

**Redditch Borough Council
Planning Committee**

**Committee Updates
17th June 2020**

19/01312/HYB Land North Of Greenlands Business Centre, Studley Road

Further to the Highways consideration on page 12 of the Agenda Item, the Highway Authority has confirmed that the S106 contribution only applies to the employment element of the proposal and not to the housing element (because the number of proposed homes falls below the trigger of 10 for requesting such contributions) The contribution has therefore been suitably amended.

The Highway Authority has provided its contribution justification as follows:

The Infrastructure Delivery Plan which accompanies the adopted Redditch Local Plan No. 4 has a total Transport cost of £7,360,000. WCC has calculated the likely new trips associated with development in the plan to be 43,730. The infrastructure costs of £7,360,000 have been divided by the 43,730 trips to determine a cost per 100m2 which equates to £1,122.59. This has then been applied to the development (11.33 x 1,122.59) giving a contribution of £12,718.95. The County Council have been using this approach to seek contributions since 2013 and this has been accepted by the Borough and Planning Inspectors. The methodology was developed to ensure all development paid towards the infrastructure required to support the growth within the adopted plan.

The applicant has agreed to pay the contribution by way of a S106 Planning Obligation.

Amended Recommendation on Page 13

Given that the required clarification from the Highway Authority has now been provided, subsection (a) of the Recommendation has been amended to read:

(a) That in connection with the Full planning permission (commercial element only), that the satisfactory completion of a S106 planning obligation, ensuring that;

- Contributions arising from the employment element of the proposed development are paid to Worcestershire County Council to support Active Travel Infrastructure and to improve existing bus stops closest to the application site,
and
- S106 monitoring fees are paid to the Borough Council

Remainder of recommendation remains unchanged.

19/01600/REM Victoria Works, Edward Street

No Updates

19/01622/FUL Car Park Land Adjacent Clive Works, Edward Street

No Updates