

Infrastructure Funding Statement 2024-25

Table of Contents

1.0 Introduction	1
2.0 Developer Contributions	1
Section 106 Planning Obligations	1
Community Infrastructure Levy (CIL)	1
3.0 Section 106 planning obligations	3
Monies set out in Section 106 obligations	3
Non-Monetary Requirement in Section 106 obligations	4
Monies Received from Section 106 obligations	5
4.0 Conclusion	15

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 2024 and 31st March 2025. 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 9th October 2020 and 9th 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 26th 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 1st April 2024 and 31st March 2025. The table is arranged firstly by the date of the agreement (oldest 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 so 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 2024/25 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 2024 and 31st March 2025.

Agreement Date	Site	Contributions Sum (£)	Contribution Sum Use
25/06/2024	Land at site 25C011 rear of Lilleburne Drive, Nuneaton	19,391.00	Healthcare Contribution (Acute and Accident and Emergency Care)
		89,101	Highways Contribution
		635.00	Libraries Contribution
		56,361.71	Off Site Open Space Contribution
		1,448.00	Public Rights of Way Contribution
		1,450.00	Road Safety Contribution
		55,209.00	Sports Recreation and Community Contribution
04/07/2024	Land at Site 108D008 - Land rear of 46-80 Coventry Road Bulkington	65,618.11	Bulkington Village Centre Contribution
		463,245.00	Education Contribution
		188,187.00	Footway/Cycleway Contribution
		297,207.32	Highways Contribution
		3,261.00	Libraries Contribution
		13,757.34	On Site Maintenance Contribution
		220,120.85	Open Space Contribution
		126,316.00	Primary Care Contribution
		6,230.66	Public Rights of Way Contribution

Agreement Date	Site	Contributions Sum (£)	Contribution Sum Use
		7,450.00	Road Safety Contribution
		343,824.00	Sports Recreation and Community Contribution
		3,000.00	Toucan Crossing Contribution
15/11/2024	93A004 Woodlands Farm Woodlands Road Bedworth Warwickshire	330,000.00	Bus Service Contribution
		11,500.00	Bus Stops Maintenance Contribution
		240,000.00	Cycleway and Pedestrian Route Contribution (to Bedworth Town Centre)
		127,592.00	Healthcare Contribution
		21.89 per Dwelling	Library Contribution
		11,800	Monitoring Fee
		45,000.00	MOVA Contribution
		230,368.69	Off Site Open Space Contribution
		14,397.82	On Site Open Space Maintenance Contribution
		5,123.02	Rights of Way Contribution
		50.00 per Dwelling	Road Safety Contribution
		3,088.30	Secondary and Post 16 SEN Contribution
		346,132.00	Sports Development Contribution
		6,000.00	Travel Monitoring Contribution
27/01/2025	Tunnell Road, Galley Common, Nuneaton in the County of Warwickshire	27,927.04	Open Space Contribution
		700.00	Road Safety Contribution
		26,652.00	Sports Recreation and Community Contribution
		7,000.00	Traffic Regulation Order Contribution
		49,689.00	Sports Recreation and Community Contribution
		5,520.00	Sports Recreation and Community Initial Contribution
06/03/2025	Land at Judkins Quarry, Tuttle Hill Nuneaton, Warwickshire	10,580.00	Council's Monitoring Fee

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 2024 and 31st March 2025. 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 routinely 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 1st April 2024 and 31st March 2025.

Agreement Date	Site	Contribution Use
25/06/2024	Land at site 25C011 rear of Lilleburne Drive, Nuneaton	Affordable Housing
		Affordable Housing Units
		Affordable Housing Contribution
		Open Space Certificate of Practical Completion
		Open Space Certificate of Final Completion
		Open Space Scheme
04/07/2024	Land at Site 108D008 - Land rear of 46-80 Coventry Road Bulkington	Affordable Housing
		Affordable Housing Units
		Affordable Housing Contribution
		Biodiversity Offsetting Scheme
		Management Company
		Maintenance Scheme
		Open Space Certificate of Practical Completion
		Open Space Certificate of Final Completion
		Open Space Land
		Open Space Scheme
15/11/2024	93A004 Woodlands Farm Woodlands Road Bedworth Warwickshire	Affordable Housing
		Affordable Housing Units
		Affordable Housing Contribution
18/02/2025	Land at 102-122 Attleborough Road, Nuneaton	Management Company
		Management Company Open Space Land
		Open Space Land
		Open Space Certificate of Final Completion
06/03/2025	Land at Judkins Quarry, Tuttle Hill Nuneaton, Warwickshire	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 1st April 2024 and 31st March 2025 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 24/25 rather than on the monies received from those obligations signed in 24/25. 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 1st April 2024 and 31st March 2025 from signed planning obligations.

Contribution Use	Monies Received (£)
Bus Service	94,614.75
Community Centre	48,968.11
Cycle Path	248,488.39
Ecology & Biodiversity	95,587.29
Healthcare Provision	924,546.79
Open Space	548,420.43
Police Infrastructure	333,818.06
Sport & Community Recreation	960,592.64
Total	3,255,036.46

- 3.4 Table 4 below sets out the monies that have been received between 1st April 2024 and 31st March 2025 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 2024/25 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 24/25 has been spent and on what.

Table 4: Total amount of S106 contributions monies received between 1st April 2024 and 31st March 2025 from signed planning obligations which have been allocated but not spent.

Contribution Use	Monies Allocated (£)
Community Centre	48,968.11
Cycle Path	242,413.55
Ecology & Biodiversity	95,587.29
Grounds Maintenance	97,286.47
Open Space	451,133.96
Sport & Community Recreation	942,707.64
Total	1,878,097.02

- 3.5 Table 5 below sets out the monies that have been received between 1st April 2024 and 31st March 2025 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 2024 and 31st March 2025 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	Bowling Green Lane Allotment - Increase capacity	971.01
Allotments	Hilltop East Allotment - increase capacity	2,857.54
Allotments	Barnacle Lane Allotment - Increase capacity	11,051.72
Sub Total		14,880.27

Contribution Use	Site	Monies Allocated (£)
Ecology & Biodiversity	Biodiversity Offsetting - Higham Lane	74,513.79
Ecology & Biodiversity	Biodiversity Offsetting - Plough Hill Road	21,073.50
Sub Total		95,587.29
Grounds Maintenance	Borough wide	97,286.47
Sub Total		97,286.47
Open Space	Rectory Drive Play Area - Additional play equipment	7,011.34
Open Space	Miners Welfare Park - Path creation between BPAH & Black Bank	7,888.50
Open Space	Sidings Pool - Additional play equipment	13,381.15
Open Space	Riversley Park - Pingles area event facility	16,724.46
Open Space	Riversley Park - Path creation	23,027.22
Open Space	Miners Welfare Park - Access Improvements & play provision	32,060.17
Open Space	Miners Welfare Park - path links & green gym	41,135.40
Open Space	Community Centre - Bulkington	48,968.11
Open Space	Plough Hill Road - provision of sports pitches and signage in vicinity	52,365.00
Open Space	Riversley Park - Play provision, green gym and entrance path	60,177.27
Open Space	Miners Welfare Park - Splash provision	62,462.30
Open Space	Bulkington Recreation Ground - Teenage play, green gym & paths	120,020.88
Open Space	Cycle Path-Coronation Walk	242,413.55
Sub Total		727,635.35
Sport & Community Recreation	Design and Development - new leisure centres Nuneaton	150,447.27
Sport & Community Recreation	BPAH	792,260.37
Sub Total		942,707.64
Total		1,878,097.02

*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 1st April 2024 and 31st March 2025 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 2024 and 31st March 2025 from signed planning obligations (this includes transfer to another body to spend).

Contribution Use	Monies Spent (£)
Bus Service	94,614.75
Cycle Path	12,148.04
Healthcare Provision	924,546.79
Police Infrastructure	333,818.06
Sport & Community Recreation	238,106.32
Total	1,603,233.96

- 3.7 Table 7 below sets out the monies that have been received during any year, but which were spent between 1st April 2024 and 31st March 2025 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 2024/25. For ease, those which are also in Table 6 have been highlighted in a pale blue, therefore, those not highlighted have been received by the Authority prior to 2024/25 but spent in 2024/25.
- 3.8 This is the fifth IFS produced by the Council and as such some elements can be tracked through from the first IFS (2019/20) to this one (2024/25).

Table 7: Total amount of S106 contributions monies spent between 1st April 2024 and 31st March 2025 from signed planning obligations (this includes transfer to another body to spend) and the items of infrastructure it has been spent on.

Contribution Use	Site	Monies Allocated (£)
Affordable Housing	Affordable Housing	206,000
Sub Total		206,000
Healthcare Provision	Healthcare Provision	924,546.79
Sub Total		924,546.79
Open Space	Buttermere Recreation Ground	220,106.32
Sub Total		220106.32
Police	Police contribution	333,818.06
Sub Total		333818.06
Sport and Recreation	Sandon/Weddington Cycle Track	6073.20
Sport and Recreation	Coronation Walk Cycle Track	6074.84
Sport and Recreation	Ambleside Table Tennis Provision	18,000
Sub Total		30,148.04
Transport	Bus Service	94,614.75
Sub Total		94614.75
Total		1,809,233.96

- 3.9 None of the monies received between 1st April 2024 and 31st March 2025 from signed Section 106 planning obligations was spent on repaying money borrowed, including any interest. Between 1st April 2024 and 31st March 2025. £6,502.50 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 1st April 2024 and 31st March 2025 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 2024/25. For ease, those which are also in Table 5 have been highlighted in a pale blue, therefore, those not highlighted have been received by the Authority prior to 2024/25.

Table 8: Total amount of monies received during any year from signed Section 106 planning obligations, but which were retained between 1st April 2024 and 31st March 2025.

Contribution Use	Site	Monies Allocated (£)
Affordable Housing	Affordable Housing - Whitestone	16,861.18
Affordable Housing	Affordable Housing - Attleborough	20,000.00
Affordable Housing	Affordable Housing - Weddington	80,000.00
Sub Total		116,861.18
Allotments	Mount Pleasant Allotments	243.87
Allotments	Queen Street Allotments increase capacity	749.85
Allotments	Bowling Green Lane Allotment - Increase capacity	971.01
Allotments	Barnacle Lane Allotment capacity increase	1,123.08
Allotments	Greenmoor Road Allotment increase capacity	1,191.27
Allotments	Milford Street Allotments	2,670.11
Allotments	Hilltop East Allotment - increase capacity	2,857.54
Allotments	Wheelwright Lane Allotment - facilities	4,830.20
Allotments	Grange Road Allotments - increase capacity	5,017.83
Allotments	School Lane Allotment - Increase capacity	6,847.67
Allotments	Bulkington Allotment - Increase capacity	12,425.13
Allotments	Weddington Allotment Extension	12,956.44
Allotments	Aberdeen Road Allotments increase capacity	16,830.19
Allotments	Ryders Hill Allotments Increase capacity	17,253.08
Allotments	Higham Lane Allotments increase capacity	28,086.38
Sub Total		114,053.65
Ecology & Biodiversity	Biodiversity Offsetting - Faultlands Farm	19,000.00
Ecology & Biodiversity	Biodiversity Offsetting - The Long Shoot, Nuneaton	24,181.92
Ecology & Biodiversity	Biodiversity Offsetting - Caldwell	29,860.61
Ecology & Biodiversity	Biodiversity Offsetting - Plough Hill Road	63,653.29"
Ecology & Biodiversity	Biodiversity Offsetting - St Georges Way	68,414.86
Ecology & Biodiversity	Biodiversity Offsetting - South Milking Lane, Nuneaton	70,243.37
Ecology & Biodiversity	Biodiversity Offsetting - Higham Lane	74,513.79
Ecology & Biodiversity	Biodiversity Offsetting - Eastboro Way	82,178.00
Ecology & Biodiversity	Biodiversity Offsetting - The Long Shoot, Nuneaton	119,992.60
Ecology & Biodiversity	Biodiversity Offsetting - Bedworth Rugby Club	155,796.78
Sub Total		707,835.22

Contribution Use	Site	Monies Allocated (£)
Grounds maintenance 20 year contribution*		1,475,190.47
Sub Total		1,475,190.47
Open Space	Miners Welfare Park - Play pitch provision	123.49
Open Space	Stockingford Recreation Ground	197.89
Open Space	The Long Shoot - Play & Open Space improvements	885.74
Open Space	Vale View Community Centre - New gate and path	1,138.55
Open Space	Miners Welfare Park - K barrier under railway bridge	1,400.41
Open Space	Greenmoor Road Recreation Ground - Pitch provision	1,494.63
Open Space	Whittleford Cycleway - Signage	2,029.44
Open Space	Keresley Play Area - Upgrade	2,255.79
Open Space	Riversley Park - Green network signage	2,813.43
Open Space	Newdigate Recreation Ground - Improvements	3,231.73
Open Space	Newdigate Park - Installation of signs off Potters Road	3,672.55
Open Space	Bedworth Sloughs - Access and path improvements	4,060.53
Open Space	Sandon Park - Improved access to play pitch	4,621.27
Open Space	Miners Welfare Park - All wheel's provision	5,331.49
Open Space	Buttermere Park - Design & delivery of additional play provision	5,500.00
Open Space	Miners Welfare Park - Path improvements	6,192.33
Open Space	Riversley Park - Improvements to Gold belt tunnel	6,457.28
Open Space	Riversley Park - Cycle path	6,874.72
Open Space	Rectory Drive Play Area - Additional play equipment	7,011.34
Open Space	Sandon Park - Improvements	7,050.63
Open Space	Sandon Park - Footpath resurfacing	7,252.46
Open Space	Attleborough Rec - Cycle stands, green network signage	7,379.67
Open Space	Park Lane - Play pitch improvements	8,519.01
Open Space	Attleborough Recreation Ground - Improvements to football pitch	8,873.75
Open Space	Pauls Land - Provision of bins and benches	8,893.93
Open Space	Bermuda Bowling Green - Improvements	10,000.00
Open Space	Pauls Land Pavilion - Improvements	10,573.75
Open Space	Windmill Hill - Provision of footpaths	11,777.89
Open Space	Heckley Park - Access paths, play and landscaping	12,181.58
Open Space	Rannoch Drive - Junior play facilities	12,911.93
Open Space	Riversley Park - Creation of vistas and river maintenance	13,462.44
Open Space	Upgrade of Play Areas	15,033.69

Contribution Use	Site	Monies Allocated (£)
Open Space	Whittleford Park - Upgrade of footpaths	15,744.69
Open Space	Bermuda Open Space - Improvements	15,860.62
Open Space	Riversley Park - Entrance improvements	16,403.63
Open Space	Miners Welfare Park - Improvements from Rye Piece ring way entrance	16,539.08
Open Space	Riversley Park - Pingles area event facility	16,724.46
Open Space	Miners Welfare Park - Play provision	17,184.00
Open Space	Bulkington Recreation Ground - Improvements	19,328.45
Open Space	Bermuda - Natural play provision	19,835.15
Open Space	The Dingle - Upgrade paving	22,088.85
Open Space	Sidings Pool, Smorrall Lane - Path & equipment improvements	22,872.12"
Open Space	Riversley Park - Path creation	23,027.22
Open Space	Lilleborne Drive - Upgrade Play provision	26,448.03
Open Space	Sandon Pavilion - Community facilities	26,859.37
Open Space	Fusilliers Rest - Natural Play	29,055.90
Open Space	Miners Welfare Park - BMX provision and ball court	30,662.32
Open Space	Oaston Road - Footpath Construction	31,675.74
Open Space	Bermuda - Enhancement of Play Area	31,720.28
Open Space	George Eliot Gardens - Gateway entrance	33,646.95
Open Space	Buttermere Park - Path and signage improvements	36,670.24
Open Space	Bermuda Phoenix Centre - Football pitch improvements	38,666.80
Open Space	Miners Welfare Park - Teenage play facilities	38,824.83
Open Space	Miners Welfare Park - Improvements to paths & signage	39,741.75
Open Space	Riversley Park - Football provision	41,124.01
Open Space	Jubilee Centre - Footpath improvements	44,458.66
Open Space	Bulkington - Community Centre	48,968.11
Open Space	Plough Hill Road - provision of sports pitches and signage in vicinity	52,365.00
Open Space	Heckley Park/Bayton Lake - Natural Play	54,493.27
Open Space	Heckley Park - Teenage play facilities	66,419.91
Open Space	Miners Welfare Park-Splash Park provision & Entrance improvements	72,460.71"
Open Space	Riversley Park - Provision of Green Gym	72,683.15"
Open Space	Miners Welfare Park - Access improvements, play provision and event facilities	74,848.85
Open Space	Heckley Recreation Ground - Pavilion & football pitch Improvements	77,811.26

Contribution Use	Site	Monies Allocated (£)
Open Space	St Giles Rec. - Play provision, paths and signage	80,425.35
Open Space	Heckley Park - play facilities & green gym	80,795.65
Open Space	Riversley Park - Design and delivery of equipped play & fitness facility	90,727.21
Open Space	Riversley Park - Visitor Improvements	91,485.66
Open Space	Miners Welfare Park - path links, green gym and access improvements	96,036.23"
Open Space	Riversley Park - New cycle bridge	106,741.01
Open Space	Whittleford Park - Improvements	111,827.55
Open Space	Bulkington Recreation Ground - Teenage Leisure Provision	137,574.79"
Open Space	Weddington - Footpath improvements	140,706.03
Open Space	Frensham Drive/Chaucer Drive - Play equipment & pathways	165,278.44
Open Space	Horeston Grange - Provision of Green Gym and Cycle works	172,160.85
Open Space	Weddington - Cycle Way	238,493.99
Open Space	Coronation walk - Cycle Path	242,413.55
Open Space	Tiverton Drive Play Area - Upgrade	295,498.48
Sub Total		3,424,581.54
Sport & Community Recreation	Pingles LC - increase capacity for disabled facilities	20,233.75
Sport & Community Recreation	Design & Development Pingles HUB	50,000.00
Sport & Community Recreation	Heckley Fields - Provision of pitches & sports facilities	76,455.02
Sport & Community Recreation	Design and Development - new leisure centres Nuneaton	191,457.27
Sport & Community Recreation	Bedworth Rugby Club - New facilities	1,250,000.00
Sport & Community Recreation	Design & Development Bedworth HUB	1,724,675.79
Sub Total		3,312,821.83
Total		9,151,343.89

*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 2024/25

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 2024 and 31st March 2025 (Tables 1 and 2). It reports on those monies that the Borough Council has received from Section 106 planning obligations between 1st April 2024 and 31st March 2025 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 2024 and 31st March 2025.

*This document has been published by Nuneaton and Bedworth
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