

Coventry City Council

Infrastructure Funding Statement 2020-2021



1. Introduction

- 1.1 Amendments made to the Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103 requires Local Planning Authorities to annually publish an Infrastructure Funding Statement (referred to thereafter as the 'IFS').
- 1.2 The Statement establishes the details of planning obligation receipts from Section 106 Agreements and CIL payments and their anticipated expenditure. This provides transparency to the public and communities on investment in infrastructure aligned to the development as identified in the Local Plan 2017.
- 1.3 Currently, Coventry City Council has not adopted CIL as part of the development management process within the city. As such, the IFS for Coventry only provides details pertaining to Section 106 planning obligations.
- 1.4 In Section 3 of this Statement is a database of amounts arising from agreements entered into, amounts received and amounts that have been retained as unallocated, allocated and spent.
- 1.5 The Regulations require the Council to present this data in a readable and legible format through this Statement. However, to ensure transparency and accessibility, the raw data is presented in the standard format as required by the Ministry of Housing, Communities and Local Government¹ as .CSV files. These can be found [here](#).

¹ Planning Guidance – Publish your developer contributions data; <https://www.gov.uk/guidance/publish-your-developer-contributions-data>

2. Planning Obligations

2.1 Policy IM1 of the Coventry Local Plan 2017 establishes the Council's strategic approach to developer contributions to mitigate impacts of development on existing infrastructure. This consists of site-specific contributions relating to particular developments and their resultant impacts, as well general off-site contributions relating to enhancements to areas with identified needs in the Infrastructure Delivery

Policy IM1: Developer Contributions for Infrastructure

1. Development will be expected to provide, or contribute towards provision of:
 - a. Measures to directly mitigate its impact and make it acceptable in planning terms; and
 - b. Physical, social and green infrastructure to support the needs associated with the development
2. Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Plan.
3. The Council will, where appropriate, seek to secure site-specific infrastructure investments and/or contributions as well as off-site contributions and/or investments. The nature and scale of these will be related to the form of developments and its potential impact of the site and surrounding area. The cumulative impact of developments will also be taken into account.
4. Developer contributions in the form of Planning Obligations and/or Community Infrastructure Levy (CIL) will contribute towards strategic infrastructure required to support the overall development in the Plan. This will focus primarily on category 1 infrastructure as identified in the IDP and/or Regulation 123 list.
5. Where site specific issues generate viability concerns, applicants should discuss these with the Council at the earliest possible stage in the development process. Proposals that are unable to comply with the Plan's policies on viability grounds must be accompanied by a detailed Viability Assessment.
6. The Council will work in partnership with infrastructure providers and other delivery agencies in updating the Infrastructure Delivery Plan to ensure an up to date evidence base regarding infrastructure requirements and costs is maintained.

Plan.

2.2 As Coventry City Council have not formally adopted CIL as part of the regime in collecting developer contributions, Section 106 is the mechanism for the collection of these monies. These monies collected through a legal agreement known as a Section 106 Agreement must be formally signed by involved parties and made fairly and reasonably in terms of attachment to development proposals they are associated to.

- 2.3 Developer obligations as delivered through a Section 106 agreement can be realised on-site such as physical construction of affordable housing or through off-site provision via agreed financial packages.
- 2.4 Schedule 2 of the Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103 outlines what should be shown in terms of planning obligations handled by the Local Planning Authority over a monitoring period. For the purposes of this Statement, the period is 1 April 2020 to 31 March 2021, which is the latest monitoring period for the City Council.
- 2.5 The tables in Section 3 demonstrate Section 106 amounts entered into, received, spent, allocated and inter alia, as required by Schedule 2 of the regulations. This data, expressed in the tables below for legibility, has been taken from the Council's own database and correspond directly with the requirements established in the CIL Regulations 2019. The data expressed in this statement is also provided in a .CSV format as required by central Government as readable, raw information.

3. Section 106 Data for the Monitoring Year 2020-2021

3.1 Coventry City Council have tabulated the data as required by the Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103 in the tables within this section. Explanatory notes accompany these tables to provide additional clarify where required to ensure accordance with the statutory regulations.

3.2 The city Council has not adopted CIL and this statement only includes data that applies to Section 106 monies handled during the monitoring period 1 April 2020 to 31 March 2021. Where data is not available, estimations and commentary are provided in line with the requirements of the regulations.

Table A

Total amount entered into between 1 April 2020 and 31 March 2021

	Amount
Coventry City Council	£3,499,877.75

Table B

Total amount received between 1 April 2020 and 31 March 2021

	Amount
Coventry City Council	£2,990,315.94

Table C

Total unallocated amount received between 1 April 2020 and 31 March 2021

	Amount
Coventry City Council	£0.00

Table D

Non-monetary contributions entered into
between 1 April 2020 and 31 March 2021

	Quantum
Non-monetary contribution	
Affordable Housing	61

Table E

Total allocated amounts unspent between
between 1 April 2020 and 31 March 2021

	Amount
Coventry City Council	£2,167,939.80

Table F

Total amount spent or transferred
between 1 April 2020 and 31 March 2021

	Amount
Coventry City Council	£584,934.14

Table G

Total allocated amounts unspent by
infrastructure type between 1 April 2020
and 31 March 2021

	Unspent allocated amounts
Infrastructure type	
Monitoring	£71,369.00
Highways	£388,860.36
Biodiversity	£52,562.08
Total	£512,791.44

Table H1

Total amounts spent on infrastructure items between 1 April 2020 – 31 March 2021

	Amount Spent
Infrastructure Type	
Education	£2,743,343.90
Open Space & Recreation	£168,322.74
Highways	£518,347.11
Health	£-
community facilities	£2,213.02
Biodiversity	£-
Flood Risks	£3,011.07
Affordable Housing	£20,513.40
Other	£171,328.18
Total	£3,643,133.42

Table H3

Amounts received spent on monitoring obligation between 1 April 2020 – 31 March 2021

	Amount
Coventry City Council	£16,054.00

Table I

Total long-term maintenance amounts, commuted sums received and held between 1 April 2020 – 31 March 2021

Allocated for Long Term Maintenance	Total Commuted Sums Received	Total Commuted Sums Held
Data unavailable	£60,401.90	£975,824.70