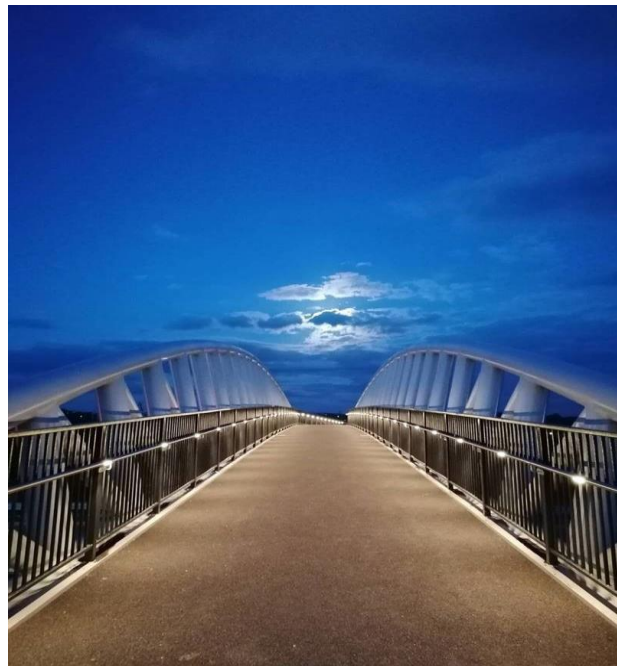




Annual Infrastructure Funding Statement Summary 2021/22

Education and Transport Developer Contributions



Broomhall Way Bridge

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1. Terms of Reference

- 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. In a two-tier authority the responsibility to collect CIL rests with district and borough councils to implement and collect CIL. As a result, WCC is not a CIL collection authority. Within Worcestershire, three of the six district councils (Malvern Hills, Wychavon and Worcester City also referred to as the South Worcestershire Councils) collect CIL. WCC did not receive any CIL funding from these district councils for the financial year 2021/22. CIL funding is therefore not included in this report and the associated data.
- 1.3. 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 where applicable.
- 1.4. This infrastructure funding statement also notes no contributions have been returned to developers in 2021/22 because of not being spent.
- 1.5. In 2021, WCC and WCF introduced monitoring fee charges, in respect of planning obligations due to Worcestershire County Council; any monitoring fees due are set out in the terms of the Section 106 Agreement(s). Monitoring fees were applied to agreements negotiated and signed in this reporting period; they were not applied to agreements negotiated and completed prior to the reporting period. The schedule of charges is published on WCC's website, and the charges are reviewed annually¹. During the financial year 2021/22, £26,725 was received in monitoring fees for 10 agreements containing highways infrastructure and £14,380 was received in monitoring fees from 5 agreements containing education infrastructure.
- 1.6. 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, also referred to as trigger points, having not yet been met.
 - Received – Contributions received by WCC.
 - Allocated – Contributions that have been received by WCC and allocated to specific projects.
 - Transferred – Contributions transferred 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.

¹ [Section 106 monitoring fees | Section 106 monitoring fees | Worcestershire County Council](#)

2. Introduction

2.1. This report is the third Annual Infrastructure Funding Statement Summary setting out developer contributions secured and applied for by WCC between 1st April 2021 and 31st March 2022. This document gives summaries of the full data files (published separately) which lists 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 spending developer contribution². The data is taken from WCC's records of Section 106 transactions within Worcestershire Children First (WCF)³ and the Directorate of Economy and Infrastructure.

Table 1: Comparison Between First Three Years of The Infrastructure Funding Statement

Funding Stage	2019/20 Financial Year (£)	2020/21 Financial Year (£)	2021/22 Financial Year (£)
Agreed Contribution	£19,732,714	£30,348,455	£42,244,406
Received Contribution	£7,332,920	£6,719,588	£6,526,759
Allocated Contribution	£9,311,428	£8,516,268	£5,345,441
Spent Contribution	£4,673,252	£3,226,548	£2,800,170

3. Signed Agreements

Section 106 Agreed Contributions

3.1. Section 106 agreements entered in to on behalf of WCC on residential development sites ordinarily contain planning obligations for both highways and education infrastructure. Ordinarily, commercial development sites do not yield developer contributions towards education infrastructure as it is unlikely the development will require mitigation for school places.

Table 2: Contributions agreed in Section 106 Agreements signed in 2021/22

Infrastructure Type	Monies Agreed (£)
Education	£25,381,071
Highways ⁴	£13,383,467
Transport & Travel ⁵	£ 3,438,763
Monitoring Fees	£ 41,105
Total	£42,244,406

² The government guidelines are available at: <https://www.gov.uk/guidance/publish-your-developer-contributions-data>.

³ Worcestershire Children First (WCF) is the company responsible for delivering children's services across Worcestershire. It is 100% owned by Worcestershire County Council and delivers its services on behalf of the authority.

⁴ Highway's funding includes all contributions to physical transport infrastructure on the road network.

⁵ Transport and Travel funding includes contributions towards bus services, community transport, school transport, travel plan contributions, together with active travel routes and bridges. Please note this is not physical infrastructure such as a bus shelters/bus stops which is included in highways.

- 3.2. WCC have successfully negotiated and entered into 7 new agreements in relation to education infrastructure, this is the same level as in 2020/21 however, the value of contributions for 2021/22 is higher than for 2020/21. The total contributions are shown in [Table 1](#) and [Table 2](#) above and include contributions for all phases of education including early years, primary, secondary and Special Education Needs and Disabilities (SEND).
- 3.3. In 2021/22 two large development sites with provision for two new first schools with nursery provision and significant highways infrastructure contributions were signed and completed, these are:
- Land west of Foxlydiate Lane, Redditch known as Foxlydiate; further details are in paragraph 3.6 below.
 - Land at Perryfields Road Bromsgrove; further details are in paragraph 3.7 below.
 - In addition to section 106 contributions secured for both sites, land for two new schools was negotiated: 1.4 ha for Perryfields and 2.74 ha for Foxlydiate.
 - Additionally, the next phase of housing at Brockhill East, will necessitate the requirement for an additional 1 Form Entry first school expansion; a contribution and an area of land of 2.3 ha has been secured. Further details are in paragraph 3.8.

More details are shown in [Appendix 1: Overview of Agreements Agreed by District](#) below.

3.4. Transport infrastructure was included in 17 agreements that were signed and completed in 2021/22. This includes contributions for highways and transport and travel. These 17 agreements will create contributions towards numerous transport infrastructure projects across Worcestershire; some agreements include more than one contribution for various pieces of infrastructure such as highway and junction improvements and pedestrian crossings, valued at £13,383,467 and transport and travel such as active travel schemes, passenger transport, personal travel plans and school transport, valued at £3,438,763. These values are shown in [Table 2](#) above.

3.5. [Appendix 1](#) below lists the agreements signed in the financial year 2021/22.

Section 106 Major Infrastructure Agreements Agreed

3.6. The most notable agreement signed in this reporting period is for Land to the West of Foxlydiate Lane and Pumphouse Lane, Bromsgrove. The development of 2,560 dwellings was approved under planning reference 16/0263/OUT and forms part of the wider mixed-use urban cross-boundary extension in Bromsgrove District of up to 2,800 dwellings.

The site will feature:

- a new 3 form entry first school and nursery on a site area of 2.74 ha,
- an estimated contribution of £5.9 million towards middle school infrastructure,
- £2 million towards highways infrastructure,
- £1 million towards active travel,
- £3.1 million towards junction improvements,
- £1.4 million towards passenger transport and,
- a contribution of £200 per dwelling towards Personal Travel Plans.

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

3.7. Land at Perryfields Road, Bromsgrove submitted under planning reference 16/0335/OUT for 1,200 dwellings. The following planning obligations have been secured:

- A new 2 form entry first school and nursery will be delivered on a new site of 1.4ha,
- £2.27 million towards the A38 Bromsgrove Route Enhancement Programme (BREP),
- £1.8 million towards junction improvement works,
- £381,000 sustainable infrastructure towards active travel,
- £302,000 towards public transport and,
- £30,000 towards public transport infrastructure.

3.8. Land at Brockhill East, Weights Lane, Redditch, planning reference 19/00976/HYB, is phase 3 of a wider housing development. The development is set to deliver up to 960 dwellings. The following planning obligation have been secured through a s106 agreement:

- Land of 2.3ha together with contributions of £1.4 million towards first school infrastructure,
- £1.5 million towards middle school infrastructure,
- £1.2 million towards highways Improvements,
- £324,000 towards bus services,
- £40,000 towards bus stops,
- £40,000 towards Community Transport and,
- £4,405 towards Traffic Regulation Orders.

3.9. Land north and west of The Ford House Station Road Pershore submitted under planning reference 19/01718/FUL for 196 dwellings includes:

- £816,384 towards primary education,
- £629,154 towards secondary education
- £161,240 towards SEND,
- £821,347 towards junction improvements,
- £20,000 towards public transport Infrastructure,
- £7,350 towards active travel upgrades to Public Rights of Way (PROW) and,
- £4,500 a pedestrian crossing.

4. Contribution Status

Section 106 Contributions Received between 1st April 2021 and 31st March 2022

4.1. Each signed agreement contains terms specifying when payment for each contribution will be made, these are known as specified trigger points. As a result of trigger points either having been met or due to be met during the reporting period, WCC and WCF collected section 106 contributions from 35 agreements totalling £6,526,759. The majority of this was for education. The splits by infrastructure type of the totals received is broken down in [Table 3](#) below.

Table 3: Contributions received in 2021/22 through Section 106 Agreements

Infrastructure Type	Monies Received (£)
Education	£4,657,203
Highways	£1,355,833
Transport & Travel	£513,723
Total	£6,526,759

Notable Section 106 Contributions Received

4.2. The most notable contribution received in this reporting year was from development W/15/01514/OU Land at Hill House, Swineherd Lane, Spetchley, Worcester for the construction of up to 300 dwellings. This included highways contributions of £305,661 towards transport infrastructure to widen the A4440/A44 Roundabout and education contributions of £468,360 for Red Hill Church of England (CE) Primary School, Worcester and £506,151 for Nunnery Wood High School, Worcester.

4.3. Other significant contributions of £861,496 were received for education from W/10/02896/OU Land at Roman Way Copcut Lane, Salwarpe, Droitwich for 740 dwellings and £596,716.13 from W/12/02490 Land at, Pershore Road, Evesham for 151 dwellings respectively.

Section 106 Contributions Allocated and Transferred to Projects between 1st April 2021 and 31st March 2022

4.4. WCC and WCF have allocated section 106 contributions from 14 agreements totalling £1,237,574 and transferred section 106 contributions from 5 agreements totalling £4,107,867. These are funds that have either been allocated or transferred and due to be spent when infrastructure is programmed, in co-ordination with securing other funding sources.

4.5. The majority of funds allocated to specific projects was for education infrastructure. The most notable are:

- S106 Highways funds from development W/12/02490/OU Land at Pershore Road, Evesham for up to 151 dwellings with the allocation of £3,276,641 transferred to Hampton Bridge Walking and Cycling Project.
- S106 Education funds from development W/15/01514/OU Land at Hill House, Swineherd Lane, Spetchley, Worcester for the construction of up to 300 dwellings with the allocation of £468,360 at Red Hill CE Primary School, Worcester and £506,151 at Nunnery Wood High School, Worcester.
- S106 Education funds of £163,397 were allocated to the provision of additional teaching spaces for secondary education from development B/2017/0761/FUL the Former Polymer Latex site at Stoke Prior, near Bromsgrove for 216 dwellings.
- S106 funds of £151,250 were allocated to Travel and Transport for Personal Travel Planning from development 17/0205/OUTL Land known at former Lea Castle Hospital, Park Gate Road, Kidderminster for 600 dwellings.

The splits by infrastructure type from the totals allocated is broken down in [Table 4](#) below.

Table 4: Section 106 Funding allocated in 2021/22 which was not spent during the year

Infrastructure Type	Monies Allocated (£)
Education	£903,728
Highways	£140,922
Transport & Travel	£192,854
Total	£1,237,574

Section 106 Contributions Spent between 1st April 2021 and 31st March 2022

Table 5: Contributions spent in 2021/22 by infrastructure type

Infrastructure Type	Monies Spent (£)
Education	£1,962,433
Highways	£467,045
Transport & Travel	£370,691
Total	£2,800,170

4.5. WCC and WCF have spent section 106 contributions from 24 agreements to the value of £2,800,170. The split by infrastructure type of the totals spent is broken down in [Table 5](#) above. The value of the contributions spent in this reporting period is less than the £3,226,548 from 68 agreements for 2020/21. This is in part due to timing of the delivery of infrastructure. For example, section 106 contributions of £3,676,508 have been transferred for highway projects, contributing to the Hampton Bridge project, which is in development.

Notable projects funded from Section 106 Contributions

Highways Infrastructure

Hampton Bridge, Evesham



Figure 1: Computer generated Image of proposed Hampton Bridge, Evesham

4.6. Section 106 contributions of £3,676,508 have been transferred to the Hampton Bridge Project. WCC is developing plans for a new pedestrian and cycle bridge in Evesham. The proposed bridge will cross the River Avon, linking Hampton and Evesham.

Upton on Severn Junction Improvements

4.7. £261,192 of Section 106 funds were spent on Improvements to A38 / A4104 Junction near Upton on Severn. The major scheme has been undertaken to replace the previous staggered junction with a new 4-arm roundabout to help reduce congestion in the area. The works are due to be completed in Winter 2022.



Figure 2: Upton on Severn Junction Improvements

Education Infrastructure

Redhill CE Primary School, Worcester - Expansion to two form entry

4.8. The largest single project part funded by section 106 in this reporting year was Redhill CE Primary School – one form of entry expansion increasing the capacity from 210 to 420. A number of housing developments in the area led to the requirement to provide additional school places. A section 106 contribution of £671,327 was spent and a further allocation of £234,180 was committed to the development. The above funding came from two section 106 agreements - P17G0258 Land at Crown Packaging, Perrywood Walk, Worcester for 215 dwellings and 15/01514/OU Land Rear of Hill House, Swinesherd Lane, Spetchley, Worcester for up to 300 dwellings.



Figure 3: Redhill CE Primary, Worcester

Welland Primary School, Malvern - Expansion to one form of entry

4.9. In 2021/22, section 106 contributions of £272,136 were allocated to Welland Primary School, Malvern towards the construction of an additional classroom. Several small housing developments have been undertaken surrounding the school with a cumulative number of more than 150 dwellings. The school is in a rural location with a Published Admission Number (PAN)⁶ of 20. Following consultation with the school, it was agreed to increase the PAN to 30, enabling the school to increase the number of pupils they can eventually accommodate from 140 to 210.



Figure 3: Welland Primary School, Malvern - Expansion to one form of entry

⁶ Published Admission Number is the number of pupils a school can admit into the Reception Class and is the number that is applied to subsequent years as that class progresses through the school.

Forward Funding Infrastructure Projects ahead of section 106 receipts

- 4.10. WCC also forward funds projects in advance of the receipt of the section 106 contribution. Subject to funding from other sources such as grants, matched funding and capital resources, it may be necessary to provide major infrastructure ahead of strategic sites. Prior approval to forward fund infrastructure is agreed with developers and set out in s106 agreement(s). [Table 6](#) shows section 106 funding transferred back to WCC for three Highways and Transport projects; including Worcestershire Parkway Rail Station and improved signals - Microprocessor Optimised Vehicle Actuation (MOVA) in Worcester City and, Education infrastructure project at Red Hill CE Primary School, Worcester These funds will have been included in funds spent, in Table 1.

Table 6: Section 106 Funding transferred in 2021/22 to back fill forward funded projects

Infrastructure Type	Forward Funding Monies (£)
Education	£671,327
Transport	£197,135
Total	£395,312

5. Conclusion

- 5.1. The information presented above is designed to highlight the key data regarding WCC's position on Section 106 developer contributions for the financial year 2021/22. 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 national statutory requirements and best practice.
- 5.2. WCC expects levels of activity around received, allocated and spent contributions to fluctuate each year as many of the projects are long term and large scale meaning the figures are likely to change from year to year.
- 5.3. Negotiation to secure contributions from large scale sites can be complex and lengthy, in some cases a number of years will elapse from providing a response to the planning application to the signing of a s106 agreement. WCC aims to future proof section 106 contributions from strategic sites by ensuring forward funding clauses enable contributions to be used to backfill major infrastructure provided ahead of the delivery of the strategic sites.
- 5.4. No CIL finding was received by WCC during the reporting period. Section 106 agreements continued to be utilised extensively as highlighted throughout this document. Overall, the infrastructure funding statement this year shows the number of new section 106 agreements being signed in 2021/22 was the same as in 2020/21. The value of the contributions secured increased from £30,348,455 in 2020/21 to £41,445,241 in 2021/22. This was supported predominantly by three strategic sites in the north of the county.
- 5.5. The build out of housing and commercial developments continued to progress across Worcestershire during the Covid 19 pandemic; where trigger points were met, these were followed up to ensure continued support for education and transport projects. Any future s106 receipts will be reflective of the current economic market and housing and commercial delivery.

- 5.6. The value of contributions agreed in section 106 agreements to fund infrastructure in Worcestershire rose significantly however, the allocation of funds on projects by Worcestershire County Council fell from £8,516,268 in 2020/21 to £1,237,574 in 2021/22. This is in part due to programming of schemes, waiting for other funding streams and, the impact from the Covid 19 pandemic; most schools and offices were operating under restrictions from March 2020 through to March 2022. Uncertainty in respect of when works could feasibly be undertaken, programmed, implemented, and funds spent within the reporting period, is likely to have had an impact on projects.
- 5.7. WCC continues to work with developers and the district, borough and city councils mitigate the impact of developments across the County, securing developer contributions and providing infrastructure commensurate with the size of the development and when it is needed.
- 5.8. Looking forward to the next reporting period we will continue to work in partnership to secure funding for infrastructure from developers' contributions and to develop and deliver the identified infrastructure in a timely way.

Appendix 1: Overview of Agreements Agreed by District

Application	District	Location	Description	Financial Contributions (£) for Worcestershire County Council as set out in the agreement			
				Highways	Transport & Travel	Education	Monitoring Fees
16/0263/OUT	Bromsgrove District Council	Land To the West of Foxlydiat Lane and Pumphouse Lane Bromsgrove	Up to 2,560 dwellings.	£6,167,310.00	£1,946,900.00	£13,414,840.00	£21,030.00
16/0335/OUT	Bromsgrove District Council	Land at Perryfields Road Bromsgrove	Up to 1,300 dwellings, up to 200 unit extra care facility, mixed use local centre, First School.	£4,566,969.00	£452,000.00	£6,143,143.00	n/a
19/00976/HYB	Bromsgrove District Council	Land At Brockhill East Weights Lane Redditch	Up to 960 dwellings, new district centre.	£1,293,834.00	£364,000.00	£2,900,000.00	£11,155.00
19/01298/FU	Malvern Hills District Council	Barrack Stores Qinetiq St Andrews Road Malvern	33 dwellings	£13,300.00		£0.00	n/a
19/01378/OUT	Malvern Hills District Council	Land at Claphill Lane Rushwick	Up to 120 dwellings	£91,000.00	£483,000.00	£198,682.00	n/a
19/01575/FUL	Redditch Borough Council	Former Play area Edgeworth Close Redditch	19 dwellings	£25,582.23		£0.00	n/a
19/01718/FUL	Wychavon District Council	Land north and west of The Ford House Station Road Pershore	196 dwellings	£853,197.09		£1,606,778.00	n/a
19/01770/FUL	Malvern Hills District Council	Land rear Cornfield Close Welland	14 dwellings	£3,000.00	£9,850.00	£0.00	n/a
20/00044/FUL	Redditch Borough Council	Former Churchill Medical Centre Tanhouse Lane Redditch	19 apartments	£12,971.00		£0.00	n/a
20/00590/FUL	Malvern Hills District Council	Land at Newland Court Newland Malvern	7 dwellings	£8,000.00		£0.00	n/a
20/00775/FUL	Worcester City Council	Ketch Field Broomhall Way Worcester	92 dwellings	£13,500.00		£0.00	£1,770.00
20/01564/FUL	Malvern Hills District Council	Willow End Park, Blackmore Park Road, Welland	New headquarters for ZX Lidars	£50,000.00	£5,000.00	£0.00	£500.00
20/02916/FUL	Wychavon District Council	Faber Cottage Woodhall Lane Ombersley	45 dwellings	£25,500.00	£75,160.00	£122,174.00	£1,495.00
21/00668/FUL	Malvern Hills District Council	Partnership House, Grovewood Road, Malvern	Foodstore	£9,405.00		£0.00	£500.00
21/01046/FUL	Bromsgrove District Council	Land to the North of, Perryfields Road, Bromsgrove	60 dwellings	£209,398.57	£22,246.15	£434,510.00	£2,260.00
21/01268/FUL	Malvern Hills District Council	Land South Greenhill Lane East Banks Close Hallow	55 dwellings	£9,000.00	£80,607.00	£560,944.00	£1,495.00
21/01363/FUL	Wychavon District Council	Land Northwest of Doverdale, Ombersley	Solar Farm	£17,500.00		£0.00	£400.00
21/01645/FUL	Malvern Hills District Council	Land at Willow End Park, Blackmore Park Road, Welland	Business Unit	£14,000.00		£0.00	£500.00
Totals				£13,383,467	£3,438,763	£25,381,071	£41,105.00

Appendix 2: Notable Project Allocations to Projects between 1st April 2021 - 31st March 2022

Planning Reference	District	Location	Description	Amount	Proposed Allocation Purpose
W/12/02490/OU	Wychavon District Council	Land at, Pershore Road, Evesham	UP to 151 dwellings	£3,276,641	Pedestrian and Cycling Bridge
W/15/01514/OU	Wychavon District Council	Land at Hill House, Swineherd Lane, Spetchley	Up to 300 dwellings	£468,360	Redhill CE Primary – 1 Form of Entry Expansion
				£506,151	Nunnery Wood High School – 1 Form of Entry Expansion
B/2017/00761/FUL	Bromsgrove District Council	Former Polymer Latex site at Stoke Prior	148 dwellings	£190,816	St Johns CE Middle School – Additional Teaching Accommodation
				£297,495	South Bromsgrove High School – 1 Form of Entry Expansion
17/0205/OUTL	Wyre Forest District Council	Land known at former Lea Castle Hospital, Park Gate Road, Kidderminster	Up to 600 dwellings	£151,250	Personal Travel Planning
14/01611/OU	Wychavon District Council	Land adjacent to Glassier, Worcester Road, Drakes Broughton	Up to 120 dwellings	£35,387	Bus Stop Contribution
18/01915/OU	Wychavon District Council	Land Off Enstone Way Evesham	56 dwellings	£399,866	Pedestrian and Cycling Bridge
19/00561/FUL	Malvern Hills District Council	Land at Main Road, Hallow, Worcester	33 dwellings	£30,566	School Transport to The Chantry High School, Martley