



Newport City Council

Section 106 Annual Report 2017-2018

Purpose

This report summarises 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 itself, 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 Section 106, are registered as charges. They will remain as such until they have been formally discharged by the council.

S106 secured

In the 12 months between 1 April 2017 and 31 March 2018, a total of 16 planning permissions have been granted, which have been subject to Section 106 agreements.

[Download and view a summary of secured Section 106 agreements \(Excel\).](#)

The value of the financial contributions in these legal agreements total £11,624,662. They relate to a range of developments, including major developments at:

- Cot Hill, Llanwern Village – 1,100 dwellings
- Usk Way, Endeavour House, Pillgwenlly – 93 dwellings
- 217 Cardiff Road (former Ebbw Club) – 21 dwellings

The financial contributions secured through these legal agreements will be used to provide or enhance facilities off-site, such as sustainable transport services and infrastructure, highway improvements, public open space, community facilities and educational facilities.

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.

The planning obligation requirements secured this year have also included 'in-kind' obligations, such as provision of on-site affordable housing, public open space and schools.

S106 received, committed or spent

At 31 March 2018, the council held £5,628,043 within the Section 106 rolling account (comprising £1,307,653 for leisure, £3,489,358 for education, £135,554 for countryside, £246,268 for highways and £449,210 for affordable housing).

The majority of the contributions have been committed to schemes, as agreed by Members and service areas, or are pending further consultation.

[View a summary of 'live' Section 106 planning obligations as at 1 April 2018](#) (pdf)

Between April 2017 and March 2018 the council received financial contributions of £3,923,912. In particular, large contributions were received from the following developments:

- Former Tredegar Park Golf Club, Bassaleg
- Jubilee Park, Tregwilym Road, Rogerstone (former Alcan)
- Rodney Parade, Rodney Road, Victoria (City Vizion)
- Former Mon Bank Sidings, Cardiff Road, Pillgwenlly

£1,112,531 was spent on Section 106 schemes during 2017/18 on a number of schemes, including enhancements to public transport, walking and cycling, new school places, open space enhancements, children's play areas and improvements to community facilities.

Photographs of schemes which have been implemented can be found below, these include:

- **Catsash Road, Langsone (former Hurrans Garden Centre)**



- Grenadier Drive play area, Langstone



- Jubilee Park Primary School



- St Andrews Primary School



'In kind' S106

In addition to financial contributions, the council has also worked with developers to deliver 'in kind' obligations on the development sites.

Public open space, public transport and education facilities are being delivered at the majority of major housing sites under construction. Notable examples include:

- Primary school at Jubilee park, Rogerstone
- Play areas, riverside walkway and open space at Jubilee Park, Rogerstone
- Primary school at Glan Llyn, Llanwern
- Play areas, open space and public transport at Glan Llyn, Llanwern
- Play areas, open space and public transport at former Panasonic site, Duffryn
- Play areas, open space and public transport at Monbank Sidings, Pillgwenlly

Separately, a total of 139 new build affordable housing units were delivered in 2017/18 via Section 106 agreements.

Contact

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