

Slough Borough Council

Infrastructure funding statement 2023/24

Report on section 106 planning obligations

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December 2024

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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 2023 to 31 March 2024.
- 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 webpage - [Planning for developers](#). It is due to be updated.
- 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 2023/24. 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 2023/24.

Contribution category	£
Total money to be provided through planning obligations agreed 2023/24	2,029,157
Total money received in 2023/24 through planning obligations (whenever agreed)	3,583,861
Total money, received through planning obligations (whenever agreed), spent in 2023/24	314,580
Total money, received through planning obligations (whenever agreed), retained at the end of 2023/24 (excluding "commuted sums" for longer term maintenance).	15,686,380
Total money, received through planning obligations (whenever agreed), retained at the end of 2023/24 as "commuted sums" for longer term maintenance.	907,948

2.2 Headline non-monetary contributions for the year 2023/24.

Contribution category	Number
Total number of affordable housing units to be provided through planning obligations agreed in 2023/24	63
Total number of affordable housing units which were provided through planning obligations (whenever agreed) in 2023/24	63
Total number of school places for pupils to be provided through planning obligations agreed in 2023/24	nil
Total number of school places for pupils which were provided through planning obligations (whenever agreed) in 2023/24	nil

2.3 Non monetary contributions or obligations 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 site access or highway works required by conditions on planning permissions. Sec 278 agreements for the relevant year do not provide for financial contributions for physical works other than long term maintenance for certain new highway land features.

3. Details of monetary contributions

3.1 Infrastructure funded during 2023/24 by planning obligation contributions.

Infrastructure project/type	Planning obligation receipts spent (£)
Transport & Travel	112,855
Open Space	75,000
Education	40,000
Economic Development	86,725

3.2 Money received through planning obligations, allocated and retained at the end of 2023/24

Infrastructure project/type or maintenance	Planning obligation receipts allocated (£ rounded)
Affordable Housing	2,449,550
Transport & Travel	7,168,730
Education	2,964,980
Open Space & Leisure	1,649,405
Green Infrastructure	0
Economic Development	1,060,883
Air Quality	358,683
Other	0
Maintenance	907,949
Monitoring Fee	34,150

3.3 Further information

- 3.3.1 Regarding the Air Quality category above it should be noted that Government guidance on categories of project etc. does not identify air quality separately; it would be included in the Other category.
- 3.3.2 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.
- 3.3.3 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 vary but 5, 8 or 10 years are typical. Large infrastructure projects often require multiple contributions to be

gathered over several years before works can start. Consequently some money might be held for a few years before being spent.

- 3.3.4 The figure for unspent money is exceptional as over £6 m of it was received during 2021/22 as a result of one exceptionally large development progressing (Horlicks Quarter).
- 3.3.5 Borrowed money. No planning obligation money has been spent repaying money borrowed.
- 3.3.6 Unallocated money. No planning obligation money held at the end of 2023/24 is unallocated i.e. a project or works etc. has been identified.
- 3.3.7 Monitoring fee. The money received figure above includes £ 34,150 for monitoring of the collection of contributions and implementation of non monetary contributions or obligations. 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 infrastructure contribution as it's a fee for administration.