NORTH SOMERSET COUNCIL
COMMUNITY INFRASTRUCTURE LEVY (CIL)
Charging Schedule Examination

MF9A: FURTHER SUBMISSION ON S106 AGREEMENTS, 2011 – 2017

17th March 2017
North Somerset Council Community Infrastructure Levy (CIL) Charging Schedule examination

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1. Planning obligations secured, 2010/11 – 2015/16

The Council has previously provided evidence on S106 contributions from 2010/11 – 2015/16 in its Draft Charging Schedule Consultation Document (examination document C1). This showed an average contribution of £6,971 per dwelling from sites of more than 10 dwellings, including contributions from affordable housing.

A number of significant caveats were placed around the usefulness of this information in testing the feasibility of CIL. These included that S106 obligations are not normally levied on sites of fewer than 11 dwellings; that obligations are site specific so will vary significantly according to need; that the table does not take account of non-financial obligations; the impact of changes to national regulations and guidance over time; the inclusion of non-residential sites in the figures; and that the figures represent receipts, rather than requirements entered into during the period.

Further analysis of the balance of CIL and S106 and the appropriateness of the £3,000 per dwelling residual S106 allowance incorporated into viability testing for non-strategic scenarios was included in NSC’s Hearing Statement in answer to Issue 1, question (i)(d) (document E4).

2. Planning obligations from large sites, 2016 – 17

Appendix A sets out detail of planning obligations entered into in 2016 – 17 on sites of more than 10 dwellings.

It is probable that some contributions have been omitted as required of sites smaller than 10 dwellings, but these are unlikely to be significant in scale or scope.

Once again, the information primarily serves to demonstrate the variation in charges that may apply, ranging from a few hundred pounds on specialist housing for older people up to £12,121/dwelling on a relatively small site in Weston with significant contributions to education.

The table provides information on non-financial contributions where possible (works-in-kind), but due to the difficulty in valuing such works these contributions are excluded from the average figure per dwelling.