West Horsley Parish Council

S106 Update

S106 funding is a type of funding that can be sought from developers towards the costs of providing community and social infrastructure, the need for which has arisen as a result of a new development taking place. It is a legal agreement made under Section 106 of the Town and Country Planning Act 1990, signed by the Council and developers that sets out what financial contributions will be paid and what additional, non-financial obligations are required as part of a planning consent for a development. The funding is paid by developers and is used on community infrastructure projects.

---0---

The S106 Task Group met for the first time on 25 March. A briefing note similar to this was discussed by the Finance Committee at its meeting on 10 April. This note summarises discussions from both meetings.

Summary of Existing S106 Agreements

The following funds have already been secured for the Parish Council.

20 The Street

All money now received. This included:

- £10,000 towards playground improvements (completed)
- £15,000 towards Village Hall improvements (completed)

Manor Farm

Nothing received to date. Trigger for payment is 100 properties occupied. This includes:

- £80,000 towards village hall improvements
- £40,000 towards tennis court refurbishment

So far, £16,470 has been spent on the tennis court. Remaining funding will hopefully enable the installation of low level lighting at the court, and a new players' hut.

Oakland Farm

Nothing received to date. Trigger for payment is 'prior to first occupation', which is imminent, so funds will be available soon. This includes:

- £15,000 towards environmental improvements (including a new village sign)

It was agreed that the invoice for the bespoke village sign (£4900) will be forwarded to the S106 Officer at GBC, and that we will request payment for the two new VAS (£5720) from this S106 allowance. It was suggested that some of the remaining £4380 be put towards replacing the rest of the existing village entry signs.

Members are asked to consider other 'environmental improvement' projects that could be accomplished with this funding.

Possible Future S106 Agreements

Waterloo Farm

The S106 Task Group recommends focusing on one or two significant projects for which sufficient/full funding can be secured. This follows East Horsley's recent experience where agreed S106 contributions to a number of projects were redirected in order to complete traffic calming measures in Ockham Road North.

The following projects were suggested by Members of the S106 Task Group.

1. Village Hall – significant improvements, including a new roof, new windows, new boiler, new clock, possible Parish Office. [Note £80,000 to come from Manor Farm. WHPC also has £20,000 in EMR.]
2. Village Gateways
3. Vehicle activated sign on East Lane (mid-way between Edwin Road and Long Reach)

Several other highways projects were previously included in the WHPC's S106 Schedule (last updated Sept 2023). Some of these will now be covered by S106 from other developments, others are not deemed necessary/desirable at present. These are:

- Farleys Close to Green Lane East TRO to 30mph
- Green Lane East TRO 20mph
- Continuation of pavement along Ockham Road North to Green Lane East
- Footpath from Farleys Close to HFC
- Tabletops/chicanes on The Street from Village Orchard to Barley Mow

Members are asked to consider/suggest projects to mitigate the impact of a potential development of 80+ homes at Waterloo Farm.

Prepared by the Clerk, 10 April 2024