

Newport City Council

Section 106 Annual Report (2022-23)

Purpose

This report summarises the Newport City Council's progress on negotiating, monitoring and implementing planning obligations, through Section 106 agreements, for the last financial year.

Background

Planning obligations, also known as Section 106 agreements (based on that section of The 1990 Town & Country Planning Act) are private agreements made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms. The land, rather than the person or organisation that develops the land, is bound by a Section 106 Agreement.

Planning Obligations are used for three purposes:

- Prescribe the nature of development, for example, requiring a given portion of housing is affordable
- Compensate for loss or damage created by a development, for example, loss of open space
- Mitigate a development's impact, for example, through increased public transport provision

Contributions and obligations, as secured by a S106, are registered as charges. They will remain, as a charge, until they have been formally discharged by the council.

S106 Secured

In the 12 months between 1 April 2022 and 31 March 2023, a total of 24 planning permissions have been granted, which have been subject to Section 106 agreements. The value of the financial contributions secured total £183,333 (excluding in-kind obligations).

When such contributions are received, consultation is undertaken with all relevant service areas and Cabinet Members to establish how the contributions can be best spent, in accordance with an established and agreed Section 106 protocols.

S106 Received, Committed or Spent

At 31 March 2023, the council held £6,914,913 within the Section 106 rolling account. The majority of the contributions have been committed to schemes, as agreed by Cabinet Members and Heads of Service, or are pending further consultation.

Between April 2022 and March 2023 the council received financial contributions of £3,178,902 and spent £560,087

Contact Us

For further information please contact the Planning Contributions Manager at alun.lowe@newport.gov.uk or telephone 01633 210087