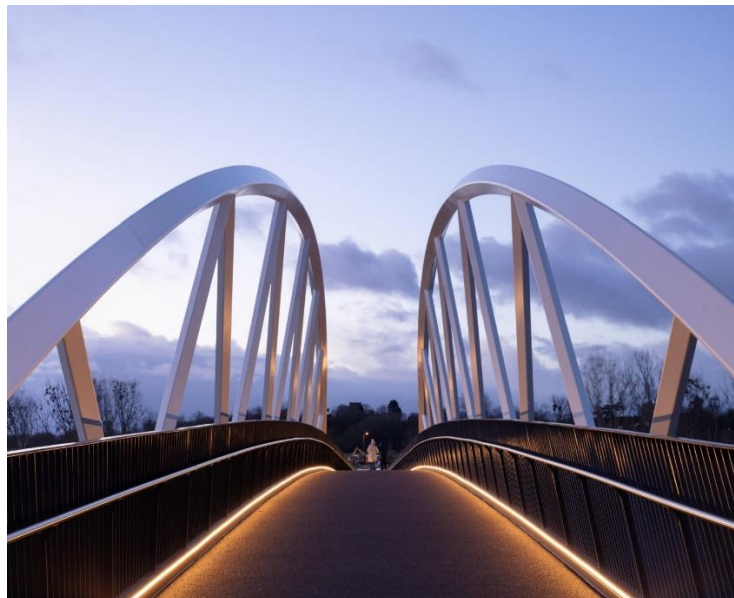




# Annual Infrastructure Funding Statement Summary 2020/21

## Education and Transport Developer Contributions



Version 1.0

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## 1.0 Introduction

1.1 The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, require local authorities that receive developer contributions from Section 106 planning obligations and the Community Infrastructure Levy (CIL) to publish an annual infrastructure funding statement. In two tier local authority areas upper tier authorities such as Worcestershire County Council (WCC) can enter into Section 106 planning obligations directly or in conjunction with district councils to receive direct funding from the developer.

1.2 This second Annual Infrastructure Funding Statement Summary sets out the developer contributions secured and applied for by WCC between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021. This document gives summaries of the full data files (published separately) which lists all the transactions that have taken place between these dates. The data files follow the format required by the Government which is designed to allow them to obtain a national picture on the performance of local authorities with regards to infrastructure spending<sup>1</sup>. The data is taken from our records of Section 106 transactions within Worcestershire Children First and the Directorate of Economy and Infrastructure. Further explanation on how data files are composed is available from the Planning Advisory Service<sup>2</sup>.

1.3 In a two-tier authority the responsibility to collect CIL rests with Local planning authorities to implement and collect CIL. As a result, WCC is not a CIL collection authority. Three of the six district councils (Malvern Hills, Wychavon and Worcester City) within Worcestershire collect CIL. WCC did not receive any CIL funding from these district councils for the financial year 2020/21. CIL funding is therefore not included in this report and the associated data.

1.4 WCC collects Section 106 contributions mainly from residential developments in Worcestershire. Some commercial and employment land developments may also contribute towards highways infrastructure. This statement provides further details on those contributions.

1.5 The following definitions are used in this document to reflect the various stages of Section 106 developer contributions:

- Agreed – Contributions that have been agreed within a signed legal document but where the agreed sum has not yet been received. In most of cases this is due to the agreed payment points within the agreement not being met yet.
- Received – Contributions received by WCC.
- Allocated – Contributions that have been received by WCC and allocated to specific projects.
- Spent – Contributions spent on infrastructure.
- Forward funding payback – S106 contributions received for a project which has been delivered with WCC providing the funding in advance of the receipt of the section 106 contribution.

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<sup>1</sup> The government guidelines are available at: <https://www.gov.uk/guidance/publish-your-developer-contributions-data>.

<sup>2</sup> Planning Advisory Service guideline on infrastructure funding statement is available at: <https://local.gov.uk/sites/default/files/documents/PAS%20good%20practice%20for%20IFS%20part%201%20and%202%200.pdf>

## 2.0 Signed Agreements

### Section 106 Agreements

**Table 1 Contributions agreed in Section 106 Agreements signed in 2020/21**

Infrastructure Type	Monies Agreed (£)
Education	£11,038,240
Highways <sup>3</sup>	£11,819,308
Transport & Travel <sup>4</sup>	£7,490,723
Total	£30,348,271

2.1 WCC have successfully negotiated and entered into 7 new agreements in relation to education infrastructure creating 13 contributions towards education projects. The number of contributions is higher than the number of agreements as some agreements include contributions towards more than one phase of schooling, for example primary and secondary. For transport infrastructure 21 agreements have been signed for both highways and other forms of transport and travel including rail, walking and cycling and community transport. These 21 agreements created 30 contributions towards various transport projects in Worcestershire with some agreements including more than one contribution. The total value of all agreements entered into in 2020/21 is £30,348,271 which will contribute towards the future infrastructure needs of Worcestershire with as shown in table 1 above. In addition, in table 2 below a full list of all the agreements signed in the financial year 2020/21 is listed.

<sup>3</sup> Highways funding includes all contributions to physical transport infrastructure on the road network.

<sup>4</sup> Transport and Travel funding includes travel plan contributions, active travel corridors / bridges and contributions towards public transport services. Please note this is not public transport physical infrastructure such as a bus shelter which is included in highways.

**Table 2: Overview of Signed Agreements by District**

Application	Location	District	Financial Contributions (£) for Worcestershire County Council as set out in the agreement		
			Highways	Transport & Travel	Education
16/01168/OUT	Worcester West Urban Extension, Temple Laughern, Worcester	Malvern Hills District Council	£9,761,920	£1,258,800	£7,351,200
16/1132/OUT	Land at Whitford Road and Albert Road, Bromsgrove	Bromsgrove District Council	£2,057,388	£1,033,075	£1,554,912
19/0521/FULL-da	Stourminster School, Comberton Road, Kidderminster	Wyre Forest District Council	£0	£0	£68,032
19/01610/FUL	The Council House, Burcot Lane, Bromsgrove	Bromsgrove District Council	£0	£0	£195,256
19/01356/FUL	Land at Barn House Farm, Foxlydiate Lane, Redditch	Bromsgrove District Council	£0	£124,602	£382,344
20/01124/OUT	Land at north west side of Stratford Road, Honeybourne, Evesham	Wychavon District Council	£0	£204,069	£144,496
20/00249/OUT	Land at Grove Farm, Bromyard Road, Rushwick	Worcester City Council	£0	£26,400	£1,342,000
19/01037/FUL	Burcot Garden Centre, 354 Alcester Road, Burcot, Bromsgrove	Bromsgrove District Council	£0	£35,220	£0

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18/01515/FUL	Land at Hope Lane, Clifton-on-Teme	Malvern Hills District Council	£0	£14,500	£0
17/01710/FUL	Land at Pearl Lane, Astley Cross, Stourport	Malvern Hills District Council	£0	£63,760	£0
19/01630/FUL	St Benedicts Church Hall, Rowan Road, Redditch B97 6NB	Redditch Borough Council	£0	£14,810	£0
19/01312/HYB	Land north of Greenlands Business Centre, Studley Road, Redditch, B98 7HD	Redditch Borough Council	£0	£12,718	£0
20/01060/FUL	Land adjacent Clive Works, Edward Street, Redditch	Redditch Borough Council	£0	£8,078	£0
P12G0199	Land at Sherriff Street Industrial Estate and associated highway, Worcester	Worcester City Council	£0	£4,134,710	£0
19/00851/FUL	Land west of JVM Castings Site, Droitwich Road, Worcester	Worcester City Council	£0	£10,000	£0
19/00835/FUL	Land at Droitwich Road, Worcester	Worcester City Council	£0	£14,905	£0
18/01915/FUL	Land off Enstone Way, Evesham	Wychavon District Council	£0	£427,796	£0
W/19/00968/FUL	Land rear Of Roman Way and east of Pershore Road, Eckington	Wychavon District Council	£0	£7,700	£0
W/19/01541/FUL	Land off Offenham Road, Evesham	Wychavon District Council	£0	£5,000	£0

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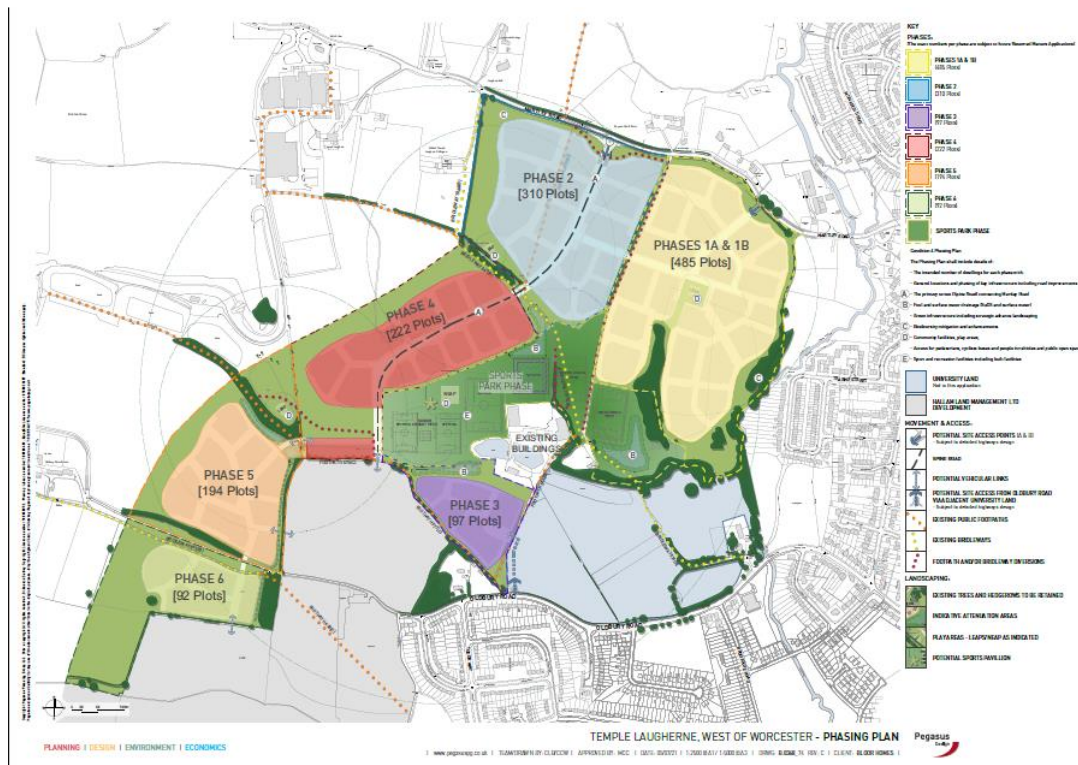
19/0603/FUL	Land at Silverwoods Way, Kidderminster	Wyre Forest District Council	£0	£22,000	£0
17/0511/OUT	Land off Spennells Valley Road, Kidderminster	Wyre Forest District Council	£0	£21,500	£0
20/00501/OUT	Land south of Village Street, Harvington	Wychavon District Council	£0	£51,080	£0
		<b>Totals</b>	<b>£11,819,308</b>	<b>£7,490,723</b>	<b>£11,038,240</b>



## S106 Major Infrastructure Agreements Signed

2.2 The most notable agreement signed in this reporting period is for part of the Worcester West Urban Extension (WWUE) an urban extension to the west of Worcester for 2365 homes. This development of 1400 dwellings<sup>5</sup> is part of the wider WWUE. Figure 1 below shows the phasing plan for multiple phases of the development produced for the current reserved matters application for phase 2 (310 dwellings) of the site. WCC have been successful in agreeing from the 1400 dwelling development £11,020,720 towards highways and community transport schemes. Most of the funding (£9,761,920) is being used towards the Southern Link Road (A4440) improvements from the Norton roundabout to the Ketch roundabout. In addition, within the agreement is an education contribution of £7,351,200. This education contribution will be split between building a new primary school for the site and expanding existing secondary schools to allow for the additional pupils living on the new development.

Figure 1: Phasing Plan for 1400 dwelling site at West Worcester



Source: Pegasus Planning

2.3 In addition, other notable agreements signed during the reporting period include:

- Whitford Road, Bromsgrove, an application for 500 dwellings including contributions to a new first school, high school expansion and highways contributions. This will deliver a major upgrade in the area with junction improvement works at Market Street/ St John’s Street and St John’s Street / Hanover Street / Kidderminster Road, together with additional

<sup>5</sup> Application Number 16/01168/OUT



improvements and upgrade work on the A38 corridor Bromsgrove. Public Transport and Sustainable Infrastructure (Active Travel) contributions have also been secured.

- Land adjacent to the A44 opposite the St Johns Medical Centre, Worcester application for 150 dwellings including contributions towards education primary and secondary phases and contributions towards improved community travel plans.

### 3.0 Contribution Status

#### Section 106 Contributions Received between 1st April 2020 and 31st March 2021

3.1 WCC and WCF have collected section 106 contributions from 35 agreements in the reporting period totalling £6,719,858. The vast majority of this is for highways and community transport schemes. The splits by infrastructure type of the totals received is broken down in table 3 below.

**Table 3: Contributions received in 2020/21 through Section 106 Agreements**

Infrastructure Type	Monies Received (£)
Education	£358,253
Highways	£5,605,925
Transport & Travel	£755,411
Total	£6,719,589

#### Notable Section 106 Contribution Received

3.2 The most notable contribution received in this reporting year is from a development at Pershore Road, Evesham for 151 dwellings with WCC in receipt of £3,213,440 for highways and transport community projects including:

- Funding towards and improved cycling network on national cycle route 41 through Evesham.
- New bus stop and bus service improvements
- Footpath improvements

#### Section 106 Contributions Allocated to Projects between 1st April 2020 and 31st March 2021

3.3 WCC and WCF have allocated section 106 contributions from 61 agreements totalling £8,516,268. The majority is for highways and community transport schemes. The splits by infrastructure type from the totals allocated is broken down in table 4 below. Table 5 below details the notable project allocations.

**Table 4: Section 106 Funding allocated in 2020/21 which was not spent during in the year**

Infrastructure Type	Monies Allocated (£)
Education	£296,786
Highways	£2,818,817
Transport & Travel	£5,400,665
Total	£8,516,268

### Case Study A38: Bromsgrove Route Enhancement Programme (BREP)

3.4 One of the notable projects listed below in table 5 is the A38 BREP. The A38 is one of Worcestershire's most important strategic transport routes. Users of the A38 corridor in Bromsgrove currently experience congestion and delay at key junctions, causing irregular journey times.

3.5 The need to improve the A38 corridor from Lydiate Ash (M5, Junction 4) to Hanbury Turn (junction with B4091 Hanbury Road) was identified in County Council's Local Transport Plan 4.

3.6 The aim of the A38 improvements is to ensure the Bromsgrove area can be 'open for business' by supporting economic growth. The improvement schemes include a series of junction enhancements where delay and congestion are currently experienced or where conditions are predicted to deteriorate further without intervention. They also include a range of improvements to cycling and walking routes alongside and over the A38.

3.7 WCC utilises section 106 contributions as match funding towards the improvement of this key corridor through a bid to Major Road Network (MRN) funding at the Department for Transport. This combining of funding is essential for the delivery of infrastructure as large schemes cannot often be delivered by developer contributions alone.

3.8 Currently the project has finished phase one upgrades as illustrated in Figure 2 and 3 below with further phases planned. Additional information on this critical infrastructure project can be found [here](#)<sup>6</sup>.

Figure 2 Improvements Completed at M5 Junction 4 (A38)



<sup>6</sup> Further information can be found at:

[https://www.worcestershire.gov.uk/info/20679/a38\\_bromsgrove\\_route\\_enhancement\\_programme\\_brep](https://www.worcestershire.gov.uk/info/20679/a38_bromsgrove_route_enhancement_programme_brep)

Figure 3 Completed Phase 1 Schemes for the A38 Bromsgrove Route Enhancement Programme

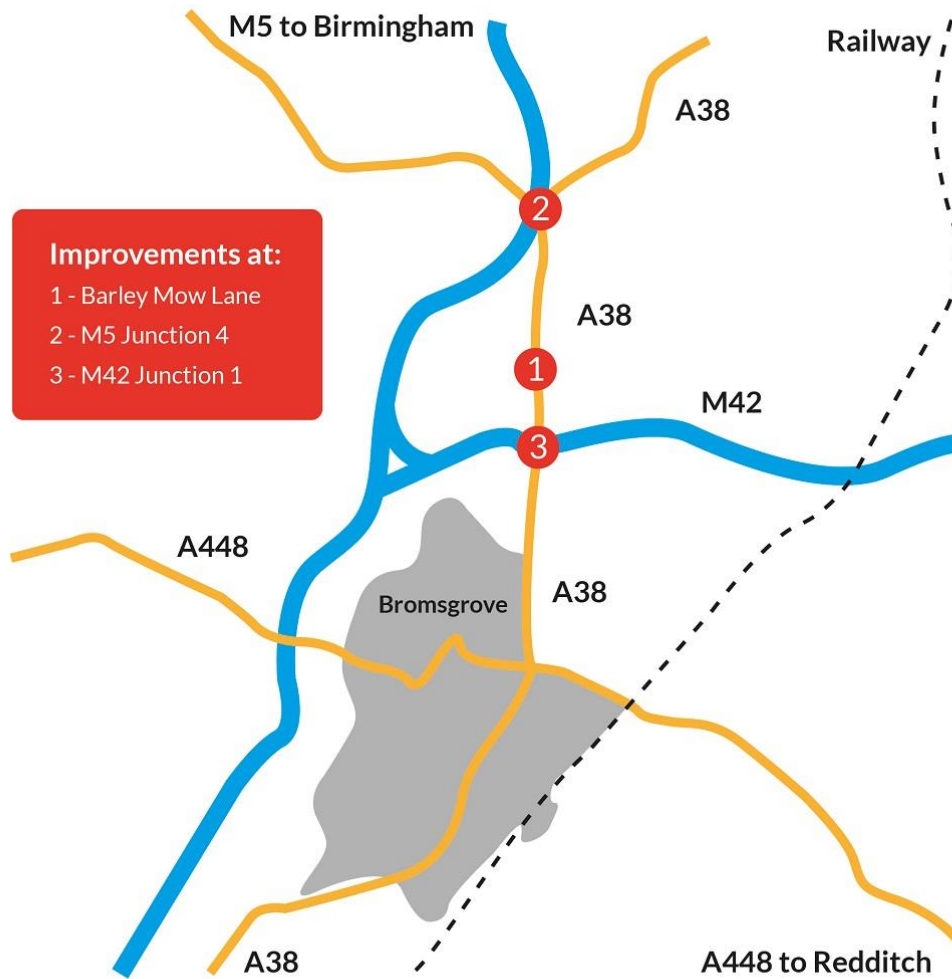


Table 5: Notable Project Allocations

Planning Reference:	Location:	Amount:	Use
W/12/02045/PN	Land adjacent Kilbury Drive, Spetchley Road, Worcester (Uffnells Farm)	£1,533,747.18	Congestion scheme to improve junctions at Whittington Road / Spetchley Road / London Road, Worcester.  Contribution towards the development of Worcestershire Parkway rail station
W/13/00347/OU	Gwillams Farm, Ombersley Road, Bevere, Worcester (Cherry Tree Park)	£1,258,014.00	Contribution to Worcester Transport Strategy. Allocated to Broomhall footway bridge over Southern Link Road (A4440)
12/0709/OUT	Land at Norton Farm, Birmingham Road, Bromsgrove	£604,824.85	Contribution towards A38 Bromsgrove Route Enhancement Programme (BREP) improvements
		£148,955.17	Contribution towards active travel corridor improvements, Bromsgrove.
		£28,559.70	Contribution towards traffic light improvements (nr Parkside, Bromsgrove) congestion scheme
P16G0178	Former DEFRA Buildings Whittington Road Ph1 (Weogoran Park), Worcester	£483,372.18	Contribution towards active travel alongside Southern Link Road (A4440) and capacity enhancement at A4440 / A44 junction.

## Section 106 Contributions Spent between 1st April and 31st March 2021

Table 6: Contributions spent in 2020/21 by infrastructure type

Infrastructure Type	Monies Spent (£)
Education	£2,760,844
Highways	£26,150
Transport & Travel	£439,554
Total	£3,226,548

3.9 WCC and WCF have spent section 106 contributions from 68 agreements totalling £3,226,548. The majority of the spending is for education projects. The splits by infrastructure type of the totals spent is broken down in table 6 above.

### Notable projects funded

3.10 The largest single project part funded by section 106 in this reporting year is £1,123,896 towards the relocation of Holyoakes Field First School, Redditch. The school is moving to a larger site to enable a bigger school to be built to take additional pupils in the future as further housing is built on the west side of Redditch. Figure 4 and 5 below show work in progress on the new school with completion expected in 2022.

Figure 4: Holyoakes Field First School Construction





**Figure 5: Holyoakes Field First School Construction**



3.11 Other notable projects include the start of project to replace the old twin mobile classroom at Honeybourne First School, Honeybourne, Evesham. The old mobile is to be replaced by a new permanent classroom.

3.12 Feasibility work has commenced on proposals to expand Bishop Perowne High School, Worcester by a further 30 places per year group. Concept designs for this project is shown in figures 6 and 7 below. These concept design drawings are illustrative of the how the new school buildings could look internally and externally.

**Figure 6: Bishop Perowne High School, Worcester Expansion External Concept Design**



Figure 7: Bishop Perowne High School, Worcester Expansion Internal Concept Design



3.12 WCC also forward funds projects in advance of the receipt of the section 106 contribution. Table 7 shows section 106 funding transferred back to WCC for two completed projects a new primary school at Malvern Vale Primary School, Malvern and a new bathroom management area and special educational needs area at Cherry Orchard Primary School, Worcester.

Table 7: Section 106 Funding transferred in 2020/21 back to WCC following project being previously forward funded by WCC.

Infrastructure Type	Monies Transferred (£)
Education	£395,312 <sup>7</sup>
Transport	£0
Total	£395,312

3.13 This infrastructure funding statement also notes no contributions have been returned to developers in 2020/21 because of not being spent.

<sup>7</sup> Money transferred back to WCC for two completed projects a new primary school at Malvern Vale and a new bathroom management area and special educational needs area at Cherry Orchard Primary, Worcester.



## 4.0 Conclusion

4.1 The information presented above is designed to highlight the key data regarding WCC's position on Section 106 developer contributions for the financial year 2020/21. All the information has been calculated and is presented using the Government's templates. These files have been sent to the Government and published on WCC's website in accordance with statutory requirements and best practice.

4.2 No CIL finding was received by WCC during the reporting period. Section 106 agreements continued to be utilised extensively to fund infrastructure projects.

4.3 Overall, the infrastructure funding statement this year shows of a significant number of new section 106 agreements being signed reflecting an increased level of activity and value compared to financial year 19/20. It shows continued support for education and transport projects in terms of funding allocated to projects and spent on projects.

4.4 Levels of contributions received, allocated and spent decreased slightly compared to the previous financial year (19/20) as shown in table 8 below. WCC expects levels of activity around received, allocated and spent contributions to fluctuate each year as many of the planning permissions and projects are long term and large scale meaning the figures are likely to change from year to year.

4.5 For large scale planning permissions, developer contributions are often linked to completion phases within a development to ensure that the development remains viable. There is therefore an inevitable delay between the signing of agreements and WCC receiving contributions.

**Table 8: Comparison Between First Two Years of The Infrastructure Funding Statement**

<b>Funding Stage</b>	<b>2019/20 Financial Year (£)</b>	<b>2020/21 Financial Year (£)</b>
Agreed Contribution	£19,732,714	£30,348,455
Received Contribution	£7,332,920	£6,719,588
Allocated Contribution	£9,311,428	£8,516,268
Spent Contribution	£4,673,252	£3,226,548