

Bromsgrove District Council
Annual Infrastructure Funding Statement
2021/22



Bromsgrove
District Council
www.bromsgrove.gov.uk

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Introduction

Local Planning Authorities (LPAs) are now 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.

Bromsgrove District 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. Bromsgrove District Council is not a Local Highway Authority, therefore all S278 agreements for Bromsgrove District should be reported by Worcestershire County Council (WCC) 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 2021/22 (1st April 2021 to 31st March 2022).

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
- Waste & Recycling
- Healthcare
- Education
- Highways & Transport
- Community Facilities
- 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 this 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.bromsgrove.gov.uk/council/policy-and-strategy/planning-policies-and-other-planning-information/monitoring-documents.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 do not form part of this document.

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 a meeting of Full Council on 25 September 2019. The schedule below was subsequently ratified by Full Council.

Monitoring fees 2021-22

Trigger	Fee
Obligations: District Council Recipient:	
All contributions (financial or non-monetary) per Obligation	£298
Pre-commencement per Obligation	£103
Other (phased payments/provision of Infrastructure) per trigger point	£154
Other (eg. occupation restrictions or removal of Permitted Development Rights) per trigger point	£123
Obligations: Another Signatory Recipient:	
All contributions (financial or non-monetary per Obligation	£180
Pre-commencement per Obligation	£62
Other (phased payments) per trigger point	£92
Obligations: Complex major Sites:	
Ongoing monitoring of complex major sites	£410

Monitoring fees are subject to annual revisions

This document records all S106 contributions secured, received, and spent 1 April 2021-31 March 2022. 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 ISF documents.

S106 Contributions Summary

The tables below summarise the S106 contributions that have been secured, received and spent between 1 April 2021 and 31 March 2022. The following pages give further details of these.

S106 Contributions to be received under planning obligations entered into between 1 April 2021 and 31 March 2022

MONETARY:

Infrastructure Type	S106 contributions entered into (£)
Open Space, Play Areas and Sports Facilities	≤3,123,658.32^^
Waste & Recycling	97,364.40+
Financial Contributions Monitoring Fee^	37860.00^^
Miscellaneous	≤2,113,450.00
Total (£)	5,372,332.72+^^

^This includes development is not located within Bromsgrove District and is being recorded in BDC monitoring role

NON-MONETARY:

Infrastructure Type	S106 contributions entered into
Non-monetary - Affordable Housing Contribution	≤1,441 units^^
Variety of on-site open space provision and other miscellaneous	
Total (non-monetary)	≤1,441 units^^

TO BE FORWARDED/PAYABLE TO OTHER ORGANISATIONS:

Infrastructure Type	S106 contributions entered into (£)
Healthcare (for onward payment)	≤4,574,990.34^^
Highway	4,018,969.03
Total	≤8,593,959.37^^

^^ s106 in association with 2016/077/OUT Redditch Borough Council

S106 Contributions received between 1 April 2021 and 31 March 2022

Infrastructure Type	S106 contributions received (£)
Open Space, Play Areas and Sports Facilities	36,950.81
Waste & recycling	5,694.00
Financial contribution monitoring fee	2,955.33
Total	45,600.14

S106 Contributions received between 1 April 2021 and 31 March 2022 to be forwarded/payable to other organisations

Infrastructure Type	S106 contributions received (£)
Healthcare	14,617.81
Total	14,617.81

S106 Contributions spent between 1 April 2021 and 31 March 2022

Infrastructure Type	S106 contributions spent (£)
Open Space, Play Areas and Sports Facilities	198,669.83
Total	198,669.83

S106 Contributions secured between 1 April 2021 and 31 March 2022 (not yet received)

MONETARY:

Infrastructure Type	S106 contributions secured (£)
Open Space, Play Areas and Sports Facilities	218,958.30
Future maintenance	247295.02
Affordable Housing	18 units
Waste & Recycling	10,852.16
Healthcare	110,415.00
Financial Contributions Monitoring Fee	2,115.00
Total	589,635.48

NON-MONETARY:

Infrastructure Type	S106 contributions entered into (£)
Affordable Housing	18 units
Total (non-monetary)	18 units

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

Infrastructure Type	S106 contributions not received (£)
Open Space, Play Areas and Sports Facilities	40,000.00
Waste & Recycling	817.72
Healthcare	4146.00
Total	44,963.72

S106 Contributions received between 1 April 2011 and 31 March 2021 (unspent)

Infrastructure Type	S106 contributions not spent (£)
Open Space, Play Areas and Sports Facilities	19,724.12
Healthcare	199.20
Miscellaneous	25,161.12
Financial Contributions Monitoring Fee	1998.00
Total	47,082.44

S106 Contributions to be received under planning obligations entered into 2021/22

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

Open Space, PlayAreas & Sports Facilities	Planning Application Details	S106 contributions (£)
	2016/0263/OUT Land To The West Of Foxlydiate Lane And Pumphouse Lane Bromsgrove Highway Redditch ^^ For Outdoor sport facilities On site open space	≤1,200,000.00
	16/0335 Land At Perryfields Road Bromsgrove For SPORTS & RECREATION: Offsite Recreation Contribution (King George Recreation Ground and Sanders Park/Battlefield Brook Recreation Area) Offsite pitch contribution (King George recreation Ground) Pavilion/changing room/car park Pavilion maintenance contribution Pavilion marketing Strategy Playing pitches scheme Playing pitches marketing strategy Playing pitches maintenance INFORMAL OPEN SPACE: For Open space Informal open space commuted sum Informal open space scheme	300,000 28,000 Construction of these ≤ £645,000 maximum cost 257,373.71 3 senior sized football pitches 5,520 p.a.x 25yrs (138,000) Informal open space to be provided on site 1,024,453.46
	19/00977/HYB Land At Brockhill East Weights Lane Redditch Worcestershire – open space	Public open space and play area to be

		provided on site + maintenance commuted sum £40 per sqm pos.
	20/01392/FUL The Hall Nursing Home Old Station Road Bromsgrove Worcestershire B60 2AS – unilateral undertaking for open space and play facilities at New Road Bromsgrove	36181.00
	21/00778/FUL + 21/01666/S73 Longbridge East And River Arrow Development Site Groveley Lane Cofton Hackett for LICKEY HILLS COUNTRY PARK COFTON PARK <i>(To be forwarded to Birmingham City Council)</i>	67144.00 33572.00 <i>(100716.00 total to BCC)</i>
	Enhancement in Cofton Hackett locality	27478.00
	21/01046/FUL Land To The North Of Perryfields Road Bromsgrove Worcestershire B61 8TA	11456.15
	Total	£3,123,658.32

Waste & Recycling	Planning Application Details	S106 contributions(£)
	2016/0263/OUT Land To The West Of Foxlydiat Lane And Pumphouse Lane Bromsgrove Highway Redditch ^^ Refuse collection vehicle contribution Refuse bins	88,536.00 £25.49 per 240l grey waste 26.75 per 240L green recycling bin 252.43 1100L communal use receptacle
	16/0335 Land At Perryfields Road Bromsgrove	£52.24 per dwelling
	19/00977/HYB Land At Brockhill East Weights Lane Redditch Worcestershire	£25.49 per 240l grey waste 26.75 per 240L green recycling bin

		243.43 1100L communal use receptacle
	21/00778/FUL + 21/01666/S73 Longbridge East And River Arrow Development Site Groveley Lane Cofton Hackett	5694.00
	21/01046/FULLand To The North Of Perryfields Road Bromsgrove Worcestershire B61 8TA	3134.40
	Total	97,364.40+

Healthcare	Planning Application Details	S106 contributions (£)
<i>For onward payment to health service providers</i>	2016/0263/OUT Land To The West Of Foxlydiate Lane And Pumphouse Lane Bromsgrove Highway Redditch ^^ For Redditch & Bromsgrove CCG contribution	≤968,990.00
	NHS contribution	≤2,212,151.00
	16/0335 Land At Perryfields Road Bromsgrove – provision of health services	807,315.63
	19/00977/HYB Land At Brockhill East Weights Lane Redditch Worcestershire – Acute Heathcare contribution	459,390.86
	20/01392/FUL The Hall Nursing Home Old Station Road Bromsgrove Worcestershire B60 2AS – towards improved facilities at New Road Surgery	4778.00
	21/00778/FUL + 21/01666/S73 Longbridge East And River Arrow Development Site Groveley Lane Cofton Hackett For: Medical facilities at New Road surgery	41262.00
	Worcestershire NHS Trust	21203.00
	21/01046/FUL Land To The North Of Perryfields Road Bromsgrove Worcestershire B61 8TA For expanding primary care healthcare at St Johns Surgery Stourbridge Road Bromsgrove	22701.00
	Worcestershire Acute Hospitals NHS Trust	37198.85
	Total	≤4,574,990.34^^

Highways <i>For onward payment to WCC*</i>	Planning Application Details	S106 contributions (£)
	16/0335 Land At Perryfields Road Bromsgrove For A38 BREP Scheme 3 Junction improvement contribution Public Transport Contribution Public Transport Additional Contribution Public Transport Infrastructure Contribution Sustainable Infrastructure Contribution	
	Total	4,018,969.03

Education <i>For onward payment to WCC*</i>	Planning Application Details	S106 contributions (£)
	16/0335 Land At Perryfields Road Bromsgrove For First School Contribution	
	Total	6,143,143.00

Non-monetary: Affordable housing	Planning Application Details	S106 contributions
	2016/0263/OUT Land To The West Of Foxlydiate Lane And Pumphouse Lane Bromsgrove Highway Redditch ^^	
16/0335 Land At Perryfields Road Bromsgrove		30% (30% of 1300 = 390)
21/00778/FUL + 21/01666/S73 Longbridge East And River Arrow Development Site Groveley Lane Cofton Hackett		7 social rent 4 shared ownership units = 11 units
21/01046/FULLand To The North Of Perryfields Road Bromsgrove Worcestershire B61 8TA Social rented units		4 no. 1-bed 4 no. 2-bed 5 no. 3-bed 3 no. 4-bed = 16 units
	Total	≤1,441 units

Financial Contributions Monitoring Fee	Planning Application Details	S106 contributions (£)
	2016/0263/OUT Land To The West Of Foxlydiate Lane And Pumphouse Lane Bromsgrove Highway Redditch ^^	19940.00
	16/0335 Land At Perryfields Road Bromsgrove	12110.00
	19/01575/FUL: Former Play Area, Edgeworth Close, Redditch, Worcestershire* (*This development not located within Bromsgrove District and is being reported in BDC monitoring role)	2,285.00
	20/01392/FUL The Hall Nursing Home Old Station Road Bromsgrove Worcestershire B60 2AS	705.00
	21/00778/FUL + 21/01666/S73 Longbridge East And River Arrow Development Site Groveley Lane Cofton Hackett	1410.00
	21/01046/FUL Land To The North Of Perryfields Road Bromsgrove Worcestershire B61 8TA	1410.00
	Total	37860.00

Misc.	Planning Application Details	S106 contributions (£)
	2016/0263/OUT Land To The West Of Foxlydiat Lane And Pumphouse Lane Bromsgrove Highway Redditch ^^	Community hall up to 250 sqm
	16/0335 Land At Perryfields Road Bromsgrove – Employment land	Employment Marketing Strategy & Provide Infrastructure
	16/0335 Land At Perryfields Road Bromsgrove	SUDS
	16/0335 Land At Perryfields Road Bromsgrove – extra care	Delivery, maintenance of extra care facility & care home
	16/0335 Land At Perryfields Road Bromsgrove For community facility marketing community facility maintenance	≤616sqm community space; Marketing strategy 1,383,450.00
	16/0335 Land At Perryfields Road Bromsgrove - Local Centre	Construction of Local Centre
	16/0335 Land At Perryfields Road Bromsgrove – mobility monitor & manage For Steering group contribution Flexible travel fund	≤25,000 ≤705,000
	20/00443/FUL Four Stones Restaurant Adams Hill Clent Stourbridge Worcestershire DY9 9PS	Removal of sunroom
	Total	≤2,113,450.00

^^ s106 in association with 2016/077/OUT Redditch Borough Council

S106 Contributions received in 2021/22

The tables below identify the relevant planning applications which have secured S106 contributions and the financial contributions that were received by the Council during the 2021/22 monitoring period.

Open Space, Play Areas & Sports Facilities	Planning Application Details	S106 contributions received (£)
	20/01392/FUL The Halls Nursing Home Openspace and play facilities at New Road Bromsgrove	36950.81
	Total	36,950.81

Waste & Recycling	Planning Application Details	S106 contributions received (£)
	21/00778/FUL + 21/01666/S73 Longbridge East And River Arrow Development Site Groveley Lane Cofton Hackett	5694.00
	Total	5,694.00

Financial Contributions Monitoring fee	Planning Application Details	S106 contributions secured (£)
	20/01392/FUL The Halls Nursing Home	705.00
	21/00778/FUL + 21/01666/S73 Longbridge East And River Arrow Development Site Groveley Lane Cofton Hackett	1410.00
	18/00769/FUL Bennett Drive, Hagley	840.33
	Total	2,955.33

Healthcare	Planning Application Details	S106 contributions received (£)
	20/01392/FUL The Halls Nursing Home - facilities contributions at New Road Surgery	4838.81
	18/00769/FUL Bennett Drive, Hagley - telemedicine IT patient contact	9779.00
	Total	14,617.81

S106 Contributions spent in 2021/22

Open Space, Play Areas & Sports Pitches	Planning Application Details	S106 contributions received (£)
	14/0821 land at Recreation Road and 16/1056 former Masonic Hall and Job Centre Churchfields – Recreation Ground, Recreation Road	194220.88
	11/0741: Land at Fiery Hill Road, Barnt Green – Bittell Road recreation ground	4448.95
	Total	198,669.83

S106 Contributions secured in 2021/22

The following tables detail the contributions secured during the 2021/22 monitoring year that have not yet been received or spent.

Waste & Recycling	Planning Application Details	S106 contributions secured (£)
	21/00778/FUL + 21/01666/S73 Longbridge East And River Arrow Development Site Groveley Lane Cofton Hackett	5694.00
	19/01610/FUL The Council House Burcot Lane	5158.16
	Total	10,852.16

Monitoring fee	Planning Application Details	S106 contributions secured (£)
	21/00778/FUL + 21/01666/S73 Longbridge East And River Arrow Development Site Groveley Lane Cofton Hackett	1410.00
	20/01392/FUL The Halls Nursing Home facilities	705.00
	Total	2,115.00

Open space , Play Areas and Sports Facilities	Planning Application Details	S106 contributions secured (£)
	20/01392/FUL The Halls Nursing Home facilities	36181.00
	19/01610/FUL The Council House Burcot Lane for	91388.65
	Replacement toddler and junior play equipment at recreation ground	45000.00
	2 screens to announce activities within Bromsgrove sport and leisure building	15000.00
	6 pieces adult fitness equipment at recreation ground	31388.65
Total	218,958.30	
Maintenance	Maintenance future maintenance of the open space to be provided for the development	247295.02
	Total	247,295.02

Health	Planning Application Details	S106 contributions secured (£)
	20/01392/FUL The Halls Nursing Home facilities	4738 .00
	19/01610/FUL The Council House Burcot Lane for Expanding patient capacity at GP surgeries within the catchment area contribution	27761.00
	Worcestershire NHS ACUTE Hospitals towards acute and planned healthcare services	82654.00
	Total	110,415.00

Affordable housing	Planning Application Details	S106 contributions secured (£)
	19/01610/FUL The Council House Burcot Lane	18 total 6 shared ownership 12 social rented units
	Total	18 units

S106 Contributions secured between 1 April 2011 and 31 March 2021 (not yet received)

Open Space, Play Areas & Sports Pitches	Planning Application Details	S106 contributions secured (£)
	18/0119: Brine Pump Cottages, Weston Hall Road, Stoke Prior	40,000.00
	Total	40,000.00

Waste & Recycling	Planning Application Details	S106 contributions secured (£)
	17/0244: Drawbridge Road, Shirley	104.00
	18/0119: Brine Pump Cottages, Weston Hall Road, Stoke Prior	713.72
	Total	817.72

Healthcare	Planning Application Details	S106 contributions secured (£)
	19/01037: Former Burcot Gardens	4146.00
	Total	4146.00

***S106 Contributions received between 1 April 2011 and 31 March 2021
(unspent)***

Open Space, Play Areas & Sports Pitches	Planning Application Details	S106 contributions received (£)
	09/0989: Land at Crown Meadow First School, Alvechurch	162.00
	11/0672: Land at rear of Birmingham Road, Alvechurch	130.00
	14/0821: Recreation Road, Bromsgrove	19432.12
	Total	19,724.12

Healthcare	Planning Application Details	S106 contributions received (£)
	14/0629: Land off Kidderminster Road, Hagley	199.20
	Total	199.20

Misc. Receipts	Planning Application Details	S106 contributions received (£)
	10/953: Land at former Wagon Works, St Godwalds Road Air quality mitigation	10,000.00
	12/0709: Land at Norton Farm, Bromsgrove Air quality mitigation	11,589.96
	13/0242: Land off Regent's Park Road, The Oakalls	306.55
	13/0819: Land at Brook Crescent, Hagley	609.21
	15/0054: Land at Strathearn Road, Hagley Improvements to Clent Parish Hall	2,655.40
	Total	25,161.12

Financial Contributions Monitoring	Planning Application Details	S106 contributions received (£)
	19/01037: Former Burcot Garden Centre	1998.00
	Total	1998.00

Records updated 21/22 following re-allocation and re-evaluation of funding sources after review of s106 requirements

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;	7
(b) the total amount of money under any planning obligations which was received during the reported year;	7
(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;	N/A NB: This will be reported in WCC IFS
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	8
(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;	9 & 21
(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;	17
(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;	N/A
(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.	N/A
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,	13
(b) summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	N/A NB: This will be reported in WCC* IFS
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;	NA
(b) a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation;	7 & 9
(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

*WCC = Worcestershire County Council