-	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	-	-	85,896.00	136,013.00	53,620.00	275,529.00
Local GP Surgeries	-	-	-	-	-	-	-	-	12,583.00	-	21,267.96	33,850.96
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	94,568.71	3,331,725.02

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	23-24	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	60,877.00	187,694.00
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	19,419.78	1,036,427.68
Maintenance of Onsite open space	-	-	-	275,044.25	-	-	80,000.00	-	-	-	-	355,044.25
Planning Plus Liaison Committee	20,000.00	-	-	-	-	-	-	-	-	4,583.29	4,583.29	10,833.42
Footpaths	-	-	-	-	-	-	-	-	-	-	2,048.15	2,048.15
Leisure Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	32,283.00	62,122.00	41,608.00	82,393.00	17,560.09	36,059.91
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	1,252.48	2,512.48
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	40,186.07	1,990,525.89