

**Redditch Borough Council**  
**Annual Infrastructure Funding Statement**  
**2022/23**



## **Contents**

Introduction

Section 106 (S106) Obligations

- S106 Contributions Summary
- S106 Contributions to be received under planning obligations entered into between 1 April 2022 and 31 March 2023
- S106 Contributions received in 2022/23
- S106 Contributions spent in 2022/23
- S106 Contributions secured in 2022/23
- S106 Contributions secured between 1 April 2011 and 31 March 2022 (not yet received)
- S106 Contributions received between 1 April 2011 and 31 March 2022 (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)<sup>1</sup>, 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 2022/23 (1st April 2022 to 31st March 2023).

---

<sup>1</sup> <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 will be charged as follows:

<b>Trigger</b>	<b>2022/23</b>
<b><i>Obligations: Borough Council Recipient:</i></b>	
All contributions (financial or non-monetary) per Obligation	£313
Pre-commencement per Obligation	£109
Other (phased payments/provision of Infrastructure) per trigger point	£162
Other (eg. occupation restrictions or removal of Permitted Development Rights) per trigger point	£130
<b><i>Obligations: Another Signatory Recipient:</i></b>	
All contributions (financial or non-monetary) per Obligation	£189
Pre-commencement per Obligation	£66
Other (phased payments) per trigger point	£97
<b><i>Obligations: Complex major Sites:</i></b>	
Ongoing monitoring of complex major sites	£431 per year

Monitoring fees are subject to annual revisions

This document records all S106 contributions to be received under planning obligations entered into, secured, received, and spent during 2022/23. The figures recorded in this document represent the most accurate figures at the time of reporting and can be subject to change. It is expected that any changes to S106 contributions would be reported as and when appropriate in future IFS documents.

## ***S106 Contributions Summary***

The tables below summarise the S106 contributions that have been secured, received and spent between 1 April 2022 and 31 March 2023. The following pages give further details of these.

### **S106 Contributions to be received under planning obligations entered into between 1 April 2022 and 31 March 2023**

None.

### **S106 Contributions received between 1 April 2022 and 31 March 2023**

<b>Infrastructure Type</b>	<b>S106 contributions received (£)</b>
Open Space, Play Areas and Sports Facilities	<b>£143,120.46</b>
Healthcare	<b>£383,368.47</b>
Town Centres	<b>£17,764.32</b>
Waste & Recycling	<b>£5,332.26</b>
Financial Contributions Monitoring Fee	<b>£5,910.00</b>
<b>Total</b>	<b>£555,495.51</b>

### **S106 Contributions spent between 1 April 2022 and 31 March 2023**

<b>Infrastructure Type</b>	<b>S106 contributions spent (£)</b>
Open Space, Play Areas and Sports Facilities	<b>£247,993.10</b>
Financial Contributions Monitoring Fee	<b>£1,360.80</b>
<b>Total</b>	<b>£249,353.90</b>

### **S106 Contributions secured between 1 April 2022 and 31 March 2023**

<b>Infrastructure Type</b>	<b>S106 contributions secured (£)</b>
Open Space, Play Areas and Sports Facilities	<b>£146,317.07</b>
Waste & Recycling	<b>£2,315.46</b>
Healthcare	<b>£376,582.86</b>
Financial Contributions Monitoring Fee	<b>£3,750.00</b>
<b>Total</b>	<b>£528,965.39</b>

**S106 Contributions secured between 1 April 2011 and 31 March 2022 (not yet received)**

<b>Infrastructure Type</b>	<b>S106 contributions not yet received (£)</b>
Open Space, Play Areas and Sports Facilities	<b>£50,696.40</b>
<b>Total</b>	<b>£50,696.40</b>
On-site affordable housing	<b>40 units</b>

**S106 Contributions received between 1 April 2011 and 31 March 2022 (unspent)**

<b>Infrastructure Type</b>	<b>S106 contributions not spent (£)</b>
Open Space, Play Areas and Sports Facilities	<b>£329,887.57</b>
Town Centre	<b>£246,334.19</b>
Financial Contributions Monitoring Fee	<b>£4,710.00</b>
<b>Total</b>	<b>£580,931.96</b>

***S106 Contributions to be received under planning obligations entered into 2022/23***

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

**NONE.**

**Contributions payable to other organisations:**

<b>Highways Payable to WCC</b>	<b>Planning Application Details</b>	<b>S106 contributions (£)</b>
	22/00070/FUL: Alto House, Ravens Bank Drive, Redditch, Worcestershire, B98 9NA i) towards the upgrade of the bus stop at Ravensbank Drive ii) towards the upgrade of the bus stop at Moons Moat Drive	£2,400  £5,000
	20/00863/FUL: Land off Ipsley Church Lane i) Traffic Regulation Order	£4,500



## ***S106 Contributions received in 2022/23***

The tables below identify the relevant planning applications under which S106 contributions were received by the Council during the 2022/23 monitoring period.

<b>Open Space, Play Areas &amp; Sports Facilities</b>	<b>Planning Application Details</b>	<b>S106 contributions received (£)</b>
	20/00044/FUL Churchfield Medical Centre (Heronfield Close)	6,619.88
	20/00044/FUL Churchfield Medical Centre (Petton Close and Costers Lane)	4,697.19
	19/01630/FUL St Benedicts social club	25,927.29
	19/00134/FUL Land at Ipsley Street, Station Way, Evesham Street open space	6,438.06
	Play	20,563.16
	Sports	8,120.46
	19/00976/HYB Salters Lane, Weights Lane, Brockhill Lane Off-site sports	135,000.00
<b>Total</b>	<b>£143,120.46</b>	

<b>Waste &amp; Recycling</b>	<b>Planning Application Details</b>	<b>S106 contributions received (£)</b>
	19/00976/HYB Salters Lane, Weights Lane, Brockhill Lane	2,315.46
	20/01060/FUL Land adj Clive works Edward Street	3,016.80
	<b>Total</b>	<b>£5,332.26</b>

<b>Healthcare</b>	<b>Planning Application Details</b>	<b>S106 contributions received (£)</b>
	19/00976/HYB Salters Lane, Weights Lane, Brockhill Lane GP surgery contribution towards improvement of clinical care group facilities in Redditch Town Centre	363,374.00
	20/00044/FUL Churchill Medical Centre – NHS Trust contribution towards acute and planned healthcare services.	19,994.47
	<b>Total</b>	<b>£383,368.47</b>

<b>Financial Contributions Monitoring Fee</b>	<b>Planning Application Details</b>	<b>S106 contributions (£)</b>
	19/00976/HYB Salters Lane, Weights Lane, Brockhill Lane	3,750.00
	20/01060/FUL Land adj Clive works Edward Street	2,160.00
	<b>Total</b>	<b>£5,910.00</b>

<b>Town Centre</b>	<b>Planning Application Details</b>	<b>S106 contributions (£)</b>
	20/00044/FUL Churchfield Medical Centre	10,951.24
	20/01060/FUL Land adj Clive works Edward Street	6813.08
	<b>Total</b>	<b>£17,764.32</b>

## ***S106 Contributions spent in 2022/23***

The tables below identify the relevant planning applications from which S106 contributions have been spent by the Council during the 2022/23 monitoring period.

<b>Open Space, Play Areas &amp; Sports Pitches</b>	<b>Planning Application Details</b>	<b>S106 contributions spent (£)</b>
	19/01630/FUL St Benedicts social club – spent on pitches Rowan Crescent Recreation Ground /POS	1,200.00
	2016/173/FUL, 2015/042/FUL, 2013/289/FUL: Land off Dixon Close – POS at Forge Mill Needle Museum and Bordesley Abbey Visitor Centre	24,547.94
	Play Areas at Forge Mill Needle Museum and Bordesley Abbey Visitor Centre	26,699.63
	2016/109/FUL - Forge Mill Museum and Bordesley Abbey Visitor Centre POS	15,787.20
	2014/311/FUL Evesham Road Redditch ( £26,777.32 for play, £6055.22 for open space) & 17/00737/FUL The Forge Mill 164 Evesham Road Redditch (£7574.68 for open space) - play area / open space at Birchfield Road.	40,407.22
	2016/290/FUL Land At Far Moor Lane Redditch: Cardington Close play area / open space Winyates	40,499.00
	2011/019 Mayfields: play area at Mayfields Park New goals Treeworks	50,650.00 1,274.10 1,215.00
	2012/207 Pumphouse Lane: i) surfacing around changing rooms at Morton Stanley Park ii) storage compound fitted to side of football changing room to store goals etc at Morton Stanley Park	42,173.01 3,540.00
	<b>Total</b>	<b>£247,993.10</b>

Financial Contributions Monitoring Fee	Planning Application Details	S106 contributions (£)
	19/00976/HYB Salters Lane, Weights Lane, Brockhill Lane (1/10)	375.00
	20/01060/FUL Land adj Clive works Edward Street (1/10)	216.00
	20/01638/FUL: Land to the south of Alfrick Close (1/10)	26.00
	18/01049/FUL: Lidl Store Battens Drive Redditch Worcestershire B98 0LJ (1/5)	146.00
	20/00044/FUL: Churchill Medical Centre Tanhouse Lane Church Hill Redditch Worcestershire B98 9AA (1/10)	148.50
	19/01630/FUL: St Benedicts Social Club Rowan Road (1/10)	280.50
	19/01610/FUL: Former Council House Burcot Lane Bromsgrove (reported under RBC monitoring role)	168.85
	<b>Total</b>	<b>£1,360.80</b>

### ***S106 Contributions secured in 2022/23 - trigger met***

The following tables detail the contributions secured during the 2022/23 monitoring year where the trigger is met.

<b>Waste &amp; Recycling</b>	<b>Planning Application Details</b>	<b>S106 contributions secured (£)</b>
	19/00976/HYB Salters Lane, Weights Lane, Brockhill Lane	2,315.46
	<b>Total</b>	<b>£2,315.46</b>

<b>Healthcare</b>	<b>Planning Application Details</b>	<b>S106 contributions secured (£)</b>
	19/00976/HYB Salters Lane, Weights Lane, Brockhill Lane	363,374.00
	20/01638/FUL Land To The South Of Alfrick Close Redditch	13,208.86
	<b>Total</b>	<b>£376,582.86</b>

<b>Monitoring fee</b>	<b>Planning Application Details</b>	<b>S106 contributions secured (£)</b>
	19/00976/HYB Salters Lane, Weights Lane, Brockhill Lane	3,750.00
	<b>Total</b>	<b>£3,750.00</b>

<b>Open Space, Play Areas &amp; Sports Facilities</b>	<b>Planning Application Details</b>	<b>S106 contributions (£)</b>
	19/00976/HYB Salters Lane, Weights Lane, Brockhill Lane Off-site sports	135,000.00
	20/00044/FUL Churchfield Medical Centre (Heronfield Close)	6,619.88
	20/00044/FUL Churchfield Medical Centre (Petton Close and Costers Lane)	4,697.19
	<b>Total</b>	<b>£146,317.07</b>

**S106 Contributions secured between 1 April 2011 and 31 March 2022 (not yet received)**

<b>Open Space, Play Areas &amp; Sports Pitches</b>	<b>Planning Application Details</b>	<b>S106 contributions secured (£)</b>
	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
	<b>Total</b>	<b>£50,696.40</b>

<b>On-site Affordable Housing provision</b>	<b>Planning Application Details</b>	<b>Secured S106 provision (units)</b>
	2016/024: Former Trades and Labour Club, 38-40 Bromsgrove Road	40
	<b>Total</b>	<b>40</b>

**S106 Contributions received between 1 April 2011 and 31 March 2022  
(unspent)**

<b>Open Space, Play Areas &amp; Sports Pitches</b>	<b>Planning Application Details</b>	<b>S106 contributions received (£)</b>
	2011/019: Apartments at Mayfields	1,961.69
	2012/207: Land off Church Road	54,087.73
	2012/307: 150 Evesham Street	98.87
	2013/076: Land at 1378-1380 Evesham Road	1,624.55
	2014/096: The Jolly Farmer PH	8,236.45
	2014/115: Land off Harris Close	3911.05
	2014/256: Brockhill East Phase II	11302.01
	2014/311: Former Methodist Church	4,296.73
	2016/118: Land off Green Lane	129,795.69
	2016/131: Land off Church Road	13,602.72
	2016/173: Land off Dixon Close} 2015/042: Land off Dixon Close} 2013/289: Land off Dixon Close}	17,418.97
	2016/282: Land at 84 Oakly Road	1965.83
	2017/00542: Land off Green Lane	81,585.28
<b>Total</b>	<b>£329,887.57</b>	

<b>Town Centre (Church Green area)</b>	<b>Planning Application Details</b>	<b>S106 contributions received (£)</b>
	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
	<b>Total</b>	<b>£246,334.19</b>

*Records have been updated 22/23 following a review, re-allocation and re-evaluation of funding sources.*

## Appendix 1: How the IFS meets the requirements of the Regulations<sup>2</sup>

### 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—	NA
(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;	
(b) the total amount of money under any planning obligations which was received during the reported year;	9-10
(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;	NA
(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 To be reported by Worcestershire County Council
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	15
(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);	11-12
(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—	11
(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);	NA

<sup>2</sup> <https://www.legislation.gov.uk/ukxi/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;	12
(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.	NA
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;	N/A
(b) a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation;	N/A
(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