

To: East Area Planning Committee

Date: 4th September 2012

Item No:

Report of: Head of City Development

Title of Report: Receipt and Expenditure of Developer Contributions

Summary and Recommendations

Purpose of report: This report summarises the receipt and expenditure of developer contributions in the last financial year (11/12)

Report Approved by:

Finance: Jonathan Marks or David Watts?

Legal: Michael Morgan or Daniel Smith?

Policy Framework:

Oxford City Council corporate priorities:

- Meeting Housing Needs
- Strong Active Communities
- Cleaner, Greener Oxford

Local Development Framework

- Planning Obligations SPD

Core Strategy 2026

- Policy CS17 Infrastructure and developer contributions
- Policy CS24 Affordable housing

Recommendation(s): This report asks the East Area Planning Committee to note the receipt and expenditure of developer contributions in the last financial year (2011/12) and the proposed expenditure of developer contributions for 2012/13 plus future years.

Summary

1. The report summarises the receipt and expenditure of developer contributions in the last financial year (11/12) and reviews progress to date of schemes in the Capital Programme for 2012/13 and future

years. The report also lists legal agreements where the contributions are yet to be triggered and draft legal agreements yet to be finalised. Previously this report went annually to each of the six area committees, but will now go to the East and West Area Planning Committees.

Introduction

2. Developer contributions are sought to mitigate the impact of development, compensate for loss or damage caused by a development and overcome what would otherwise be a potential reason to refuse a planning application. The contributions are received under the terms of legally binding planning agreements that restrict the purpose for which the contributions can be used. The expenditure of the contribution can only be used on schemes that cover the purpose for which the contribution was received.

Summary of all Council Expenditure

3. In 11/12 £542k of developer contributions held by the City Council was been spent and 9 schemes were completed. The main expenditure has been on the following types of scheme:

Leisure/City Development	Highway/County	Housing/Community Facilities
£353,132	£88,798	£100,000

4. At the start of this financial year there was £2,184,725 of developer funding held by the City Council, which is due for expenditure (subject to Council approval) as set out below on the following types of scheme (the figures for years of expenditure are only approximate and may change due to slippage or early completion of schemes):

Year for expenditure	12/13	13/14 forward
Affordable Housing/Community	£ 21,169	£ 392,135
Highway	£ 270,923	£ 164,633
Leisure	£ 171,447	£ 424,635
West End Infrastructure/Other	£ 292,281	£ 447,502
Total	£ 755,820	£ 1,428,905

City Council Schemes for East Area Planning Committee Area

5. In this Area Committee area 8 schemes have been completed as follows:
 - Marsh Lane to Stockleys Road – cycle-link
 - Barton Village Pavilion – new building
 - Replacement sports facilities - Cowley Marsh
 - Bury Knowle Park – improvements to play area
 - Florence Park - improvements to play area
 - St Christopher’s Place - improvements to play area
 - Rose Hill – affordable housing
 - Milham Ford – work of art
6. **Appendix 1** sets out the schemes in the Capital Programme for the East Area Planning Committee area funded by developer contributions according to type of scheme, approximate year of implementation and explains the current position on schemes to be implemented by the City Council. There is currently £1,083,116 of developer contribution funds held specifically to be used in this area committee area.
7. **Appendix 2** sets out the agreements that:
 - require a contribution to be paid to the Council under a sealed agreement but the trigger to receive the contribution (such as commencement of development) has not yet occurred; plus
 - do not require a financial contribution but require the developer to provide on-site measures with which the Committee may have future involvement such as work of art, community facilities, travel plan details etc;
 - sets out on-site affordable housing to be provided within the development.
8. **Appendix 3** lists the proposed legal agreement that have been reported to Area Committee but the legal agreements have not yet been sealed.

County Contributions

9. **Appendix 4** sets out the contributions received, spent and held by the County Council between 1st April 2011 and 31st March 2012. The list is set out by County Council Members responsibility. The County currently hold £6,032,080 of developer contributions.
10. List of appendices:
 - Appendix 1 – Developer funded schemes included in Capital Programme with current position and contributions not as yet allocated to a scheme.
 - Appendix 2 - List of legal agreements completed but the clauses in the agreement have not been triggered.
 - Appendix 3 - List of planning applications approved subject to legal agreements which have not yet been completed.

Appendix 4 - Contributions paid or payable to the County Council.

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Background papers:

Legal Agreements for the developer contributions listed, copies of which are held in Planning Policy – (THESE ARE DOCUMENTS IN THE PUBLIC DOMAIN AND SO DO NOT NEED TO BE STATED TO BE BACKGROUND PAPERS).