

To: West Area Planning Committee

Date: 10th September 2013

Report of: Head of City Development

Title of Report: Receipt and Expenditure of Developer Contributions 2012/13

Summary and Recommendations

Purpose of report: This report summarises the receipt and expenditure of developer contributions in the last financial year 2012/13.

Report Approved by:

Finance Jonathan Marks

Legal: Michael Morgan

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 West Area Planning Committee to note the receipt and expenditure of developer contributions in the last financial year (2012/13) and the proposed expenditure of developer contributions for 2013/14 plus future years.

Summary

1. The report summarises the receipt and expenditure of developer contributions in the last financial year (12/13) and reviews progress to date of schemes in the Capital Programme for 2013/14 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.

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 12/13 £591,198 of developer contributions held by the City Council has been spent and nine schemes were completed. The main expenditure has been on the following types of scheme:

Leisure/City Development	Highway/County	Housing/Community Facilities
£325,813	£245,753	£19,632

4. At the start of this financial year there was £2,313,759 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 the years of expenditure are only approximate and may change due to slippage or early completion of schemes):

Year for expenditure	13/14	14/15 forward
Affordable Housing/Community	£ 33,926	£ 549,642
Highways	£ 237,946	£ 0
Leisure	£ 436,653	£ 101,887
West End Infrastructure/Other	£ 378,120	£ 575,585
Total	£ 1,086,645	£ 1,227,114

City Council Schemes for West Area Planning Committee Area

5. In this Area Committee area four schemes were completed which included:

- West End – Wayfinding signage
 - St Lukes Church – contribution towards new building/extension
 - Ice Rink – Improvements to entrance and external surrounds
 - Ferry Pool – Improvements to entrance and soft play area
6. **Appendix 1** sets out the schemes in the Capital Programme for the West Area Planning Committee area funded by developer contributions according to the type of scheme, and the approximate year of implementation. It also explains the current position on schemes to be implemented by the City Council. There is currently £1,022,120.24 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 a work of art, community facilities, or travel plan details etc;
 - sets out on-site affordable housing to be provided within the development.
8. **Appendix 3** lists the proposed legal agreements that have been reported to the 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 2012 and 31st March 2013. The list is set out by County Council Members responsibility. The County currently hold £4,838,180 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).