

# Infrastructure Funding Statement 2020/21



**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 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021. An Infrastructure Funding Statement must also report on Community Infrastructure Levy (CIL) monies collected. However, the Borough does not have CIL in place and, thus, is not reported.

### 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. During 2020/21 the Council progressed a draft charging schedule and consulted on the draft between 9<sup>th</sup> October 2020 and 9<sup>th</sup> November 2020 with the intent to adopt it by September 2021. However, following the consultation further testing and analysis was undertaken to provide a more thorough assessment of CIL implementation compared to existing S106 agreements. The outcome of this assessment was that CIL would be likely to generate more funding towards infrastructure for minor residential developments (1-9 dwellings) and most likely non-strategic developments (10-169 dwellings), but S106 agreements were considered

to generate significantly more funding for strategic scale developments of over 170 dwellings. This, together with the administrative burdens and costs associated with CIL implementation means that CIL was considered not to be beneficial compared to the existing S106 arrangements. Therefore, at the Cabinet meeting of 26<sup>th</sup> May 2021 it was resolved that the Nuneaton and Bedworth Borough Community Infrastructure Levy Charging Schedule would not be submitted to the Secretary of State for independent examination.

### 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 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021. 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 2020/21 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 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021.

Agreement Date	Site	Contribution Sum (£)	Contribution Sum Use
27/07/2020	Land at Wheelwright Lane/Burbages Lane, Exhall	£5,060.00	Initial Sports Recreation and Community Contribution
		£24,797.00	Healthcare Contribution (Acute and Accident and Emergency Care)
		£130.21 per dwelling	Warwickshire Police Contribution
		£411.76 per dwelling	Safer Routes to School Contribution
		£941.18 per dwelling	Highways Contribution
		£1645.58 per dwelling	Open Space Contribution
		£2361.11 per dwelling	Sports Recreation and Community Contribution
10/09/2020	Land at The Long Shoot (Bellway Phase 3)	£5,000.00	Bus Stop Maintenance Contribution
		£28,587.00	Primary Care Contribution
		£62,114.00	Healthcare Contribution (Acute Accident and Emergency Care)
		£92,242.00	Sports Facilities Contribution
		£92,443.60	Biodiversity Contribution
		£130,490.65	Parks and Open Space Contribution
		£140,000.00	Cycleway Infrastructure Contribution

## Section 106 planning obligations

Agreement Date	Site	Contribution Sum (£)	Contribution Sum Use
		£268,655.00	Secondary School Contribution
		Up to £325,525.00	Primary School Contribution
		Up to £594,180.00	Education Contribution
15/10/2020	Land near the junction of Bedworth Road and Severn Road, Bulkington	£4,077.00	Libraries Contribution
		£27,000.00	Bus Shelter Enhancement Works (Site Specific) Sum
		£30,000.00	Traffic and Road Safety Contribution
		£53,879.00	NHS Joint Health Contribution
		£82,793.32	Community Centre Contribution
		£101,000.00	Toucan Crossing Sum
		£127,438.00	Healthcare (George Eliot Hospital Trust) Contribution
		£235,160.71	Off-Site Play and Open Space Contribution
		£237,500.00	Footpath and Cycleway Contribution
		£375,000.00	Highways Improvements Contribution
		£443,888.00	Sports and Leisure Contribution
		30/09/2020	Land at Caldwell Grange, Donnithorne Avenue, Nuneaton
29/10/2020	Faultlands Farm, Gypsy Lane, Nuneaton	£1,688.00	Bridge Maintenance Contribution
		£16,875.00	Bridge Works Contribution
		£30,625.00	Bridge Contribution
		£200,000.00	Bermuda Station Cyclelink Project Contribution
		£200,000.00	Public Transport Contribution
		£1,920,000.00	Highways Contribution
07/01/2021	Land North of Gypsy Lane	£1,688.00	Coventry Canal Bridge Crossing Maintenance Contribution
		£2,361.10 per permitted dwelling	Sports Contribution
		£16,875.00	Coventry Canal Bridge Crossing Works Contribution
		£18,139.70	Destination Parks Design and Management Sum
		£30,625.00	Coventry Canal Bridge Crossing Contribution
		£400,000.00	Cycleway Contribution
		£450,000.00	Bus Stop Contribution
		£1,912,375.00	Highway Contributions
		£2,152,890 being £3,744 per permitted dwelling	Education Contribution
		£21.89 per permitted dwelling	Library Contribution
£54.66 per permitted dwelling	Allotment Contribution		

## Section 106 planning obligations

Agreement Date	Site	Contribution Sum (£)	Contribution Sum Use
		£75.00 per permitted dwelling	Sustainable Welcome Pack Contribution
		£97.08 per permitted dwelling	Destination Parks Maintenance Sum
		£128.69 per permitted dwelling	Police Infrastructure Contribution
		£217.02 per permitted dwelling	Healthcare Contribution (Doctors Surgery)
		£315.47 per permitted dwelling	Destination Parks Contribution
		Per permitted dwelling figure of no less than £576.48 and the total amount payable for the Development shall not be less than the sum of £331,478.00	Healthcare Contribution (Hospital)

### 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 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021. 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, hence why they are not in Table 1.

Table 2: S106 contributions non-monetary requirements set out in signed planning obligations signed between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021.

Agreement Date	Site	Contribution Use
27/07/2020	Land at Wheelwright Lane/Burbages Lane, Exhall	Affordable Housing Units (25% of dwellings to be provided on site)
		Ecological Scheme
		Open Space Certificate of Practical Completion
10/09/2020	Land at The Long Shoot (Bellway Phase 3)	Open Space Certificate of Final Completion
		Affordable Housing Units (25% of dwellings to be provided on site)
		Open Space Certificate of Practical Completion
15/10/2020	Land near the junction of Bedworth Road and Severn Road, Bulkington	Open Space Certificate of Final Completion
		Affordable Housing Units (25% of dwellings to be provided on site)
		Certificate of Practical Completion
		Certificate of Final Completion
29/10/2020	Faultlands Farm, Gipsy Lane, Nuneaton	On Site Local Park
07/01/2021	Land North of Gipsy Lane	Biodiversity Offsetting Land Management Plan
		Affordable Housing Units (25% of dwellings to be provided on site)
		Bermuda Connectivity Project

## Section 106 planning obligations

Agreement Date	Site	Contribution Use
		Open Space Certificate of Final Completion
		Open Space Certificate of Practical Completion

### Monies Received from Section 106 obligations

- 3.3 Table 3 below sets out the monies that have been received between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 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 20/21 rather than on the monies received from those obligations signed in 20/21. All the monies in Table 3 have been allocated to a specific use, that is, none remain unallocated by the Authority. The details of 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 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 from signed planning obligations.

Contribution Use	Monies Received (£)
Ecology & Biodiversity	191,697.81
Grounds Maintenance	30,081.65
Healthcare Provision	16,418.00
Open Space & Leisure including allotments	117,447.24
<b>TOTAL</b>	<b>355,644.70</b>

- 3.4 Table 4 below sets out the monies that have been received between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 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 2020/21 in Table 3 above have been designated to a specific project but have not been spent. Table 5 then shows what the unspent monies have been allocated to and Table 6 where that money received in 20/21 has been spent and on what.



## Section 106 planning obligations

Table 4: Total amount of S106 contributions monies received between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 from signed planning obligations which have been allocated but not spent.

Contribution Use	Monies Allocated (£)
Ecology & Biodiversity	191,697.81
Grounds Maintenance	30,081.65
Open Space & Leisure including allotments	117,447.24
<b>TOTAL</b>	<b>339,226.70</b>

- 3.5 Table 5 below sets out the monies that have been received between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 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 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 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	Increase capacity at Higham Lane	394.08
<b>Sub Total</b>		<b>394.08</b>
Ecology and Biodiversity	Biodiversity offsetting - 130-194 The Long Shoot, Nuneaton	24,181.92
Ecology and Biodiversity	Biodiversity offsetting - Land south of Milking Lane, Nuneaton	75,072.29
Ecology and Biodiversity	Biodiversity offsetting - The Long Shoot (Bellway phase 3)	92,443.60
<b>Sub Total</b>		<b>191,697.81</b>
Grounds maintenance 20-year contribution*	Borough wide	30,081.65
<b>Sub Total</b>		<b>30,081.65</b>
Open Space and Leisure	Bulkington Play Provision 20/21 programme	1,407.29
Open Space and Leisure	Riversley Park design of play and fitness facility	2,501.63

## Section 106 planning obligations

Contribution Use	Site	Monies Allocated (£)
Open Space and Leisure	Buttermere Park design of additional play provision	6,561.63
Open Space and Leisure	Play provision near The Long Shoot	18,791.87
Open Space and Leisure	Footpath construction Oaston Road	31,675.74
<b>Sub Total</b>		<b>60,938.16</b>
Sport & Community Recreation	Feasibility & design of new leisure facilities	56,115.00
<b>Sub Total</b>		<b>56,115.00</b>
<b>TOTAL</b>		<b>339,226.70</b>

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

- 3.6 Table 6 below sets out the monies that have been received and then spent between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 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 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 from signed planning obligations (this includes transfer to other another body to spend).

Contribution Use	Monies Spent (£)
Healthcare Provision	16,418.00
<b>TOTAL</b>	<b>16,418.00</b>

- 3.7 Table 7 below sets out the monies that have been received during any year, but which were spent between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 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 monies spent set out in Table 6 but is greater because it is those monies received from all years not just those received in 2020/21. 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 2020/21 but spent in 2020/21.

- 3.8 This is the second IFS produced by the Council and as such some elements can be tracked through from the first IFS (2019/20) to this one (2020/21). In Table 7 below the two contributions used for Affordable Housing and Open Space & Leisure purposes were contained in Table 8 of the 2019/20 IFS and shows that these monies previously retained have now been spent.

Table 7: Total amount of S106 contributions monies spent between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 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 (£)
Affordable Housing	Mobile Homes	299,820.00
<b>Sub Total</b>		<b>299,820.00</b>
Healthcare Provision	Transferred to NHS	16,418.00
<b>Sub Total</b>		<b>16,418.00</b>
Open Space & Leisure	Keresley Community Centre	1,316.00
<b>Sub Total</b>		<b>1,316.00</b>
<b>TOTAL</b>		<b>317,554.00</b>

- 3.9 None of the monies received between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 from signed Section 106 planning obligations was spent on repaying money borrowed, including any interest. Between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 £4,865.72 was received under planning obligations and spent on the monitoring of the delivery of planning obligations.
- 3.10 Table 8 below sets out the monies that have been received during any year, but which were retained between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 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 monies allocated but unspent as set out in Table 5 but is greater because it is also those monies received from all years not just that received in 2020/21. 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 2020/21. The biggest changes in Table 8 between 2019/20 and 2020/21 are the spending of the two contributions for Affordable Housing and Open Space & Leisure purposes contained in Table 7 (above).

## Section 106 planning obligations

Table 8: Total amount of monies received during any year from signed Section 106 planning obligations, but which were retained between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021.

Contribution Use	Site	Monies Allocated (£)
Affordable Housing	Attleborough	20,000.00
Affordable Housing	Weddington	80,000.00
Affordable Housing	Whitestone	200,000.00
<b>Sub Total</b>		<b>300,000.00</b>
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	5,488.05"
Allotments	Add capacity to Weddington Allotment	12,956.44
Allotments	Aberdeen Road Allotments increase capacity	15,852.85
<b>Sub Total</b>		<b>41,353.04</b>
Ecology & Biodiversity	Biodiversity Caldwell	7,578.23
Ecology & Biodiversity	Biodiversity Offsetting - The Long Shoot, Nuneaton	24,181.92
Ecology & Biodiversity	Ecological works - Mancetter Road	25,612.00
Ecology & Biodiversity	Biodiversity - Plough Hill Road	40,260.77
Ecology & Biodiversity	Biodiversity Offsetting - South Milking Lane, Nuneaton	75,072.29
Ecology & Biodiversity	Biodiversity - St Georges Way	78,010.40
Ecology & Biodiversity	Biodiversity Offsetting - The Long Shoot, Nuneaton	92,443.60
<b>Sub Total</b>		<b>343,159.21</b>

## Section 106 planning obligations

Contribution Use	Site	Monies Allocated (£)
Grounds maintenance 20-year contribution*	Borough wide	1,386,084.00"
<b>Sub Total</b>		<b>1,386,084.00</b>
Open Space & Leisure	Miners welfare Park - Play pitch provision	123.49
Open Space & Leisure	Pitch provision Greenmoor Road Recreation ground	734.72
Open Space & Leisure	New gate and path Vale View Community Centre	1,138.55
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 design of equipped play & fitness facility	2,501.63
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	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	Bulkington Teenage Leisure Provision	6,849.86"
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	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

## Section 106 planning obligations

Contribution Use	Site	Monies Allocated (£)
Open Space & Leisure	MWP Tennis Courts Improvements	12,409.73
Open Space & Leisure	Junior play facilities Rannoch Drive	12,911.93
Open Space & Leisure	Improvements Newdigate Recreation Ground	14,332.23
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	Play Area upgrade Keresley	18,249.67
Open Space & Leisure	Play & Open Space near The Long Shoot	18,791.87
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	20,197.82
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	Upgrade of Play Areas	29,849.99
Open Space & Leisure	Footpath Construction Oaston Road	31,675.74
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

## Section 106 planning obligations

Contribution Use	Site	Monies Allocated (£)
Open Space & Leisure	Design & Development Pingles HUB	50,000.00
Open Space & Leisure	Sport & Community Rec contribution for design - new leisure centres	56,115.00
Open Space & Leisure	Heckley Pavilion & football pitch Improvements	77,554.11
Open Space & Leisure	Buttermere Park footpaths, play area and teenage facility improvements	93,043.45"
Open Space & Leisure	Visitor Improvements Riversley Park	100,634.23
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
<b>Sub Total</b>		<b>1,613,284.93</b>
<b>TOTAL</b>		<b>3,683,881.18</b>

\*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 2020/21.

## 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 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 (Tables 1 and 2). It reports on those monies that the Borough Council has received from Section 106 planning obligations between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 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 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021.