

S106 CONTRIBUTIONS REPORT

1 Background

- 1.1 Section 106 of the Town & Country Planning Act 1990 provides that anyone with an interest in land may enter into a planning obligation, which is enforceable by a local planning authority. An obligation may be created by agreement or by the party with an interest in the land making a unilateral undertaking.
- 1.2 Obligations may:
- Restrict the development or use of land
 - Require operations to be carried out in, on, under or over the land
 - Require the land to be used in any specified way; or
 - Require payments to be made to the local planning authority, either in a single sum or periodically
- 1.4 A planning obligation may only constitute reason for granting planning permission if it is:
- Necessary to make the development acceptable in planning terms.
 - Directly related to the development; and
 - Fairly and reasonable related in scale and kind to the development.
- 1.5 The Development Monitoring Officer's responsibilities that pertain to the S106 role include:
- Monitoring agreements and their trigger dates to ensure that obligations are adhered to
 - Working with developers and partners to ensure a coordinated approach to spend; and
 - Monitoring conditions and build out delivery

2 Information and analysis

- 2.1 This report is submitted for information and enables the EDC Board to monitor the work regarding S106 contributions.
- 2.2 The tables below outline the expenditure that has taken place to date along with the income currently held EDC, KCC and GBC. There are no funds held by DBC from developments within the EDC area.
- 2.3 EDC will continue to work with Local Authority partners with regards unspent contributions to ensure infrastructure is delivered in timely manner.

Table 1 – Contributions received up until 31 March 2019

Contribution Type	Amount	Project
Off Site Affordable Housing	£818,615.86	Passed to DBC for affordable housing schemes in Swanscombe
SPA Mitigation Tariff	£35,011.08	£28,171.08 for Bird Wise project
Officer Contribution	£57,692.31	To support EDC planning resource
Air Quality Monitoring	£20,731.93	£6,143.45 – Passed to GBC – mitigate Berkeley scheme
Strategic Transport Infrastructure Programme (STIPs)	£2,391,616.58	A2 Bean and Ebbsfleet Junctions Improvements – EDC investment recovery
Off Site Signage	£10,457.67	To be confirmed
Fastrack Contribution	£152,940.96	EDC/KCC Fastrack project
Highways Contribution	£51,199.56	Paid to KCC for Thames Way/Vale Road junction / signals
Traffic Regulation Order	£4,669.40	Paid to KCC for Rosherville Way and Crete Hall Road

Table 2 – Income currently held by EDC

Contribution Type	Amount	Project(s)
SPA Mitigation Tariff	£6,840.00	To be confirmed
Air Quality Monitoring	£14,587.98	To be passed to DBC – mitigate Ebbsfleet Green scheme
Strategic Transport Infrastructure	£2,391,616.58	A2 Bean and Ebbsfleet Junctions Improvements – EDC investment recovery
Off Site Signage	£10,457.67	To be confirmed
Fastrack Contribution	£152,940.96	EDC/KCC Fastrack project

Table 3 – Funds collected by KCC (from developments within the EDC area). All currently held apart from STIPS.

Contribution Type	Total Amounts	Project(s)
Adult Social Care Services	£10,482.73	To be confirmed
Adult Education Services	£54,691.06	To be confirmed
Library Services	£68,971.50	To be confirmed
Strategic Transport Infrastructure Programme (STIPs)	£245,819.63	A2 Bean and Ebbsfleet Junctions Improvements – passed to EDC for investment recovery
Primary School Provision	£1,295,348.36	Springhead Park Primary School Ebbsfleet Green Primary School
Youth Services	£153,645.03	To be confirmed

Table 4 – Funds collected (and held) by GBC (from developments within the EDC area)

Contribution Type	Amount	Project(s)
Off Site Leisure	£150,000	Improvements to Springhead Recreation Ground