

Infrastructure Funding Statement 2019/20



Nuneaton and Bedworth Borough Council

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1.0 Introduction

- 1.1 The Infrastructure Funding Statement (IFS) is an annual report published by Nuneaton and Bedworth Borough Council which provides a summary of all developer contributions relating to Section 106 planning obligations (S106 agreements) collected and managed within the Borough between 1st April 2019 and 31st March 2020. An Infrastructure Funding Statement has to report also on Community Infrastructure Levy (CIL) monies collected. However, the Borough does not have CIL in place at this time and, thus, is not reported this year.

2.0 Developer Contributions

Section 106 Planning Obligations

- 2.1 Planning obligations (S106 agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development and can either be provided on-site or off-site. Planning obligations 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. The Council's requirements for planning obligations are set out in the Council's adopted Borough Plan. The Borough Plan is supported by an Infrastructure Delivery Plan (IDP) that identifies specific projects which are needed in the Borough to help deliver the development set out in the Borough Plan. Monies received through S106 agreements are ringfenced to go towards those projects set out in the IDP.

Community Infrastructure Levy (CIL)

- 2.2 Unlike planning obligations CIL is intended to fund strategic infrastructure requirements within the Borough to support new development. CIL can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure of the area. CIL rates must be set out via a published charging schedule and the Council is in the process of producing this. A draft charging schedule was consulted on between 9th October 2020 and 9th November 2020 with the intent to adopt it by September 2021.

3.0 Section 106 planning obligations

Monies set out in Section 106 obligations

3.1 Table 1 below sets out the monies that have been set out in Section 106 planning obligations (S106) between Nuneaton and Bedworth Borough Council and developers that were signed between 1st April 2019 and 31st March 2020. The table is arranged firstly by the date of the agreement (oldest first) and then by the value of the contribution sum (smallest first). Receipt of the monies within planning obligations is triggered either by specific dates set out in the obligation or by activities taking place on the site to which the obligation relates, such as housing completions, and thus there can be considerable time lag between signing of the obligation and receipt of the monies. Tables 3, 4, 5, and 6 later in this document present details on the monies received and spent in 2019/20 including where monies have been transferred to others to utilise (Table 6).

Table 1: S106 contributions monies set out in signed planning obligations signed between 1st April 2019 and 31st March 2020.

Agreement Date	Site	Contribution Sum (£)	Contribution Sum Use
03/05/2019	Land at Site of the New Inn, Bulkington, Bedworth	£56,000.00	Commuted Sum (in lieu of on site Affordable Housing)
14/05/2019	Land at 1 St Georges Way	£70,000.00	Highways Contribution
		£78,010.40	Biodiversity Offsetting Contribution
09/08/2019	Land at Site 63A023 - 14, 15 and 16 The Square, Nuneaton	£3,363.00	Healthcare Contribution (Acute and Accident and Emergency Care)
		£11,519.04	Open Space Contribution
		£17,470.00	Sports, Recreation and Community Contribution
29/08/2019	Land at site 31B001 being land at 160 the Longshoot, Nuneaton, Warwickshire and land forming part of Callendar Farm off Watling Street, Nuneaton, Warwickshire	£131.01 per Dwelling (Provided sum does not exceed £111,358.50)	Police Infrastructure Contribution
		£1917.64 per Dwelling (provided sum does not exceed £1,629,994.00)	Off Site Sports and Recreation Contribution
		£170,710.72	Open Space Maintenance Contribution
		£336.90 per Dwelling (provided sum does not exceed £286,365.00)	Off Site Open Space Contribution
		£350.00 per Dwelling (provided sum does not exceed £297,500.00)	Health Contribution

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Agreement Date	Site	Contribution Sum (£)	Contribution Sum Use
		£505 per Dwelling (provided sum does not exceed £430,000.00)	Cycle Way Contribution
		£576.48 per Dwelling (total amount shall not exceed £490,011.00)	Healthcare Contribution (Acute Accident and Emergency Care and Premium Cost)
		£941.00 per Dwelling comprising a total figure of £800,000.00	Public Transport Contribution
		£1,000,000.00	Initial Highways Contribution (1st Payment)
		£1,000,000.00	Second Highways Contribution (2nd Payment)
		Total Sum £5,279,642.000 (£6,211.34 per Dwelling)	Education Contribution
20/09/2019	Land at 2 Royal Oak Lane and 347 Goodyers Land End, Ash Green	£16,455.77	Open Space Contribution
		£21,000.00	Sports and Recreation Contribution
27/09/2019	Site 39A012 Tuttle Hill, Nuneaton	£18,736.00	Healthcare Contribution (Acute and Accident and Emergency Care)
		£36,176.01	Healthcare Contribution (Public Health Warwickshire/NHS Warwickshire North CCG.)
05/12/2019	Land to the south of Milking Lane, Nuneaton, CV10 0FG	£5,000.00	Traffic Regulation Order Contribution
		£74,847.75	Biodiversity Offsetting Contribution
20/12/2019	Land at School Lane Exhall Bedworth	£576.48 per dwelling (being a maximum total of £8473.00 in respect of the Site)	Healthcare Contribution (Acute and Accident and Emergency Care)
		£124.40 per dwelling (being a maximum total of £18,660.00 in respect of the Site)	Police Infrastructure Contribution
		£217.03 per dwelling (being a maximum total of £32,554.00 in respect of the Site)	Primary Care Contribution
		£233.33 per dwelling (being a maximum total of £35,000.00 in respect of the Site)	Zebra Crossing Contribution
		£266.67 per dwelling (being a maximum total sum of £40,000.00)	Cycleway and Pedestrian Route Contribution (B4114)
		£440.00 per dwelling (being a maximum sum of £60,000.00)	Cycle and Pedestrian Route Contribution (to Bedworth Town Centre)
		£104,583.99	On Site Maintenance Contribution

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Agreement Date	Site	Contribution Sum (£)	Contribution Sum Use
		£1,357.81 per dwelling (being a maximum total of £203,671.50 in respect of the Site)	Parks and Open Space Contribution
		£2,361.11 per dwelling (being a maximum £354,166.00 in respect of the Site)	Sports, Recreation and Community Contribution
		£3,304.87 per dwelling (being a maximum total sum of £495,750.00)	Highways Contribution
19/02/2020	Land at Site 117C019 off Stockley Road, Exhall	£1,795.00	Libraries Contribution
		£42,272.00	Healthcare Contribution (Acute and Accident and Emergency Care)
		£68,300.00	Sports, Recreation and Community Contribution
		£134,937.29	Open Space Contribution
		£271,010.00	Highways Contribution

Non-Monetary Requirement in Section 106 obligations

3.2 Table 2 below sets out the non-monetary contributions that have been set out in Section 106 planning obligations between Nuneaton and Bedworth Borough Council and developers that were signed between 1st April 2019 and 31st March 2020. The table is arranged firstly by the date of the agreement (oldest first) and then alphabetically by the contribution use. The affordable housing contributions do not currently require any monetary contributions but they have the potential to if provision is not provided by the developer, hence why they are not in Table 1.

Table 2: S106 contributions non-monetary requirements set out in signed planning obligations signed between 1st April 2019 and 31st March 2020.

Agreement Date	Site	Contribution Use
29/08/2019	Land at site 31B001 being land at 160 the Longshoot, Nuneaton, Warwickshire and land forming part of Callendar Farm off Watling Street, Nuneaton, Warwickshire	Affordable Housing Contribution (25% of each housing parcel but only required if not provided by developer) [outline planning permission is for a total of 850 dwellings]
		Certificate of Practical Completion
		Certificate of Final Completion
		Open Space Land
20/12/2019	Land at School Lane Exhall Bedworth	Affordable Housing (25% of the dwellings to be constructed on site but only required if the developer fails to secure a registered provider) [outline planning permission is for a total of 150 dwellings]

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Agreement Date	Site	Contribution Use
		Affordable Housing Units (timing of provision)
		Affordable Housing Scheme
		Open Space Scheme
		Open Space Certificate of Practical Completion
		Open Space Certificate of Final Completion
19/02/2020	Land at Site 117C019 off Stockley Road, Exhall	Affordable Housing Units (25% of dwellings to be provided on site) [outline planning permission is for a total of 82 dwellings]
		Affordable Housing Contribution (in lieu of on site affordable housing units being provided).

Monies Received from Section 106 obligations

3.3 Table 3 below sets out the amount of monies that have been received between 1st April 2019 and 31st March 2020 from Section 106 planning obligations signed by Nuneaton and Bedworth Borough Council and developers. The table is arranged alphabetically by contribution use. Please note that the table is reporting on the total monies received in the year 19/20 rather than on the monies received from those obligations signed in 19/20. All of the monies in Table 3 have been allocated to a specific use, that is, none remain unallocated by the Authority. The details of to what these monies have been allocated to is contained within Tables 5 and 6 below.

Table 3: Total amount of S106 contributions monies received between 1st April 2019 and 31st March 2020 from signed planning obligations.

Contribution Use	Monies Received (£)
Ecology & Biodiversity	143,883.17
Grounds Maintenance	237,358.10
Healthcare Provision	80,506.85
Open Space & Leisure including allotments	792,317.91
TOTAL	1,254,066.03

3.4 Table 4 below sets out the amount of monies that have been received between 1st April 2019 and 31st March 2020 from Section 106 planning

obligations signed by Nuneaton and Bedworth Borough Council and developers that have been allocated but not spent. The table is arranged alphabetically by contribution use. So, Table 4 shows how much of the monies received in 2019/20 in Table 3 above have been designated to a specific project but have not been spent. Table 5 then shows to what the unspent monies have been allocated to and Table 6 where that money received in 19/20 has been spent and on what.

Table 4: Total amount of S106 contributions monies received between 1st April 2019 and 31st March 2020 from signed planning obligations which have been allocated but not spent.

Contribution Use	Monies Allocated (£)
Ecology & Biodiversity	143,883.17
Grounds Maintenance	237,358.10
Open Space & Leisure including allotments	792,317.91
TOTAL	1,173,559.18

3.5 Table 5 below sets out the amount of monies that have been received between 1st April 2019 and 31st March 2020 from Section 106 planning obligations signed by Nuneaton and Bedworth Borough Council and developers that have been allocated but not spent and the infrastructure it has been allocated to. The table is arranged alphabetically by contribution use and then by monies allocated (smallest first). Sub totals are provided throughout the table showing the total monies allocated for each contribution use. Dependent on the age of the Section 106 planning obligation the Council has between 5 and 10 years from receipt of the monies within which to spend them.

Table 5: Total amount of S106 Contributions Monies received between 1st April 2019 and 31st March 2020 from signed planning obligations which have been allocated but not spent and the items of infrastructure it has been allocated to.

Contribution Use	Site	Monies Allocated (£)
Allotments	Greenmoor Road Allotment provision	1,191.27
Allotments	Milford Street Allotments	1,312.55
Allotments	Increase capacity Ryders Hill Allotments	2,033.98

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Contribution Use	Site	Monies Allocated (£)
Allotments	Add capacity to Weddington Allotment	12,956.44
Allotments	Add capacity Aberdeen Road Allotments	15,852.85
Sub Total		33,347.09
Ecology and Biodiversity	Ecological works former reservoir Mancetter Road	25,612.00
Ecology and Biodiversity	Biodiversity offsetting - Plough Hill Road, Galley Common	40,260.77
Ecology and Biodiversity	Biodiversity offsetting - St Georges Way, Nuneaton	78,010.40
Sub Total		143,883.17
Grounds maintenance 20 year contribution*	Borough wide	237,358.10
Sub Total		237,358.10
Open Space and Leisure	Pitch provision Greenmoor Road Recreation ground	734.72
Open Space and Leisure	New gate and path Vale View Community Centre	1,138.55
Open Space and Leisure	Footpath resurfacing Sandon Park	7,252.46
Open Space and Leisure	Cycle path Riversley Park	7,562.19
Open Space and Leisure	Entrance to Riversley Park	8,332.10
Open Space and Leisure	Improvements to football pitch Attleborough Recreation ground	8,873.75
Open Space and Leisure	Bermuda Bowling Green Improvements	10,000.00
Open Space and Leisure	Provision of footpaths Windmill Hill	11,777.89
Open Space and Leisure	Junior play facilities Rannoch Drive	12,911.93
Open Space and Leisure	Whittleford Park upgrade of footpaths	15,744.69
Open Space and Leisure	Natural play provision Bermuda	19,835.15
Open Space and Leisure	Footpaths Jubilee Centre	21,854.57
Open Space and Leisure	Upgrade paving at the Dingle	22,088.85
Open Space and Leisure	Upgrade Play provision Lilleborne Drive	26,448.03
Open Space and Leisure	Bermuda Phoenix Centre - Football pitch improvements	38,666.80
Open Space and Leisure	Football provision Riversley Park	41,124.01

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Contribution Use	Site	Monies Allocated (£)
Open Space and Leisure	Gateway entrance George Eliot Gardens	41,124.02
Open Space and Leisure	Design & Development - Pingles Hub	50,000.00
Open Space and Leisure	Visitor Improvements Riversley Park	100,634.23
Open Space and Leisure	Footpath improvements Weddington	140,706.03
Open Space and Leisure	Provision of Green Gym and Cycle works Horeston Grange	172,160.85
Sub Total		758,970.82
TOTAL		1,173,559.18

*Grounds maintenance contribution is apportioned over a 20 year period to support revenue costs.

- 3.6 Table 6 below sets out the amount of monies that have been received and then spent between 1st April 2019 and 31st March 2020 from Section 106 planning obligations signed by Nuneaton and Bedworth Borough Council and developers.

Table 6: Total amount of S106 contributions monies received and spent between 1st April 2019 and 31st March 2020 from signed planning obligations (this includes transfer to other another body to spend).

Contribution Use	Monies Spent (£)
Healthcare Provision	80,506.85
TOTAL	80,506.85

- 3.7 Table 7 below sets out the amount of monies that have been received during any year but which were spent between 1st April 2019 and 31st March 2020 from Section 106 planning obligations signed by Nuneaton and Bedworth Borough Council and developers and the infrastructure it has been spent on. The table is arranged alphabetically by contribution use and then by monies allocated (smallest first). Sub totals are provided throughout the table showing the total monies allocated for each contribution use. Table 7 contains all of those monies spent set out in Table 6 but is greater because it is those monies received from all years not just that received in 2019/20. For ease, those which are also in Table 6 have been highlighted in a pale green, therefore, those not highlighted have been received by the Authority prior to 2019/20 but spent in 2019/20.

Table 7: Total amount of S106 contributions monies spent between 1st April 2019 and 31st March 2020 from signed planning obligations (this includes transfer to other another body to spend) and the items of infrastructure it has been spent on.

Contribution Use	Site	Monies Allocated (£)
Healthcare Provision	Transferred to NHS	80,506.85
Sub Total		80,506.85
Open Space & Leisure	Cycle Storage - Miners Welfare Park	6,343.10
Open Space & Leisure	Sandon Park/Jack Whetstone Pavilion	9,907.63
Open Space & Leisure	Keresley Community Centre	17,625.83
Sub Total		33,876.56
TOTAL		114,383.41

- 3.8 None of the monies received between 1st April 2019 and 31st March 2020 from signed Section 106 planning obligations was spent on repaying money borrowed, including any interest. Between 1st April 2019 and 31st March 2020 £5,444.14 was received under planning obligations and spent on the monitoring of the delivery of planning obligations.
- 3.9 Table 8 below sets out the amount of monies that have been received during any year but which were retained between 1st April 2019 and 31st March 2020 from Section 106 planning obligations signed by Nuneaton and Bedworth Borough Council and developers and the infrastructure it has been allocated to. The table is arranged alphabetically by contribution use and then by monies allocated (smallest first). Sub totals are provided throughout the table showing the total monies allocated for each contribution use. Table 8 contains all of those monies allocated but unspent set out in Table 5 but is greater because it is those monies received from all years not just that received in 2019/20. For ease, those which are also in Table 5 have been highlighted in a pale green, therefore, those not highlighted have been received by the Authority prior to 2019/20.

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Table 8: Total amount of monies received during any year from signed Section 106 planning obligations but which were retained between 1st April 2019 and 31st March 2020.

Contribution Use	Site	Monies Allocated (£)
Affordable Housing	Attleborough	20,000.00
Affordable Housing	Weddington	80,000.00
Affordable Housing	Whitestone	200,000.00
Affordable Housing	Tuttle Hill	299,820.00
Sub Total		599,820.00
Allotments	Mount Pleasant Allotments	243.87
Allotments	Queen Street Allotments increase capacity	749.85
Allotments	Barnacle Lane Allotment capacity increase	1,123.08
Allotments	Milford Street Allotments	1,312.55
Allotments	Greenmoor Road Allotment increase capacity	1,592.37"
Allotments	Increase capacity Ryders Hill Allotments	2,033.98
Allotments	Higham Lane Allotments increase capacity	5,093.97
Allotments	Add capacity to Weddington Allotment	12,956.44
Allotments	Aberdeen Road Allotments increase capacity	15,852.85
Sub Total		40,958.96
Ecology & Biodiversity	Biodiversity Caldwell	7,578.23
Ecology & Biodiversity	Ecological works - Mancetter Road	25,612.00
Ecology & Biodiversity	Biodiversity - Plough Hill Road	40,260.77
Ecology & Biodiversity	Biodiversity - St Georges Way	78,010.40
Sub Total		151,461.40
Grounds maintenance 20 year contribution*	1,501,319.00	1,501,319.00"
Sub Total		1,501,319.00
Open Space & Leisure	Miners' Welfare Park - Play pitch provision	123.49
Open Space & Leisure	Pitch provision Greenmoor Road Recreation ground	734.72

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Contribution Use	Site	Monies Allocated (£)
Open Space & Leisure	New gate and path Vale View Community Centre	1,138.55
Open Space & Leisure	Keresley Community Centre	1,316.00
Open Space & Leisure	Miners' Welfare Park - K barrier under railway bridge	1,400.41
Open Space & Leisure	Miners' Welfare Park path improvements	1,548.08
Open Space & Leisure	Whittleford Cycleway - signage	2,029.44
Open Space & Leisure	Riversley Park entrance Avenue Road improvements	2,546.19
Open Space & Leisure	Sandon Park improvements	2,851.39
Open Space & Leisure	Newdigate Park - Installation of signs off Potters Road	3,672.55
Open Space & Leisure	Improvements Brewer Road Recreation Ground	3,856.50
Open Space & Leisure	Bedworth Sloughs access and path improvements	4,060.53
Open Space & Leisure	Improvements to Gold belt tunnel Riversley Park	6,457.28
Open Space & Leisure	Bermuda Phoenix Centre - Teenage equipped play area	6,678.50
Open Space & Leisure	Footpath resurfacing Sandon Park	7,252.46
Open Space & Leisure	Cycle path Riversley Park	7,562.19
Open Space & Leisure	Entrance to Riversley Park	8,332.10
Open Space & Leisure	Improvements to football pitch Attleborough Recreation ground	8,873.75
Open Space & Leisure	Bermuda Bowling Green Improvements	10,000.00
Open Space & Leisure	Athletics Track Floodlighting	10,342.07
Open Space & Leisure	Pauls Land Pavilion improvements	10,573.75
Open Space & Leisure	Provision of footpaths Windmill Hill	11,777.89
Open Space & Leisure	Miners Welfare Park improvements from Rye Piece ring way entrance	12,176.79
Open Space & Leisure	MWP Tennis Courts Improvements	12,409.73
Open Space & Leisure	Junior play facilities Rannoch Drive	12,911.93

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Contribution Use	Site	Monies Allocated (£)
Open Space & Leisure	Whittleford park improvements	15,216.53
Open Space & Leisure	Whittleford Park upgrade of footpaths	15,744.69
Open Space & Leisure	Open Space Bermuda	15,860.62
Open Space & Leisure	Open Space Keresley Community Centre	16,221.10
Open Space & Leisure	Improvements Newdigate Recreation Ground	16,360.80
Open Space & Leisure	Bulkington Recreation ground improvements	19,328.45
Open Space & Leisure	Natural play provision Bermuda	19,835.15
Open Space & Leisure	Stockingford Recreation Ground	19,840.24
Open Space & Leisure	Upgrade of Play Areas	21,451.57
Open Space & Leisure	Footpaths Jubilee Centre	21,854.57
Open Space & Leisure	Upgrade paving at the Dingle	22,088.85
Open Space & Leisure	Upgrade Play provision Lilleborne Drive	26,448.03
Open Space & Leisure	Sandon Pavilion - Community facilities	26,859.37
Open Space & Leisure	Enhancement of Play Area Bermuda	31,720.28
Open Space & Leisure	Play & Open Space - The Long Shoot	34,070.54
Open Space & Leisure	Bermuda Phoenix Centre - Football pitch improvements	38,666.80
Open Space & Leisure	Football provision Riversley Park	41,124.01
Open Space & Leisure	Gateway entrance George Eliot Gardens	41,124.02
Open Space & Leisure	Riversley Park new cycle bridge	43,167.82
Open Space & Leisure	Design & Development Pingles HUB	50,000.00
Open Space & Leisure	Heckley Pavilion & football pitch Improvements	77,554.11
Open Space & Leisure	Buttermere Park footpaths, play area and teenage facility improvements	86,481.82
Open Space & Leisure	Visitor Improvements Riversley Park	100,634.23

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Contribution Use	Site	Monies Allocated (£)
Open Space & Leisure	Footpath improvements Weddington	140,706.03
Open Space & Leisure	Provision of Green Gym and Cycle works Horeston Grange	172,160.85
Open Space & Leisure	Cycle Way Weddington	232,401.00
Sub Total		1,497,547.77
TOTAL		3,791,107.13

*Grounds maintenance contribution is apportioned over a 20 year period to support revenue costs.

^Figure is greater than that in Table 5 reflecting that some of the monies were received prior to 2019/20.

4.0 Conclusion

- 4.1 This Infrastructure Funding Statement (IFS) reports on the Section 106 planning obligations that have been set out in those agreements signed by Nuneaton and Bedworth Borough Council and developers between 1st April 2019 and 31st March 2020 (Tables 1 and 2). It reports on those monies that the Borough Council has received from Section 106 planning obligations between 1st April 2019 and 31st March 2020 and explains the status of that money, whether it has been allocated or not to a specific project and whether it has been spent and if so on what (Table 3 – 7). Finally, Table 8 sets out those monies that have been received from Section 106 planning obligations signed during any time but that the monies were retained between 1st April 2019 and 31st March 2020.