

Report no. 110/2014
Appendix B

Evidence of Impact of Application of Current 106 Policy

Table 1 - Assessment of Development Schemes Withdrawn due to S106 Contributions Required

Plg Ref No	Development Description	Value of Developer Contributions	Size of Development Charged (m2)	Rate per m2
12/0415	COU to 2dws	32,487	112	290
12/0420	1 converted unit	24,899	69	361
11/0634	1 unit barn conversion	33,902	307	110
12/0381	1 dwelling	55,871	293	191
11/0713	1 dwelling	35,628	106	336
11/0964	COU to 1 dwelling	28,315	71	399
13/0450	4 flats	43,073	181	238
13/0040	1 dwelling	53,223	330	161
13/0303	2 dwellings	71,273	453	157
Totals and Average	14 dwellings	378,671	1,922	197

In addition 3 replacement dwelling and 1 stable conversion to flats have been withdrawn where the requested S106 contribution and size of development has not been recorded.

Table 2 - Assessment of developments where Viability Assessment Leads to Reduced S106 Requirement

Plg Ref No	Development Description	Size of Development Charged (m2)	Original S106 Request (£)	Rate £ per m2	Actual Agreed after VA (£)	Agreed rate £ per m2
12/0562	COU to 2 dws	197	56,817	289	6,381	33
13/0212	Detached dwelling	105	31,659	113	5,000	48
13/0975	COU to 5 dw	2288	230,212	100	115,000	50
12/0383	5 dws on ex garage site	567	118,860	210	0	0
Totals & Average	13 dwellings	3,157	437,548	139	126,381	40

Table 2 above shows development schemes where the developer has challenged the Council's assumption that the development proposed is viable enough to support the requested S106 contribution. It shows the rate of contribution requested and the rate agreed upon following consideration of further viability evidence. The contributions include AH commuted sums requested.