

Agenda Item No: 12

Report To: Cabinet

Date: 13th June 2013

Report Title: Section 106 Cabinet Annual Monitoring 2012/13

Report Author: Michael Scaplehorn – Section 106 Monitoring Officer
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Cllr Robey – Portfolio holder for Planning and Development



Summary:	This report on Section 106 activity is for the period 01/04/12 to 31/03/13. The primary purpose of the report is to show transparently how contributions are being collected and applied in a proper way and that the monitoring of section 106 contributions remains a very important resource stream. It includes details of new contributions negotiated, an accounts update, funds received from existing agreements, details of live projects and projects delivered by the council in the last financial year.
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Key Decision: NO

Affected Wards: Please see Appendix B for directly affected wards

Recommendations: **The Cabinet is asked to endorse the report, so it can be made available online to provide information to the public and provide a transparent record of s106 activity over the last financial year.**

Policy Overview: This report is to inform members on the last financial year's progress of monitoring S106 obligations, and to show that measures are in place to ensure that the contributions are received and spent as efficiently as possible. This report provides full and clear details of the measures in place to ensure effective monitoring of S106 obligations and the spending of the sums received. Departments and other authorities responsible for spending contributions are routinely alerted in order that the contribution may be spent effectively without the risk of re-payment. This is in accordance with the Corporate Plan, the Community Strategy, LDFCS, Government Guidance and good practice.

Financial Implications: As the Borough grows so does the need for more and improved community infrastructure. Section 106 funding to support this growth is vital. It is important to have a robust Section 106 monitoring system ensuring the availability of capital from S106 agreements and that those contributions

are collected and spent effectively on their intended purpose

Risk Assessment

NO

Equalities Impact Assessment

Spending of section 106 contributions is in line with adoption plan policy and local priorities. Decisions on expenditure involve working closely with many departments, local parishes and other organisations.

Other Material Implications:

None

Exemption Clauses:

None

Background Papers:

SATS report, Crystal Report, Developer Contribution Report, Section 106 working group sheet

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Report Title:

Purpose of the Report

1. This report updates Members on the financial contributions negotiated and secured in the financial year 2012/13 and the use and management of financial resources. The report provides details of new S106 agreements signed in the financial year and identifies the progress that has been made since the last report. There is a breakdown of payments received in this financial year, what the contributions are to be used for, and contributions currently held on account. The report also includes examples of projects delivered by the Council in the financial year and new projects that are under way or soon to commence

Section 106 Agreements negotiated 2012-2013

2. Between 1 April 2012 and 31 March 2013, 15 planning permissions have been issued that have been subject to a Section 106 agreement – these are listed below. The total projected financial contributions arising from these agreements are £18.5million; this figure is up considerably on the previous year's figure of £595,000. The agreements also provide for "payments in kind" in the form of various works – mainly highway related as well as restrictions on land use. The main reason for the increase is the re-negotiation and commencement of several section 106's such as Cheesemans Green, due to the size of the development provides considerable section 106 contributions.
3. The following points should be noted: if a planning permission is not implemented, the associated Section 106 benefits will not be paid. There is often a period of time between the issue of the planning permission and the payment of contributions as the timing of payments will be linked to the phasing of the development and when the need for the facility arises.

Financial Overview

Overview	12/13	11/12
Number of Agreements Signed	15	10
Value of Agreements Signed	£18.5m	£0.59m
Payments Received	£7.18m	£4.65m
Section 106 money Spent	£5.27m	£3.71m
End of Year Balance	£4.97m	£3.06m

- A detailed breakdown of all figures above can be provided on request

4. The above table highlights the financial situation in the section 106 accounts for 2012/13 with a comparison of the year before. In summary:

- The value of the agreements signed has risen substantially since last year mainly due to the signed variation for the Cheesemans Green Section 106 (work has commenced on site)
- The largest income received was from the Repton Park section 106 & 278 agreements (£4.8million)
- The largest spenders were KCC education of payments at Repton Park which totalled £1.8million

5. End of year Balance (Breakdown)

End of Year Balance (Breakdown)		
Account	12/13	11/12
General S106 Account	£1,780,000	£1,980,000
Ashford Carbon Fund	£70,000	£0.00
Supplementary Planning Guidance (SPG6) main fund	£707,000	£358,000
Reserved Infrastructure Fund (sub fund of SPG6)	£713,000	£729,000
Regional Infrastructure Fund	£1,700,000	£0.00

- The general section 106 account is used to hold all section 106 contributions that are Ashford Borough Council spend. This includes contributions towards open space, community halls & play areas.
- The Ashford carbon fund is used to hold any funds that come from carbon off setting; these are payments that can go towards carbon saving/reduction projects through energy efficiency, tree planting and other measures across

the Borough. The first £110k received will go towards efficiency improvements at the Stour Centre.

- SPG6 main fund contributions are used to pay back the forward funded work for the J10 Interim scheme. When an SPG6 contribution is received, 80% of the figure will go into this pot and will be paid back to the developer until the council has paid back the entire sum. The total to pay back is down to around £1.3m from £5m last year
- The Reserved Infrastructure pot is made up of 20% of all SPG6 contributions received and the money is reserved for transport projects outlined in the SPG6 document. As of 01/04/13 £616k has been spent on creating the Willesborough Dykes footpath/cyclepath between Park Farm and Asda
- The RIF account is used to hold funds that need to be reimbursed back to the HCA for forward funding work at Junction 9 of the M20 and Drovers Roundabout. As of 01/04/13 the council has paid back £1.1m with a further £1.7m paid recently in the new financial year.

CIL & the future of Section 106

6. In future most strategic, off site infrastructure will be provided through the Community Infrastructure Levy. The Government have recently consulted on further reforms to the Levy, with the most noticeable proposal being the extension on the deadline which would limit the use of Section 106 agreements (from April 2014 to April 2015). As highlighted in this report, the Council has been successful in using the s106 process; further reforms to CIL regulations currently proposed may have implications on the council's ability to use S106.
7. CIL will ultimately come from the same 'economic headroom' from rising land values through development that currently funds S106. While CIL does provide a more 'flexible' funding stream than s106, proposed reforms are eroding this to some extent, with a greater emphasis on delivering infrastructure needed to implement a local plan. There is a need to take stock of how the balance between CIL and S106 will be used in the future, and how this can be managed through the local plan. Officers will therefore explore the underlying viability of both sources as part of the review of the Core Strategy, allowing CIL to be adopted by late 2014.

Risk Assessment

8. Failure to monitor Section 106 agreements in an efficient and timely manner would lead to the possibility of Section 106 contributions being missed and infrastructure not being constructed at the correct time. Another problem that may arise if Section 106 agreements were not monitored is that any payments collected or sent in by developers may not be spent within the allotted time limit. This could lead to a scenario where the council would be forced to pay

back the contribution to developers and the local community would receive no benefit.

Consultation

9. The Section 106 working group which meets quarterly was created to monitor the collection and spending of Section 106 contributions. The Section 106 working group comprises of officers and managers from planning, finance, legal, cultural, environmental, the project team & housing. Any officer who wants to spend a section 106 contribution must complete an audit form before they will receive any money. The audit form makes sure that the officer has completed the required steps and received the correct approval before the money is transferred. Once completed the form is sent to finance, legal and the officer involved as well as planning an electronic file and a paper file.

Conclusion

10. It is vitally important that the council continues to monitor the collecting and spending of Section 106 contributions to ensure that the necessary community and transport infrastructure is constructed and maintained to support the boroughs growth. The process of monitoring and spending 106 contributions is always being adapted and improved to make sure that any problems or challenges that arise can be dealt with quickly and efficiently
11. In the last financial year an audit of the Section 106 process took place, the audit itself focused on 5 areas of the Section 106 process. These were recording of planning obligations, monitoring of obligations, use of financial contributions (role of the 106 working group) and the council's progress on Community Infrastructure Levy. The findings of the report were that the 106 process is robust and overall has a 'substantial' level of assurance overall with only minor recommendations for change.

Portfolio Holder's Views

12. *'As Portfolio Holder I am happy to endorse this report. My belief is that Ashford has an enviable record of securing substantial levels of s106 contributions from developments, which means that service providers can deliver high quality facilities, such as new primary schools, when they are needed. At the same time we have recognised in recent years that we need to respond to the economic downturn, and have done so in a robust and transparent way by allowing developers to defer certain payments until such time as higher sales values allow them to be made. By publishing all this information on an annual basis we continue to ensure that business at Ashford BC is conducted in an open and accountable way'*

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Appendix A	PAYMENTS RECEIVED April 2012 to March 2013							
DC Number	Date received	Agreement Number	Agreement Name	Obligation	Amount(£)	Index(£)	Interest(£)	Total(£)
DC 1030	02/11/2012	02/01565/AS	Repton Park	Traffic Calming	25,000.00	3,589.74	0.00	28,589.74
	06/11/2012			Traffic Calming	25,000.00	3,589.74	0.00	28,589.74
	27/11/2012			Primary Education*	510,560.20	-20,332.15	0.00	490,228.05
	27/11/2012			Primary Education *	510,560.20	-20,332.15	0.00	490,228.05
	02/10/2012			Secondary Education*	378,227.06	-11,715.01	0.00	366,512.05
	02/10/2012			Secondary Education*	378,227.06	-11,715.01	0.00	366,512.05
	24/04/2012			Off Site Sports	80,000.00	13,403.14	0.00	93,403.14
	24/04/2012			Off Site Sports	80,000.00	13,403.14	0.00	93,403.14
	18/06/2012			Bus Contribution*	87,500.00	25,033.75	0.00	112,533.75
	18/06/2012			Bus Contribution*	87,500.00	25,033.75	0.00	112,533.75
	20/02/2013		(S278)	Regional Infrastructure Fund	1,600,000.00	0.00	0.00	1,600,000.00
DC 1040	13/11/2012	11/00473/AS	Land at Cheesemans Green	Monitoring Fee	10,000.00	2,580.00	0.00	12,580.00
	13/11/2012			SPG6	1,492,026.00	1,139,342.11	0.00	2,631,368.11
DC 1043	06/07/2012	04/00044/AS	Eureka Park	Monitoring Fee	500.00	127.26	0.00	627.26
	06/07/2012			Bus Contributions	95,000.00	18,430.00	0.00	113,430.00
	06/07/2012			Environmental Improvements	12,000.00	383	0.00	12,383.00
DC 1082	23/10/2012	07/02294/AS	Hunter Avenue	Monitoring Fee	5,000.00	726.13	0.00	5,726.13
	23/10/2012			SPG6	90,166.96	61,867.54	0.00	152,034.50
	23/10/2012			Junction Improvements	10,000.00	5,572.33	0.00	15,572.33
	23/10/2012			Parking Restrictions	10,000.00	5,572.33	0.00	15,572.33
	23/10/2012			Traffic Calming	30,375.00	16,925.64	0.00	47,300.64
	25/04/2012			SPG6	90,166.96	53,865.75	0.00	144,032.71
DC 1092	12/04/2012	09/00472/AS	Brisley Farm Phase 10	Community Facilities	133,200.00	0.00	0.00	133,200.00
DC 1094	16/11/2012	07/02080/AS	Towers School	Adult Education	990.00	13.75	0.00	1,003.75
	16/11/2012			Adult Social Services	6,605.50	91.74	0.00	6,697.24
	16/11/2012			Education	12,985.28	180.35	0.00	13,165.63
	16/11/2012			Library	1,248.50	17.34	0.00	1,265.84
	16/11/2012			Youth & Community	4,548.50	63.17	0.00	4,611.67
	16/11/2012			Monitoring Fee	750.00	0.00	0.00	750.00
DC 1105	21/12/2012	10/00615/AS	Site A3a HART facility	Monitoring Fee	1,000.00	0.00	0.00	1,000.00
				CS10	47,498.30	0.00	0.00	47,498.30
DC 1119	16/04/2012	05/00718/AS	(Unit 5) Connect 10	SPG6	4,144.68	0.00	0.00	4,144.68
DC 1128	03/01/2013	12/00865/AS	Directline Structures, Orbital House	SPG6	17,271.00	8,634.15	0.00	25,905.15
DC 1126	06/02/2013	11/00994/AS	Goat Lees	CS10	9,142.00	0.00	0.00	9,142.00

*Denotes direct payments to KCC

Cumulative Total £7,181,544.73

Appendix B List of Section 106 Agreements signed 01/04/12 – 31/03/13				
Date	App Number	Name	Dwelling/ Commercial	Financial Contribution(£)
18/06/2012	11/00932/AS	Fougeres Way	5390sqm	103,000.00
20/07/2012	11/00473/AS	Cheesemans Green	1100 dwellings, 70,000 sqm	17,500,000.00
12/11/2012	10/01027/AS	George Public House	5 dwellings	67,700.00
07/12/2012	08/00396/AS	Charter House	234 dwellings	328,000.00
19/12/2012	1200979/AS	Land Adjoining Hythe road	1 dwelling	5,000.00
19/12/2012	12/00865/AS	Orbital House	4400sqm	17,000.00
09/01/2013	12/00151/AS	Land between Hawthorn	9 dwellings	100.00
30/01/2013	99/01271/AS	Depot Wallis	25 dwellings	117,000.00
06/02/2013	12/01000/AS	Land to the rear 62 Earlsworth	1 dwelling	5,000.00
18/01/2013	12/00137/AS	Charing Motors	6 dwellings	5,700.00
27/02/2013	12/00895/AS	Associate House	9 dwellings	45,000.00
01/03/2013	10/01663/AS	Warren Sites A&C	128 dwellings	334,000.00
10/03/2013	12/00995/AS	Unit 9 Glenmore	230sqm	1,200.00
25/03/2013	12/01457/AS	Calleywell Lane	33 care units	1,000.00
27/03/2013	12/01087/AS	Land at Manor Cottage	1 Dwelling	2,200.00

A full list of obligations within the section 106s can be provided upon request

SECTION 106 SECTION 106

Appendix C



Making section 106 agreements work for your community (2012/13)



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Introduction

A section 106 agreement allows a local planning authority to enter into a legally binding agreement with a land developer over a related issue. Within section 106 agreements there are 'planning gains' or 'planning obligations' that enable a council to secure contributions to services, infrastructure and amenities in order to support and facilitate proposed development.



*Buddy Swing
Goat Lees play space*

This report looks at the many projects that section 106 (S106) payments have contributed towards in the 2012/13 financial year and looks ahead to those due to be delivered in the current year.

These range from small community projects to large infrastructure works. S106 contributions are an important revenue source that helps support sustainable growth and enhances communities within the Ashford borough.



Open space and play facilities

Stour Centre play facilities

S106 funding £55,965.00

As part of the extension to the Stour Centre leisure building, some existing older play equipment was removed off site and re-located. Subsequent to the completion of the Stour Centre building works the play equipment was not replaced.

This is a key flagship site for the borough council, and the new play area provides a mix of equipment for toddler and junior age children, with galvanised and stainless steel finishes. Some of the pieces of equipment include:

- Two toddler cradle seats on a blue rubber play surface
- One toddler spinner bowl
- A series of timber stepping blocks with rope for toddlers to balance on and a mound for them to climb
- A 5.75m high climbing net with a bridge, seating pods, a bell at the top and a junior slide

The hope is that the play space will encourage further use of the Stour Centre café, generating revenue for the Ashford Leisure Trust, given its location just outside the main entrance to the site.



*Stour Centre
play facilities*



*Repton Park
public open space 16A*

Repton Park public open space 16A

Being constructed as part of the Repton Park S106 (02/01565/AS)

A new play area is currently under construction, designed for toddler and junior age children in the northern part of the development. The play area will provide swings, a climbing unit, sand play and an embankment slide. The space benefits from a line of mature lime trees, providing a natural setting for the play equipment. The adjoining land will also provide paths and seating. This is one of three play areas being provided for the development on site. Two further areas will be delivered as part of the linear park recently approved by Cabinet.

Park Farm – local park

Being constructed as part of the Park Farm
S106 (01/01155/AS)

The local park to serve the Bridgefields estate is currently under construction. The park provides 0.74Ha of accessible open space, with surfaced paths, trees, meadow planting, a mix of benches and picnic tables and a play space designed for toddler and junior age children. The natural play space provides timber play equipment in an informal setting, with play mounds, boulders and nature inspired play features. A further, larger play area will be provided at the Park Farm sports area Ashford Borough Council.





Future play areas/equipped open spaces

Goat Lees open space

S106 funding - £40,587.59

S106 funds of approximately £40,000.00 are being used to improve the youth play offer at the existing Goat Lees play area. Following on from consultation with the local community, the funding is to be targeted on:

- Open space improvements – improving access to the play area
- Maintenance – clearing overgrown shrubs, thinning trees and improving visibility in to the space
- Youth play improvements – buddy swing, kickabout area with new bench and outdoor fitness equipment (as funding allows)

So far the young people in the local area have been involved in the consultation process, visiting other play areas and commenting on the proposals; a community action day was held in September 2012, which involved a litter pick and clean-up of the site. Hang 10 and the local youth club have been actively involved throughout the consultation process, with the hope that this will instill some ownership from local young people and, therefore, respect for the new facilities.

The project is due to be tendered and agreed, with work completed on site in 2013.



Hythe Road Recreation Ground improvements

S106 funding £126,941.20

Following extensive consultation with the local community, the following improvements are proposed (subject to tender):

1. Open space improvements:

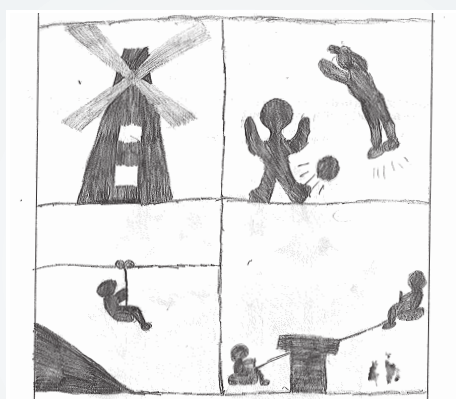
- i. Upgrade surfaces to main entrances
- ii. Replace existing signs using a new park logo designed by local children
- iii. New seating
- iv. New litter bins
- v. Tree planting, with potential for community involvement
- vi. Bulb planting, with potential for community involvement

2. Play improvements

- i. Removal of some of the old play units and replacement with:
 - a. For young people:
 - Hang out area to be designed in co-operation with young people and an architect
 - Additional ball wall to facilitate five-a-side football/basketball
 - b. For junior age users:
 - Buddy swing
 - c. For toddler age users:
 - Additional equipment e.g. roundabout
 - Sand play
 - d. For adults:
 - Outdoor exercise equipment
- ii. De-scale and repaint of degraded units
- iii. Replacement of degraded play safer surfaces

Children from the local school took part in a competition to design a new logo for the park. This will be etched into boulders and used in park signs, to create a unique identity for the park and also instil some ownership from the children using the space.

The project is due for tender with installation complete by the end of 2013.



*Hythe Road
Recreation Ground*

Singleton Play Area

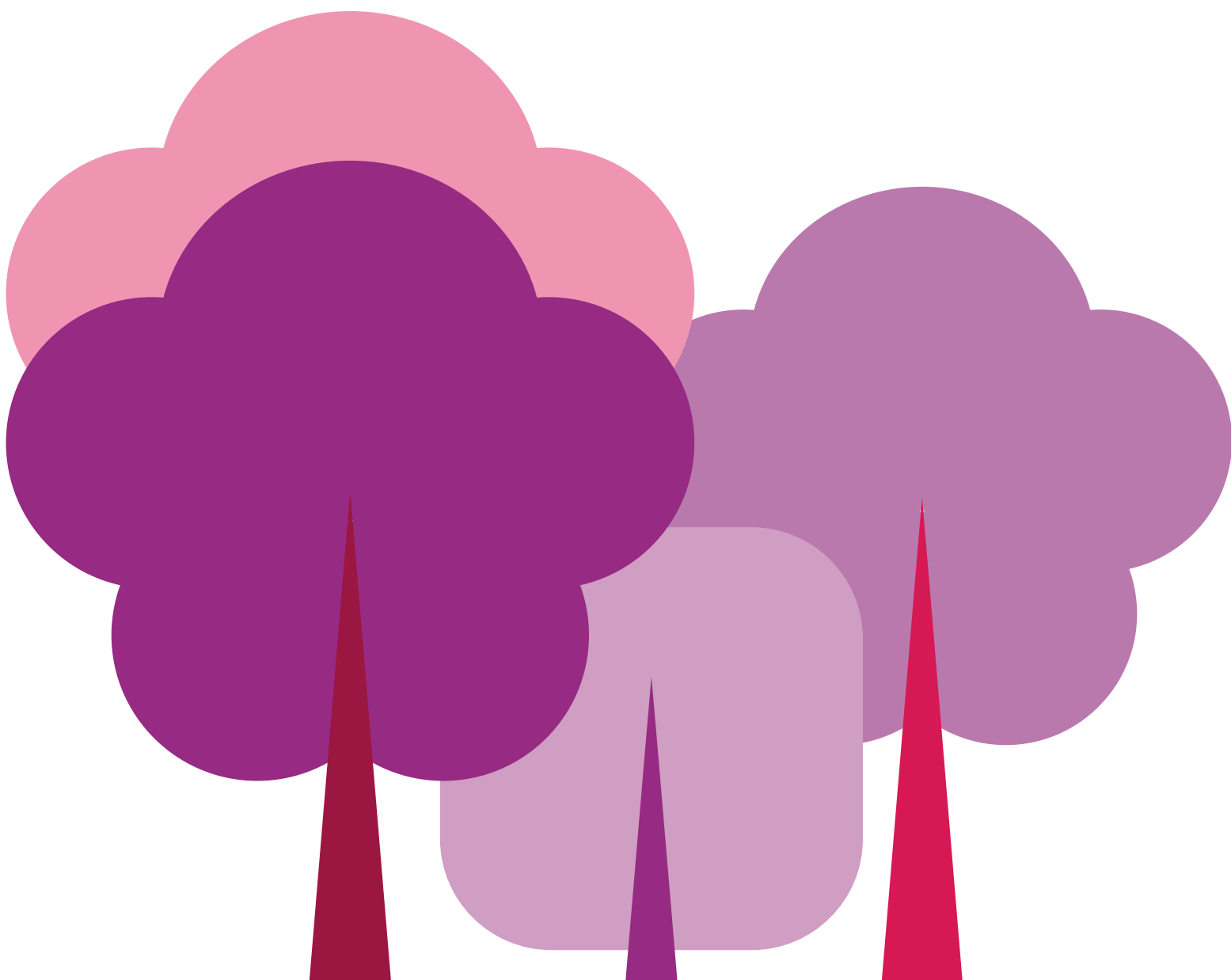
Total proposed S106 funding £545,900.00

Current S106 funding held £378,200.00

To date the council has undertaken a two phase community consultation which has resulted in a masterplan for the park, approved by Great Chart and Singleton Parish Council, who are working in partnership with the borough council to deliver the project.

The overall character of the park is for a space inspired by nature, using timber, sand, trees, meadow planting, landforms, and a limited, muted palette of materials. As part of the character of the park inspiration has been taken from Flora the Singleton Giant; this has resulted in draft designs from artists, to create 'giant furniture' for the park. The artists are currently working with children from The John Wesley School on carvings for the furniture.

Work is currently underway producing the tender documents and gaining internal approvals, with potential delivery in 2014.





Country parks

Park Farm country park

Developer constructed and part of the Park Farm S106 (01/01155/AS)

The developer has created an extension to the existing 'buffer zone' between Kingsnorth village and Park Farm estate. The finished site is similar in character, with two open fields ideal for grazing, hedgerows, ponds and stands of tree planting.

The open space is freely available for public use with a secure bridleway running north to south, linking to an existing cycle route and providing access from the Park Farm estate to the countryside.





Other sports and cultural projects

Skate park seating project

S106 funding £3,000.00

Project started 11/12 – finished 12/13

It had become clear for some time that there was a litter problem around the skate park, which naturally attracts young people not just skating but also as a social 'hangout' location.

The design of the old ramps with hollow bases provided an unintentional shelter for young people. The knock-on effect of this was the accumulation of large amounts of litter.

Given the location of the skate park this became very unpleasing on the eye and a source of embarrassment, particularly for the Stour Centre and the council. On top of this the key material of the skate ramps is wood and meant this also presented a fire risk.

The build involved boxing in two ramps and replacing the informal seating area with four concrete pipes, two for skating and two for seating. The results have been a reduction in the costs of litter picking and a very modern, artistic and popular seating area. The total cost was £10,250.00 and were sourced through Clean Kent, Environmental Services, the youth budget and S106 contributions.



Great Chart pavilion

S106 funding £65,805.00

The project was for the extension, internal alterations and the relocation of the existing steel containers at Great Chart pavilion.

Great Chart Playing Fields Association (a registered charity) proposed to alter the pavilion area with new facilities due to the increased demand in football and other services in the local area. The extension will provide further ways to generate income for the association in the long term.

The cost of the project is £75,800.00. Of this total £9,375.00 will come from the association, with the remaining £65,805.00 made up of S106 contributions.

The project is still on-going.

Waterside/Bromley Green FC

Current S106 spend - £27,577.00

The waterside site is currently used by Sure Start, Salvation Army and Bromley Green Football Club. For many years the club has used the field and a storage container to store valuable equipment within. Over the years this container has become something of an eyesore and received many complaints from local residents.

Another concern from local residents has been the noise level surrounding football at weekends, particularly because Bromley Green is a large club and has a number of supporters. S106 funding has been allocated to replace and relocate the existing container, develop the area around the waterside building and try to reduce the visual and vocal impact of the football club to local residents.

A new site for the containers has been identified; this benefits the club because it is closer to the pitches. Shrubs and a hedgerow, which is designed to mask noise, have been planted and a new path to enable disabled access has been added.



Green transport

Willesborough Dykes cycle path

\$106 funding £616,000.00

In April 2012 Ashford Borough Council won a £600,000.00 government grant through sustainable transport charity Sustrans, for a dedicated cycle and pedestrian link between the Park Farm development and the town centre. The cabinet agreed on 12th July 2012 to match fund the project with a further £616,000.00 from local developer contributions held for allocation to sustainable transport projects.

The route will benefit around 2,500 homes; the 1.6km long path will run from Asda to Park Farm, through the Willesborough Dykes allowing the public to enjoy the wildlife habitat on their journey. Phase one is contained within the Willesborough Dykes Nature park site. The first phase will include the installation of a new foot/cycle bridge over the Aylesford Stream south of the Asda Store and the renovation of the existing brick arch bridge over the East Stour River.

Construction commenced on 20th August 2012 and was substantially complete by December 2012 and the contractor is returning to the site in April 2013 to complete the landscaping works.

Phase 2 is contained primarily within existing highway boundaries adjacent to the A2070 trunk road. The Highways Agency will deliver the majority of the phase on behalf of Ashford Borough Council via a section 274 highways agreement. The Highways Agency requires payment in advance for its services. The borough council has forwarded £550,000.00 to date to fund the design and construction. The last 200-metre section of the path from the Toucan crossing to Sheepfold Lane will be delivered by the borough council.





Bus service improvements

In recent years the council has successfully negotiated bus infrastructure improvements and bus contributions from the Eureka and Repton Park S106. At Eureka Park these total £475,000.00 and have been used to improve the E-line service by increasing the regularity at which buses run. At Repton Park £1,000,000.00 was negotiated to support the new community by funding the extension of the E-line to the Repton development.

Simone Weil Avenue

S106 funding - £92,067.00

Funding was used by Kent Highways Services to construct a 2.5m wide footway/cycleway from the Warren Lane bridge on Simone Weil Avenue to the Sainsbury's pedestrian entrance.





Schools

Both schools below were being constructed in the 2012/13 financial year, and were mainly directly funded by S106 contributions. The land that the schools are being constructed on was transferred free of charge in a serviced condition as part of the S106.

Goat Lees Primary School

The school is a one-form entry primary school in the north of Ashford and is currently under construction. Designed by architects Pellings, it is of an interesting and contemporary design with an imposing frontage. With a limited palette of high quality materials, it has a partial green roof with photovoltaic cells and solar panels. The school is scheduled to open in September 2013 with a travel plan to promote cycling and walking to school. Its location next to an existing community hall and children's play area will help provide a greater community focus to this part of Goat Lees.



*Goat Lees
Primary School*



Repton Manor Primary School

The school is a two-form entry primary school and day nursery adjoining the new high street in Repton Park and formed part of the adopted design brief for the redevelopment of the former Rowcroft and Templar Barracks. It partially opened for pupils in September 2012 and the build is now substantially complete. Architects CSDP won a Kent County Council competition for the design and build of the school in 2009. The design is distinctive with a mix of white render, timber cladding and yellow doors and windows. The main entrance forms a landmark that is visible in views looking northwards up the High Street from the railway bridge.



*Repton Manor
Primary School*



Affordable housing

In 2012/13, 271 affordable housing units and 100 extra care units have been negotiated through S106 agreements. The affordable housing will all be provided by the developers working with registered social landlords.

Examples of affordable housing constructed in 2012/13:



*Park Farm East: Broadview Close
50 flats: Golding Homes*

Repton Park: Maurice Buckmaster Lane



Marsh Road, Ruckinge





Infrastructure work

J9 and Drovers Roundabout

Ashford Borough Council was provided funded money to carry out infrastructure works to unlock growth potential. The funding allowed for the expansion of Drovers Roundabout as well as the creation of the 'Eureka Skyway' footbridge.

The Drovers Roundabout was upgraded to increase the capacity of this key junction and was also closely associated with the M20 J9 improvements. This larger roundabout (with traffic controls) has more capacity to deal with access to new developments within the Town Centre and the opening of Victoria Way in 2011. This unlocks potential longer term growth to the south of the town, such as Chilmington Green. It also complements other localised completed developments close to the roundabout including Repton Park.

While the initial work was not funded via S106 contributions the money being paid back to the Homes and Communities Agency is being recouped through S106 contributions. Schemes that have an impact on the junction are paying S106 contributions towards the payback of the junction. As of 1st April 2013 £2.8million has been collected.





Adult education and library contributions

The Gateway

Ashford Gateway Plus opened in the summer of 2011 and has become Ashford Borough Council and Kent County Council's main customer contact point in Ashford. The borough council collects contributions for adult education, libraries and adult social care. All of these collected contributions are forwarded on to the county council who have spent them on improving the service provided at the Gateway. During 2012 over £150,000.00 was spent by KCC on improving the opening hours, levels of staffing and providing new courses.



The Gateway



SECTION 106

SECTION 106

Appendix C

Ashford Borough Council
Planning & Building Control
Civic Centre
Tannery Lane
Ashford
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