



North Warwickshire
Borough Council

NORTH WARWICKSHIRE BOROUGH COUNCIL

Infrastructure Funding Statement

December 2021

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 for a given financial year. The Borough Council is not a Charging Authority under the CIL Regulations and 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 as set out in the respective Agreements.

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 Council’s case they are mostly 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. Several 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 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 for the Borough Council are mainly to be directed at affordable housing as well as 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 at Lister and Princes Road, Atherstone, the acquisition of plots at Spon Lane,

Grendon and St Helena, Polesworth and the redevelopment the club site in Hurley. The more recent contributions have been directed to the new builds at Long Street and Coleshill Road in Atherstone.

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 It should be noted that the contributions in Table One also includes 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, yet to be spent. These will be expended by the Borough Council as set out below in the next few paragraphs. Some will be transferred to the County Council and other Agencies as appropriate.

2.7 In respect of the affordable housing (£135,800 from Table Three) this will go towards the Atherstone new builds.

2.8 In respect of open space and recreation (£821,393 from Table Three excluding the maintenance contributions), the majority of this sum (some 75%) is to be directed towards related undertakings in Abbey Green Park in Polesworth and in Warton. The balance is for developments in Atherstone, at Boot Hill Recreation Ground, Grendon, Cole End Park in Coleshill and towards play-related projects in Austrey.

2.9 In respect of skills and training (£175,000 from Table Three) this will go towards actions following a Business Survey undertaken in mid-2021 which identified future training and skills needs within the Borough.

2.11 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 the Table) will be directed to a Conservation Area Appraisal for Caldecote (£10,000) and to a Baxterley Community Fund (£10,000). Work has already commenced on procuring a consultant for the first with a publication date for a consultation draft later this year. The Baxterley Parish Council is aware of the Fund.

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 in the Agreements.

Table 1	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	Total
	£	£	£	£	£	£	£	£	£
The value of the payment received & purpose of payment									
Affordable Housing	180,900.00	259,676.00	635,700.00	38,250.00	115,516.41	34,522.00	-	160,000.00	1,424,564.41
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	592,461.87	27,039.76	152,582.55	376,305.00	10,000.00	-	112,430.84	177,649.50	1,448,469.52
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	128,929.45
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	-	-	-	18,421.00	17,331.60	-	-		35,752.60
	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	4,348,900.08

Table 2	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	Total
	£	£	£	£	£	£	£	£	£
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	524,325.26	-	5,731.00	4,491.35	-	4,675.00	22,364.76	65,488.54	627,075.91
Maintenance of Onsite open space	-	-	-	-	-	-	-	-	-
Planning Plus Liason Committee	-	-	-	-	-	-	-	-	-
Footpaths	-	-	-	-	-	-	-	-	-
Leisure Facilities	-	-	-	-	-	-	-	-	-
Biodiversity	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
George Elliott Hospital	-	-	-	-	-	-	-	-	-
Local GP Surgeries	-	-	-	-	-	-	-	-	-
Warwickshire Police	-	-	-	-	-	-	-	-	-
Warwickshire County Council	630,591.85	-	-	-	-	-	-	-	630,591.85
Wheeled Bins	-	-	-	-	-	-	-	-	-
	1,154,917.11	-	79,331.00	889,341.35	175,792.41	159,197.00	22,364.76	65,488.54	2,546,432.17

Table 3	Pre 14-15	14-15	15-16	16-17	17-18	18-19	19-20	20-21	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	135,800.00
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	821,393.61
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	128,929.45
Local GP Surgeries	-	-	-	-	-	-	-	12,583.00	12,583.00
Warwickshire Police	-	-	-	-	-	-	-	-	-
Warwickshire County Council	-	-	15,000.00	-	-	-	12,965.00	-	27,965.00
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	- 1,802,467.91