

DEVELOPER CONTRIBUTIONS QUARTERLY MONITORING REPORT

Quarter 2 2014/15

This note sets out the details of s106 agreements signed, contributions received, held and spent during Quarter 2 of 2014/15. The report also outlines the value of CIL Liability Notices and CIL Demand Notices issued and the amount of CIL funding received in Q2.

Table 1.1 - Summary

		Notes
S106 Quarter 2 Receipts	127,066	See Table 1.2
S106 Quarter 2 Spend	45,234	See Table 1.3
Value of S106 Agreements Signed	87,811	See Table 1.4
S106 Balance at End of Quarter	6,943,324	See Table 1.5
S106 Funds Committed	5,530,310	See Table 1.5
Value of CIL Liability Notices issued	941,420	See Table 1.6
Value of Quarter 2 CIL receipts	342,196	See Table 1.7
CIL Q2 Spend	35,000	See Table 1.8

Table 1.2 - Quarter 2 – S106 Receipts

Planning Ref	Site Address	Obligation Type	£ Received
11/07900/FUL	Grafton Street, High Wycombe	Open Space	54,290
		Indoor Sport	13,880
		Police	2,916
11/0741/FUL	Springbank House, High Street, Lane End	Open Space	54,575
		Police	1,405
		Total	127,066
		Year to date total	309,944

Table 1.3 – S106 Spend up to the end of Q2 2014/15

Service Area	Approved 2014/15 S106 spend £s	Q1 Spend £s	Q2 Spend £s
Transport and Public Realm	1,929,000	43,400	23,585
Green Infrastructure/Open Space	287,000	207,343	21,649
Indoor Sport and Community Facilities	568,000	62,189	
Affordable Housing	-		
TOTAL	2,784,000	312,932	45,234

In Q2 funds have been spent on:

- Detailed design work and preparation for commencement of works at Pauls Row/St. Mary's Street, High Wycombe
- Design and feasibility work for Frogmoor improvements
- Desborough Recreation Ground changing rooms
- Footpath improvements at Tom Burts Hill

Table 1.4 – Value of new S106 agreements signed

Date Signed	Planning Reference	Development	Contribution type	Amount
26-Sep-14	14/05743/FUL	Land at Essex Works, Finings Road, Lane End	Affordable Housing	£87,811

On 1 November 2012 the CIL Charging Schedule was formally introduced, which has curtailed the signing of new S106 Agreements for most new developments.

Table 1.5 – Funds held by contribution type as at 30/9/2014

Contribution type	Amount £s	Committed (through Cabinet Decisions)
Transport	2,469,600	2,134,000
Open Space	1,075,880	421,314
Community Halls	577,085	496,000
Indoor Sport	439,176	408,000
Environment	390,800	185,000
Fire	20,159	20,159
Police	35,837	35,837
Public Art	50,000	50,000
Affordable Housing	1,884,787	1,780,000
Total	6,943,324	5,530,310

Table 1.6 – Value of CIL Liability Notices issued in Quarter 2

No. of Liability Notices Issued	Value £
16	941,420
Year to date total	1,488,447

A Liability Notice is issued to liable parties at the grant of planning permission. Funds are not due until a development commences, when a Demand Notice is issued. Some of these permissions may never be implemented for a variety of reasons

Table 1.7 – Value of CIL funds received in Q2 2014/15

Planning Ref	Site Address	Amount £
12/05899/FUL	29 Marlow Road High Wycombe	5,264
13/05986/FUL	103 Wycombe Road Marlow	18,368
13/06199/VCDN	The Stables Harvest Hill Hedsor	1,290
12/05827/FUL	Next, Cressex Island, High Wycombe	201,120
12/05444/FUL	51 Wycombe Lane, Wooburn Green	37,035
12/07891/FUL	274 Amersham Road Hazlemere	19,125
13/06776/FUL	1 George Road Stokenchurch	11,194
13/05719/FUL	33-35 Eastern Dene Hazlemere	11,250
14/05312/FUL	St. Benedicts & St. Albans, Parmoor Lane, Frieth	9,825
13/05971/FUL	Land rear of 28 Wellington Avenue, Princes Risborough	27,726
Total		342,196
Year to date Total		523,935

All CIL monitoring data is held in the Obligation Tracker which includes useful custom reports that officers have generated. Go to www.obligationtracker.com and log in using obs_tracker@wycombe.gov.uk and password Wycombe101. Go to Obligation Monitor < Custom Reports to view reports.

Table 1.8 - CIL Spend up to end of Q2 2014/15

Service Area	Approved 2014/15 S106 spend £s	Q1 Spend £s	Q2 Spend £s
Transport and Public Realm	175,000		
Green Infrastructure/Open Space	35,000		35,000
Indoor Sport and Community Facilities	65,000	15,000	
Education (BCC)	84,000		
TOTAL	359,000	15,000	35,000

In Q2 CIL funds have been spent on the completion of river bank works at Desborough Recreation Ground

Table 1.9 - CIL funds transferred to Parish Councils from funds collected from between April to Sept 2014

Parish/ Town Council	Amount £s
Chepping Wycombe	5,044.05
Ellesborough	254.70
Hambleden	4,300.31
Hazlemere	4,556.25
Marlow	6,692.69
Princes Risborough	4,451.18
Stokenchurch	4,379.06
Wooburn & Bourne End	5,555.25
Total	35,233.49

Table 1.10 - Status of on-going projects to be funded or part funded from developer funding

Scheme	Funding approved	Lead	Project outcomes	Progress
Transport and Public Realm				
High Wycombe Town Centre Masterplan	600,000	BCC/WDC	<p>A key element of the High Wycombe Town Centre Masterplan is the reshaping of the town highway network with the construction of an alternative route around the town centre being the main element of this.</p> <p>In light of likely budget requirements for implementation of Westbourne Street link these funds are to be committed to that project.</p> <p>In parallel work to acquire the land for the gas works link roads progressing.</p>	<p>On-going design issues being dealt with</p> <p>WDC to lead on redendering of the scheme. Scheduled for start on site in Q4</p>
Frogmoor	150,000	BCC/WDC	<p>Enable new uses in the public open space, greening and tree planting, short term parking and measures to improve connection with Bull Lane and Queens Square.</p>	<p>Preliminary design and initial consultation completed. Detailed design and tendering in Q3 and start on site scheduled in Q4</p>
Daws Hill Travel Link	600,000	BCC	<p>Contribution to funding shortfall for Daws Hill Area Travel Link. The Link is part of the Southern Quadrant Transport Strategy. It aims to provide a high frequency bus service to reduce car dependency and reduce traffic impact on the highway network.</p>	<p>BCC Cabinet Member decision made on preferred route - next steps to be advised by BCC.</p>
High Wycombe to Bourne End shared pedestrian and cycle work	92,000	BCC	<p>BCC and WDC have a strategic aspiration for a dedicated (mostly off-road) cycle/pedestrian route linking Bourne End and High Wycombe. The Bourne End to Wooburn section is an important first step in the overall scheme and the funds will enable land acquisition to proceed to enable the implementation of this first section.</p>	<p>Bridalway Creation Order being brought to BCC Rights of Way Committee</p> <p>Detailed design due to get underway in Q4 on the section from Wooburn to Bourne End</p>
Bus Service Report	25,000	BCC	<p>Scheme provides financial support for bus route Service 35 from Flackwell Heath to High Wycombe. Ensures regular service to the Kingsmead Road area of Wycombe which would otherwise not be served and improved frequency for Flackwell Heath (every 30 minutes rather than one hourly via service 36).</p>	<p>Revenue support is paid to bus operator Carousel Buses through out the year</p>
Passenger Transport Improvements	50,000	BCC	<p>This funding delivers small capital schemes to improve public transport infrastructure across High Wycombe. This includes bus priority measures and real time passenger information, which are essential to assist in the punctual and efficient operation of local bus services and support the aims of the Bus Punctuality Improvement Partnership (BPIP) and patronage growth initiatives.</p>	<p>Shortlist of measures to be agreed in Q3 and design, programming and requisition</p> <p>Implementation due in Q4</p>
Smarter choices	30,000	BCC	<p>Funding is to deliver targeted promotions to support the Smarter Choices initiative, which aims to encourage walking, cycling, public transport and car-sharing. Promoting alternative methods of transport it is a crucial part of helping Wycombe's transport network cope with growth.</p>	<p>Promotion on-going throughout the year</p>
Traffic calming measures in Widmer End	50,000	BCC	<p>The priority for the Parish Council and local residents is the establishment of a safe way for pedestrians to cross and vehicle speed reduction measures at the junction of Cryers Hill Lane with North Road & Grange Road.</p>	<p>Detailed design have commenced on a scheme to introduce two narrowings on North Road near the junction with Cryers Hill Lane. The intention of the narrowings is to reduce the vehicle speeds in both directions on the approach to the junction, then consideration to providing a zebra crossing located on the eastern side of the cross roads of North Road and Cryers Lane can be considered at a later date, if speed counts prove that current vehicular speeds have been reduced to the required minimum average speed.</p>
Wycombe Road to Marlow Bottom shared cycle/footway	300,000	BCC	<p>The scheme is to implement the next stage of the Marlow cycle network connecting the town to Marlow Bottom by constructing a shared use cycleway/footway from Wycombe Road (Bobmore Lane area) to Marlow Bottom (Willow Bank area).</p>	<p>A revised design is being progressed as a result of comments from the town council. Works due to start on site in Q4</p>
Spittal Street, Marlow public realm improvement scheme	40,000	WDC/MTC	<p>This joint project being led by Marlow Town Council with support from BCC, WDC and local businesses aims to implement a number of measures to improve an important pedestrian and highway route in Marlow town centre – measures may include footpath improvements, re-enforcement of informal crossings through block paving, street lighting improvements and the reduction of non-essential street signage and furniture.</p>	<p>Preliminary designs and initial costings undertaken. Detailed designs being to be undertaken through Q4 and other funding identified.</p>
Alter configuration of Cressex Road/Cressex Link - feasibility and initial design	100,000	BCC	<p>This project is part of the Southern Quadrant Transport Strategy (SQTS). To accommodate future increased traffic volumes, the SQTS proposes that the existing signalised junction is remodelled, to improve access to the Cressex Island area for all traffic, including public transport. It aims to provide more direct traffic routes for light vehicles, by permitting left turns from Cressex Road into Coronation Road and from Cressex Road into the Cressex Link, thereby reducing traffic at other junctions.</p>	<p>Feasibility and preliminary design to be commenced in Q3</p>

Scheme	Funding approved	Lead	Project outcomes	Progress
Transport and Public Realm				
Implementation of High Wycombe Town Centre Public Realm Action Plan	75,000	BCC	This funding will be used to complete a backlog of maintenance works in the historic town centre whilst agreeing future maintenance service level with Bucks CC. Street signage, bins and guard rails will be reduced.	List of works to be put forward in Q3 and carried out in Q4
Green Infrastructure/Open Space				
Improvements to the banks of the River Wye at Desborough Recreation Ground	70,000	WDC	Bank re-alignment in both east and west streams of the River Wye; removal of concrete embankment of river; and planting to improve the appearance of the river and provide improved habitat for invertebrates and fish. The river has been identified as a biodiversity opportunity area and its enhancement is a key project in the Bucks Green Infrastructure strategy. This will enhance the attractiveness of the recreation ground, an important open space in Desborough.	Works completed
Tree planting in the west of High Wycombe including the Pastures	20,000	WDC	Tree planting will be implemented using environmental improvement contributions secured from recent developments in the area – assisting in the greening of the area, increased habitat opportunities, improving air quality and reducing storm water runoff.	Locations being identified including consultation with local Members to take place. Planting to be implemented through Q3 to Q4
Tree planting in Marlow	5,000	WDC	Some limited tree planting will be undertaken in Marlow after consultation with the Town Council and County Council on exact locations.	Locations being identified including consultation with local Members to take place. Planting to be implemented through Q3 to Q4
Totteridge Recreation Ground	18,000	WDC	Project is at its initial stages and a Project Initiation Document (PID) is currently being developed. Options include a standalone community facility, an extension to the sports pavilion with capabilities to be used as a community facility, improved football changing rooms, a synthetic turf pitch and improved access to the site.	Scheme under review as lack of local interest in taking control of a completed building
Upgrade of play equipment at Hazlemere Recreation Ground	10,000	HPC	Installation of outdoor gym equipment at Hazlemere Recreation Ground	Works completed
Indoor sport and community facilities				
Replacement of Wycombe Sports Centre	400,000	WDC	Indoor sport contributions over the last number of years will be directed at the new Wycombe Sports Centre which is due to get underway in the 14/15 financial year.	Works underway
Extension to Risborough Springs Sports Centre	135,000	WDC	Contributions collected from developments in Princes Risborough will be directed at a new extension to the existing Risborough Springs Sports Centre (subject to planning permission) to provide extra health and fitness suites – a need identified in the Council's Sports Facility Strategy and through local consultation.	Scheme under review with new operators
Feasibility and design study for improvements and enlargements to the Risborough Springs Sports Centre	8,000	Risb Springs Trustees	Contributions collected from developments in Princes Risborough will be directed at a new extension to the existing Risborough Springs Sports Centre (subject to planning permission) to provide extra health and fitness suites – a need identified in the Council's Sports Facility Strategy and through local consultation.	Feasibility and design work undertaken
Fit out of Belfield House Community Centre	50,000	WDC	To provide a building fit-out in order that it can be leased to Action 4 Children to operate as a facility for community use	Works due to get underway and complete through Q3 to Q4
Pastures Church - Feasibility and design work	15,000	Heart Project	Transformation of Pasture Church into full scale community building	Feasibility and design work undertaken
Education				
New school place provision	84,000	BCC	CIL funds will be used to part fund new school provision in the district which is necessary as a result in population rises of school age children over the last number of years, partly as a result of housing growth – potential projects to be implemented next year include extensions to Disraeli, Castlefield and Sir William Ramsay schools.	Works underway at Disraeli and Castlefield schools and other feasibility and design works underway for other schools