

22/1131 Review of outstanding developer contributions (S106/CIL)

To note Outstanding Developer Contributions

Section 106

1. **Land off Banbury Lane M/C - S/2013/1477** WNC are holding the following:
£81,034.75 Affordable Housing contribution (The Council's Strategic Housing Team will utilise this fund towards '*the provision of an identified local affordable housing need in the vicinity of the Development*').
£3,237.45 Strategic Leisure contribution (the Council will utilise this '*towards strategic sports/leisure facilities*').
2. **Millers Way M/C – S/2019/1593** we are holding the following:
£31,288.94 Off-site playing fields contribution (100%) to be utilised towards '*the provision, improvement and maintenance of playing fields in the locality of the Development*'
£55,986.47 Off-site open Space contribution (100%) to be utilised towards '*the provision, improvement and maintenance of off-site public open space including children's play space, natural/semi natural green space, amenity space and allotments, in the locality*'
£31,080.51 Primary care contribution which the Local hub/CCG will utilise towards '*the provision of Primary Healthcare facilities in the locality*'
 - The new **Waters Lane** development (2020/0441) has not yet commenced but the agreement contains two obligations associated with 'provision of and maintenance / commuted sums for two BUS Stops'; it also has obligations for PROW upgrade, *bus pass (transport) and TRO's (Traffic regulations Orders), as well as the usual sports, libraries, education, recycling, allotments etc...
** means a 28 day Stagecoach Oxfordshire Megarider Gold bus ticket to provide unlimited travel from/to Brackley/Banbury (the current cost of such bus ticket being £87.00 per month as at the date of this Deed) by the Owner to the occupiers of each Dwelling on request free of charge provided that not more than one bus pass shall be available per dwelling.*
 - The **South of Thenford Road** development (2020/0183) has also not commenced but the agreement contains a **travel card obligation, as well as the usual sports, library, recycling, allotments, education etc
*** means a 28 day Stagecoach Oxfordshire Megarider Gold bus ticket to provide unlimited travel from / to Brackley / Banbury or if the Stagecoach Oxford Megarider Gold is no longer available then such equivalent entitlement be approved by the County Council to be provided by the Owner to occupiers of each Dwelling on request free of charge PROVIDED THAT no more than one travel card shall be available per Dwelling*

Recently S106 funds to the total of **£73,482.00** (Strategic funds), have been utilised towards a new MUGA at Middleton Cheney Primary Academy for the school and local community to use. This is a great project that has been closely monitored by Andrew Wallace (Council Leisure Projects and Contracts Officer).

WNC are not able to identify whether (*if any*) funds have passed from the developer direct to Stagecoach.

All previous funds have been utilised as per the requisite obligation(s)

Community Infrastructure Levy:

All payments to date (save for current financial year) have been remitted to Middleton Cheney PC (MCPC) twice annually, where CIL chargeable development has commenced in the Parish of Middleton Cheney and levy received.

The **Millers Way** development paid their first CIL charge instalment on 04/04/22. The Parish percentage amounts to **£10,574.82**; this will be paid to MCPC in OCT 2022.

There will be a second payment from the Millers Way development due for remittance in January 2023, the Parish percentage will be paid in APR 2023, an amount of **£31,724.46** (assuming the charge is remitted in full and on time).

Without a commencement date for the **Thenford Lane** and **Waters Lane** developments, WNC are not able to advise on CIL remittances at this stage. This is the same for any other smaller builds that are CIL chargeable but have not yet commenced.

22/xxx To consider the set up of an Events committee

Looking at a proper budget going forward with in the next precept.

Set up a task and finish group (Battle of Middleton may the 6th weekend 2023 360th anniversary – re-enactment, living village, ect.)