



Warwick District Council

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# Developer Contribution Monitoring Report

Quarter 4, 2020/2021 (January - March 2021)

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## Executive Summary

This report sets out a summary of Developer Contribution Monitoring that has been undertaken during Quarter 4 of the financial year 2020/2021 (1<sup>st</sup> January to 31<sup>st</sup> March 2021). It embraces contributions that fall under both Section 106 Agreements and the Community Infrastructure Levy (CIL).

Most sites were monitored via road-side site visits, with additional information from Building Control and developers where appropriate.

During Q4 2020/21, three new S106 agreements have been signed, including two relating to major housing developments in Warwick, at Asps Farm and Montague Road.

S106 trigger points were met on a number of developments during the quarter. These included financial contributions of £2.9 million due to Warwick District Council, and around £3.8 million due to Warwickshire County Council.

Just short of £2.2 million in S106 income was collected by Warwick District Council during the quarter, and £3.4 million was collected by Warwickshire County Council.

Two CIL demand notices were issued in the quarter, totalling around £50,000. CIL income was £1.6 million, with a further £2.3 million outstanding from issued demand notices.

## Covid-19 impact

The third national lockdown started on 6<sup>th</sup> January, a few days into the quarter covered in this report (January to March 2021). Housebuilding in Warwick District continued through the lockdown and the gradual lifting of restrictions in the months that followed. However, the ongoing impact of social distancing regulations is likely to have restricted the speed at which construction can happen, for example by limiting the number of workers permitted within a space at any given time.

As S106 income is tied to 'trigger' points at which payments become due, speed of construction has a direct impact on S106 income. The longer-term impact on S106 sums is dependent on a range of factors which make it difficult to predict with accuracy.

CIL payments that were already timetabled will have been less affected by the lockdown, although the Council was granted discretion to delay payments in certain circumstances. It is likely, though, that some CIL liable sites will have delayed commencement as a result of Covid-19 restrictions.

## Section 106

Infrastructure contributions can be made under Section 106 agreements where they are necessary to make the development acceptable, are directly related to the development, and are fairly and reasonably related in scale and kind to the development.

### New S106 agreements signed

The following table shows agreements signed during Q4 2020/21 where those agreements have become active. Any agreements signed which have expired or not become active (for example if planning permission was not granted) are not included here.

Case reference	Location / obligation	Date signed	Amount agreed
<b>W/20/0760</b>	<b>WCC County Store Depot and Former Ridgeway School, Montague Road Warwick</b>	01/03/2021	
	Affordable Housing		
	Education		£616,043.00
	Env – Air Quality		£34,402.00
	Env – Biodiversity Scheme		
	Health - Hospital		£117,989.77
	Highways		£150,000.00
	Highways - Rights of Way		£3,605.37
	Highways - Sustainability Pack		£1,210.00
	Highways - Other Traffic Schemes		£6,150.00
	Libraries		£2,378.00
	Monitoring Fee - District Council		£7,135.20
	Monitoring Fee - County Council		£1,300.00
	Open Space		
	Green Spaces Contribution		£660,877.48
	Police		£32,056.00
	Public Transport		£32,500.00
	Sports Facilities - Indoor		£93,616.00
	Sports Facilities - Outdoor		£8,410.00
	Grass Pitch Contribution		£136,010.00
<b>W/20/1405</b>	<b>Warwick Hospital Car Park</b>	01/02/2021	
	Env – Air Quality		£97,281.00
<b>W/20/1642</b>	<b>Asps Farm<sup>1</sup></b>	19/02/2021	
	Affordable Housing		
	Education		£6,238,044.00
	Education Land		
	Health - GP Surgery		£341,789.40
	Health - Hospital		£976,662.00
	Highways - Rights of Way		£13,320.00
	Highways - Sustainability Pack		£67,500.00
	Open Space		

<sup>1</sup> This agreement is associated with a variation to the original outline W/14/0300. It repeats the obligations of the original agreements insofar as they were approved by the Secretary of State, but makes alternative provision relating to Public Open Space and the Park and Ride, and various other amendments.

Case reference	Location / obligation	Date signed	Amount agreed
	Police		£187,991.00
	Police Premises		
	Public Transport (Park and Ride)		£3,500,000.00
	SUDS		

## S106 triggers met

Development sites with S106 agreements are monitored quarterly. This quarter, sites were monitored via a mixture of roadside site visits, and information from Building Control and developers.

S106 agreements include trigger points at which obligations become due. The following table shows trigger points which have been met during Q4 2020/21, for both financial and non-financial obligations.

Where a developer has elected to pay or otherwise discharge an obligation early, the trigger is shown as being met during the quarter in which they elected to pay.

Case reference	Location / obligation	Trigger met
<b>W/14/0661</b>	<b>Lower Heathcote Farm</b>	
	Public Transport (Bellway)	Anniversary of previous payment
<b>W/14/1076</b>	<b>Myton Road / Europa Way</b>	
	Open Space Design Scheme (Redrow)	Commencement
	Open Space Land Transfer (Redrow)	Commencement
	Biodiversity scheme submission (Redrow)	Commencement
	SUDS – scheme submission (Redrow)	Commencement
	Sports Facilities - Indoor (Miller)	50% occupation
	Sports Facilities - Indoor (Avant)	50% occupation
	Sports Facilities – Outdoor (Miller)	50% occupation
	Sports Facilities – Outdoor (Avant)	50% occupation
	Police (Miller)	50% occupation
	Police (Avant)	50% occupation
	Education (Miller)	50% occupation
	Education (Avant)	50% occupation
	Education (Bovis)	1 <sup>st</sup> occupation
	Highways (Miller)	50% occupation
	Highways (Avant)	50% occupation
	Highways (Bovis)	1 <sup>st</sup> occupation
	Highways – Sustainability Pack (Redrow)	Commencement
	Libraries (Redrow)	Commencement
	Health – Hospital (Miller)	50% occupation
	Health – Hospital (Avant)	50% occupation
	Highways – Rights of Way (Bovis)	1 <sup>st</sup> occupation
	Public Transport (Miller)	Anniversary of previous payment
	Public Transport (Bovis)	1 <sup>st</sup> occupation
	Country Park (Miller)	50% occupation
	Country Park (Avant)	50% occupation
	Health – GP Surgery (Redrow)	Commencement
	Affordable Housing Scheme submission (Redrow)	Commencement
	Open Space – layout and installation (Avant)	50% occupation
	SUDS – completion of scheme (Bovis)	1 <sup>st</sup> occupation
<b>W/14/1340</b>	<b>Crackley Triangle</b>	

Case reference	Location / obligation	Trigger met
	Open Space – Land Transfer	75% occupation
<b>W/16/0279</b>	<b>Seven Acre Close, Bishops Tachbrook</b>	
	Open Space – Play area equipment	Elected to pay early
	Police	Elected to pay early
	Education - Primary	Elected to pay early
	Education - Secondary	Elected to pay early
	Libraries	Elected to pay early
	Highways – Sustainability Pack	Commencement
	Public Transport	Elected to pay early
	Env – Biodiversity	Elected to pay early
<b>W/17/1724</b>	<b>Meadow House / Kingswood Farm, Lapworth</b>	
	Open Space – Land Transfer	Final occupation
	Open Space – Layout and installation	Completion
<b>W/17/2086</b>	<b>Red Lane / Hob Lane, Burton Green</b>	
	Affordable Housing	95% occupation open market dwellings
<b>W/17/2371</b>	<b>Rugby Road / Coventry Road, Cubbington</b>	
	Sports Facilities - Outdoor	1 <sup>st</sup> occupation
	Sports Facilities - Indoor	1 <sup>st</sup> occupation
	SUDS – completion of scheme	1 <sup>st</sup> occupation
	Education	1 <sup>st</sup> occupation
	Libraries	1 <sup>st</sup> occupation
	Public Transport	1 <sup>st</sup> occupation
<b>W/18/0606</b>	<b>Lower Heathcote Triangle</b>	
	SUDS – completion of scheme	1 <sup>st</sup> occupation
	Health – GP Surgery	1 <sup>st</sup> occupation
	Health – Hospital	1 <sup>st</sup> occupation
	Police	1 <sup>st</sup> occupation
	Sports Facilities – Indoor	1 <sup>st</sup> occupation
	Sports Facilities – Outdoor	1 <sup>st</sup> occupation
	Education	1 <sup>st</sup> occupation
	Libraries	1 <sup>st</sup> occupation
<b>W/18/1619</b>	<b>North of Gallows Hill</b>	
	Health - Hospital	Elected to pay early
	Sports Facilities – Indoor	Elected to pay early
	Country Park	Elected to pay early
<b>W/19/0691</b>	<b>Arras Boulevard, Hampton Magna</b>	
	Open Space – Play Area Offsite	1 <sup>st</sup> occupation
	Sports Facilities - Outdoor	Elected to pay early
	Sports Facilities - Indoor	Elected to pay early
	Police	Elected to pay early
	Open Space – Offsite Parks, Gardens and Allotments	Elected to pay early
	Env – Air Quality	Elected to pay early
	Education	1 <sup>st</sup> occupation
	Highways – Sustainability Pack	1 <sup>st</sup> occupation
	Public Transport	1 <sup>st</sup> occupation
<b>W/19/0693</b>	<b>49-51 Parade, Leamington Spa</b>	
	Highways – Traffic Regulation Order	8 weeks of commencement



Case reference	Location / obligation	Trigger met
<b>W/19/2107</b>	<b>73 Warwick Street, Leamington Spa</b>	
	Highways – Traffic Regulation Order	8 weeks of commencement

## S106 sums falling due

Some of the triggers met from the previous table are financial. These are presented in the following table, grouped according to the contribution type.

Sums due to Warwick District Council include indexation where relevant. Sums due to other authorities are often presented without any indexation, as responsibility for calculating indexation on those sums lies with those authorities.

<b>S106 sums falling due</b>		
<b>Sums due to Warwick District Council</b>		<b>£2,930,340.89</b>
<b>Country Park</b>		<b>£533,402.24</b>
Myton Road / Europa Way (Miller)	W/14/1076	£117,705.10
Myton Road / Europa Way (Avant)	W/14/1076	£88,257.34
North of Gallows Hill	W/18/1619	£327,439.80
<b>Environment – Air Quality</b>		<b>£51,518.48</b>
Arras Boulevard, Hampton Magna	W/19/0691	£51,518.48
<b>Health – GP Surgery</b>		<b>£316,774.18</b>
Myton Road / Europa Way (Redrow)	W/14/1076	£230,007.91
Lower Heathcote Triangle	W/18/0606	£58,509.85
North of Gallows Hill	W/18/1619	£28,256.42
<b>Health - Hospital</b>		<b>£864,033.69</b>
Myton Road / Europa Way (Miller)	W/14/1076	£176,427.40
Myton Road / Europa Way (Avant)	W/14/1076	£131,662.24
Lower Heathcote Triangle (final instalment)	W/18/0606	£85,531.55
Lower Heathcote Triangle (additional sum on first instalment)	W/18/0606	£1,710.00
North of Gallows Hill	W/18/1619	£468,702.50
<b>Open Space - Offsite Parks Gardens and Allotments</b>		<b>£10,701.97</b>
Arras Boulevard, Hampton Magna	W/19/0691	£10,701.97
<b>Open Space – Play Area Equipment</b>		<b>£78,596.49</b>
Seven Acre Close, Bishops Tachbrook	W/16/0279	£78,596.49
<b>Open Space – Play Area Offsite</b>		<b>£9,827.20</b>
Arras Boulevard, Hampton Magna	W/19/0691	£9,827.20
<b>Police</b>		<b>£163,066.35</b>
Myton Road / Europa Way (Miller)	W/14/1076	£30,385.69
Myton Road / Europa Way (Avant)	W/14/1076	£22,783.72
Seven Acre Close, Bishops Tachbrook	W/16/0279	£34,388.21
Lower Heathcote Triangle	W/18/0606	£33,947.31
North of Gallows Hill	W/18/1619	£9,808.46
Arras Boulevard, Hampton Magna	W/19/0691	£31,752.96
<b>Sports Facilities - Indoor</b>		<b>£856,660.66</b>
Myton Road / Europa Way (Miller)	W/14/1076	£127,366.70
Myton Road / Europa Way (Avant)	W/14/1076	£95,501.80
Rugby Road / Coventry Road, Cubbington	W/17/2371	£49,617.68
Lower Heathcote Triangle	W/18/0606	£123,690.68
North of Gallows Hill	W/18/1619	£354,317.20
Arras Boulevard, Hampton Magna	W/19/0691	£106,166.60

<b>S106 sums falling due</b>		
<b>Sports Facilities - Outdoor</b>		<b>£45,759.63</b>
Myton Road / Europa Way (Miller)	W/14/1076	£8,725.20
Myton Road / Europa Way (Avant)	W/14/1076	£6,542.31
Rugby Road / Coventry Road, Cubbington	W/17/2371	£8,493.32
Lower Heathcote Triangle	W/18/0606	£10,586.18
North of Gallows Hill	W/18/1619	£2,224.68
Arras Boulevard, Hampton Magna	W/19/0691	£9,187.94
<b>Sums due to Warwickshire County Council</b>		<b>£3,795,524.04</b>
<b>Education</b>		<b>£2,274,563.63</b>
Myton Road / Europa Way (Miller)	W/14/1076	£679,389.31
Myton Road / Europa Way (Avant)	W/14/1076	£1,014,013.90
Myton Road / Europa Way (Bovis)	W/14/1076	£103,290.30
Rugby Road / Coventry Road, Cubbington	W/17/2371	£225,573.00
Lower Heathcote Triangle	W/18/0606	£166,724.58
Arras Boulevard, Hampton Magna (Primary 1 <sup>st</sup> instalment)	W/19/0691	£58,131.35
Arras Boulevard, Hampton Magna (Primary SEN 1 <sup>st</sup> instalment)	W/19/0691	£5,722.27
Arras Boulevard, Hampton Magna (Secondary SEN 1 <sup>st</sup> instalment)	W/19/0691	£6,515.68
Arras Boulevard, Hampton Magna (Secondary SEN final instalment)	W/19/0691	£15,203.24
<b>Education – Primary</b>		<b>£176,714.08</b>
Seven Acre Close, Bishops Tachbrook	W/16/0279	£176,714.08
<b>Education – Secondary</b>		<b>£152,928.26</b>
Seven Acre Close, Bishops Tachbrook	W/16/0279	£152,928.26
<b>Environment – Biodiversity contribution</b>		<b>£157,717.00</b>
Myton Road / Europa Way (Redrow)	W/14/1076	TBC
Seven Acre Close, Bishops Tachbrook	W/16/0279	£157,717.00
<b>Highways</b>		<b>£639,673.26</b>
Myton Road / Europa Way (Miller, 2 <sup>nd</sup> instalment)	W/14/1076	£154,086.63
Myton Road / Europa Way (Miller, 3 <sup>rd</sup> instalment)	W/14/1076	£154,086.63
Myton Road / Europa Way (Avant)	W/14/1076	£201,000.00
Myton Road / Europa Way (Bovis)	W/14/1076	£130,500.00
<b>Highways – Traffic Regulation Order</b>		<b>£6,000.00</b>
49-51 Parade, Leamington Spa	W/19/0963	£3,000.00
73 Warwick Street, Leamington Spa	W/19/2107	£3,000.00
<b>Highways – Rights of Way</b>		<b>£1,118.43</b>
Myton Road / Europa Way (Bovis)	W/14/1076	£1,118.43
<b>Highways – Sustainability Pack</b>		<b>£31,958.47</b>
Myton Road / Europa Way (Redrow)	W/14/1076	£20,164.37
Seven Acre Close, Bishops Tachbrook	W/16/0279	£1,518.81
Arras Boulevard, Hampton Magna	W/19/0691	£10,275.29
<b>Libraries</b>		<b>£12,634.39</b>
Myton Road / Europa Way (Redrow)	W/14/1076	£5,885.31
Seven Acre Close, Bishops Tachbrook	W/16/0279	£1,094.00
Rugby Road / Coventry Road, Cubbington	W/17/2371	£2,235.00

<b>S106 sums falling due</b>		
Lower Heathcote Triangle	W/18/0606	£3,420.08
<b>Public Transport</b>		<b>£342,216.52</b>
Lower Heathcote Farm (Bellway)	W/14/0661	£25,736.71
Myton Road / Europa Way (Miller, 2 <sup>nd</sup> instalment)	W/14/1076	£24,452.37
Myton Road / Europa Way (Miller, 3 <sup>rd</sup> instalment)	W/14/1076	£24,452.37
Myton Road / Europa Way (Miller, final instalment)	W/14/1076	£24,452.37
Myton Road / Europa Way (Bovis)	W/14/1076	£20,575.50
Seven Acre Close, Bishops Tachbrook	W/16/0279	£32,626.38
Rugby Road / Coventry Road, Cubbington	W/17/2371	TBC
Arras Boulevard, Hampton Magna (Bus Service Enhancement Contribution, 1 <sup>st</sup> instalment)	W/19/0691	£90,708.45
Arras Boulevard, Hampton Magna (Bus Service Contribution)	W/19/0691	£8,503.92
Arras Boulevard, Hampton Magna (Bus Service Enhancement Contribution, 2 <sup>nd</sup> instalment)	W/19/0691	£90,708.45
<b>Total falling due</b>		<b>£6,725,864.93</b>

## S106 sums received

The following table shows the sums received from developers during Q4 2020/21. The trigger points for these sums will often have been reached during previous quarters. All sums are presented including indexation where relevant.

<b>S106 sums received</b>		
<b>Sums received by Warwick District Council</b>		<b>£2,184,391.50</b>
<b>Country Park</b>		<b>£445,144.90</b>
Myton Road / Europa Way (Miller)	W/14/1076	£117,705.10
North of Gallows Hill	W/18/1619	£327,439.80
<b>Environment – Air Quality</b>		<b>£51,518.48</b>
Arras Boulevard, Hampton Magna	W/19/0691	£51,518.48
<b>Health – GP Surgery</b>		<b>£28,256.43</b>
North of Gallows Hill	W/18/1619	£28,256.43
<b>Health – Hospital</b>		<b>£729,463.36</b>
Myton Road / Europa Way (Miller)	W/14/1076	£176,427.40
South of Lloyd Close, Hampton Magna	W/17/2387	£84,333.46
<b>North of Gallows Hill</b>	W/18/1619	£468,702.50
<b>Monitoring Fee</b>		<b>£27,651.51</b>
Seven Acre Close, Bishops Tachbrook	W/16/0279	£4,164.00
Red Lane / Hob Lane, Burton Green	W/17/2086	£12,667.11
South of Lloyd Close, Hampton Magna (1 <sup>st</sup> undertaking)	W/17/2387	£10,235.50
South of Lloyd Close, Hampton Magna (2 <sup>nd</sup> undertaking)	W/17/2387	£584.90
<b>Open Space – Offsite Parks, gardens and allotments</b>		<b>£18,746.93</b>
Red Lane / Hob Lane, Burton Green	W/17/2086	£8,044.96
Arras Boulevard, Hampton Magna	W/19/0691	£10,701.97
<b>Open Space – Play Area Equipment</b>		<b>£78,596.49</b>
Seven Acre Close, Bishops Tachbrook	W/16/0279	£78,596.49
<b>Open Space – Play Area Offsite</b>		<b>£9,827.20</b>
Arras Boulevard, Hampton Magna	W/19/0691	£9,827.20
<b>Police</b>		<b>£106,335.32</b>
Myton Road / Europa Way (Miller)	W/14/1076	£30,385.69
Seven Acre Close, Bishops Tachbrook	W/16/0279	£34,388.21
North of Gallows Hill	W/18/1619	£9,808.46
Arras Boulevard, Hampton Magna	W/19/0691	£31,752.96
<b>Sports Facilities – Indoor</b>		<b>£662,338.31</b>
Myton Road / Europa Way (Miller)	W/14/1076	£127,366.70
Red Lane / Hob Lane, Burton Green	W/17/2086	£74,487.81
North of Gallows Hill	W/18/1619	£354,317.20
Arras Boulevard, Hampton Magna	W/19/0691	£106,166.60
<b>Sports Facilities – Outdoor</b>		<b>£26,512.57</b>
Myton Road / Europa Way (Miller)	W/14/1076	£8,725.20
Red Lane / Hob Lane, Burton Green	W/17/2086	£6,374.75
North of Gallows Hill	W/18/1619	£2,224.68
Arras Boulevard, Hampton Magna	W/19/0691	£9,187.94

<b>S106 sums received</b>		
<b>Sums received by Warwickshire County Council</b>		<b>£3,444,511.79</b>
<b>Education</b>		<b>£1,308,083.73</b>
Myton Road / Europa Way (Miller)	W/14/1076	£679,389.31
Red Lane / Hob Lane, Burton Green (Early Years)	W/17/2086	£25,565.89
Red Lane / Hob Lane, Burton Green (Primary)	W/17/2086	£127,829.45
Red Lane / Hob Lane, Burton Green (Secondary)	W/17/2086	£174,725.40
Red Lane / Hob Lane, Burton Green (SEND)	W/17/2086	£20,834.04
East of Warwick Road, Kenilworth	W/17/2150	£194,167.10
Arras Boulevard, Hampton Magna (Primary, 1 <sup>st</sup> instalment)	W/19/0691	£58,131.35
Arras Boulevard, Hampton Magna (Primary SEN, 1 <sup>st</sup> instalment)	W/19/0691	£5,722.27
Arras Boulevard, Hampton Magna (Secondary SEN 1 <sup>st</sup> instalment)	W/19/0691	£6,515.68
Arras Boulevard, Hampton Magna (Secondary SEN, final instalment)	W/19/0691	£15,203.24
<b>Environment – Biodiversity Offsetting</b>		<b>£191,346.99</b>
East of Warwick Road, Kenilworth	W/17/2150	£191,346.99
<b>Highways</b>		<b>£1,649,138.34</b>
East of Warwick Road, Kenilworth	W/17/2150	£114,647.81
Whitley South	W/18/1942	£1,534,490.53
<b>Highways – Sustainability Pack</b>		<b>£42,045.65</b>
Myton Road / Europa Way (Bovis)	W/14/1076	£11,020.11
East of Warwick Road, Kenilworth	W/17/2150	£9,553.98
South of Lloyd Close, Hampton Magna	W/17/2387	£11,196.27
Arras Boulevard, Hampton Magna	W/19/0691	£10,275.29
<b>Libraries</b>		<b>£1,094.00</b>
Seven Acre Close, Bishops Tachbrook	W/16/0279	£1,094.00
<b>Public Transport</b>		<b>£252,803.08</b>
East of Warwick Road, Kenilworth	W/17/2150	£62,882.26
Arras Boulevard, Hampton Magna (Bus Service Contribution)	W/19/0691	£8,503.92
Arras Boulevard, Hampton Magna (Bus Service Enhancement Contribution, 1 <sup>st</sup> instalment)	W/19/0691	£90,708.45
Arras Boulevard, Hampton Magna (Bus Service Enhancement Contribution, 2 <sup>nd</sup> instalment)	W/19/0691	£90,708.45
<b>Total received</b>		<b>£5,628,903.29</b>

Sums received by Warwick District Council relating to hospital, GP surgery or police contributions are subsequently passed on to the relevant bodies, following the completion of legal agreements.

## Summary of development status as at end December 2020

This quarter, monitoring was carried out using a combination of roadside site visits and desk-based monitoring. The table below shows the situation as at 31<sup>st</sup> March 2020.

Application Number	Location	Status
W/13/0464	Earl Rivers extra care village	Phase 1 and 2 complete Phase 3: 8 out of 69 dwellings complete (12%)
W/14/0023	Grove Farm Phase 1 (Harbury Gardens)	All 220 dwellings complete
W/14/0300	The Asps	900 dwellings (outline) Reserved matters permission granted for sub-phase 1a (W/19/0229, 65 dwellings) Reserved matters applications under consideration W/21/0930 (205 dwellings) and W/21/0955 (271 dwellings) each partially overlap the area covered by W/19/0229
W/14/0433	Spring Lane, Radford Semele	25 out of 65 dwellings complete (38%)
W/14/0661	Lower Heathcote Farm	772 out of 785 dwellings complete (98%) Barratt/DWH 427 out of 435 dwellings complete (98%) Bovis/Bellway 345 out of 350 dwellings complete (99%)
W/14/0681	Land South of Gallows Hill / West of Europa Way	450 dwellings Under construction
W/14/1076	Land between Myton Road and Europa Way	151 out of 735 dwellings complete (21%) Land parcel D1 (Miller Homes) 57 out of 134 dwellings complete (43%) Land parcel D2 (Avant Homes) 90 out of 200 dwellings complete (45%) Land parcel D3/D4 (Bovis) 4 out of 129 dwellings complete (3%) Land parcel 4 (Redrow) 235 dwellings, under construction
W/14/1340	Crackley Triangle, Common Lane, Kenilworth	71 out of 93 dwellings complete (76%)
W/15/0851	Grove Farm Phase 2	379 out of 510 dwellings complete (74%) Phase 2b (Taylor Wimpey) 171 out of 194 dwellings complete (88%) Phase 2c (Persimmon) All 208 dwellings complete Phase 2d (AC Lloyd) 108 dwellings, under construction
W/15/0905	Station Approach, Leamington Spa	All 212 dwellings complete

Application Number	Location	Status
W/16/0196	Land to the South of Offchurch Lane, Radford Semele	81 out of 150 dwellings complete (54%)
W/16/0239	Whitley South (sub-regional site)	W/17/1729 research and development buildings – site prep underway W/18/1717 battery industrialisation centre – complete W/20/0020 car showroom and workshop – not started W/20/1483 office building – not started
W/16/0279	Land off Seven Acre Close, Bishop's Tachbrook	50 dwellings Under construction
W/16/1139	Talisman Square, Kenilworth	Mixed development Not started
W/16/2156	7 Parade, Leamington Spa	Change of use office to 5 dwellings Permission lapsed unimplemented
W/17/0252	29 Chandos Street, Leamington Spa	6 dwellings Not started
W/17/1470	Land at Leamington Shopping Park, Tachbrook Park Drive, Warwick	Retail development Under construction
W/17/1700	Covent Garden Multi-storey car park, Russell Street, Leamington Spa	New Council HQ offices, multi-storey car park and 44 dwellings Permission lapsed unimplemented
W/17/1701	Riverside House, Milverton Hill, Leamington Spa	Up to 170 dwellings on existing Council HQ site Permission lapsed unimplemented
W/17/1724	Land at Meadow House / Kingswood Farm, Lapworth	All 38 dwellings complete
W/17/2086	Land on the corner of Red Lane and Hob Lane, Burton Green	74 out of 90 dwellings complete (82%)
W/17/2150	Land on the East side of Warwick Road, Kenilworth	15 out of 125 dwellings complete (12%)
W/17/2357	Land to the South of Westwood Heath Road, Burton Green	425 dwellings Not started
W/17/2371	Land off Rugby Road and Coventry Road, Cubbington	15 out of 133 dwellings complete (11%)
W/17/2387	Land south of Lloyd Close, Hampton Magna	147 dwellings Under construction
W/18/0190	Holly House, Queensway	Complementary health suite and 19 dwellings Outline only
W/18/0522	Gateway South (sub-regional site)	Mixed development Outline only
W/18/0554	Waverley Riding School, Cubbington	16 dwellings Not started
W/18/0606	Land at The Triangle, Lower Heathcote Farm	14 out of 150 dwellings complete (9%)



Application Number	Location	Status
W/18/1435	Land South of Gallows Hill / Banbury Road	180 dwellings Reserved matters W/21/0577 under consideration
W/18/1619	Land North of Gallows Hill	44 out of 375 dwellings complete (12%)
W/18/1744	5 Russell Terrace, Leamington Spa	1 dwelling Not started
W/18/1802	231 Cromwell Lane, Burton Green	House extension Under construction
W/18/2270	2-8 Kenilworth Street, Leamington Spa	9 dwellings Not started
W/19/0203 W/19/0215	9 and 11 Dereham Court, Leamington Spa	House extensions Under construction
W/19/0415	43 and 45 Leyes Lane, Kenilworth	House extension Not started
W/19/0691	Land off Arras Boulevard, Hampton Magna	8 out of 130 dwellings complete (6%)
W/19/0933	North of Birmingham Road, Hatton	150 dwellings Not started
W/19/0963	49-51 Parade, Leamington Spa	Change of use from office to 6 dwellings Under construction
W/19/1030	Grove Farm Phase 3	Primary School, Secondary School with 6 <sup>th</sup> Form, sports pitches and up to 150 dwellings Outline only
W/19/1200	South Crest Farm, Crewe Lane, Kenilworth	Up to 99 dwellings Outline only
W/19/1535	62 Brandon Parade, Leamington Spa	Change of use from office to 13 dwellings Not started
W/19/1940	Former Kings High School for Girls, Warwick	118 dwellings Demolition of old structures underway
W/19/2107	73 Warwick Street, Leamington Spa	Retail and 26 dwellings Under construction
W/19/2142	38-40 Moseley Road, Kenilworth	House extensions Not started
W/20/0005 W/20/0009	27 and 29 Brownlow Street, Leamington Spa	House extensions Not started (previously mistakenly recorded as under construction)
W/20/0628	24 Russell Street, Leamington Spa	Change of use bar to HMO Not started
W/20/0760	WCC County Store Depot and Former Ridgeway School, Montague Road Warwick	121 dwellings Some vegetation clearance begun, no demolition yet
W/20/0800	3 George Street, Leamington Spa	Variation to W/17/0465 Under construction
W/20/1405	Warwick Hospital car park	Not started
W/20/1642	Asps Farm	See W/14/0300

## Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a tariff charged on development, at a locally set rate, to fund infrastructure needs arising from new development. Warwick District Council (WDC) introduced its charging schedule on 18<sup>th</sup> December 2017, and was indexed with effect from January 2020.

CIL income can be spent on infrastructure such as transport schemes; flood defences; schools; health & social care facilities; parks & green spaces; and cultural & sports facilities. The schemes which were to be funded by CIL in Warwick District are defined in the CIL Infrastructure List which can be found in the [Infrastructure Funding Statement](#).

## CIL receipts

The table below covers the period from 1<sup>st</sup> January to 31<sup>st</sup> March 2021 (Quarter 4).

CIL receipts		
	Number of Applications	Value
<b>New CIL liable applications</b>		
Liability Notices issued	8	£1,353,783.06
Exemption – self-build / annexe / extensions	5	£108,143.15
Exemption – Social Housing	2	£944,205.38
Amount payable – excluding exemptions	2	£301,434.53
<b>Current financial activity</b>		
Demand Notices issued – excluding exemptions	2	£52,740.40
CIL outstanding from Demand Notices issued (as at 31 <sup>st</sup> March 2021)	5	£2,317,163.55
<b>CIL income</b>		<b>£1,620,550.55</b>

Liability notices are issued on all liable developments, whether or not exemptions apply to some or all of the liable amount. If a ‘disqualifying event’ occurs, i.e. a self-build dwelling is sold within three years of completion, the exempt amount would become payable.

Demand notices are issued on commencement of development. Demand notices cover the whole amount payable, but this is often due in instalments over a period of months or years.

Liability and demand notices are sometimes reissued in light of new information or where a deferral has been agreed. Published figures reflect the information that is current at the time of publication.

## CIL contributions to Town and Parish Councils

A proportion of the CIL money collected is distributed to Town, Parish and Community Councils in which the development falls. This proportion must be spent to support the impact of developments on local communities and they must in turn report on their levy income and spending.

WDC are required to pass **15%** of CIL receipts to relevant Parish / Town Councils which do not have a Neighbourhood Plan (NP) in place arising from developments in their areas. Payments will be capped to £100 per Council Tax dwelling per year. For example, a Parish / Town Council with 500 dwellings cannot receive more than £50,000 of CIL receipts per year.

The levy contribution will increase to **25%** for Parish / Town Councils with an adopted NP; there is no cap on the amount paid if a NP is in place. This amount will not be subject to an annual limit; for this to apply, the NP must have been made before a relevant planning permission first permits development (as amended by the 2011 and 2014 Regulations).

The District Council must make payment in respect of CIL it receives from 1<sup>st</sup> April to 30<sup>th</sup> September in any financial year to the Parish / Town council by 28<sup>th</sup> October of that financial year; and pay the CIL received from 1<sup>st</sup> October to 31<sup>st</sup> March in any financial year by the 28<sup>th</sup> April the following financial year.

No CIL was passed to Town or Parish Councils during Q4 2020/21.