

Infrastructure Funding Statement 2022/23



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 2022 and 31st March 2023. 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 2022 and 31st March 2023. 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 2022/23 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 2022 and 31st March 2023.

Agreement Date	Site	Contribution Sum (£)	Contribution Sum Use
04/05/2022	15-17 Ash Green Lane, Ash Green, Coventry	£23,611.00	Sports, Recreation and Community Contribution
09/05/2022	Faultlands Farm, Gipsy Lane, Nuneaton	£5,000.00	Additional Highways Contribution
17/06/2022	187 Heath End Road, Nuneaton	£2,979.64	Biodiversity Offsetting Contribution
		£4,531.00	Public Health Contribution
		£4,822.00	Sports Recreation and Community Contribution
19/08/2022	Land at Site 117c003 the former Hawkesbury Golf Centre, Blackhorse Road, Exhall	£786,940.00	Education Contribution
		£117,681.00	Healthcare Contribution (Acute and Accident and Emergency Care)
		£1,077,535.96	Highways Contribution
		£3,852.00	Libraries Contribution
		£44,698.86	On Site Maintenance Contribution
		£77,942.00	Open Space Contribution
		£34,609.00	Police Infrastructure Contribution
		£186,603.00	Primary Care Contribution
		£8,585.00	Rights of Way Contribution
		£8,800.00	Road Safety Contribution
04/11/2022	Land at Top Farm Nuneaton	£450,000.00	Bus Service Improvements Contribution
		£1,799,899.00	CCG Contribution
		£238,054.46	Cycle Path Contribution
		£361,000.00	Cycle Infrastructure Improvements Contribution

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Agreement Date	Site	Contribution Sum (£)	Contribution Sum Use
		TBC	Early Years Contribution
		TBC	Education Contribution
		£980,022.00	Hospital Contribution
		£37,219.00	Library Contribution
		£3,359.00	Off Site Highway Mitigation Contribution
		£431,750.31	On Site Maintenance Contribution
		£867,996.94	Open Space Contribution
		£221,349.00	Police Contribution
		£32,000.00	PROW Contribution
		£50 per Dwelling	Road Safety Contribution
		£1,904 per Dwelling	Sports and Leisure Contribution
18/11/2022	Land at Discovery Academy (Former Manor Park School) Beaumont Road Nuneaton	£49,049.00	Healthcare Contribution (Acute and Accident and Emergency Care)
		£98,256.00	Healthcare Contribution (CCG/NHS)
		£1,620.00	Infrastructure Contribution
		£136,582.00	Open Space Contribution
		£82,500.00	Sports Recreation and Community Contribution
28/11/2022	Land at Red Ruby, Tuttle Hill, Nuneaton CV10 0HU	£25,151.00	Hospital Contribution
		£36,176.01	Primary Care Contribution
20/03/2023	Land at Wilsons Lane Exhall Coventry	£57.80 per Dwelling up to a max of £4,219.29	Allotment Contribution
		£107,248.12	Biodiversity Offsetting Contribution (Employment)
		£111,799.19	Biodiversity Offsetting Contribution (Residential)
		£54,066.88	Cycleway Contribution
		£661.56 per Dwelling up to a maximum £48,294.00	Early Years Contribution
		£828.19 per Dwelling up to a maximum £60,458.00	Healthcare Contribution (Acute Accident and Emergency Care and Premium Costs)
		£21.89 per Dwelling up to a maximum £1,598.00	Libraries Contribution
		£1,615.09 per Dwelling up to a maximum £117,901.91	Motorway Contribution (Residential)
		£7.08 per sqm of employment floorspace up to a maximum £394,715.09	Motorway Contribution (Employment)
			Motorway Contribution (Employment)
		£469.55 per Dwelling up to a maximum of £34,277.39	Off-Site Open Space Contribution
£250.15 per Dwelling	Open Space Maintenance Contribution		

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Agreement Date	Site	Contribution Sum (£)	Contribution Sum Use
		£3,000.00	Pickard's Way Traffic Regulation Order Contribution
		£643.21 up to a maximum of £46,954.00	Public Healthcare Contribution
		£21.52 per Dwelling up to a maximum £1,571.00	Public Rights of Way Contribution
		£57,542.40	Public Rights of Way (Coventry) Contribution
		£5,560.00 per sqm of employment floorspace up to a maximum of £310,000.00	Public Transport Contribution (Employment)
		£1,000.00 per Dwelling up to a maximum of £73,000.00	Public Transport Contribution (Residential)
		£50.00 per Dwelling up to a maximum of £3,650.00	Road Safety Contribution
		£2,923.73 per Dwelling up to a maximum of £213,432.00	Secondary and Post 16 Education Contribution
		£2,307.54 per Dwelling up to a maximum of £168,451.00	Sports Recreation and Community Contribution
		£10.00 per Dwelling up to a total £730.00	Sustainable Travel Promotion Contribution
		£3,000.00	Wilson Lane Traffic Regulation Order Coventry Contribution
		£3,000.00	Wilson Lane Traffic Regulation Order Nuneaton 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 2022 and 31st March 2023. The table also includes a S106 agreement signed in the previous year but omitted in error from last year's statement. 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.

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Table 2: S106 contributions non-monetary requirements set out in signed planning obligations signed between 1st April 2022 and 31st March 2023.

Agreement Date	Site	Contribution Use
19/08/2022	Land at Site 117c003 the former Hawkesbury Golf Centre, Blackhorse Road, Exhall	Affordable Housing Units
		Affordable Housing Contribution
		Affordable Housing Scheme
		Community Park/Local Park
		Open Space Certificate of Practical Completion
		Open Space Certificate of Final Completion
		Open Space Land
		Open Space Scheme
04/11/2022	Land at Top Farm Nuneaton	Affordable Housing Contribution
		Affordable Housing Dwellings
		Leisure Land Transfer
		Open Space Certificate of Practical Completion
		Open Space Certificate of Final Completion
		Open Space Land
18/11/2022	Land at Discovery Academy (Former Manor Park School) Beaumont Road Nuneaton	Affordable Housing Units
		Affordable Housing Contribution
20/03/2023	Land at Wilsons Lane Exhall Coventry	Affordable Housing Units
		Affordable Housing Contribution
		Open Space Certificate of Practical Completion
		Open Space Certificate of Final Completion

Monies Received from Section 106 obligations

3.3 Table 3 below sets out the monies that have been received between 1st April 2022 and 31st March 2023 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 22/23 rather than on the monies received from those obligations signed in 22/23. 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 2022 and 31st March 2023 from signed planning obligations.

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Contribution Use	Monies Received (£)
Bridge Contribution	58,295.25
Cycle Way Contribution	12,166.19
Ecology & Biodiversity	21,319.02
Healthcare Provision	97,957.57
Open Space	576,041.06
Public Transport Contribution	16,450.65
Sport & Community Recreation	22,342.18
Total	804,571.92

3.4 Table 4 below sets out the monies that have been received between 1st April 2022 and 31st March 2023 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 2022/23 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 22/23 has been spent and on what.

Table 4: Total amount of S106 contributions monies received between 1st April 2022 and 31st March 2023 from signed planning obligations which have been allocated but not spent.

Contribution Use	Monies Allocated (£)
Cycle Way Contribution	12,166.19
Ecology & Biodiversity	21,319.02
Grounds Maintenance	205,213.62
Open Space	370,827.44
Sport & Community Recreation	22,342.18
TOTAL	631,868.45

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- 3.5 Table 5 below sets out the monies that have been received between 1st April 2022 and 31st March 2023 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 2022 and 31st March 2023 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	Bulkington - Increase capacity	1,373.41
Allotments	Higham Lane - Increase capacity	7,501.79
Allotments	Ryders Hill - Increase capacity	7,536.75
Sub Total		16,411.95
Grounds maintenance 20 year contribution*	Borough wide	205,213.62
Sub Total		205,213.62
Ecology & Biodiversity	Biodiversity Offsetting - Faultlands Farm	19,000
Ecology & Biodiversity	Biodiversity Offsetting - Plough Hill Road	2,319.02
Sub Total		21,319.02
Open Space	Sidings Pool - Link paths	370.07
Open Space	Sandon Park - Improvements	4,199.24
Open Space	Park Lane - Play pitch improvements	4,218.75
Open Space	Miners Welfare Park – Splash park provision & Entrance improvements	9,998.41
Open Space	Cycle Way - Weddington	12,166.19

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Contribution Use	Site	Monies Allocated (£)
Open Space	Bulkington Teenage Leisure Provision	15,002.18
Open Space	Whittleford Park - Improvements to entrance and pathways	47,843.38
Open Space	Riversley Park - Cycle friendly bridge	63,573.19
Open Space	Frensham Drive/Chaucer Drive - Play equipment & pathways	81,848.62
Open Space	Buttermere Park - provide play and footpaths	127,361.65
Sub Total		366,581.68
Sport & Community Recreation	Bedworth Physical Activity Hub	22,342.18
Sub Total		22,342.18
Total		631,868.45

*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 2022 and 31st March 2023 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 2022 and 31st March 2023 from signed planning obligations (this includes transfer to other another body to spend).

Contribution Use	Monies Spent (£)
Bridge Contribution	58,295.25
Health Care Contribution	97,957.57
Public Transport	16,450.65
TOTAL	172,703.47

3.7 Table 7 below sets out the monies that have been received during any year, but which were spent between 1st April 2022 and 31st March 2023 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 2022/23. 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 2022/23 but spent in 2022/23.

3.8 This is the fourth IFS produced by the Council and as such some elements can be tracked through from the first IFS (2019/20) to this one (2022/23).

Table 7: Total amount of S106 contributions monies spent between 1st April 2022 and 31st March 2023 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 (£)
Ecology & Biodiversity	Biodiversity work	15,637.79
Sub Total		15,637.79
Healthcare Provision	Healthcare Provision	97,957.57
Sub Total		97,957.57
Open Space & Leisure	Buttermere Recreation Ground	1,500
	Play Area Improvements	15,554.36
	Play & Teenage Provision - Stockingford Rec	19,999.93
Sub Total		37,054.29
Transport	Bridge Contribution	58,295.25
	Public Transport	16,450.65
Sub Total		74,745.9
Total		225,395.55

3.9 None of the monies received between 1st April 2022 and 31st March 2023 from signed Section 106 planning obligations was spent on repaying money borrowed, including any interest. Between 1st April 2022 and 31st March 2023 £7,285.36 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 2022 and 31st March 2023 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

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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 2022/23. 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 2022/23.

Table 8: Total amount of monies received during any year from signed Section 106 planning obligations, but which were retained between 1st April 2022 and 31st March 2023.

Contribution Use	Site	Monies Allocated (£)
Affordable Housing	Affordable Housing - Attleborough	20,000
Affordable Housing	Affordable Housing - Weddington	80,000
Affordable Housing	Affordable Housing - Whitestone	200,000
Sub Total		300,000
Allotments	Mount Pleasant Allotments	243.87
Allotments	Queen Street Allotments increase capacity	749.85
Allotments	Barnacle Lane Allotment capacity increase	1,123.08
Allotments	Greenmoor Road Allotment increase capacity	1,191.27
Allotments	Bulkington Allotment - Increase capacity	1,373.41
Allotments	Milford Street Allotments	2,670.11
Allotments	Ryders Hill Allotments Increase capacity	9,570.73"
Allotments	Weddington Allotment Extension	12,956.44
Allotments	Higham Lane Allotments increase capacity	15,412.10"
Allotments	Aberdeen Road Allotments increase capacity	1,6387
Sub Total		61,677.86
Ecology & Biodiversity	Biodiversity Offsetting - Faultlands Farm	19,000
Ecology & Biodiversity	Biodiversity Offsetting - The Long Shoot, Nuneaton	24,181.92
Ecology & Biodiversity	Ecological works - Mancetter Road	25,612
Ecology & Biodiversity	Biodiversity Offsetting - Caldwell	29,860.61
Ecology & Biodiversity	Biodiversity Offsetting - Plough Hill Road	42,579.79"
Ecology & Biodiversity	Biodiversity Offsetting - St Georges Way	72,056.17
Ecology & Biodiversity	Biodiversity Offsetting - South Milking Lane, Nuneaton	73,884.67
Ecology & Biodiversity	Biodiversity Offsetting - Eastboro Way	82178
Ecology & Biodiversity	Biodiversity Offsetting - The Long Shoot, Nuneaton	119,992.6
Sub Total		489,345.76
Grounds maintenance 20-year contribution*	Borough wide	1,316,374.00"
Sub Total		1,316,374
Open Space	Miners Welfare Park - Play pitch provision	123.49
Open Space	Stockingford Recreation Ground	197.89
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

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Contribution Use	Site	Monies Allocated (£)
Open Space	Greenmoor Road Recreation Ground - Pitch provision	1,494.63
Open Space	Miners Welfare Park - Path improvements	1,548.08
Open Space	Whittleford Cycleway - Signage	2,029.44
Open Space	Keresley Play Area - Upgrade	2,255.79
Open Space	Riversley Park - Design of equipped play & fitness facility	2,501.63
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	Park Lane - Play pitch improvements	4,218.75
Open Space	Miners Welfare Park - All wheels provision	5,331.49
Open Space	Riversley Park - Improvements to Gold belt tunnel	6,457.28
Open Space	Buttermere Park - Design of additional play provision	6,561.63
Open Space	Riversley Park - Cycle path	6,874.72
Open Space	Sandon Park - Improvements	7,050.63
Open Space	Sandon Park - Footpath resurfacing	7,252.46
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	Sidings Pool, Smorrall Lane - Path & equipment improvements	9,490.97
Open Space	Miners Welfare Park-Splash Park provision & Entrance improvements	9,998.41
Open Space	Bermuda Bowling Green - Improvements	10,000
Open Space	Pauls Land Pavilion - Improvements	10,573.75
Open Space	Windmill Hill - Provision of footpaths	11,777.89
Open Space	Miners Welfare Park - Improvements from Rye Piece ring way entrance	12,176.79
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
Open Space	Riversley Park - Entrance improvements	15,409.05
Open Space	Whittleford Park - Upgrade of footpaths	15,744.69"
Open Space	Bermuda Open Space - Improvements	15,860.62
Open Space	Bulkington Recreation Ground - Teenage Leisure Provision	17,553.91"
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	Buttermere Park - Path and signage improvements	26,347.32
Open Space	Lilleborne Drive - Upgrade Play provision	26,448.03
Open Space	Sandon Pavilion - Community facilities	26,859.37
Open Space	Oaston Road - Footpath Construction	31,675.74
Open Space	Bermuda - Enhancement of Play Area	31,720.28

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Contribution Use	Site	Monies Allocated (£)
Open Space	The Long Shoot - Play & Open Space improvements	33,456.28
Open Space	George Eliot Gardens - Gateway entrance	33,646.95
Open Space	Bermuda Phoenix Centre - Football pitch improvements	38,666.8
Open Space	Riversley Park - Football provision	41,124.01
Open Space	Jubilee Centre - Footpath improvements	44,458.66
Open Space	Whittleford Park - Improvements	63,059.91
Open Space	Heckley Recreation Ground - Pavilion & football pitch Improvements	77,810.27
Open Space	Frensham Drive/Chaucer Drive - Play equipment & pathways	81,848.62
Open Space	Riversley Park - Visitor Improvements	91,485.66
Open Space	Riversley Park - New cycle bridge	106,741.01"
Open Space	Weddington - Footpath improvements	140,706.03
Open Space	Horeston Grange - Provision of Green Gym and Cycle works	172,160.85
Open Space	Buttermere Park - Footpaths, play area and teenage facility improvements	213,843.47"
Open Space	Weddington - Cycle Way	244,567.19"
Sub Total		184,3042.4
Sport & Community Recreation	Design & Development Pingles HUB	50,000
Sport & Community Recreation	Design and Development - new leisure centres	5,6115
Sport & Community Recreation	Design & Development Bedworth HUB	293,674.16"
Sub Total		399,789.16
Total		3,093,855.18

*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 2022/23.

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 2022 and 31st March 2023 (Tables 1 and 2). It reports on those monies that the Borough Council has received from Section 106 planning obligations between 1st April 2022 and 31st March 2023 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 2022 and 31st March 2023.