

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE
8th DECEMBER 2009

**Annual Monitoring Report on Education Contributions
 Secured through Section 106 Agreements
 April 2008 – March 2009**

OPEN	
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APPENDICES:	Appendix 1 – Section 106 Contributions Awaiting Expenditure As At 31/03/09 Appendix 2 - Section 106 Monies Expended 2008/9

1. PURPOSE OF REPORT

- 1.1 To provide Members with an annual report detailing the monies that have been secured, paid and spent in respect of Education Contributions.

2. RECOMMENDATION:

- 2.1 **That the report be noted.**

3. BACKGROUND

- 3.1 Education Contributions are secured through policy CY4 of the Adopted Wyre Forest District Local Plan and the Council's Planning Obligations Supplementary Planning Guidance Note. Contributions are required where there is a net of gain of 5 or more dwellings. Exceptions are applicable for social housing, one bedroom dwellings or specialist housing for the elderly.
- 3.2 It is clear that without investment, Schools' ability to accommodate extra pupils generated by new housing development can be compromised. It is therefore important to maintain sufficient levels of school capacity and infrastructure for a growing population. The development industry has a key role to play in delivering provision, on a scale and kind that is appropriate to the new development. The use of a planning obligation to secure education contributions is to mitigate for a development impact on school capacity.

- 3.3 Within the Business Plan for 2009/2010 it is a commitment to report to Members on S.106 monies obtained and spent. This requirement was a result of the scrutiny exercise conducted into S.106 obligations and the effectiveness of the Supplementary Planning Document on Planning Obligations adopted in February 2007.

4. KEY ISSUES

- 4.1 The County Council report annually on the monies that have been received and spend within a financial year. These reports are included within the appendix. In addition reports have been created showing the monies received from April to the end of November and also the amount of money that have been secured through S.106 agreements but that have not been received in the main due to unimplemented planning permissions.
- 4.2 It is clear to see that the Council's policy in securing education contributions is effective and continues to secure funding for the education authority.
- 4.3 In the last financial year £77,438 was received from implemented planning applications, and £7,644 was spent resulting in an overall capital pot of £201,241.00. It should be noted that the total capital pot figure cannot be spent District wide as each contribution must be directed towards the eligible school.
- 4.4 The income figure is relatively low which is due in the main to the economic downturn, with residential schemes being put on hold or being 'banked' by developers. This is evident in the final table of the appendix which shows £506,483.60 which has been secured by S.106 agreements which could come forward when developments are implemented that there significant monies may become available as and when the housing market recovers.

5. FINANCIAL IMPLICATIONS

- 5.1 There are no financial implications

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 There are no legal or policy implications

7. RISK MANAGEMENT

- 7.1 There are no risk management issues.

8. CONCLUSION

- 8.1 Members are asked to note this report which outlines the current position in respect of monies secured through section 106 agreements for education purposes. The Supplementary Planning Document on

Planning Obligations continues to secure this money in robust way. However the Council has no control of when developments will reach their trigger points and as such has a lack of control of when the other secured funds will be received.

9. CONSULTEES

9.1 The Director of Legal and Corporate Services

10. BACKGROUND PAPERS

Planning Obligations Supplementary Planning Document

Adopted Wyre Forest District Local Plan

WYRE FOREST DISTRICT COUNCIL – SECTION 106 CONTRIBUTIONS AWAITING EXPENDITURE AS AT 31/03/09

Planning Reference	Development	Amount	Eligible Schools	Allocation	To Be Spent By
06/1119/FULL	Beaver Lodge, St Michael's Close, Stourport	£ 9,251.00	Stourport Primary The Stourport High	To be allocated	06/03/2018
WF/0655/05	42-44 Lorne Street, Kidderminster	£ 14,293.00	St George's CE Primary King Charles I	To be allocated	23/11/2017
WF/0757/04	21 Birmingham Road, Blakedown	£ 296.00	Blakedown CE Primary Haybridge High	Blakedown CE Primary Refurbish old kitchen area	04/07/2015
08/0014/FULL	Land adjacent 154 Habberley Lane, Kidderminster	£ 12,707.00	Franche Primary Baxter College	To be allocated	19/03/2019
08/0398/FULL	18 Load Street, Bewdley	£ 6,738.00	St Anne's CE Primary The Bewdley School	To be allocated	20/06/2018
08/1035/FULL	Land at Hillgrove Court, Mill Street, Kidderminster	£ 5,736.00	St John's CE Primary Baxter College	To be allocated	23/03/2019

Planning Reference	Development	Amount	Eligible Schools	Allocation	To Be Spent By
WF/0806/05	Greenhill Service Station, Chester Road North, Kidderminster	£ 48,979.00	The Offmore Primary King Charles I	To be allocated	19/03/2014
WF/0988/04	Brindley Arms, Minster Road, Stourport-on-Severn	£ 40,665.00	Burlish Park Primary The Stourport High	To be allocated	28/01/2018
WF/602/05	69 Areley Common, Stourport-on-Severn	£ 5,256.00	St Bartholomew's CE Primary The Stourport High	St Bartholomew's CE Primary Wyre Forest Review - conversion to primary	12/05/2016
WF/665/05	Mill Road, Stourport on Severn	£ 13,598.00	Stourport Primary The Stourport High	Stourport Primary Wyre Forest Review	28/02/2017
WF/932/04	Randles Garage, George Street, Kidderminster	£ 35,158.00	St George's CE Primary King Charles I	To be allocated	21/12/2017
WF/941/04	Part former telephone exchange, Sion Gardens, Stourport-on-Severn	£ 8,564.00	Stourport Primary The Stourport High	To be allocated	25/04/2012
TOTAL AWAITING EXPENDITURE AS AT 31/03/09		£ 201,241.00			

WYRE FOREST DISTRICT COUNCIL – SECTION 106 MONIES EXPENDED 2008/9

Planning Reference	Development	Amount	Eligible Schools*	Date	Allocation
WF/1325/03	Ferndale Service Station, Habberley Lane, Kidderminster	£ 7,644.00	Franch First Franch Middle Wolverley High	31/03/2009	Franch Community Primary Remodel existing BMA
TOTAL EXPENDITURE		£ 7,644.00			

*** NB Due to the recent review of schools in Wyre Forest, allocations will be made to the successor schools of the schools named in the Section 106 agreement**

WYRE FOREST DISTRICT COUNCIL – SECTION 106 INCOME RECEIVED 2008/9

Planning Reference	Development	Amount	Eligible Schools	Date Received	Spend by
08/0398/FULL	18 Load Street, Bewdley	£ 6,621.00	St Anne's CE Primary The Bewdley School	20/06/2008	20/06/2018
WF/0806/05	Greenhill Service Station, Chester Road North, Kidderminster	£ 48,979.00	The Offmore Primary King Charles I High	19/03/2009	19/03/2014
08/0014/FULL	Land adjacent 154 Habberley Lane, Kidderminster	£ 12,707.00	Franch Primary Baxter College	19/03/2009	19/03/2019
08/1035/FULL	Land at Hillgrove Court, Mill Street, Kidderminster	£ 5,736.00	St John's CE Primary Baxter College	23/03/2009	23/03/2019
	Interest Accruals on balance held as at 31/03/09	£ 3,395.00	As original contributions	31/03/2009	As original contributions
TOTAL INCOME RECEIVED		£ 77,438.00			

WYRE FOREST DISTRICT COUNCIL – SECTION 106 INCOME RECEIVED APRIL 2009 to NOVEMBER 2009

Planning Reference	Development	Amount	Eligible Schools	Allocation
07/0362/FULL	Franchise Street, Kidderminster	£ 56,606.07	Sutton Park Primary	To be allocated
WF/1150/04	47/48 Bewdley Road, Kidderminster	£ 27,125.74	Sutton Park Primary	To be allocated
TOTAL INCOME RECEIVED		£ 83,731.81		

WYRE FOREST DISTRICT COUNCIL – SECTION 106 COMPLETED BUT MONIES NOT RECEIVED 2007 - 2009
 (Due to trigger points not reached, developments not started or monies outstanding)

Planning Reference	Development	Amount
09/0247/FULL	Former Stone Depot, Butts Lane	£ 39,537.00
09/0066/FULL	Land off Puxton Drive, Kidderminster	£ 38,224.00
09/0061/ OUTL	Sutton Park Reservoir, Sutton Park Road, Kidderminster	Outline Application Unknown Final Figure
08/1106/FULL	Land Oak Public House, Birmingham Road, Kidderminster	£ 10,514.00
08/0659/FULL	Hodge Hill Barns, Birmingham Road, Kidderminster	£ 30,344.00
08/0977/ OUTL	108/109 Bewdley Hill, Kidderminster	Outline Application Unknown Final Figure

Planning Reference	Development	Amount
08/0731/FULL	Briars Hotel, Habberley Road, Kidderminster	£ 46,592.00
08/0848/FULL	Milligans Public House, Mill Lane, Kidderminster	£ 8,604.00
08/0662/FULL	Land Rear of 33 Baldwin Road, Stourport	£ 51,711.00
08/0595/FULL	Harriers Trade Centre, Stadium Close, Kidderminster	£ 47,780.00
08/0538/OUTL	Sutton Arms, Sutton Park Road, Kidderminster	Outline Application Unknown Final Figure
08/0347/FULL	127 Park Lane, Kidderminster	£ 9,560.00

Planning Reference	Development	Amount
08/0263/FULL	The Eagles Nest, Connigsby Drive, Kidderminster	£ 16,164.00
07/1063/FULL	Corner of Castle Road and Park Lane, Kidderminster	£ 10,504.00
07/0469/OUTL	Morgan Advanced Ceramics, Bewdley Road, Stourport	£ 180,200.00
07/0614/FULL	Land Adj 7 Hartlebury Road, Stourport	£ 6,585.00
07/0605/FULL	Live and Let Live, Wolverley	£ 6,930.00
07/0535/FULL	The Tontine, Mart Lane, Stourport	£ 3,234.60
TOTAL MONIES SECURED		£ 506,483.60

