

City of Bradford Metropolitan District Council

Community Infrastructure Levy

Section 106 Analysis

Average residual Section 106 Contributions per unit.

1. Paragraph 4.1.7 of the Bradford CIL Viability Evidence (June 2015) sets out that an average residual Section 106 (S106) figure of £1,000 per unit has been used in the CIL viability appraisal to represent the continued use of non-pooled contributions. This has been based on analysis of S106 agreements in the District. It should be noted that education is considered to be a pooled contribution that will be replaced by CIL once it is implemented, as per the draft regulation 123 list. As such it has not been included in this figure. Affordable housing has also not been included in this calculation as this will continue to be covered by S106 agreements, and the CIL viability appraisal assumes full affordable housing contributions in line with Core Strategy Policy HO11.

Table 1 provides details of the S106 agreements, to support the assumption of £1,000 per unit average residual S106 contribution. The residual calculation assumes that CIL will replace the contributions identified on the draft regulation 123 list, including education, off-site recreation and open space and habitat mitigation.

The table provides a general assessment of agreed S106 contributions from residential developments across the District to support the S106 assumption used in the CIL viability evidence. The residual S106 per unit figure is based on an analysis of contributions, which are assumed will be continue to be collected through S106 following the introduction of CIL. Any items which are considered will be collected through CIL (infrastructure items listed on the Draft 123 list) have been excluded from this calculation. It is important to note that to avoid undue complexity this analysis is a broad assessment based on the totals for each contribution item and does not provide a detailed breakdown of costs within these individual items. Therefore there may be cases where total contributions for a particular item may include some items which will be collected through CIL instead of S106 or visa versa. For example, total highways contributions may contain off-site junction work which may be collected through CIL.

Based on the available evidence it is considered that the analysis of S106 agreements for residential development in the District, justifies the use of the £1000/unit residential S106 assumption used in the District wide CIL viability evidence.

Table 1 Summary of residential Section106 agreements

Applicati on	No Units	Address	Recreatio n Open Space***	Educatio n	Highway s	Cycle works and footpath works** *	Habitat mitigat ion	Drainage	Travel cards/bus stops/bus services**	Total S106 contributions excluding affordable housing	Amount to be replaced by CIL	Total residual S106	Residual S106 per unit
10/0455 1/MAF	173	Land North East of 2 The Coach House, Derry Hill, Menston	£146,000 On site areas of POS	£235,997	£369,000				£543,707	£1,294,704	£381,997	£912,707	£5,276
11/0569 1/OUT	135	Land at grid ref 416775 443424, Bingley Road, Menston	£125,000 On site areas	£205,500	£369,000	Footpath works			£543,707	£1,243,207	£330,500	£912,707	£6,761
12/0164 0/FUL	125	Former site of Fairweather Green Mills, Thornton Road, Bradford		£50,000	£8,000					£58,000	£50,000	£8,000	£64
12/0306 8/OUT	24	Horton Park Avenue, Bradford	£9,595	£98,015	£5,000					£112,610	£107,610	£5,000	£208
12/0431 4/MAO	66	Land west of Legrams Mill,		£75,000	£7,000					£82,000	£75,000	£7,000	£106

		Woodhead Road, Bradford											
12/04674/MAO	135	Land at Shann Lane, Keighley	£133,628	£235,702	£267,000				£636,330	£369,330	£267,000	£1,978	
12/04931/MAF	209	Land at Thornhill Road, Steeton with Eastburn	£30,000	£364,901	£398,956	Footpath and cycleway works			£793,857	£394,901	£398,956	£1,909	
		Communal areas											
		Play area											
12/05126/FUL	14	Land at Mornington Road, Bingley			£7,000			£7,646	£14,646	£0	£14,646	£1,046	
13/00093/FUL	82	Land at Crack Lane, Wilsden, Bingley	£72,205	£328,090	£96,000				£496,295	£400,295	£96,000	£1,171	
13/00377/MAO	80	BPL House, 880 Harrogate Road, Bradford		£240,000	£30,345			£265,558	£535,903	£240,000	£295,903	£3,699	
13/00420/MAF	124	Harrowins Farm, Brighouse Road, Queensbury	£143,555	£217,370	£247,486			£57,288	£665,699	£360,925	£304,774	£2,458	
13/00910/MAF	220	Land at Thornhill Road, Steeton with Eastburn	£30,000	£359,664	£368,956	Footpath and cycleway works			£758,620	£389,664	£368,956	£1,677	
		Communal areas											
		Play area											

13/0197 3/MAO	35	Land at New Road, Denholme	£22,873	£140,039	£45,000					£207,912	£162,912	£45,000	£1,286
13/0248 7/MAF	26	Land at Daisy Hill, Silsden	£20,328	£45,394	£20,000	Footpath works				£85,722	£65,722	£20,000	£769
13/0288 9/OUT	729	Citygate, Manchester Road, Bradford	£163,000	£136,183	£100,000					£399,183	£299,183	£100,000	£137
13/0414 8/MAF	270	Land at Cote Farm, Leeds Road, Thackley, Bradford	£46,535	£251,108					£40,000	£337,643	£297,643	£40,000	£148
13/0457 9/MAF	14	407 Little Horton Lane, Bradford	£15,299	£58,592	£7,000					£80,891	£73,891	£7,000	£500
13/0459 4/MAO	114	Former site of Bankside, Dock Lane, Shipley	£142,388	£343,182	£12,000				£30,000	£527,570	£485,570	£42,000	£368
13/0467 9/MAF	64	Land at Green Lane, Manningham, Bradford			£35,000					£35,000	£0	£35,000	£547
13/0530 0/OUT	12	Land South of Greenfield Farm, Main Road, Keighley	£14,563	£21,916			£15,000		£5,544	£57,023	£51,479	£5,544	£462

14/00208/MAO	600	Fagley Quarry, Fagley Lane, Bradford		£1,000,000						£1,000,000	£1,000,000	£0	£0
14/00255/MAF*	267	Land at Simpsons Green, Apperley Road, Apperley Bridge, Bradford	Communal areas plan	£1,058,840	£168,000					£1,226,840	£1,058,840	£168,000	£629
			On site POS										
			Equipment plan										
			£21,000										
14/01120/MAF	233	Land at Manywells Brow, Cullingworth, Bingley	£144,813	£975,138	£54,000			£46,000	£1,219,951	£1,119,951	£100,000	£429	
14/01293/OUT	14	Land South of Wilsden Road, Sandy Lane, Bradford	£15,544	£25,568	£8,500				£49,612	£41,112	£8,500	£607	
14/01472/MAF	14	Land East of Northside Terrace, Bradford	£15,299	£29,296	£8,000				£52,595	£44,595	£8,000	£571	
14/01727/MAO	70	Land West of Sandhill Fold, Bradford		£292,960	£10,000				£302,960	£292,960	£10,000	£143	

14/0226 8/MAF	38	Land at The Acres, Addingham		£130,918	£37,166		£22,19 5		£11,000	£201,279	£153,113	£48,166	£1,268
14/0254 1/MAF	124	Land South of Stranmour, O ccupation Lane, Keighley	On site POS	£231,669		Footpath and cycle works		£3,659	£80,220	£319,548	£235,669	£83,879	£676
14/0289 1/MAF	62	Akam House, Vaughan Street, Bradford	£9,200		£7,000					£16,200	£9,200	£7,000	£113
14/0420 8/MAO	31	Land West of Green Lane, Steeton with Eastburn	£21,123	£32,352	£122,000				£10,000	£185,475	£53,475	£132,000	£4,258
14/0429 5/MAF	86	Former New Mill, Main Road, Denholme	£10,000		£18,000			£30,000	£20,000	£78,000	£10,000	£68,000	£791
14/0528 5/MAO	130	Land at Harrogate Road, Bradford		£627,432					£20,000	£647,432	£627,432	£20,000	£154
14/0529 2/MAO	28	Former Allotment Gardens, Parkwood Rise, Keighley	£21,123	£52,312	£7,000					£80,435	£73,435	£7,000	£250

15/0277 2/FUL	12	Site of former Waterside Business Park, Keighley Road, Silsden	£16,857	£12,811	£7,000					£36,668	£29,668	£7,000	£583
15/0330 5/MAF	38	Land at The Acres, Addingham		£130,918	£37,166		£24,456		£10,000	£202,540	£155,374	£47,166	£1,241
15/0413 0/MAO	220	Former site of Otto House, 2 Ingleby Road, Bradford	Playing field on site	£909,700	£8,000					£917,700	£909,700	£8,000	£36
Totals	4618		£146,000	£8,916,567	£2,884,575		£61,651	£299,217	£1,425,112	£14,960,051	£10,351,146	£4,608,904	£998

* 14/00255/MAF – the S106 states the £1,926,006.25 to be paid for either the off-site Harrogate Road/New Line Junction works and/or the provision of off-site Affordable Housing. This amount has therefore been excluded from the residual S106 calculation

** This column excludes any contributions towards station improvements as this will be collected through the CIL regime based on the Draft Regulation 123 list

***Detailed costing information for the provision of on-site open space areas and works to footpaths and cycleway works is not included as the data is not currently available