



Northumberland

County Council

S106 Agreements Update Report

May June and July 2022

Report of the Executive Director of Regeneration, Commercial and Economy

Cabinet Member: Councillor Colin Horncastle

Purpose of report

For Members' information to report the agreement monitoring and collection of s106 contributions in the planning process. This is a monthly report and relates to agreements throughout Northumberland during the previous monthly period.

Recommendations

To note the contents of the report in respect of agreement monitoring and collection of s106 contributions.

Link to Corporate Plan

This report is relevant to all the priorities included in the NCC (Northumberland County Council) Corporate Plan 2021-2024.

Key issues

This month's report provides details on new S106 agreements and unilateral undertakings completed during the months of May, June and July 2022 and payments received for these months.



New Agreements

May	June	July	New Agreements completed and added to Database
21/03453/FUL			Land at 22 Front Street, Newbiggin-by-the-Sea, NE64 6PJ
21/03628/AGTRE			Land at North East of Field House Cottages, Hepscott
21/03733/FUL			Land at 1 - 4 The Square Guide Post Choppington
21/04938/PA			Land: 23 Station Road, Ashington, NE63 9UZ
21/02261/FUL			Land: Land North of the Old Vicarage, Northumberland Street, Alnwick
21/01747/FUL			Land Croft Ellington
21/02363/FUL			Land: 3 Liddles Street, Bedlington, Northumberland, NE22 7JS
21/02364/FUL			Land: 9 Paikes Street Alnwick NE66 1HX
21/04591/FUL			Land: 12 East Ord Gardens East Ord Berwick-Upon-Tweed
21/04451/VARYC			Land at Rosebank Cottage, Cemetery Lane, Tweedmouth,
21/04577/AGTRE			Land: North East of Field House Hepscot
21/01693/FUL			Land: North of Larch Drive Lionheart Enterprise Park
22/00660/FUL			Land: Morwick Hall, Acklington,
22/00879/FUL			Land at Blyth Power Station, Northumberland
20/03962/FUL			Ellingham Hall
21/01602/FUL			Castle Hills Farm
21/00368/FUL			Land North East Bradshawgate Cottages Bradshawgate Cottages Swinhoe
21/04267/FUL			45 North Street Seahouses
21/03594/FUL			Land South East of Unthank Farm Tweedmouth

Contributions Received

Development	Type of Contribution	Amounts Received
21/02261/ful land North of Old Vicarage	Coastal mitigation	£615
21/01602/ful Castle Hills Farm TD15 1PB	Coastal mitigation	£345
18/01045 70 Harbour Road Beadnell	Coastal mitigation	£600
21/02507/ful Rosling House	Coastal mitigation	£600
21/04144/ful Old rectory Howick	Coastal mitigation	£600
21/01992/varyco Land East of Quarry Dene Spittal	Coastal mitigation	£600
21/00787/ful Yearle House Wooler	Coastal Mitigation	£615
19/04296/ful land at Willowburn trading Est Alnwick	Coastal Mitigation	£11,592
Berwick Morrisons	Town Centre Contributions	£20,000
Land North of Blenkinsopp Castle	Affordable Housing	£6178.50
East Sleekburn	Affordable Housing	£100,000

Stannington	Childrens Trust	£946,578
Amble treatment Work	Education	£173,250
Blyth Golf Club	Education	£169,318
Persimmon Homes Crofton Grange	Sport	£44,000
Gleesons Widdrington	Healthcare	£105,336
Gleesons Widdrington	Community facilities	£70000
Miller Blyth	Sport	£36309
Liddles Street Bedlington	Coastal Mitigation	£615

Awards and Payments Made

Awards Paid Out	Project	Amount Paid
Humshaugh Children's Playing Field Trust	Play Area	£19,810
Newbrough and Warden	Mower	£20,835

Case Study - Affordable Housing Contribution

S106 Agreement - East of Barrington Park, East Sleekburn 15/02628/ful

Viability assessments were submitted as part of the above planning application when it was submitted back in 2015. It was found that the development was not able to meet the Affordable Housing requirements based on current prices and expected profit rates.

The Council required a S106 agreement for an 'off- site affordable housing contribution' as an overage payment **in the event** that house prices increased, and level of profit changed.

The Council have been monitoring the site throughout the build and the developer has supplied Quarterly updates on the plots sold together with full details of the actual final selling price.

These reports have been checked by an external and independent consultant and their findings have agreed that an overage payment of the maximum amount set at £100,000 was payable.

There is to be a second overage payment assessment following the sale of the final house.

106 team - Any queries please email: s106@northumberland.gov.uk

Implications

Policy	Section 106 obligations are in line with policy unless other stated in individual applications.
Finance and value for money	As stated on individual applications
Legal	Legal Services will be instructed to assist with the preparation and monitoring of the obligations
Procurement	None
Human resources	None
Property	None
Equalities (Impact Assessment attached?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/a	Each application will have regard to the Equality Act 2010
Risk assessment	None
Crime and disorder	As set out in individual reports and decisions
Customer consideration	None
Carbon reduction	As set out in individual reports and decisions
Wards	All

Background papers

Planning applications and 106 Agreements

Report author and contact details

Elizabeth Sinnamon
 Senior Planning Manager - Development Management
 01670 625542
 Elizabeth.Sinnamon@northumberland.gov.uk