



Annual Infrastructure Funding Statement Summary 2022/23

Education and Transport Developer Contributions



Southern Link Road Phase 4 (SLR4)

Published December 2023

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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 district and borough councils are responsible for implementing and collecting 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 2022/23. 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. During the financial year 2022/23 one contribution of £69,105.99 (Planning reference 14/00625/FUL) was returned to the payee. This was a public transport improvement contribution for specific bus services which were returned to the original developer. A deed of variation could not be agreed, and it was no longer possible to comply with the specific wording in the agreement.
- 1.5. In 2021, WCC and Worcestershire Children First¹ introduced monitoring fee charges to aid with the cost of monitoring and managing planning obligations payable to WCC; monitoring fees are included in the terms of all Section 106 Agreements agreed with WCC and WCF. The schedule of charges for monitoring fees is published on WCC's website, and the charges are reviewed annually². Monitoring fees were applied to agreements signed during the financial year 2022/23; £42,190 was received in monitoring fees from 19 agreements containing highways infrastructure and £12,835 was received in monitoring fees from 9 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 having not yet been met.

¹ Worcestershire Children First (WCF) is the company responsible for delivering children's services across

² [Section 106 monitoring fees](#) | [Section 106 monitoring fees](#) | [Worcestershire County Council](#)

- 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.

2. Introduction

2.1. This report is the fourth Annual Infrastructure Funding Statement Summary setting out developer contributions secured and agreed by WCC between 1st April 2022 and 31st March 2023. 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 comply with 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 contributions³. The data is taken from WCC’s records of Section 106 transactions within Worcestershire Children First⁴ and the Directorate of Economy and Infrastructure. Further explanation on how data files are composed is available from the Planning Advisory Service.⁵

Table 1: Comparison Between First Four Years of the Infrastructure Funding Statement

Funding Stage	2019/20 Financial Year (£)	2020/21 Financial Year (£)	2021/22 Financial Year (£)	2022/23 Financial Year (£)
Agreed Contribution	£19,732,714	£30,348,455	£42,244,406	£36,739,329
Received Contribution	£7,332,920	£6,719,588	£6,526,759	£5,695,979
Allocated Contribution	£9,311,428	£8,516,268	£5,345,444	£2,818,857
Transferred/Spent Contribution	£4,673,252	£3,226,548	£2,800,170	£4,373,741

3. Contributions agreed in signed agreements⁶

3.1. WCC enters into s106 agreements on residential development sites for both highways and education infrastructure. WCC also enters into agreements on commercial/employment sites for highways contributions. These sites do not yield developer contributions towards education as it is unlikely the development will require mitigation for school places.

³ The government guidelines are available at: <https://www.gov.uk/guidance/publish-your-developer-contributions-data>.

⁴ Worcestershire. It is 100% owned by Worcestershire County Council and delivers its services on behalf of the authority.

⁵ [Welcome to the Planning Advisory Service \(PAS\) | Local Government Association](#)

⁶ Contributions listed are subject to indexation and interest where applicable.

Table 2: Contributions agreed in Section 106 Agreements signed in 2022/23

Infrastructure Type	Monies Agreed (£)
Education	£14,258,767
Education Monitoring Fees	£16,235
Highways ⁷	£20,400,118
Transport & Travel ⁸	£2,012,459
Highways Monitoring Fees	£51,750
Total	£36,739,329

3.2. WCC have successfully negotiated and entered in to 13 new agreements in relation to education infrastructure during this reporting period; this is an increase on the number of agreements signed in 2021/22. However, the value of contributions for 2022/23 is less than for 2021/22 as generally these are agreements for smaller developments. The total contributions are shown in [Table 1](#) and [Table 2](#) above. Monies agreed for education include contributions for all phases of education - early years, primary, secondary and Special Education Needs and Disabilities (SEND).

3.3. In 2022/23, one agreement for a large development site was signed that included contributions to fund a new first school with nursery provision and significant highways infrastructure:

- Land to the South of the City of Worcester, Bath Road, Broomhall, Worcestershire; further details are in paragraph 3.6 below.
- The majority of the remaining developments consist of less than 50 dwellings, with six larger developments in excess of 100 dwellings; further details are in paragraph 3.7 – 3.12 below.

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

3.4. Transport infrastructure contributions were included in 25 agreements signed and completed in 2022/23. This includes contributions for highways and transport and travel. These 25 agreements will provide contributions towards highway infrastructure projects, such as junction improvements and pedestrian crossings valued at £20,400,118 and, transport infrastructure projects and travel schemes, such as active travel schemes, passenger transport, personal travel plans and school transport, valued at £2,012,459. These values are shown in [Table 2](#) above.

3.5. [Appendix 1](#) below lists the agreements signed in the financial year 2022/23.

Major Infrastructure in Signed Section 106 Agreements

3.6. The most notable agreement signed in this reporting period is for the majority of the South Worcester Urban Extension - Land to the South of the City of Worcester, Bath Broomhall, Worcestershire. The development of 2,204 dwellings was approved under planning reference

⁷ Highway's funding includes all contributions to physical transport infrastructure on the road network.

⁸ 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 public transport physical infrastructure such as a bus shelters/bus stops which is included in highways.

13/00656/OUT and forms part of the wider mixed-use South Worcestershire cross-boundary extension in Malvern Hills District for 2,600 dwellings.

The section 106 provides contributions the following infrastructure:

- £6.1 million towards a new 2 form entry primary school and nursery,
- An estimated contribution of £4.3 million towards high school infrastructure,
- £14.4 million towards highways infrastructure,
- £3.6 million towards active travel,
- £940,000 towards junction improvements,
- £606,000 towards public transport and,
- £250,000 towards Personal Travel Planning.

3.7. Another notable agreement signed during this reporting period is land at (Os 8044 6965) Astley in the Wyre Forest district submitted under planning reference MH/22/00573/OUT for up to 145 dwellings. The following planning obligations have been secured:

- £1,073.77 per dwelling towards school transport (£155,695.55),
- £220 per dwelling towards personal travel planning (£31,900),
- £30,000 towards bus stops,
- £10,187 towards community transport,
- £4,500 towards a Traffic Regulation Order.

3.8. Stourport High School and Sixth Form Centre, Coniston Crescent, Stourport on Severn, in the Wyre Forest district submitted under planning reference WF/22/0183/FUL for up to 110 dwellings. The following planning obligations have been secured:

- £710,079.60 (estimated) towards primary education,
- £491,664 (estimated) towards secondary education,
- £84,000 towards active travel,
- £3,000 towards carpark lining,
- £4,500 towards a traffic regulation order,
- £4,000 towards a school travel plan and cycle racks.

3.9. Former Bluebird Toffee Factory, Hunnington, Bromsgrove submitted under planning reference B/19/00592/FUL for 108 dwellings includes:

- £374,680 towards primary education,
- £488,726 towards secondary education,
- £400,000 towards public transport,
- £98,511 towards school transport,
- £23,760 towards personal travel planning
- £15,000 towards community transport.

3.10. Field off Tagwell Road, Droitwich in the Wychavon district submitted under planning reference W/20/00183/OUT for up to 100 dwellings. The following planning obligations are included in the section 106 agreement:

- £472,415 towards a new 2 form entry First School and nursery,

- £356,496 towards middle school education,
- £372,832 towards high school education,
- £160,000 towards a pedestrian crossing,
- £5,024.18 per dwelling towards junction improvements,
- £ 300 per dwelling towards a junction improvement study,
- £220 per dwelling towards personal travel planning.
- £4,000 towards bus stops.

3.11. Land At Os 379586 274992 Stourport Road Bewdley in the Wyre Forest district submitted under planning reference WF/21/0097/OUT for up to 100 dwellings. The following planning obligations are included in the section 106 agreement:

- £144,469 (estimated) towards early years education,
- £72,248 (estimated) towards SEND education,
- £220 per dwelling towards personal travel planning,
- £10,000 towards walking and cycling infrastructure,
- £8,000 towards a traffic regulation order,
- £6,000 towards active travel,
- £4,500 towards uncontrolled pedestrian crossing.

4. Received Contributions

Section 106 Contributions Received between 1st April 2022 and 31st March 2023

4.1 As a result of trigger points either having been met or due to be met during the reporting period, WCF received section 106 contributions from 8 agreements totalling £1,972,041. The receipts for education infrastructure in 2022/23 are less than the receipts for 2021/22. The number and size of agreements signed in 2022/23 containing education infrastructure, were lower than in the previous reporting period. The highways contributions received in the reporting period for 2022/23 were £3,672,398. The split by infrastructure type of the totals received is broken down in [Table 3](#) below.

Table 3: Contributions received in 2022/23 through Section 106 Agreements

Infrastructure Type	Monies Received (£)
Education	£1,972,041
Education Monitoring Fees	£9,840
Highways	£2,046,788
Transport & Travel	£1,625,610
Highways Monitoring Fees	£42,190
Total	£5,696,469

Notable Section 106 Contributions Received in 2022/23

4.2 The most notable education contribution received in this reporting year was £944,891 from development 20/00249/OUT University Park Development, Bromyard Road, Worcester for up to

120 dwellings. The development is adjacent to the West Worcester Urban Expansion which is set to deliver up to 2,150 dwellings. The contribution will provide additional school places. Further details are set in Section five below.

- 4.3 Another notable contribution received for education infrastructure is from 17/0205/OUTL Land at the former Lea Castle Hospital site in the Wyre Forest district with construction for up to 300 dwellings (phase 1). £367,592 will contribute towards additional school places at Wolverley CE Secondary School to create an additional form of entry, and £281,817 will contribute towards a new 2FE primary school and nursery proposed under phase 2 of the development. Further contributions are anticipated from phase 1. Phase 2 is subject to planning approval.
- 4.4 W/10/02916/FUL Faber Cottage, Woodhall Lane, Ombersley, in the Wychavon district with development for 45 dwelling. S106 contributions of £134,486 have been received and allocated. The contribution will be utilised to provide additional places at Westacre Middle School.
- 4.5 The most notable highway contribution received in this reporting year was £1,242,332 from development 16/00972/OUT Land West of Grove Farm Worcester for up to 150 dwellings. This site forms part of the West Worcester Urban Expansion site which is set to deliver up to 2,150 dwellings. Further details are in Section five below. No further highway contributions are due from this site.
- 4.6 Other significant contributions for highway infrastructure are listed in paragraphs 4.6 – 4.9: 19/00592/FUL redevelopment of the former Blue Bird factory site, Hunnington in the Bromsgrove district to provide 108 residential dwellings, consisting of both new dwellings and conversion of existing buildings. Contributions of £595,066 have been secured to fund transport and travel services to serve the development, including:
- £443,030 towards bus services to link the development to Bromsgrove railway station,
 - £16,613 towards community transport,
 - £109,108 towards school transport,
 - £26,315 towards personal travel planning. No further highway contributions are due from this site.
- 4.7 15/01419/OUT Land at West of Worcester and North of Bromyard Road, Lower Broadheath in the Malvern Hills district for up to 965 dwellings plus major infrastructure including a new 2 form entry primary school. This site forms part of the wider West Worcester Urban Expansion site which is set to deliver up to 2,150 dwellings. Further contributions are anticipated in the future when further trigger points are reached. £457,765 has been received to fund highway infrastructure and transport and travel services, including:
- £356,113 towards transport and travel to include bus services and personal travel planning.
 - £101,652 towards highway infrastructure to include dropped kerbs, new bus stop, and walk and cycle infrastructure.
- 4.8 13/00132/OU Land at former Sims Metals UK (South West) Limited, Long Marston, Pebworth. The development for up to 380 dwellings straddles the boundaries of the Wychavon district and

the Stratford on Avon district. £400,749 has been received to support transport and travel services in the area. Further details are in Section 5 below. One further contribution is anticipated.

4.9 W/16/03028/OU £394,294 Land at Station Road Pershore in the Wychavon district for up to 75 dwellings. £394,294 has been received in respect of highway infrastructure. Further details are in Section 5 below.

5. Allocated and Spent Contributions

Section 106 Contributions Allocated and Transferred to Projects between 1st April 2022 and 31st March 2023

5.1 WCF have allocated section 106 contributions from 8 agreements totalling £1,329,525 and spent section 106 contributions from six agreements totalling £872,975. These are funds that have either been allocated either to prospective education projects or transferred to offset education projects that have recently undergone construction.

5.2 WCC has allocated section 106 contributions from 15 agreements totalling £1,489,332 towards highway infrastructure.

5.3 The majority of funds allocated to specific projects was for highway infrastructure. The most notable highways contribution to be allocated in this reporting year is £1,242,332 from development 16/00972/OUT Land West of Grove Farm Worcester for up to 150 dwellings. The funds have been transferred to the Southern Link Road Phase 4 (SLR4) project. This is a major infrastructure project to dual the A4440 Southern Link Road over the River Severn providing an essential link from west Worcester to the M5 motorway and commercial premises to the north of the city.

5.4 Other notable funds allocated for highway infrastructure and Transport and travel services are listed in paragraphs 5.3 – 5.4 and include a contribution of £400,749 from 13/00132/OU Land at former Sims Metals UK (South West) Limited, Long Marston, Pebworth. The contribution will support transport and travel services in the area; £119,452 has been allocated towards a shuttle bus service to link the development to Pebworth Primary School and Honeybourne Station and, £152,634 has been allocated towards secondary school transport to mitigate the impact of the development on existing bus services.

5.5 A contribution of £394,294 has been received in respect of highway infrastructure from W/16/03028/OU Land at Station Road Pershore in the Wychavon district for up to 75 dwellings. The contribution has been allocated to the provision of a footway as part of the new highway infrastructure to the north of Pershore.

5.6 Notable funds allocated for education infrastructure are listed in paragraphs 5.5 – 5.6 and include contributions from 20/00249/OUT University Park Development, Bromyard Road, Worcester for up to 120 dwellings. £421,756 will be utilised by the catchment high school, Christopher Whitehead Language College and Sixth Form to provide additional accommodation, £435,946 will be utilised to increase the number of pupil places at local primary schools, and, £87,189 is for SEND provision within the local area.

5.7 A contribution of £473,047 from W/10/02896/OU Land Between Roman Way and, Copcut Lane, Salwarpe, Droitwich for up to 740 dwellings will be utilised to fund an increase in primary school places at Chawson Community First School and Hindlip CoFE First School.

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

Table 4: Section 106 Funding Allocated in 2022/23 by Infrastructure Type

Infrastructure Type	Monies Allocated (£)
Education	£1,329,525
Highways	£345,025
Transport & Travel	£1,144,307
Total	£2,818,857

Section 106 Contributions Spent between 1st April 2022 and 31st March 2023

Table 5: Contributions Transferred/Spent in 2022/23 by Infrastructure Type

Infrastructure Type	Monies Spent (£)
Education	£872,975
Highways	£3,318,741
Transport & Travel	£182,025
Total	4,373,741

5.8 WCC and WCF have transferred/spent £4,373,741 section 106 contributions from 53 agreements. The split by infrastructure type of the totals spent is broken down in [Table 5](#) above. The value of the contributions transferred/spent in this reporting period is more than in 2021/22 (£2,800,170) and in 2020/21 (£3,226,548). This is in part due to timing of the delivery of infrastructure and developments having met relevant trigger payment points. For example, during the current reporting period, section 106 contributions of £1,242,332 have been transferred for highway projects contributing to the A4440 Southern Link Road Phase 4 (SLR4) project.

Notable projects funded from Section 106 Contributions in 2022/23

Highways Infrastructure

A440 Southern Link Road Phase 4 (SLR4), Worcester



Figure 1 A440 Worcester Southern Link Road – Ketch Roundabout to Powick Roundabout

5.9 Section 106 contributions of £1,242,332 have been transferred to the A440 Southern Link Road Phase 4 Project (SLR4), Worcester. The project has been many years in the making and was completed in August 2022. The project set out to dual the entire length of the A440 Southern Link Road from the Whittington roundabout close to M5 junction 7 to the Powick roundabout link to the A449 and has been split into a number of phases.

The A440 Worcester Southern Link Road is one of Worcestershire's busiest roads. It is an essential part of Worcestershire's strategic road network and provides an important link between the M5, South and West Worcester, Great Malvern, the wider Malvern Hills district, Ledbury, Upton and Herefordshire. The Southern Link Road is also an important bypass to the city centre and provides one of only two road crossings of the River Severn in Worcester City.

Further contributions have been secured in section 106 agreements to contribute towards the cost of the project and these will be used to offset forward funding for both SLR3 and SLR4, as funds become available.

Due to the size of the overall scheme and the availability of funding, the A440 Southern Link Road project was delivered in a number of phases. S106 funds will contribute towards the Crookbarrow Way Cycle Bridge, the dualling of SLR3 running from Whittington Roundabout to the Ketch Roundabout and SLR4 running from the Ketch Roundabout to the Powick Roundabout.



Figure 2 A4440 Dualling from the M5 junction 7 to the Powick roundabout

Broomhall Way Footbridge

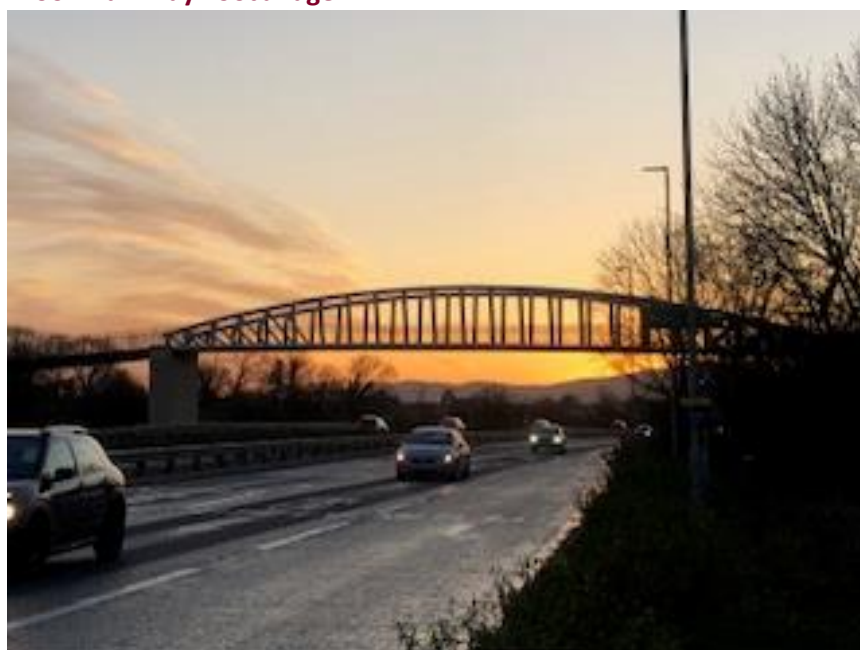


Figure 3 Broomhall Way Footbridge – spanning Worcester A4440 Southern Link Road Phase 3 (SLR3)

5.10 Section 106 contributions of £339,458 have been transferred to the Broomhall Way Footbridge Project. The project was one of a number of improvements to the county’s walking and cycling infrastructure and was completed in July 2021.

The Broomhall Way Footbridge offers a much-improved crossing over the A4440 Southern Link Road in Worcester for pedestrians and cyclists. It provides a link between the new commercial and housing development on the south of the A4440 South Worcester Urban Extension to Power Park in St Peter’s on the north.

Further contributions have been secured in section 106 agreements to contribute towards the cost of the project and these will be used to offset forward funding of the Broomhall Way Footbridge, as funds become available.

Wyre Road, Pershore improvements



Figure 4 Wyre Road, Pershore - Pershore Northern Link Road

5.11 Section 106 contributions of £1,252,676 have been transferred to contribute towards walking and cycling improvements on Wyre Road in Pershore that were completed in July 2022. This was the largest funded project from section 106 contributions in 2022/23.

The works include the construction of a cycle/foot path from Wyre Road roundabout to Station Road on the northern side of Wyre Road, the installation of a new kerb line, improvements to drainage and additional streetlighting. The cycle/foot path provides a link between Station Road and the new Pershore Northern Link Road.

These works are part of the wider Pershore Infrastructure Improvements Scheme, which aims to reduce congestion, improve traffic links and enhance cycling and walking routes around the Pershore area. These works include the already completed improvements at Pinvin Junction and the Pershore Northern Link Road works.

Education Infrastructure

Chawson Community First School, Droitwich



Figure 5 Chawson Community First School – New Nursery Classroom

5.12 Section 106 contributions of £473,047 have been spent on a new nursery classroom at Chawson Community First School, Droitwich. The new classroom will enable the local community to access additional early years provision. The new nursery will provide up to 48 full time equivalent places.

Powick CofE Primary School – New classroom



Figure 6 Powick CofE Primary School – New Classroom

5.13 Section 106 contributions of £259,251 have been spent on a one classroom expansion and new entrance at Powick CofE Primary School. The new classroom replaces a previously undersized

classroom and enables the school to admit up to one form entry (30 pupils per year) in all year groups. The classroom was completed in September 2022.

6. Conclusion

- 6.1. The information presented above is designed to highlight the key data regarding WCC's position on Section 106 developer contributions for the financial year 2022/23. All the information has been calculated and is presented using the Government's templates. These files have been sent to the Department for Levelling Up, Housing and Communities and published on WCC's website in accordance with national statutory requirements and best practice.
- 6.2. 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 containing education contributions and being signed in 2022/23 in comparison with 2021/22 increased from 7 to 13. The number of agreements containing highway and/or transport and travel contributions increased from 17 to 25.
- 6.3. However, the value of the contributions secured fell from £41,445,241 in 2021/22 to £36,739,329 because the size and corresponding level of infrastructure was less in 2022/23 than in 2021/22. In 2021/22, the number of agreements signed included three strategic sites in the north of the county, (Brockhill, Foxlydiate and Perryfields) in comparison, only one strategic site in the south of the county (South Worcester Urban Expansion) is included in the number of agreements signed in 2022/23. All four of the strategic sites referred to are areas of land that have been identified in the Local Plan for housing and economic development.
- 6.4. Following a slowdown in the construction industry and house build out rates in 2020/21 as a result of the Coronavirus lockdowns, housing developments continued to progress across Worcestershire. This led to a number of trigger points being met, which in turn led to the receipt of developer contributions and the continued support for education and transport projects. The past 3 years have shown the volatility of the housing market and any future section 106 receipts will be reflective of the current economic market and housing and commercial delivery.
- 6.5. The value of contributions agreed in section 106 agreements to fund infrastructure in Worcestershire fell from £41,445,241 in 2021/22 to £36,739,329 in 2022/23 however, the allocation of funds on projects by Worcestershire County Council increased from £1,237,574 in 2021/22 to £2,818,857 in 2022/23. This is in part was due to programming of projects and schemes and waiting for other funding streams.
- 6.6. Infrastructure costs continue to rise and approaches to securing additional funds from grants and other sources to fund infrastructure, has provided uncertainty in respect of when works could feasibly be undertaken, programmed, and implemented. The expenditure of s106 receipts in some cases will be reliant on WCC and WCF's ability to secure these additional funds. Where additional funding sources are affected, there is likely to be a knock- on effect on projects and a delay in sending s106 developer contributions.

6.7. 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. Figures also reflect national economic trading conditions for build costs and house prices.

6.8. 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 section 106 agreement. WCC aims to future proof section 106 contributions from strategic sites by utilising forward funding clauses to enable contributions to be used to backfill major infrastructure provided ahead of the delivery of the proposed housing.

6.9.. Contributions from large scale sites can take several years due to the length of time to build out. WCC expect strategic site payments to increase over the next few years as building commences on strategic sites and trigger points are met.

Appendix 1: Overview of Agreements Agreed by District 1st April 2022 - 31st March 2023

Reference Number	District Council	Location	Details	total net dwellings	Estimated Highway Contribution £	S106 Monitoring Fee Highways £	Estimated Education Contribution £	S106 Monitoring fee Education £
B/14/0408	Bromsgrove District Council	Land Rear Algoa House, Western Road, Hagley, Worcestershire	Residential development comprising the erection of 26 dwellings - Outline Application	26	25,534.90	1,005.00	163,752.00	490.00
B/19/00592/FUL	Bromsgrove District Council	Former Bluebird Toffee Factory, Hunnington, Bromsgrove	108 residential dwellings along with associated landscaping; drainage; engineering; highways and access works.	108	537,271.00	2,985.00	863,406.00	3,975.00
B/20/00458/FUL	Bromsgrove District Council	Retirement Home Hopwood Court, Birmingham Road, Hopwood, Worcestershire, B48 7AQ	Extensions to existing 20-bed residential care home to create a 48-bed residential care home	0	2,500.00	1,005.00		
B/21/00684/HYB	Bromsgrove District Council	Bordesley Hall, The Holloway, Alvechurch, Birmingham, Worcestershire, B48 7QA	Conversion of Bordesley Hall into 3 apartments and an outline application for up to 46 dwellings and all associated works.	49	154,827.00	1,005.00	382,068.68	920.00
MH/13/00656/OUT	Malvern Hills District Council	Land to the South of the City of Worcester, Bath Road, Broomhall, Worcestershire	Up to 2204 dwellings and up to 14ha of employment land.	2,204	19,833,770.00	5,000.00	10,502,023.53	5,000.00

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Reference Number	District Council	Location	Details	total net dwellings	Estimated Highway Contribution £	S106 Monitoring Fee Highways £	Estimated Education Contribution £	S106 Monitoring fee Education £
MH/18/01634/FUL	Malvern Hills District Council	Land at (OS 7984 3962) Drake Street, Welland	Deed of Variation to 14/01269/OUT: Residential development of up to 50 dwellings including access, with all other matters reserved.	50	7,500.00	1,005.00		
MH/20/00074/FUL	Malvern Hills District Council	Land To The Rear Of Foley Arms Hotel, 14 Worcester Road, Malvern	17 dwellings, including 11 dwellinghouses and 6 flats, and 3 commercial units	17	5,000.00	1,005.00		
MH/21/01172/FUL	Malvern Hills District Council	Draycott Villa, 23 Main Road, Kempsey, Worcester, WR5 3NY	Redevelopment of former garden centre and associated land for new employment units, farm shop, biomass plant	0	10,000.00	500.00		
MH/21/01276/FUL	Malvern Hills District Council	Wheatfield Court, Upton Road, Callow End, Worcester, WR2 4TZ	14 new dwellings and associated works	14	17,332.00	1,005.00		
MH/21/01287/OUT	Malvern Hills District Council	Land At (Os 7794 5048) Lower Interfields, Malvern	Up to 45 residential units including 12 self/custom build units and associated infrastructure	45	90,195.00	1,770.00	21,674.00	490.00

WCC Annual Infrastructure Funding Statement Summary 2022/23

Reference Number	District Council	Location	Details	total net dwellings	Estimated Highway Contribution £	S106 Monitoring Fee Highways £	Estimated Education contribution £	
MH/21/01645/FUL	Malvern Hills District Council	Willow End Park Blackmore Park Road Welland Malvern WR13 6NN	Class E and Class B8 business units.	0	14,000.00	500.00		
MH/21/01671/FUL	Malvern Hills District Council	Larford Quarry Astley Stourport On Severn DY13 0SQ	Proposed change of use of land to allow for the siting of 89 holiday caravan lodges	0	6,000.00	500.00		
MH/22/00187/OUT	Malvern Hills District Council	Land At (Os 7826 5083), Leigh Sinton	Up to 52 residential units and associated infrastructure	36	75,658.00	1,770.00	234,806.00	490.00
MH/22/00573/OUT	Malvern Hills District Council	Land At (Os 8044 6965) Astley	Up to 145 dwellings,	145	232,283.55	1,685.00		
P12G0199	Worcester City Council	Land at Sherriff Street Industrial Estate, and associated highway, WR5 1HF	Supplemental agreement to P12G0199. 74 residential units and redevelopment for mixed use care, commercial, hotel and retail	74		10,785.00		
W/20/00183/OUT	Wychavon District Council	Field Off Tagwell Road Droitwich Spa	Up to 100 new dwellings.	100	718,418.00	2,985.00	1,201,743.60	1,300.00

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W/21/01363/FUL	Wychavon District Council	Land At (OS 8571 6715) Northwest of Doverdale, Droitwich	Solar Farm and Battery Stations	0	17,500.00	400.00		
W/21/01777/OUT	Wychavon District Council	Land at (OS 0508 4400) Offenham Road, Evesham	Outline application for the development of up to 22 residential units and associated infrastructure (all matters reserved except access)	22			176,360.00	490.00
W/21/01836/FUL	Wychavon District Council	Land off Kingshurst Drive and the rear of 66, Bretforton Road, Badsey	Full planning application for the development 21no. residential dwellings together with associated accesses, parking and landscaping	21	6,426.00	1,005.00	126,434.00	490.00
W/22/00202/OUT	Wychavon District Council	Land and Stables to the West of, Ivy Lane, Bretforton	The demolition of existing stables and the erection of up to 29 dwellings (40% affordable housing) alongside a new access, drainage, landscaping and other associated works.	29	103,556.00	1,770.00	71,248	920.00

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W/22/01186/FUL	Wychavon District Council	Ikon Estate Droitwich Road, Torton, Hartlebury, Kidderminster, DY10 4EU	Erection of a mixed-use commercial building	0	2,000.00	500.00		
WF/20/0892/FUL	Wyre Forest District Council	Formerly Carpets of Worth Site, Severn Road, Stourport on Severn, Worcestershire	Erection of 129 dwellinghouses, open space and associated infrastructure	129	150,000.00	n/a		
WF/21/0097/OUT	Wyre Forest District Council	Land At Os 379586 274992 Stourport Road, Bewdley, Worcestershire (known as - Stourport Triangle, Bewdley)	Outline planning application for up to 100 dwellings with all matters reserved apart from access	100	50,500.00	2,985.00	216,717.00	690.00
WF/21/1064/HYB	Wyre Forest District Council	Land At Os 381800 271300, Former Parsons Chain, Worcester Road, Stourport on Severn, Worcestershire	Hybrid Planning Application - Full Planning for Demolition and the Development of 94 Dwellings (Use Class C3). Outline Planning for the Development of a Care Home (Use Class C2) with Associated Access, or up to 16 dwellings (Use Class C3)	94	240,380.00	5,585.00	172,100.00	490.00

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Reference Number	District Council	Location	Details	total net dwellings	Estimated Highway Contribution £	S106 Monitoring Fee Highways £	Estimated Education Contribution £	S106 Monitoring fee Education £
WF/21/1071/FUL	Wyre Forest District Council	Land At Os 385175 277187 Husum Way, Kidderminster	48 dwellings with associated works	48	10,000.00	1,005.00		
WF/22/0183/FUL	Wyre Forest District Council	Stourport High School And Sixth Form Centre, Coniston Crescent, Stourport on Severn, Worcestershire, DY13 8JU	110 dwellings	110	95,500.00	2,985.00		
				3,421	22,406,151.45	50,745.00	14,132,332.81	15,745.00

Appendix 2: Notable Project Allocations to Projects 1st April 2022 - 31st March 2023

Reference Number	District Council	Location	Details	Total net Dwellings	Contribution	Proposed Allocation Purpose	Status
11/01073/OUT	Wychavon District Council	Land north of Pulley lane and Newland Lane	up to 500 dwellings (class C3), up to 200 care facility units (classC2) provision of a mixed use Local Centre	500	282,000.00	Bus service linking the site to the town centre	Allocated
12/02045/PN	Wychavon District Council	Land Adjacent Kilbury Drive off, Spetchley Road, Spetchley	up to 256 dwellings	256	129,149.00	Whittington Primary School New Bathroom Management Area	Spent
14/00617/OUT	Malvern Hills District Council	Land off Hospital Lane, Powick	up to 61 dwellings	61	104,070.00	Powick CE Primary School New classroom	Spent
19/01718/FUL	Wychavon District Council	Land to the north and west of The Ford House, Station Road, Pershore	up to 196 dwellings	196	858,382.00	Pershore Infrastructure Improvements to improve Pinvin Crossroads and Pershore Northern Link Road	Transferred
20/00249/OUT	Worcester City Council	University Park Development Bromyard Road Worcester	up to 120 dwellings	120	435,946.00	New primary school or additional places at existing schools	Allocated
20/00249/OUT	Worcester City Council	University Park Development Bromyard Road Worcester	up to 120 dwellings	120	421,756.00	Christopher Whitehead Language College & Sixth Form one form of entry Expansion	Allocated

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Reference Number	District Council	Location	Details	Total net Dwellings	Contribution	Proposed Allocation Purpose	Status
2014/256/OUT	Redditch Borough Council	Brockhill East, Hewell Road, Brockhill Redditch (Phase 2)	up to 296 dwellings, play area, Community House and public open space and outline application for up to 3,100 square metres of Class B1 (Business) floorspace	296	324,000.00	Bus service linking the site to the town centre	Allocated
MH/16/00972/OUT	Malvern Hills District Council	Land west of Grove Farm, Worcester	up to 150 dwellings	150	1,242,332.00	Southern Link Road (SLR4)	Spent
W/10/02896/OU	Wychavon District Council	Land Between Roman Way and Copcut Lane, Salwarpe, Droitwich	up to 740 dwellings	740	336,020.42	Broomhall Way Footbridge	Transferred
W/10/02896/OU	Wychavon District Council	Land Between Roman Way and Copcut Lane, Salwarpe, Droitwich	up to 740 dwellings	740	175,524.54	Bus service linking the site	Transferred
W/10/02896/OU	Wychavon District Council	Land Between Roman Way and Copcut Lane, Salwarpe, Droitwich	up to 740 dwellings	740	473,047.00	Chawson First School, Droitwich New classroom	Spent
W/13/00132/OU	Wychavon District Council	Land Adjacent to, Sims Metals UK (South West) Limited, Long Marston, Pebworth	up to 380 dwellings & upto 5000m2 of employment class B1c, 400m2 of community class D2, public open space	380	119,452.00	Bus Service linking the site to Pebworth Primary School and Honeybourne Station	Allocated

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Reference Number	District Council	Location	Details	Total net Dwellings	Contribution	Proposed Allocation Purpose	Status
W/13/00132/OU	Wychavon District Council	Land Adjacent to, Sims Metals UK (South West) Limited, Long Marston, Pebworth	up to 380 dwellings and up 5000m2 of employment class B1c, 400m2 of community class D2, public open space	380	152,634.00	School Transport to secondary schools in Evesham and Chipping Campden	Allocated
W/16/03028/OU	Wychavon District Council	Land at Station Road, Pershore	up-to 75 dwellings	75	394,294.00	Pershore Infrastructure Improvements Includes £6.4m from HIF	Transferred
W/20/02916/Ful	Wychavon District Council	Faber Cottage, Woodhall Lane, Ombersley, Droitwich, WR9 0EQ	up to 45 dwellings	45	134,486.00	Westacre Middle School School, Droitwich expansion	Allocated