

Infrastructure Funding Statement 2024/25

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Introduction

Warwickshire County Council's ("WCC") Infrastructure Funding Statement (IFS) sets out the developer contributions secured and applied by WCC in relation to the 2024/25 financial year as required by the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019. WCC does not collect Community Infrastructure Levy (CIL) directly but does collect Section 106 (S106) contributions for developments in Warwickshire secured as part of planning obligations; this statement provides further detail on those contributions. The following definitions are used to reflect the various stages of developer contributions:

- Agreed contributions that have been agreed within a signed legal document which have not yet been collected; in most cases this is due to the trigger point within the agreement not being met
- Received contributions received by WCC, either non-monetary or monetary
- Allocated contributions that have been received by WCC and allocated internally to specific projects
- Spent– monetary contributions that have been spent

WCC's future funding and investment plans for infrastructure are publicised within the medium-term financial strategy, annual budget and capital strategy. These documents are approved by full Council in February of each year and more information may be found at https://www.warwickshire.gov.uk/budget and https://api.warwickshire.gov.uk/documents/WCCC-708-483.

Below is a breakdown of the categories used, which are recommended nationally, and types of infrastructure and projects they include:

- Community Facilities libraries additional stock and promotional material for local libraries
- Education new schools, school expansions, land for schools
- Green Infrastructure biodiversity offsetting
- Highways highway works, traffic control and information systems, cycleways, road safety, public rights of way
- Transport and Travel public transport services, bus stops, travel packs and road safety education, school transport
- Monitoring payments towards the cost of monitoring of County Council obligations in S106 agreements
- Other any other obligations

Whilst our approach to S106 is consistent across District and Boroughs, the amounts secured are directly proportional to the impact of new development and local infrastructure which creates variances across different areas and over time.

The amounts are broken down into District and Boroughs as follows:

- NBBC Nuneaton and Bedworth Borough Council
- NWBC North Warwickshire Borough Council
- RBC Rugby Borough Council
- SDC Stratford District Council
- WDC Warwick District Council
- OOC Out of County

The IFS is not required to report on Section 278 (S278) developer agreements which require the developer to carry out highways infrastructure works. Our preference is to secure highways works via S278 so that the developer takes on the associated risks such as delay to the project or cost increases. S106 contributions differ in that they are usually financial contributions to enable the County Council to carry out the required works.

1. Total amount of money to be provided under any planning obligation which was entered into during 2024/25

Table 1 shows the financial contributions to the County Council secured in new S106 agreements signed in 2024/25. Most income came in education and highways contributions.

The County Council assesses all planning applications in Warwickshire at the time the application is received to understand what impact the development is likely to have and what contributions towards infrastructure are required to mitigate that impact. Requests are submitted to the Local Planning Authority who is responsible for determining the application. There is often a period of negotiation with the developer where details such as when contributions are required to be paid, known as trigger points, are agreed. S106 negotiations take place prior to consideration by Committee with most agreements being engrossed soon afterwards. Heads of Terms will form part of the Committee Report so that Elected Members are able to fully consider the impact of the proposed development. The Local Planning Authorities are responsible for monitoring the completion and occupation of each development and the County Council monitors when trigger points for contributions are reached and invoices the developer accordingly.

The S106 Agreement will often be linked to an Outline planning permission and further Reserved Matters applications will need to be approved before development can start. This means that there can be several years between the signing of the S106 agreement and trigger points for payment being reached. The County Council requires all obligations within S106's to be protected through indexation. Indexation is added to contributions at the time they are paid to ensure that any inflationary rises that occur are accounted for in the amount paid by the developer using national indices defined in each S106 agreement.

All requests for S106 obligations have to meet the following CIL 122 tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Infrastructure Type	NBBC	NWBC	RBC	SDC	WDC	ООС	Total
	(£)	(£)	(£)	(£)	(£)	(£)	(£)
Community Facilities	7,557	0	930	876	6,575		15,938
Education	926,490	0	363,886	181,543	3,786,627		5,258,546
Green Infrastructure	42,313	0	328,435	131,473	809,468		1,311,689
Health	0	0	0	0	0		0
Highways	991,125	7,000	2,016	54,900	886,892		1,941,933
Transport and Travel	360,600	0	1,850	6,240	213,480		582,170
Monitoring	7,250	450	1,600	4,550	14,050		27,900
Total	2,335,335	7,450	698,717	379,582	5,717,092		9,138,176
Number of \$106 agreements signed	7	1	3	10	8		29

2. Summary details of non-monetary contributions secured during 2024/25

Additional to financial contributions we also secure non-monetary contributions via S106 such as land for schools, highways, fire stations, or biodiversity offsetting. Table 2 shows the non-monetary contribution secured in 2024/25.

S106 Agreement Planning Application Number	Land usage
038340	To provide the Footpath in accordance with the
	approved Footpath scheme and to the
	satisfaction of the Council and County Council
	within 12 months of receiving written approval
	of the submitted Footpath Scheme

3. Money received from any s106 during 2024/25

Table 3 sets out the S106 contributions that were received in 2024/25 via S106 agreements signed in any year. Education and Highways were the highest in terms of monetary value which will help ensure there are education places available for residents of new development and funding for highways work required by new development are delivered.

Infrastructure Type	NBBC (£)	NWBC (£)	RBC (£)	SDC (£)	WDC (£)	OOC (£)	Total (£)
Community Facilities	35,198	0	4,533	74,045	2,550	0	116,326
Education	1,692,919	196,529	2,982,613	7,031,640	8,412,581	0	20,316,282
Green Infrastructure	157,006	0	305,900	205,276	609,788	0	1,277,970
Health	0	0	0	205,900	0	0	205,900
Highways	3,990,218	76,374	692,645	1,226,026	2,555,425	0	8,540,688
Monitoring	8,950	2,450	1,000	5,173	2,650	0	20,223
Transport and Travel	935,652	348,239	613,272	1,276,064	3,059,244	0	6,232,471
Total	6,819,943	623,592	4,599,963	10,024,124	14,642,238	0	36,709,860

4. Total amount of money received before 2024/25 which has not been allocated

Receipt of funds is determined by trigger points within individual agreements. This can be well ahead of the point of allocation to a specific infrastructure project. The delivery of some infrastructure can rely, for example, on the completion of certain infrastructure by a developer or the need to accumulate S106 funding from a number of developments in order for a specific scheme to be designed and built to mitigate the impact of development, this is particularly likely for education and highways projects. The funds are collected for a specific purpose and must only be spent on that purpose.

Most funds yet to be allocated are for education, further information on these funds is provided below table 6. There are also significant amounts for highways projects awaiting allocation, most of these funds are held for Europa Way Projects (approximately £4.3m), some of which has since been allocated. The project managers are aware that the funds are available and these will be allocated as it is confirmed which of the three Europa way projects they are required for. The table also includes an amount for the Transforming Nuneaton project which has now been allocated.

Infrastructure Type	NBBC	NWBC	RBC	SDC	WDC	ООС	Total
	(£)	(£)	(£)	(£)	(£)	(£)	(£)
Community Facilities	0	0	0	0	0	0	0
Education	6,175,497	1,133,550	11,234,850	9,514,851	1,868,382	0	29,927,130
Green Infrastructure	0	0	0	0	0	0	0
Health	0	0	58,576	104,679	0	0	163,255
Highways	2,034,012	38,669	747,429	1,306,120	1,060,102	2,754,534	7,940,866
Monitoring	14,200	2,613	5,182	14,791	12,346	0	49,132
Other	0	45,304	0	4,200	0	0	49,704
Transport and Travel	50	24,630	8,199	130,359	211,588	0	374,826
Total	8,223,759	1,244,766	12,054,236	11,075,000	3,152,418	2,754,534	38,504,713

5. Total amount of money which was allocated but not spent during 2024/25

Table 5 sets out S106 contributions which were allocated to a project in 2024/25. For capital projects this is when the funds have been moved to the appropriate capital code and are available to spend. For revenue, this is when the funds have been moved to the appropriate cost centre from which they are spent. Projects are often carried out over multiple years.

Infrastructure Type	NBBC (£)	NWBC (£)	RBC (£)	SDC (£)	WDC (£)	OOC (£)	Total (£)
Community Facilities	30,584	0	4,533	71,552	2,550	0	109,219
Education	88,629	0	336,283	3,694,803	280,327	0	4,400,042
Green Infrastructure	157,006	0	308,107	100,193	124,233	0	689,536
Health	0	0	0	0	0	0	0
Highways	4,494,950	63,327	808,546	1,449,331	6,015,840	0	12,831,994
Monitoring	8,950	2,450	1,000	5,173	2,650	0	20,223
Transport and Travel	947,942	333,239	597,612	1,187,039	1,482,897	0	4,548,728
Total	5,728,061	399,016	2,056,081	6,508,091	7,908,497	0	22,599,746

6. Total amount of money retained at the end 2024/25

Table 6 sets out the total amount of S106 currently held. These funds are often awaiting a capital code or other enabling works to be completed for them to be spent or are held for projects with a longer timescale, for example around £5m is held for biodiversity offsetting projects which can be delivered over 30 years. Most retained funds are for highways and education capital projects which are at various stages, such as awaiting enabling projects to be completed or currently being spent over several years. We aim to collect contributions as soon as is feasible to allow us flexibility and ensure the infrastructure is delivered in time to meet demand from development. While some funds are not yet allocated, they are collected for a specific purpose and must be spent for that purpose as per the S106 agreement. These funds are a mixture of revenue and capital funds.

Variances across the District and Borough Councils will be directly attributable to the level of development and amount of mitigation required. S106 contributions can only be collected in those instances where WCC is able to prove need linked to development.

Infrastructure Type	NBBC	NWBC	RBC	SDC	WDC	ООС	Total
	(£)	(£)	(£)	(£)	(£)	(£)	(£)
Community Facilities	106,192	974	89,319	303,159	64,803	0	564,447
Education	11,411,878	1,381,023	20,539,515	21,975,441	11,982,008	0	67,289,865
Green Infrastructure	157,006	62,215	2,556,173	446,800	3,516,561	3,407	6,742,162
Health	0	0	58,576	307,579	0	0	366,155
Highways	9,855,678	285,090	3,290,575	5,975,506	19,486,795	2,918,179	41,811,823
Monitoring	23,150	3,963	5,682	19,264	15,296	0	67,355
Transport and Travel	2,432,427	377,691	2,159,906	2,884,483	2,972,378	0	10,826,885
Other	0	45,304	313,410	34,937	0	0	393,651
Total	23,986,331	2,156,260	29,013,156	31,947,169	38,037,841	2,921,586	128,062,343

There is a significant amount of churn in the S106 funds held with large spend and income each year. Funds are held for specific purposes and can't be spent on anything else. Assessment of the need for education provision is done at the time of the planning application, often there is a number of years until the development comes forward therefore the available provision and demand for places can look different to that at the time it was assessed, as a result we need flexibility to deliver the right project at the right time to ensure demand is met. Some funds are held as we await other trigger point are reached to meet the critical mass required for an expansion project.

Education projects are proposed and assessed at Capital Access Working Group, approved at Capital Access Board, following this they are assessed and approved by Cabinet. Funds we are holding are at varying degrees of the governance process. School capital projects go through a number of Royal Institute of British Architects (RIBA) stages prior to submission of each planning application, this begins with initial feasibility and progresses through to more detailed design and deliverability.

7. Contributions spent in 2024/25 by infrastructure type and project

IFS Category	Infrastructure Type	Area	Project	Monies Spent (£)
Community	Libraries	NBBC	Bedworth	4,818
Facilities		NWBC	Atherstone	843
		RBC	Rugby	6,297
		SDC	Alcester	136
			Mobile	164
			Shipston	262
			Southam	2,493
			Wellesbourne	2,592
		WDC	Leamington	4,829
			Warwick	104
			Kenilworth	963
			Lillington	98
Community Facil	ities Spend Total			23,599
Education	Education	NBBC	Callender Farm - Primary	933,624
			Cheeky Monkeys – Early Years	75,000
			Little Learners – Early Years	37,896
			Etone College - Secondary	2,177,285
			Oakwood - Primary	39,631
			Oakwood - Secondary	241,289
			St Paul's CofE - Primary	12,835

IFS Category	Infrastructure Type	Area	Project	Monies Spent (£)
		NWBC	Woodlands - Primary	58,141
			Warton Nethersole C,E - Primary	74,927
		RBC	Cawston Grange - Primary	296,092
			Eastlands - Primary	34,187
			Paddox - Primary	370,998
			St Matthew's Bloxham - Primary	298
			Wolvey - Primary	31,066
		SDC	Shipston High - Secondary	2,188,006
			Shottery St Andrew's - Primary	1,052,984
			Buntings Nursery – Early Years	217,840
			Happy Days Nursery – Early Years	80,600
			Lighthorne Heath - Primary	470,675
			Long Itchington - Primary	253,587
			Shipston Pre-school – Early Years	23,800
			Shipston - Primary	102,800
			Stratford upon Avon - Secondary	2,470,000
			Welcombe Hills - SEN	58,679
			Welford on Avon	29,401
		WDC	St John's - Primary	468,729
			Aylesford – All-through	281,366
			Creative Flair – Early Years	11,304
			Cubbington C,E – Early Years	70,370
			Evergreen - SEN	188,002
			Myton Gardens – Primary / Early Years / SEN	347,855
			Kenilworth Multi Academy Trust - Secondary	1,953,911
Education Total				16,313,422

IFS Category	Infrastructure Type	Area	Project	Monies Spent (£)
Green	Biodiversity	NWBC	Pooley Fields	91,141
Infrastructure	Offsetting	00C	Out of County	5,859
(Grouped based on the		RBC	Ryton Pools	6,511
Local Planning Authority area where development			Back Lane Long Lawford	113
is located, On occasions,			Brandon Wood	366
offsetting may be provided in a different			Harts Hill Hayes & Hospital Farm	5,000
Local Planning Authority)			Strawberry Fields	5,000
			Abbey Farm 2	3,103
			Hospital Farm	4,000
			Little Compton & Hospital Farm	7,150
		SDC	Rowley Fields	1,201
			Atteys Field/Knowle Hill Plantation	12,329
		WDC	Cherry Orchard	2,448
			Hell Hole & Oversley	2,546
			Highfields Farm & Wyken	9,000
			Leam Field	5,000
			Ryton Pools 1	931
			Ryton Pools 2, Kingsbury, Crabtree Meadow	10,752
			Tapping Way	5,000
			Yarningale Common & Purlieu Lane	2,829
Green Infrastructur	e Total			180,279
Highways	Public Rights of	NBBC	Exhall	12,604
	Way		Nuneaton	6,603
		SDC	Great Alne	5,844
			Alcester	15,043
			Fenny Compton	676
			Welford on Avon	1,020

IFS Category	Infrastructure Type	Area	Project	Monies Spent (£)
			Shipston	3,100
			Harbury	79
			Lower Quinton	15,111
			Temple Herdewyke	4,347
			Salford Priors	444
		WDC	Radford Semele	398
			Leamington	230
			Lapworth	485
			Burton Green	576
			Hampton Magna	2,000
			Budbrooke	6,264
			Hatton	59
			Warwick	3,817
			Kenilworth	25,860
	Cycleway	NBBC	Weddington Road, Nuneaton	6,611
			Nuneaton To Coventry Cycle Route	1,372
		RBC	A426 Gateway Rugby to Rugby Town Centre	23
		SDC	Stratford Greenway to Stratford Cycleway resurfacing	240,985
			Gaydon Lighthorne Heath/JLR to Warwick	21,171
		WDC	Whitley South, Baginton	183,112
			Red Lane/ Hob Lane Routes to Kenilworth, Burton Green to Kenilworth	69,385
	Highways Works	NBBC	Longford Road B4113	153,873
		RBC	A426 /A4071 Avon Mill Roundabout	39,800
			Rugby Improvement Scheme	227 506
		National Highways	227,506	

IFS Category	Infrastructure Type	Area	Project	Monies Spent (£)
			Hillmorton Lane	48,244
		SDC	A3400 Banbury Road, Clopton Bridge	36,781
			Europa Way - A452 M40 Spur West	54,275
			Of Banbury Road - WCC1	
		WDC	Europa Way - A452 Europa Way	68,028
			South of Olympus Av To Heathcote Ln	
			Roundabout - WCC2	
			Europa Way - A452 Myton Road and	499,888
			Shire Park Roundabouts - WCC3	
			Warwick Road, Kenilworth	1,487
			Crewe Lane, Kenilworth	33,022
			Warwick Town Centre	716
	Traffic Regulation	Out of County	Coventry Road, Lutterworth	2,220
	Orders	NBBC	Weddington Road, Nuneaton	1,500
			Plough Hill Road, Nuneaton	1,500
			Smarts Road, Exhall	1,500
		NWBC	Tunnel Road, Ansley	1,000
		RBC	A428 Crick Road, Hillmorton	3,000
			Craven Road, Rugby	6,000
		SDC	Salford Road, Bidford on Avon	2,500
			Wellington Road, Bidford on Avon	1,000
			Gaydon	1,500
			B4100 Banbury Road	4,524
			Old Gated Road	3,976
			Spernal Lane, Great Alne	1,000
			Tysoe Road, Little Kineton	2,711
			Marton Road, Long Itchington	1,000
			Campden Road, Shipston	3,000
			Mansell Street, Stratford	1,000
			Arden Street, Stratford	1,000

IFS Category	Infrastructure Type	Area	Project	Monies Spent (£)
			Wood Street, Stratford	1,000
			Well Lane, Tanworth in Arden	978
			Oak Road, Tiddington	16,829
		WDC	Rowley Road and Baginton Village, Whitley South	5000
			Cubbington Road, Leamington	500
			Warwick Road, Kenilworth	1,000
			Clarendon Square, Leamington	1,000
			Dormer Place, Leamington	3,000
			Portland Street, Leamington	1,000
			Warwick Street, Leamington	1,000
			Parade, Leamington	1,000
			Kenilworth Street, Leamington	1,000
			High Street, Leamington	1,000
	Bus Stops	NBBC	Plough Hill Road, Nuneaton	47,441
		SDC	Shipston-on-Stour	30,579
			JLR/British Motor Museum Bus Stops on B4100	22,783
		WDC	Spinney Hill Bus Stop Enhancement	2,133
			Southam Road Radford Semele Bus	132,270
			Stops and Traffic Management	
Highways Total				2,100,283
Transport and	Public Transport	RBC	Bus Service Enhancements	287,209
Travel	Services	SDC	Bus Service Enhancements	313,515
		WDC	Bus Service Enhancements	1,735,874
	Sustainable Travel Packs and Road Safety Education	Countywide	Sustainable Travel Information and Road Safety Education projects	227,956

IFS Category	Infrastructure Type	Area	Project	Monies Spent (£)
	Home to School	SDC	Home to School Transport	103,191
	Transport	WDC	Home to School Transport	217,739
Transport and Trave	2,885,484			
Monitoring Total	20,039			
Overall Spend Total	21,523,106			

Money borrowed

In 2024/25 no S106 contributions were spent repaying money borrowed.

S106 monitoring fees

WCC collects monitoring fees for each S106 agreement with contributions due to WCC. The fee is based on size of the development and the estimated officer time to monitor the agreed contributions. This income is specifically linked to an individual S106 agreement with the level of fee reflecting the size and complexity of that agreement. These contributions help to pay for the team responsible for negotiating and monitoring the agreements.

8. S106 monitoring fees received in 2024/25

S106 Contribution	Amount Received (£)
Monitoring fees	20,223

9. CIL received and spent in 2024/25

We did not receive or spend any CIL income from any of the LPAs in the 2024/5 financial year

For the 2024/25 financial year, CIL had only been adopted by Stratford and Warwick District and Rugby Borough Councils. If the District/Borough Council deems it appropriate to do so, they would invite Infrastructure providers to bid for CIL funding. The bidding process is managed by the Local Planning Authorities and their Members are responsible for deciding how CIL funding is allocated. If the County Council were successful in securing CIL funding, monies would be passed to the County Council to spend and monitor. Any funds made available to WCC will be subject to an individual funding agreement between the County Council and the appropriate Local Planning Authority to ensure that monies are spent as agreed by the Elected Members.

WCC future spending priorities

The S106 contributions will go to support the delivery of key infrastructure as identified in each of the Local Planning Authorities' Infrastructure Delivery Plans, which form part of their Local Plans.

Examples of developer contribution funded projects

Education - Etone College, Nuneaton

Etone college have opened a new state of the art 23 classroom block named The Tanner Building, in honour of the school's first Headmistress. The project will be providing an additional 150 places over five years.

The building features energy-efficient LED lighting, controlled heating management systems, solar panels and specialised agricultural landscaping, all contributing to the Trust's commitment to achieving Net Zero by 2035.





The opening ceremony took place on Monday 2nd September. The S106 funding was received via several developments at Weddington and the Long Shoot totalling £3.6m.

This project serves as a good example of keeping funds to meet future demand created by development and cumulative impact, some funds were received in 2018 and were allocated and spent within the fund expiry date.

Public Transport Infrastructure - Provision of gateway facilities at Shipston-on-Stour and 2 bus shelters

Bus stop provision and enhancement works focused on a pair of bus stops on London Road (A3400) near junction with Angela's Meadow in Shipston-on-Stour - including supply and installation of the first 'Living Roof' bus shelters in Warwickshire, which involve the planting of wildflowers / landscaping within the roof providing biodiversity benefits. Cllr Jo Barker (WCC) allocated the sum of £8k from her WCC Member Delegated Budget for Minor Highway Schemes to help fund the works along with £37k of S106 funding. The S106 funding was received from development of 55 dwellings at London Road, Shipston, the funding was received in July 2019, the funds were required to be spent by July 2026 which gave us the flexibility to deliver the project when it was required as result of the impact of the development.





Libraries – Countywide

In 2024-25, libraries across the county used Section 106 funds to purchase a collective £10,000 worth of stock, or 1,867 items. These funds allowed libraries to fill stock gaps – popular subjects, titles and authors that were under-represented in the collection – and build on special collections, enhancing the service that we are able to provide to customers. Rugby Library refreshed the selection of children's picture books and board books on offer, replacing copies of popular items and adding new titles. Wellesbourne Library refreshed its collection of adult non-fiction and Nuneaton Library added to its selection of Reluctant Readers books, chosen to encourage more children to engage with reading and the library.



Active Travel - Warwick: Harbury Lane (Europa Way - Tachbrook Rd/ Oakley Wood Road)



This project was identified as a programmed scheme in the LCWIP. It included widening and surfacing of paths, footways/ cycle tracks, crossings and upgrades of existing Puffin crossings to Toucan crossings and was funded by Active Travel Fund (Active Travel England) and S106 developer contributions. In advance of Phase 1 and the opening of Oakley School in September 2024, crossing improvements were completed at Tachbrook Road/ Oakley Wood Road.

Phase 1 construction commenced in August 2024 for path and access improvements between Earl Rivers Avenue and Tachbrook Road/ Oakley Wood Road. Works were partially completed by end of 2024. A Cycle Track Order for this section was advertised in Autumn 2024. Further Phase 1 works (lighting and signing) are proposed following a public inquiry into the Cycle Track Order in November 2025. Phase 2 is planned for 2026 which involves connecting Earl Rivers Avenue with Heathcote Lane.



WCC Infrastructure Funding Statement 2024/25

Education - Cawston Grange, Rugby

Cawston Grange have used developer funding to convert an internal courtyard to create a new library and learning space, offices and two intervention/breakout rooms.

The existing library has been re-purposed to create one of the break-out/intervention spaces and has been themed as an American Diner.





The new library space, Learning Lab and American Diner will all be used to open a wrap-around care facility which will offer after school provision.

Work was completed over the summer holidays ready for the children to use at the start of the new academic year.

The majority of the S106 funding was received from development of 600 homes at Cawston Grange, Rugby.

Public Transport Services - Grendon Road Polesworth

£485k was secured and received via S106 from development of 143 dwellings at Grendon Road, Polesworth for provision of a bus service to provide public transport access via the development. This enabled the diversion of the number 65 bus to operate along Grendon road to the junction of Byford Drive to serve the development. The funding enabled this bus service to be provided for 5 years whilst the service became commercially viable and enabled the connection of the development with the towns of Tamworth, Atherstone and Nuneaton. The service is still operating which shows a successful example of using S106 funding to provide bus services for a period which allows patronage to build up and enable its ongoing viability.

