

**Bromsgrove District Council**  
**Annual Infrastructure Funding Statement**  
**2019/20**



**Bromsgrove**  
District Council  

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[www.bromsgrove.gov.uk](http://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)<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.

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 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 is the first such IFS and covers the monitoring year 2019/20 (1st April 2019 to 31st March 2020).

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<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
- 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 only 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. Monitoring Fees will be charged as follows:

<b>Trigger</b>	<b>Fee</b>
<b>Obligations: District Council Recipient:</b>	
All contributions (financial or non-monetary) per Obligation	£290
Pre-commencement per Obligation	£100
Other (phased payments/provision of Infrastructure) per trigger point	£150
Other (eg. occupation restrictions or removal of Permitted Development Rights) per trigger point	£120
<b>Obligations: Complex major Sites:</b>	
Ongoing monitoring of complex major sites	£400 pa

Monitoring fees are subject to annual revisions

This document records all S106 contributions secured, received, and spent since 1 April 2011, which corresponds to the start date of the current adopted Bromsgrove District Plan. This is considered to be an appropriate and relevant timeframe for reporting purposes. 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 2019 and 31 March 2020. The following pages give further details of these.

#### **S106 Contributions received between 1 April 2019 and 31 March 2020**

<b>Infrastructure Type</b>	<b>S106 contributions received (£)</b>
Waste & Recycling	4,936.74
Healthcare	5,037.00
<b>Total:</b>	<b>9,973.74</b>

#### **S106 Contributions spent between 1 April 2019 and 31 March 2020**

<b>Infrastructure Type</b>	<b>S106 contributions spent (£)</b>
Open Space, Play Areas and Sports Facilities	6,450.00
Waste & Recycling	8,148.21
Misc. Spends	13,711.41
<b>Total</b>	<b>28,309.62</b>

**S106 Contributions secured between 1 April 2019 and 31 March 2020 (not yet received)**

<b>Infrastructure Type</b>	<b>S106 contributions secured (£)</b>
Healthcare	9,621.00
Financial Contributions Monitoring Fee	1,655.00
<b>Total</b>	<b>11,276.00</b>

A further £428k has been secured through S106 obligations between 1 April 2011 and 31 March 2019, some of which is yet to be received by the Council. It is likely that that trigger points for these payments have yet to be reached on sites under construction or that development on some sites has not yet commenced. Additional monies (£527k) will be forwarded directly on to other organisations and are excluded from the totals within this document. These amounts should be reported in the relevant IFS documents.

**S106 Contributions received between 1 April 2011 and 31 March 2019 (unspent)**

<b>Infrastructure Type</b>	<b>S106 contributions received (£)</b>
Open Space, Play Areas and Sports Facilities	282,717.88
Healthcare	199.20
Misc. Receipts	25,161.12
<b>Total:</b>	<b>308,078.20</b>

**S106 Contributions secured between 1 April 2011 and 31 March 2019 (not yet received)**

<b>Infrastructure Type</b>	<b>S106 contributions secured (£)</b>
Open Space, Play Areas and Sports Facilities	119,160.00
Waste & Recycling	1,164.52
Onward payments for other organisations	(526,939.00)
<b>Total:</b>	<b>120,324.52</b>

### ***S106 Contributions received in 2019/20***

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 2019/20 monitoring period.

<b>Waste &amp; Recycling</b>	<b>Planning Application Details</b>	<b>S106 contributions received (£)</b>
	18/01123: All Saints Garage, 127-137 Birmingham Road	2,412.44
	19/00820: Inkford Hotel, Alcester Road	2,524.30
	<b>Total</b>	<b>4,936.74</b>

<b>Healthcare</b>	<b>Planning Application Details</b>	<b>S106 contributions received (£)</b>
	19/00820: Inkford Hotel, Alcester Road Hollyoaks Medical Practice	5,037.00
	<b>Total</b>	<b>5,037.00</b>

### ***S106 Contributions spent in 2019/20***

<b>Open Space, Play Areas &amp; Sports Pitches</b>	<b>Planning Application Details</b>	<b>S106 contributions received (£)</b>
	14/0755: 118 Kidderminster Road	6,450.00
	<b>Total</b>	<b>6,450.00</b>

<b>Waste &amp; Recycling</b>	<b>Planning Application Details</b>	<b>S106 contributions spent (£)</b>
	16/1056: Former Masonic Hall and Job Centre, Churchfields	3,211.47
	18/01123: All Saints Garage, 127-137 Birmingham Road	2,412.44
	19/00820: Inkford Hotel, Alcester Road	2,524.30
	<b>Total</b>	<b>8,148.21</b>

<b>Misc. Spends</b>	<b>Planning Application Details</b>	<b>S106 contributions spent (£)</b>
	12/0875: Land at Western Road, Hagley Paid to Hagley Parish Council for car park enhancements	5981.38
	13/0819: Land at Brook Crescent, Hagley Paid to Hagley Parish Council for car park enhancements	1720.92
	14/0629: Land off Kidderminster Road, Hagley Paid to Hagley Parish Council for Hagley Surgery car parking	5,574.63
	15/0054: Land at Strathearn Road, Hagley Paid to Hagley Parish Council for car park enhancements	434.48
	<b>Total</b>	<b>13,711.41</b>



### ***S106 Contributions secured in 2019/20***

The following tables detail the contributions secured during the 2019/20 monitoring year that have not yet been received or spent.

<b>Healthcare</b>	<b>Planning Application Details</b>	<b>S106 contributions secured (£)</b>
	18/00769: Land at Bennett Drive, Hagley	9,621.00
	<b>Total</b>	<b>9,621.00</b>

<b>Monitoring Fee</b>	<b>Planning Application Details</b>	<b>S106 contributions secured (£)</b>
	18/00769: Land at Bennett Drive, Hagley	825.00
	19/00820: Inkford Hotel, Alcester Road	830.00
	<b>Total</b>	<b>1,655.00</b>

**S106 Contributions received between 1 April 2011 and 31 March 2019  
(unspent)**

<b>Open Space, Play Areas &amp; Sports Pitches</b>	<b>Planning Application Details</b>	<b>S106 contributions received (£)</b>
	09/0989: Land at Crown Meadow First School, Alvechurch	162.00
	10/0953: Land at former Wagon Works, St Godwalds Road	2,650.62
	10/1117: Bellona, 81 Sweetpool Lane, Hagley	29.35
	11/0672: Land at rear of Birmingham Road, Alvechurch	130.00
	11/0741: Land at Fiery Hill Road, Barnt Green	48,052.87
	12/0912: Bleakhouse Farm, Wythall	15,048.91
	14/0755: 118 Kidderminster Road	310.62
	14/0821: Recreation Road, Bromsgrove	170,452.41
	16/1056: Former Masonic Hall and Job Centre, Churchfields	45,881.10
<b>Total</b>	<b>282,717.88</b>	

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

<b>Misc. Receipts</b>	<b>Planning Application Details</b>	<b>S106 contributions received (£)</b>
	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
	<b>Total</b>	<b>25,161.12</b>

**S106 Contributions secured between 1 April 2011 and 31 March 2019 (not yet received)**

<b>Open Space, Play Areas &amp; Sports Pitches</b>	<b>Planning Application Details</b>	<b>S106 contributions secured (£)</b>
	16/1087: Land off East Works Drive, Cofton Hackett	47,200.00
	17/0244: Drawbridge Road, Shirley	31,960.00
	18/0119: Brine Pump Cottages, Weston Hall Road, Stoke Prior	40,000.00
	<b>Total</b>	<b>119,160.00</b>

<b>Waste &amp; Recycling</b>	<b>Planning Application Details</b>	<b>S106 contributions secured (£)</b>
	17/0244: Drawbridge Road, Shirley	450.80
	18/0119: Brine Pump Cottages, Weston Hall Road, Stoke Prior	713.72
	<b>Total</b>	<b>1,164.52</b>

<b>Open Space, Play Areas &amp; Sports Pitches</b> (for onward payment to Birmingham City Council)	<b>Planning Application Details</b>	<b>S106 contributions secured (£)</b>
	16/1087: Land off East Works Drive, Cofton Hackett	171,189.00
	<b>Total</b>	<b>171,189.00</b>

<b>Healthcare</b> (for onward payment to NHS CCG)	<b>Planning Application Details</b>	<b>S106 contributions secured (£)</b>
	16/1087: Land off East Works Drive, Cofton Hackett	40,149.00
	<b>Total</b>	<b>40,149.00</b>

<b>Transport</b> (for onward payment to Local Highways Authorities)	<b>Planning Application Details</b>	<b>S106 contributions secured (£)</b>
	12/0912: Bleakhouse Farm, Wythall (Miller)	140,538.00
	12/0912: Bleakhouse Farm, Wythall (Gallagher)	175,063.00
	<b>Total</b>	<b>315,601.00</b>

## 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
<b>3.</b> The matters to be included in the section 106 report for each reported year are—	9
(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;	5
(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—	4
(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;	4
(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	5
(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);	5
(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—	8
(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/uksi/2019/1103/contents/made>

<b>Schedule 2:</b>	<b>Page</b>
(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;	5
(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
<b>4.</b> The matters which may be included in the section 106 report for each reported year are—	3
(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,	
(b) summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	3
<b>5.</b> For the purposes of paragraph 3—	10
(a) where the amount of money to be provided under any planning obligations is not known, an authority must provide an estimate;	
(b) a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation;	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.”	9