

Redditch Borough Council
Annual Infrastructure Funding Statement
23-24



Contents

Introduction

Section 106 (S106) Obligations

- S106 Contributions Summary
- S106 Contributions to be received under planning obligations entered into between 1 April 2023 and 31 March 2024
- S106 Contributions received in 2023/24
- S106 Contributions spent in 2023/24
- S106 Contributions secured in 2023/24
- S106 Contributions secured between 1 April 2011 and 31 March 2024 (not yet received)
- S106 Contributions received between 1 April 2011 and 31 March 2024 (unspent)

Appendix 1: How the IFS meets the requirements of the Regulations

Introduction

Local Planning Authorities (LPAs) are required to produce an annual Infrastructure Funding Statement (IFS) in conformity with The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 (No.1103)¹, which came into force on 1 September 2019 (the Regs).

Part 10A (Reporting and monitoring on CIL and planning obligations) of the Regs sets out details about planning obligation receipts and anticipated expenditure. This is to provide clarity and transparency to local communities and developers on the infrastructure and expenditure in relation to planned development.

Redditch Borough Council is not a CIL charging authority, therefore this report provides a summary of financial contributions the Council has secured through S106 agreements from new developments for off-site infrastructure works and affordable housing.

Schedule 2 of the Regs refers to the reporting of details relating to any funding or provision of infrastructure which is to be provided through a highway agreement under Section 278 (S278) of the Highways Act 1980, which was entered into during the reported year. Redditch Borough Council is not a Local Highway Authority, therefore all S278 agreements for Redditch Borough should be reported by Worcestershire County Council as the appropriate Local Highway Authority.

The information included in the report will be updated annually and published on the Council's website. This will ensure the most up to date information on the amount of developer contributions received from new developments in addition to information on where these monies have been spent is readily available to members of the public and other interested parties.

This IFS covers the monitoring year 2023/24 (1st April 2023 to 31st March 2024).

¹ <https://www.legislation.gov.uk/uksi/2019/1103/contents/made>

Section 106 Obligations

Section 106 of the Town and Country Planning Act 1990 allows Local Planning Authorities (LPAs) to seek both physical on-site obligations and off-site financial contributions, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission. This includes the payment of monies towards infrastructure or securing affordable housing. Collectively, these are known as planning obligations and may take the form of a Section 106 (S106) agreement between a developer/landowner, the Council and possibly other parties, or alternatively, a unilateral undertaking providing a legal commitment by the developer alone.

Obligations form part of a planning permission, but are only used when planning conditions are unsuitable, because of their complexity and the delay they can add to the planning process. Since 2010 it has been a legal requirement that that planning obligations may only constitute a reason for granting planning permission for the development if the obligation is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The Council generally negotiates S106 contributions for the following:

- Open Space, Play Areas and Sports Facilities
- Affordable Housing
- Town Centre
- Waste & Recycling
- Education
- Highways & Transport
- Financial Contributions Monitoring Fee

Affordable housing contributions are generally provided on-site unless it is not practical do so, whereby an off-site financial contribution will be sought. Off-site financial contributions are reported in the IFS, however on-site affordable housing provision will be reported in the annual Housing Land Availability document, which can be found on the Council's website at:

<https://www.redditchbc.gov.uk/council/policy-and-strategy/planning-policies/monitoring.aspx>

S106 contributions for Education or Highways & Transport infrastructure are included in S106 agreements drawn up as part of the planning process, however these funds are paid directly to Worcestershire County Council, as Education and Highway Authority and will be reported in the IFS of that Council.

The Regs now allow LPAs to charge a Monitoring Fee through S106 obligations, to cover the cost of the monitoring and reporting on delivery of that S106 obligation as described above. Monitoring Fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. However, Monitoring Fees should not be sought retrospectively for historic agreements.

The Council approved the introduction of a Legal Obligation Monitoring Fee at the Executive Committee on 29 October 2019. The schedule below was subsequently ratified by Full Council on 20 January 2020. Monitoring Fees are amended from time to time and currently will be charged as follows:

Trigger	Fee
Obligations: Borough Council Recipient:	
All contributions (financial or non-monetary) per Obligation	£368.40
Pre-commencement per Obligation	£128.29
Other (phased payments/provision of Infrastructure) per trigger point	£190.67
Other (eg. occupation restrictions or removal of Permitted Development Rights) per trigger point	£153.01
Obligations: Another Signatory Recipient:	
All contributions (financial or non-monetary) per Obligation	£222.45
Pre-commencement per Obligation	£77.68
Other (phased payments) per trigger point	£114.17
Obligations: Complex major Sites:	
Ongoing monitoring of complex major sites	£507.29 per year

Monitoring fees are subject to annual revisions

This document records all S106 contributions secured, received, and spent during 2023/24. The figures recorded in this document represent the most accurate figures at the time of reporting and can be subject to change.

S106 Contributions Summary

The tables below summarise the S106 contributions that have been secured, received and spent between 1 April 2023 and 31 March 2024. The following pages give further details of these.

S106 Contributions to be received under planning obligations entered into between 1 April 2023 and 31 March 2024

Infrastructure Type	S106 contributions entered into (£)
Open Space, Play Areas and Sports Facilities	>83,467.00
Town Centre	>123,034.00
Waste & Recycling	>8,063.75
Financial Contributions Monitoring Fee	11,228.30
Affordable housing	53,394.90
Biodiversity	198,841.00
Total (£)	>478,028.95

Infrastructure Type	S106 contributions entered into (£)
Non-monetary - Affordable Housing Contribution	>78 units
Total (non-monetary)	>78 units

Infrastructure Type	S106 contributions entered into (£)
Healthcare (for onward payment)	229,513.00
Total to be forwarded/payable to other organisations	229,513.00

S106 Contributions received between 1 April 2023 and 31 March 2024

Infrastructure Type	S106 contributions received (£)
Open Space, Play Areas and Sports Facilities	**68,262.04
Town Centres	***10,298.00
Environmental Improvements	21,980.54
Waste & Recycling	5,158.16
Financial Contributions Monitoring Fee	1,685.00
Healthcare	60,743.30
Total	** ***168,127.04
Affordable Housing contribution	40 units

**includes £60,198.00 held by Bromsgrove District Council as Monitoring Authority to be used towards named projects in Redditch Borough

***includes £10,298.00 held by Bromsgrove District Council as Monitoring Authority to be used towards named projects in Redditch Borough

S106 Contributions spent between 1 April 2023 and 31 March 2024

Infrastructure Type	S106 contributions spent (£)
Open Space, Play Areas and Sports Facilities	211,206.56
Town Centre	13,065.09
Financial Contributions Monitoring Fee	1,360.85
Total	225,632.50

S106 Contributions secured between 1 April 2023 and 31 March 2024 (not yet received)

None

S106 Contributions secured between 1 April 2011 and 31 March 2024 (not yet received)

Infrastructure Type	S106 contributions not spent (£)
Open Space, Play Areas and Sports Facilities	£50,696.40
Total	£50,696.40
On-site affordable housing	44 units

S106 Contributions received between 1 April 2011 and 31 March 2024 (unspent)

Infrastructure Type	S106 contributions not spent (£)
Open Space, Play Areas and Sports Facilities	322,876.88
Town Centre	246,334.19
Total	569,211.0720

S106 Contributions to be received under planning obligations entered into 2023/24

The tables below identify the relevant planning applications for which contributions are to be received under s106 Obligations entered into:

Open Space, Play Areas & Sports	Planning Application Details	S106 contributions (£)
Facilities	21/00447/OUT The Alexandra Hospital, Woodrow Drive, Redditch Playing Pitch Contribution: Public Open Space Facilities Contribution:	£232.40 per 1 bed dwelling; £321.90 per 2 bed dwelling; £454.98 per 3 bed dwelling; £572.28 per 4 (or more) bed dwelling £327.64 per 1 bed dwelling; £453.65 per 2 bed dwelling; £655.28 per 3 bed dwelling; £806.49 per 4 (or more) bed dwelling
	20/01650/FUL Land Off Far Moor Lane and West of The A435 Birmingham Road, Far Moor Lane, Redditch, Worcestershire (Cross boundary planning application with Stratford-on-Avon District) - off site sports facility contribution -commuted sum (if Public Open Space transferred to the Borough Council)	83,467.00 40.00 sqm of POS
	Total	>83,467.00

Town Centre	Planning Application Details	S106 contributions (£)
	22/00976/FUL Lowans Hill Farm, Brockhill Lane, Redditch	9,214.00
	21/00447/OUT The Alexandra Hospital, Woodrow Drive, Redditch	542.00 per dwelling (x92 dwellings =£49,864.00)
	20/01650/FUL Land Off Far Moor Lane and West of The A435 Birmingham Road, Far Moor Lane, Redditch, Worcestershire (Cross boundary planning application with Stratford-on-Avon District)	113,820
	Total	>123,034.00

Waste & Recycling	Planning Application Details	S106 contributions (£)
	20/01650/FUL Land Off Far Moor Lane and West of The A435 Birmingham Road, Far Moor Lane, Redditch, Worcestershire (Cross boundary planning application with Stratford-on-Avon District)	6,570.00
	22/00976/FUL Lowans Hill Farm, Brockhill Lane, Redditch	710.60
	21/00447/OUT The Alexandra Hospital, Woodrow Drive, Redditch	41.80 per dwelling together with £299.00 per 1,100 litre communal waste bin & £330.00 per 1,100 litre communal recycling bin
	22/00333/FUL St Gregorys Roman Catholic Church, Winyates Way, Redditch	782.25
Total	>8,063.75	

Affordable housing	Planning Application Details	S106 contributions
	22/00976/FUL Lowans Hill Farm, Brockhill Lane, Redditch - commuted sum	53,244.90
	20/01650/FUL Land Off Far Moor Lane and West of The A435 Birmingham Road, Far Moor Lane, Redditch, Worcestershire (Cross boundary planning application with Stratford-on-Avon District) - first homes administration fee	150.00
	Total	53,394.90

Non-monetary: Affordable housing units	Planning Application Details	S106 contributions
		Number of units
	20/01650/FUL Land Off Far Moor Lane and West of The A435 Birmingham Road, Far Moor Lane, Redditch, Worcestershire (Cross boundary planning application with Stratford-on-Avon District)	53
	21/00447/OUT The Alexandra Hospital, Woodrow Drive, Redditch	No less than 20% (20% of 92=19)
	22/00333/FUL St Gregorys Roman Catholic Church, Winyates Way, Redditch	25
Total	>78	

Financial Contributions Monitoring Fee	Planning Application Details	S106 contributions (£)
	22/00976/FUL Lowans Hill Farm, Brockhill Lane, Redditch	1,509.50
	21/00447/OUT The Alexandra Hospital, Woodrow Drive, Redditch	2,621.30
	20/01650/FUL Land Off Far Moor Lane and West of The A435 Birmingham Road, Far Moor Lane, Redditch, Worcestershire (Cross boundary planning application with Stratford-on-Avon District)	5,488.00
	22/00333/FUL St Gregorys Roman Catholic Church, Winyates Way, Redditch	1,610.00
	Total	11,228,30

Healthcare <i>For onward payment to health service providers</i>	Planning Application Details	S106 contributions (£)
	20/01650/FUL Land Off Far Moor Lane and West of The A435 Birmingham Road, Far Moor Lane, Redditch, Worcestershire (Cross boundary planning application with Stratford-on-Avon District)	
	- Hereford and Worcestershire CCG Contribution	68,511.00
	- Worcestershire Acute Hospitals NHS Trust Contribution	161,002.00
Total	229,513.00	

Miscellaneous	Planning Application Details	S106 covenants/ contributions
	22/01316/OUT Rear of Sambourne Lane, Astwood Bank	Covenants regarding construction of self-build or custom house building.
	22/00333/FUL St Gregorys Roman Catholic Church, Winyates Way, Redditch	Construct new footpath
	20/01650/FUL Land Off Far Moor Lane and West of The A435 Birmingham Road, Far Moor Lane, Redditch, Worcestershire (Cross boundary planning application with Stratford-on-Avon District) – Biodiversity off-setting	£198,841.00
	Total	£198,841.00

S106 Contributions received in 2023/24 (unspent)

The tables below identify the relevant planning applications under which S106 contributions were received by the Council during the 2020/21 monitoring period.

Open Space, PlayAreas & Sports	Planning Application Details	S106 contributions received (£)
	20/01060/FUL adj Clive Works, Edward Street, Redditch	8,064.04
	19/01575/FUL Former Play Area Edgeworth Close Redditch Worcestershire B98 8QQ (*note: held by Bromsgrove District Council as monitoring authority)	*60,198.00
	Total	**68,262.04

**includes £60,198.00 held by Bromsgrove District Council as Monitoring Authority to be used towards named projects in Redditch Borough

Town Centre	Planning Application Details	S106 contributions (£)
	19/01575/FUL Former Play Area Edgeworth Close Redditch Worcestershire B98 8QQ (*note: held by Bromsgrove District Council as monitoring authority)	*£10,298.00
	Total	***10,298.00

***includes £10,298.00 held by Bromsgrove District Council as Monitoring Authority to be used towards named projects in Redditch Borough

Environ mental Improve ments	Planning Application Details	S106 contributions received (£)
	2014/114/FUL Sainsburys, Alvechurch highway – Lyndham Close Works	21,980.54
	Total	21,980.54

Waste & Recycling	Planning Application Details	S106 contributions received (£)
	19/01610/FUL Former Council House Burcot Lane Bromsgrove (RBC monitoring role)	5,158.16
	Total	5,158.16

Financial Contributions Monitoring Fee	Planning Application Details	S106 contributions (£)
	19/01610/FUL Former Council House Burcot Lane Bromsgrove (RBC monitoring role)	1,685.00
	Total	1,685.00

Healthcare	Planning Application Details	S106 contributions (£)
	20/01060/FUL Land adj Clive Road – GP Surgeries	4552.98
	19/01630/FUL St Benedicts Social Club – GP Surgeries -Worcestershire Acute Hospital Trust	4661.43 10,553.03
	20/01638/FUL Land south of Alfrick Close, Redditch	13,208.86
	19/01610/FUL Former Council House Burcot Lane Bromsgrove (RBC monitoring role)	27,761.00
	Total	60,743.30

Affordable Housing	Planning Application Details	S106 contributions received (£)
	2016/024 Former Trades and Labour Club 38-40 Bromsgrove Road	40 units
	Total	40 units

S106 Contributions spent in 2023-24

The tables below identify the relevant planning applications from which S106 contributions have been spent by the Council during the 2023/24 monitoring period.

Open Space, Play Areas & Sports Pitches	Planning Application Details	S106 contributions spent (£)
	2018/169/FUL spent on Greenlands playing fields installed multi use games area and play area	107,749.33
	2014/115/FUL spent on Greenlands MUGA	7822.10
	20/00044/FUL spent on open space Heronfield Play area	4565.80
	2012/207 – spent at Morton Stanley: Park Redditch	27,360.45
	2014/096/FUL - spent on pump track.	60,609.33
	2016/118/OUT – preliminary work	1475.00
	2013/076/FUL -spent at Astwood bank Park Evesham Road 2013/076/FUL – spent at Overdale Park	1,345.87 278.68
	Total	211,206.56

Town Centre	Planning Application Details	S106 contributions spent (£)
	19/01630/FUL St Benedicts Church, Rowan Road – The Canopies	6,252.00
	20/01060/FUL Land adj Clive Road –The Canopies	6,813.09
	Total	13,065.09

Monitoring Fee	Planning Application Details	S106 contributions spent (£)
	19/00976/HYB Salters Lane, Weights Lane, Brockhill Lane (2/10)	375.00
	20/01060/FUL Land adj Clive works Edward Street (2/10)	216.00
	20/01638/FUL: Land to the south of Alfrick Close (2/10)	26.00
	18/01049/FUL: Lidl Store Battens Drive Redditch Worcestershire B98 0LJ (2/5)	146.00

	20/00044/FUL: Churchill Medical Centre Tanhouse Lane Church Hill Redditch Worcestershire B98 9AA (2/10)	148.50
	19/01630/FUL: St Benedicts Social Club Rowan Road (2/10)	280.50
	19/01610/FUL: Former Council House Burcot Lane Bromsgrove (reported under RBC monitoring role)	168.85
	Total	1,360.85

S106 Contributions secured in 2023/24 -trigger met

The following tables detail the contributions secured during the 2023/24 monitoring year that have not yet been received or spent.

None

S106 Contributions secured between 1 April 2011 and 31 March 2024 (not yet received)

Open Space, Play Areas & Sports Pitches	Planning Application Details	S106 contributions secured (£)
	2012/120: Land at Weight's Lane	44,775.50
	2012/161: 42 Bromsgrove Road	3,920.90
	2013/094: Land at the Vicarage, Church Road	2,000.00
	Total	£50,696.40

On-site Affordable Housing provision	Planning Application Details	Secured S106 provision (units)
	2019/00134: Land at Ipsley Street, Station Way & Edward Street	4
	2016/024: Former Trades and Labour Club, 38-40 Bromsgrove Road	40
	Total	44

***S106 Contributions received between 1 April 2011 and 31 March 2024
(unspent)***

Open Space, Play Areas & Sports Pitches	Planning Application Details	S106 contributions received (£)
	2011/019: Apartments at Mayfields	1,961.69
	2012/207: Land off Church Road	54,087.73
	2012/307: 150 Evesham Street	98.87
	2014/096: The Jolly Farmer PH	8,236.45
	2014/256: Brockhill East Phase II	11,302.01
	2014/311: Former Methodist Church	4,296.73
	2016/118: Land off Green Lane	128,320.69
	2016/131: Land off Church Road	13,602.72
	2016/173: Land off Dixon Close	17,418.97
	2016/282: Land at 84 Oakly Road	1,965.83
	2017/00542: Land off Green Lane	81,585.28
	Total	322,876.97

Town Centre	Planning Application Details	S106 contributions received (£)
	2014/036: Land at Jinnah Road	3,106.00
	2014/256: Brockhill East Phase II	86,386.61
	2016/109: Johnsons Car site, Clive Road	24,700.00
	2016/131: Land off Church Road	40,733.00
	2017/00542: Land off Green Lane	82,736.58
	2018/00689: Land at 150 Evesham Road	8,672.00
	Total	246,334.19

Appendix 1: How the IFS meets the requirements of the Regulations²

The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 (No.1103)

Part 10A

Reporting and monitoring on CIL and planning obligations

Annual infrastructure funding statements

121A (1) (c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).

Schedule 2:	Page
3. The matters to be included in the section 106 report for each reported year are—	
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	6
(b) the total amount of money under any planning obligations which was received during the reported year;	6
(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	NA
(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	
(i) in relation to affordable housing, the total number of units which will be provided;	7
(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	NA
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	7
(f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	7
(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	7
(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—	
(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	7
(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	NA

² <https://www.legislation.gov.uk/uksi/2019/1103/contents/made>

Schedule 2:	Page
(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	7
(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.	7
4. The matters which may be included in the section 106 report for each reported year are— (a) summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year,	NA
(b) summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	NA
5. For the purposes of paragraph 3— (a) where the amount of money to be provided under any planning obligations is not known, an authority must provide an estimate;	6, 8-10
(b) a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation;	6, 8, 10
(c) where the amount of money spent in respect of monitoring in relation to delivery of planning obligations is not known, an authority must provide an estimate.”	NA