

Infrastructure Delivery Update (IDP) Report, February 2019

This report sets out the progress on infrastructure in the district, laying out the financial contributions that have been triggered and any highlighting significant project updates to the IDP. The financial contributions set out are derived from the quarterly monitoring that has been undertaken during Quarter 2 (July to end September) and Quarter 3 (October to end December) of the financial year 2018/2019. It embraces contributions that fall under both S106 Agreements and the Community Infrastructure Levy (CIL).

The Council issued its first CIL Demand Notice during Quarter 2. The Demand Notice was for £1.065 million from the development at Hob Lane/Red Lane, Burton Green, and further CIL information is detailed below.

Section 106 financial contributions of just over £9.70 million have been triggered from a number of developments during Quarters 2 and 3. These are for a variety of infrastructure requirements arising as a direct consequence of the developments.

Further, since the last member update a cross-party Members Reference Group has been formed (Cllrs Rhead, Quinney, Gifford and Illingworth) in order to scrutinise and guide the work officers with regards to the IDP, Section 106 and other related matters. The MRG meets quarterly.

Significant changes to the IDP

New projects be added to the IDP:

There were a number of infrastructure project suggested as part of the CIL/Regulation123 List process which will be the focus of a report coming to Executive in March. The Members Working Group considered these requests suitability to be placed on the IDP, separate to whether they were to be added to the Reg123 List. Two projects have been subsequently added;

1. Electric bus charging infrastructure
2. Medical facilities – Leamington Town Centre

And further information has been requested regarding an additional day surgery at Warwick Hospital and for a communal electric bike scheme.

Completion of projects on the IDP:

The first phase of the Indoor Sports Facilities improvements (Newbold Comyn and St Nicholas Park leisure centres) was completed during the review period.

Notable progress and change:

1. Kenilworth leisure options updates

Following public consultation on RIBA Stage 1 outlines, in January Executive approved the further development of an option for Abbey Fields and an option for Castle Farm to RIBA stage 3. Costs of schemes have been updated, and will continue to so as the project is progressed through the RIBA stages.

2. A46 phase 1 update

The A46 Phase 1 is going through the final phase of its consultation with the re-issuing of side/slip road notices to complete technical approval process with Highways England. Gearing up will then start, with the project still due to be completed in time to handle peak HS2 traffic to Stoneleigh compound (2021)

3. Europa Way update

Project Board in place and meeting regularly. First two phases of S278 works are well underway and will be complete during 2019. Third phase of S278 works likely to start on Gallows Hill late 2019 providing new junction to link spine roads north and south of Gallows Hill. WCC started to design wider dualling scheme for Europa Way. Design code/standard for Europa Way and public realm complete and agreed

Quarter 2 Section 106 Summary

The following developments reached S106 trigger points during Q2 of 2018/2019:

Development commenced on:

W/14/0681 Land South of Gallows Hill, Warwick.

Monitoring Fee; GP Surgery Contribution.

W/14/1340 Land at Common Lane, Kenilworth (Crackley Triangle).

Monitoring Fee.

Development on the following sites reached their 50% completion trigger points:

W/14/0661 Lower Heathcote Farm, Warwick.

Open Space Land Transfer; Completion of Open Space Scheme; Indoor Sports Facilities; Outdoor Sports Facilities; Provision of Play Areas; Police Contribution; Bio-Diversity; Education Contribution; Highways Contribution; Hospital Contribution; Country Park Contribution; Country Park Land Transfer (on completion of 400th dwelling).

W/15/1761 Land at Southam Road, Radford Semele.

Open Space Contribution.

Development on the following sites reached the 90% trigger:

W/14/0322 Land North of Southam Road, Radford Semele.

Highways Contribution; Hospital Contribution; Indoor Sports Contribution; Outdoor Sports Contribution; Offsite Parks & Gardens Contribution.

W/14/0689 Land North of Oakley Wood Road, Bishop's Tachbrook.

Indoor Sports; Outdoor Sports; Hospital Contribution; Police Contribution.

W/15/0646 Opus 40, Warwick.

Offsite Parks & Gardens contribution; Hospital Contribution; Indoor Sports Contribution; Outdoor Sports contribution.

Development with trigger for being 100% complete:

W/12/0027 Land South of St Fremund Way, Whitnash.

Open Space Land Transfer & Open Space Commuted Sum triggered prior to occupation of the last dwelling.

W/16/1204 79 – 83 Bedford Street, Leamington Spa

Payment of Open Space Contribution.

The financial contributions triggered total £9.23 million. These are set out in the table below. Indexation has been applied where required.

Q2 2018/2019 S106 Financial Contributions

S106 Contribution	W/14/0681	W/14/0661	W/14/1340	W/15/1761	W/14/0322	W/14/0689	W/15/0646	W/16/1204	Total
Monitoring Fee	£12,184.25		£15,562.61						£27,746.86
Indoor Sports Facilities		£397,258.14			£26,122.00	£65,076.21	*1		£488,456.35
Outdoor Sports Facilities		£27,118.38			£1,888.71	£4,705.23	*1		£33,712.32
Country Park		£628,055.02							£628,055.02
Off Site Open Space				£20,518.94	£49,083.43		*1	£32,032.98	£101,635.35
Hospital		£802,126.45			£61,309.03	£153,272.57	*1		£1,016,708.05
GP Surgery	£111,081.99								£111,081.99
Police		£104,851.60				£20,753.46			£125,605.06
Bio-Diversity *2		£110,164.00							£110,164.00
Education *2		£4,587,061.00							£4,587,061.00
Highways *2		£1,887,950.00			£113,790.83				£2,001,740.83
Total	£123,266.24	£8,544,584.59	£15,562.61	£20,518.94	£252,194.00	£243,807.47	£0.00	£32,032.98	£9,231,966.83

Notes

*1 100% of Contributions paid in Q3 of 2017/2018.

*2 Contribution paid direct to Warwickshire County Council.

Quarter 3 Section 106 Summary

Development on the following sites reached the 90% trigger:

W/13/1207 Woodside Farm, Harbury Lane, Bishop's Tachbrook
Hospital Contribution

W/15/1761 Land at Southam Road, Radford Semele
Open Space Contribution

W/16/2086 Woodside Farm, Harbury Lane, Bishop's Tachbrook
Monitoring Contribution, Off-site Open Space Contribution; Indoor and Outdoor Sports
Facilities Contributions

Development with 'prior to occupation' trigger:

W/16/0482 Former Dairy Crest site
Monitoring Contribution; Public Open Space Contribution; Indoor & Outdoor Sports Facilities
Contributions; Hospital Contribution

The S106 financial contributions triggered amounted to £468,709.14. These are set out in the table below. Indexation has been applied where required.

Q3 2018/2019 S106 Financial Contributions

S106 Contribution	W/13/1207	W/15/1761	W/16/2086	W/16/0482	Total
Monitoring Fee			£3,964.00	£1,189.00	£5,153.00
Indoor Sports Facilities			£24,764.18	£16,612.20	£41,376.38
Outdoor Sports Facilities			£1,690.50	£1,046.17	£2,736.67
Country Park					£0.00
Open Space		£20,627.27		£36,683.22	£57,310.49
Off Site Open Space			£29,318.27		£29,318.27
Hospital	£312,571.38			£20,242.95	£332,814.33
Total	£312,571.38	£20,627.27	£59,736.95	£75,773.54	£468,709.14

Community Infrastructure Levy

In April 2010 new regulations were introduced that allow local authorities to set up a Community Infrastructure Levy (CIL). CIL is a tariff charged on development, at a locally set rate, to fund infrastructure needs arising from new development. This can include transport schemes; flood defences; schools; health & social care facilities; parks & green spaces; cultural & sports facilities.

Warwick District Council introduced their charging schedule on 18th December 2017; in order to ensure the levy is open and transparent, charging authorities must publish a report on the levy on their website by 31st December each year, for the previous financial year.

The following table covers Qs 1, 2 and 3.

Description	Number of Applications	Amount Exemptions	Amount Liable
Number of Planning Applications requested to complete and submit CIL Additional Information Requirement form	60		
Applications assessed and found to be less than 100 sqm – not CIL liable	26		
CIL liable proposals eligible for exemption i.e. self-build - 5 commenced, 3 waiting for Commencement Notices (Form 6)	8	£375,239.15	
Liability Notices issued – waiting for Commencement Notices (Form 6)	6		136,323.25
CIL Liable proposals - exemption for Affordable Housing		£697,710.00	
CIL liable proposal – Demand Notice issued	2		£1,807,065.00
CIL liable / exempt & completed	1	36,465.00	
Applications CIL forms have been requested – ongoing	17		
Totals		£1,109,414.15	£1,943,388.25