



Northumberland County Council

S106

Agreements Update Report

May 2021

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 of the priorities included in the NCC Corporate Plan 2018-2021.

Key issues

This month's report provides details on new S106 agreements and unilateral undertakings completed during the month of May and payment received in May 2021. Information is also given around the contributions received for the Coastal Mitigation Service – now known as Space for Shorebirds.

New Agreements

May		New Agreements completed	
20/01515/FUL		Land South West of South East Farmhouse, Mill Way, Horsley	
20/01422/FUL		Land East of St James Church, South Charlton	
20/02986/FUL		Former Ice Cream Kiosk Bank Hill Berwick upon Tweed	
17/01675/OUT		Land North West of Hauxley Moor House, A1068 Radcliffe to Amble	
20/02961/OUT		Land NE of Mill Sqaure, High Street, Belford	
20/03178/ful		Land South of Island View Amble	
20/03622/ful		Land South of Mereburn House, Low Wood, Swarland	
19/01851/ful		The Old Saw Mill, Middleton Belford	
20/04079/FUL		Land East of Oakwood Bank Cottage, Oakwood Bank, Hexham	

Contributions Received May

Development	Type of Contribution	Amounts Received
Bellway	Planning Co-Ordinator	£5000
Lynemouth Turbines	Community Regeneration	£33,812
Acklington	Education	£7,200
Oaklands Warkworth	Coastal Mitigation	£615
Acklington	Coastal Mitigation	£13,200
Widdrington Gleeson	Coastal Mitigation	£23,400
Seahouses	Coastal Mitigation	£615
Belford	Coastal Mitigation	£600

Awards Paid Out	Project	Amount Paid
May		
None this month		

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Coastal Mitigation Service

You may have noticed several payments being received for Coastal Mitigation Service. This extract from the Infrastructure Funding Statement explains a little bit about it and how the funds are spent.

Space for Shorebirds – the Northumberland Coastal Mitigation Service

Nearly all of the Northumberland coast is protected because of the nationally and internationally important bird populations that live there, including a wide range of migratory and wintering waders and breeding tern species. This means that the LPA must consider the impact of increased visitor pressure when determining planning applications for housing and tourism developments within the coastal zone of influence. It is very hard for developers themselves to provide adequate mitigation for visitor pressures such as dog walking, because the only effective measures involve visitor management within the protected areas themselves.

In 2016-17 this was identified as an issue that had the potential to disrupt the delivery of housing in the county, and therefore a strategic mitigation scheme was established by the Council, the Northumberland Coastal Mitigation Service, now operating under the name of Space for Shorebirds.

Developer contributions are used to fund two Wildlife Ranger posts and a project budget.

The Rangers operate all along the Northumberland coast but focussed on key hotspots for recreational disturbance, reducing visitor impacts through a programme of advocacy, education and where necessary enforcement. They also undertake a programme of monitoring work to increase understanding of the status of the important bird populations and of the impact of disturbance on them, and will be controlling pirri-pirri bur, a non-native invasive plant species that is adversely affecting the internationally important plant communities found on the North Northumberland Dunes.

As at end of May 2021 over £3 million has been agreed in S106 agreements and Unilateral Undertakings for the Coastal Mitigation Service. Of which £ 375,000 already paid and received by the Council.

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

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