

Redditch Borough Council
Annual Infrastructure Funding Statement
2024-25



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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 2024/25 (1st April 2024 to 31st March 2025).

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. Monitoring fees are amended from time to time. Current monitoring fees are charged as set out below:

Trigger	Monitoring Fee
<i>Obligations: Borough Council Recipient:</i>	
All contributions (financial or non-monetary) per Obligation	£383.10
Pre-commencement per Obligation	£133.40
Other (phased payments) per trigger point	£198.30
Other (eg. occupation restrictions or removal of Permitted Development Rights) per trigger point	£159.10
<i>Obligations: Another Signatory Recipient:</i>	
All contributions (financial or non-monetary) per Obligation	£231.40
Pre-commencement per Obligation	£80.80
Other (phased payments) per trigger point	£118.80
<i>Obligations: Complex major Sites:</i>	
Ongoing monitoring of complex major sites	£527.60 per year

Monitoring fees are subject to annual revisions

This document records all S106 contributions secured, received, and spent during 2024/5. 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 2024 and 31 March 2025. The following pages give further details of these.

S106 Contributions to be received under planning obligations entered into between 1 April 2024 and 31 March 2025

Infrastructure Type	S106 contributions entered into (£)
Off-site sports	83,778.80
Town Centre	143,088.00
Waste & Recycling	8,786.06
Financial Contributions Monitoring Fee	10,808.85
Total (£)	246,461.71

Infrastructure Type	S106 contributions entered into (£)
Non-monetary - Affordable Housing Contribution	86 units
Total (non-monetary)	86 units

Infrastructure Type	S106 contributions entered into (£)
Healthcare (for onward payment)	303,719.00
Total to be forwarded/payable to other organisations	303,719.00

S106 Contributions received between 1 April 2024 and 31 March 2024

Infrastructure Type	S106 contributions received (£)
Open Space, Play Areas and Sports Facilities	8064.04
Financial Contributions Monitoring Fee	1,343.10
Total	9,407.14

S106 Contributions spent between 1 April 2024 and 31 March 2025

Infrastructure Type	S106 contributions spent (£)
Open Space, Play Areas and Sports Facilities	10,000.00
Town Centre	22,937.77
Financial Contributions Monitoring Fee	791.00
Healthcare	30,547.50
Total	64,276.27
Total Affordable Housing (units)	74 units

S106 Contributions secured between 1 April 2024 and 31 March 2025 (not yet received)

Infrastructure Type	S106 contributions secured (£)
Open Space, Play Areas and Sports Facilities	83,467.00
Affordable Housing	150.00
Town Centre	113,820.00
Waste & Recycling	6,570.00
Healthcare	229,513.00
Financial Contributions Monitoring Fee	7,098.00
Biodiversity Offsetting	198,841.00
Total	639,459.00
Total Affordable Housing (units)	78 units

S106 Contributions secured between 1 April 2014 and 31 March 2025 (not yet received)

Infrastructure Type	S106 contributions not spent (£)
Open Space, Play Areas and Sports Facilities	50,696.40
Total	50,696.40
Total On-site affordable housing	78 units

S106 Contributions received between 1 April 2011 and 31 March 2025 (unspent)

Infrastructure Type	S106 contributions not spent (£)
Open Space, Play Areas and Sports Facilities	134,097.00
Town Centre	246,334.19
Waste & Recycling	5191.31
Total	385,622.50

S106 Contributions to be received under planning obligations entered into 2024/25

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

Off site Sports	Planning Application Details	S106 contributions (£)
	21/01830/FUL-Land West Of Hither Green Lane Redditch	50,635.80
	21/01830/FUL-Land West Of Hither Green Lane Redditch: Teenagers & Young Persons (Abbey Stadium)	33,143.00
	Total	83,778.80

Town Centre	Planning Application Details	S106 contributions (£)
	24/00717/OUT Ipsley House Ipsley Church Lane Redditch Worcestershire B98 0AJ	542.00 per dwelling IFS estimate only 27,100
	21/01830/FUL-Land West Of Hither Green Lane Redditch	115,988
	Total	IFS estimate only 143,088

Waste & Recycling	Planning Application Details	S106 contributions (£)
	24/00717/OUT Ipsley House Ipsley Church Lane Redditch Worcestershire B98 0AJ	41.80 per dwelling IFS estimate only 2,090
	21/01830/FUL-Land West Of Hither Green Lane Redditch	6696.06
	Total	IFS estimate only 8,786.06

Non-monetary: Affordable housing	Planning Application Details	S106 contributions
	24/00717/OUT Ipsley House Ipsley Church Lane Redditch Worcestershire B98 0AJ	30% after vacant building credit IFS estimate only 0
	19/00615/OUT Foxlydiate Hotel	20
	21/01830/FUL-Land West Of Hither Green Lane Redditch	66
	- Total	IFS estimate only 86

Healthcare <i>For onward payment to health service providers</i>	Planning Application Details	S106 contributions (£)
	24/00717/OUT - Ipsley House Ipsley Church Lane Redditch Worcestershire B98 0AJ	686.00 per dwelling IFS estimate only 34,300
	21/01830/FUL-Land West Of Hither Green Lane Redditch (Worcestershire Acute Hospitals Trust)	187,769
	21/01830/FUL-Land West Of Hither Green Lane Redditch (ICB)	81,650
	Total	IFS estimate only 303,719

Financial Contributions Monitoring Fee	Planning Application Details	S106 contributions (£)
	24/00717/OUT - Ipsley House Ipsley Church Lane Redditch Worcestershire B98 0AJ	2350.45
	19/00615/OUT Foxlydiate Hotel	1,343.10
	21/01830/FUL-Land West Of Hither Green Lane Redditch	7115.30
	Total	10,808.85

S106 Contributions received in 2024/25 (unspent)

The tables below identify the relevant planning applications under which S106 contributions were received by the Council during the 2024/25 monitoring period.

Open Space, Play Areas & Sports Facilities	Planning Application Details	S106 contributions received (£)
	20/01060/FUL - land east of Edward Street, Redditch	8064.04
	Total	8064.04

Financial Contributions Monitoring Fee	Planning Application Details	S106 contributions (£)
	19/00615/OUT Foxlydiate Hotel	1,343.10
	Total	1,343.10

S106 Contributions spent in 2024/25

The tables below identify the relevant planning applications from which S106 contributions have been spent by the Council during the 2024/25 monitoring period.

Open Space, Play Areas & Sports Pitches	Planning Application Details	S106 contributions spent (£)
	18/01049 Lidl – entrance to Arrow Valley Country Park, Battens Drive	10,000
	Total	10,000

On-site Affordable Housing provision	Planning Application Details	S106 contribution (units)
	18/01515/OUT - Victoria Works Edward Street Redditch Worcestershire B97 6HA	49
	19/00977/HYB - Brockhill	15
	19/01356/FUL - Barn House Farm, Foxlydiate Lane, Redditch	10
	Total	74

Town Centre	Planning Application Details	S106 contributions
	18/00169/FUL Land On Green Lane Green Lane Redditch – paving / public realm improvements Church Green West	22,937.77
	Total	22,937.77

Healthcare <i>Transferred to health service providers & spent</i>	Planning Application Details	S106 contributions (£)
	19/01630/FUL - Worcestershire Acute Hospitals Trust spent on acute & planned healthcare	10,553.03
	20/00044/FUL -- -Worcestershire Acute Hospitals Trust spent on acute & planned healthcare	19,994.47
	Total	30,547.50

Monitoring fee	Planning Application Details	S106 contributions
	18/01049 Lidl – entrance to Arrow Valley Country Park, Battens Drive	146.00
	19/01630/FUL: St Benedicts Social Club Rowan Road	280.50
	20/00044/FUL: Churchill Medical Centre Tanhouse Lane Church Hill Redditch Worcestershire B98 9AA	148.50
	20/01060/FUL - land east of Edward Street, Redditch	216.00
	Total	791.00

S106 Contributions secured in 2024/25 -trigger met

The following tables detail the contributions secured during the 2024/25 monitoring year that have not yet been received or spent.

Town Centre	Planning Application Details	S106 contributions secured (£)
	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	113,820

Waste & Recycling	Planning Application Details	S106 contributions secured (£)
	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
	Total	6,570.00

Affordable housing	Planning Application Details	S106 contributions secured (£)
	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	150.00

Non Monetary: Affordable housing	Planning Application Details	S106 contributions secured (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
	22/00333/FUL St Gregorys Roman Catholic Church, Winyates Way, Redditch	25
	Total	78

Healthcare	Planning Application Details	S106 contributions secured (£)
	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 - Worcestershire Acute Hospitals NHS Trust Contribution	68,511.00 161,002.00
	Total	229,513.00

Monitoring fee	Planning Application Details	S106 contributions secured (£)
	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
	22/00976/FUL Lowans Hill Farm, Brockhill Lane, Redditch	1,509.50
	Total	8,607.50

Open Space, Play Areas & Sports Facilities	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) - 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	IFS estimate only 83,467.00

Biodiversity offsetting	Planning Application Details	S106 contributions secured (£)
	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)	198,841.00
	Total	198,841.00

S106 Contributions secured between 1 April 2011 and 31 March 2025 (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)
	18/01515/OUT - Victoria Works Edward Street Redditch Worcestershire B97 6HA	26
	19/00977/HYB - Brockhill	8
	2019/00134: Land at Ipsley Street, Station Way & Edward Street	4
	2016/024: Former Trades and Labour Club, 38-40 Bromsgrove Road	40
	Total	78

***S106 Contributions received between 1 April 2011 and 31 March 2025
(unspent)***

Open Space, Play Areas & Sports Pitches	Planning Application Details	S106 contributions received (£)
	2012/207: Land off Church Road	23,000
	2012/307: 150 Evesham Street	98.87
	2014/256 Brockhill East Ph II	11,302.01
	2016/118 Land off Green Lane	99,597.46
	2016/131 Land off Church Road	98.98
	Total	134,097

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

Waste & Recycling	Planning Application Details	S106 contributions received (£)
	2012/207: Land off Church Road	3,451.31
	2013/179: Land off Birchfield Road	1,740.00
	Total	5191.31

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;	N/A
(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—	6
(i) in relation to affordable housing, the total number of units which will be provided;	
(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;	N/A
(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—	7
(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	
(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);	N/A

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,	N/A
(b) summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	N/A
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;	8,9, 13
(b) a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation;	11
(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."	N/A