

**Slough Borough Council  
Infrastructure funding statement 2021/22  
Report on section 106 planning obligations**

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## 1 Introduction

- 1.1 This report provides information on the monetary and non-monetary contributions sought and received from developers or land owners for the provision of infrastructure to support development in Slough, and the subsequent use of those contributions by Slough Borough Council. The report covers the financial year 1 April 2021 to 31 March 2022.
- 1.2 There is a requirement under the Community Infrastructure Levy Regulations 2010 (as amended) for Local Planning Authorities to publish information on contributions gained from Section 106 planning obligations. Slough Borough Council does not have a Community Infrastructure Levy (CIL); it seeks developer contributions through Section 106 planning obligations.
- 1.3 Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement or for developers to make unilateral undertakings – both are planning obligations. Obligations are to mitigate the impact of a specific development, to make it acceptable in planning terms. The planning obligation might, for example, require the provision of or contribution to transport/highway improvements, school places, air quality improvement initiatives or local green/recreation spaces. Local planning authorities can also seek planning obligations to secure a proportion of or financial contribution to affordable housing from residential developments.
- 1.4 It should be noted that agreed obligations can subsequently be varied if justified. And some agreed obligations may never become live if the associated development does not progress.
- 1.5 The contributions sought by the Council are published in the Developers Guide Part 2 which is on the Council's web site. It is due to be updated soon. Link to web page : [Planning for developers – Slough Borough Council](#)
- 1.6 The following two tables give headline figures regarding money or non – monetary contributions agreed, received or provided, money spent or held during the financial year 2021/22. Section 3 provides a breakdown of some of the headline figures, further details and points to note relevant to contributions.

## 2 Headline figures

### 2.1 Headline figures for monetary contributions for the year 2021/22.

<b>Contribution category</b>	<b>£</b>
Total money to be provided through planning obligations agreed 2021/2022	352,906
Total money received in 2021/2022 through planning obligations (whenever agreed)	6,018,455
Total money, received through planning obligations (whenever agreed), spent in 2021/22	606,081
Total money, received through planning obligations (whenever agreed), retained at the end of 2021/22 (excluding “commuted sums” for longer term maintenance).	12,153,661
Total money, received through planning obligations (whenever agreed), retained at the end of 2021/22 as “commuted sums” for longer term maintenance.	588,464

### 2.2 Headline non-monetary contributions for the year 2021/22.

<b>Contribution category</b>	<b>Number</b>
Total number of affordable housing units to be provided through planning obligations agreed in 2021/22	334
Total number of affordable housing units which were provided through planning obligations (whenever agreed) in 2021/22	48
Total number of school places for pupils to be provided through planning obligations agreed in 2021/22	nil
Total number of school places for pupils which were provided through planning obligations (whenever agreed) in 2021/22	nil

2.3 Non monetary contributions that do not result in physical infrastructure are not listed such as travel plans, regulation of use of land, information packs for new residents. Section 278 highway agreement works are not listed; most relate to access or highway works required by conditions on planning permissions. Section 278 agreements don't provide for financial contributions for physical works other than long term maintenance for certain highway land features.

## 2.4 .

**3 Details of monetary contributions**

## 3.1 Infrastructure funded during 2021/22 by planning obligation contributions.

<b>Infrastructure project/type</b>	<b>Planning Obligation receipts spent (£)</b>
Transport & Travel	260,619
Open Space	345,462

## 3.2 Money received through planning obligations, allocated and retained at the end of 2021/22

<b>Infrastructure project/type or maintenance</b>	<b>Planning Obligation receipts allocated (£)</b>
Affordable Housing	1,278,251
Transport & Travel	3,150,286
Education	77,506
Open Space & Leisure	1,587,824
Green Infrastructure	2,407,951
Economic Development	328,657
Other	3,321,985
Maintenance	588,464
Monitoring Fee	1,200

## 3.3 Further information

3.3.1 Maintenance money. The maintenance money in the table at 3.2 is held as it will be spent over many years to fund long term maintenance of open space.

3.3.2 Time to spend money. Regarding money held and unspent the associated obligations have various time limits in which to spend the money. The time limits are often 5 years or more. Large infrastructure projects often require multiple contributions to be gathered over several years before works can start.

3.3.3 The £12.1 million figure unspent is exceptional as over £6 m of it was received during 2021/22 as a result of one exceptionally large development progressing (Horlicks Quarter).

3.3.4 Borrowed money. No planning obligation money has been spent repaying money borrowed.

3.3.5 Unallocated money. No planning obligation money held at the end of 21/22 is unallocated i.e. a project or works etc. has been identified.

3.3.6 Monitoring fee. The £ 6,018,454 money received figure above includes £ 1,200 for monitoring of the collection of contributions and implementation of non monetary contributions. This figure is included in the total contribution sum to be in line with Planning Advisory Service guidelines. But the Council does not treat this money as a Sec. 106 contribution as it's a fee for administration.

3.3.7 CSV files. In line with Planning Advisory Service guidelines 3 csv tables to show the above figures will soon be published on the Council's web site alongside this report.