

Developer's contributions to Facilities in Woodstock.

Report on Section 106 planning obligations in Woodstock.

What is Section 106?

When developers apply for planning permission they incur obligations under Section 106 of the Town and Country Planning Act 1990. They are legally binding obligations that are attached to a piece of land and are registered as local land charges against that piece of land. Planning obligations enable a council to secure contributions to services, infrastructure and amenities in order to support and facilitate a proposed development and to deal with the impact of that development on the local community.

The planning agreement to the housing development on Shipton Road, Woodstock led to an agreement with West Oxfordshire District Council for the developers to provide money for community facilities in Woodstock. Some of this money is managed directly by West Oxfordshire and some is managed by Woodstock town Council. The total amount is £183,798.00.

The way this money should be spent is decided by negotiation with the two councils and the developers. This agreement reached the following decisions:

Projects Managed by Woodstock Town Council.

£10,000.00 for Budds Close Nature Reserve (OWL Extension)

This money relates to converting the derelict old Woodstock railway line between Budds Close and Shipton Road in to a wildlife reserve. Woodstock town Council applied for lottery funding to enhance this and were successful in being granted a further £9320.00. This project is well advanced but held up by legal difficulties over the ownership of the land. Purchase of the land from the developers has not yet been completed and work on site is waiting for the conveyance to be finalised. Expenditure to date totals £6250.00 mainly comprising legal fees relating to rights of way and access as well as conveyancing. It also comprises expenditure on removing asbestos which had been dumped on the site and which was unsafe.

£12,400.00 for Public Arts

This money was enhanced by a private donation of £1200.00 and has been spent on the historic wall plaques that are now a feature of the town. The plaques are intended to highlight significant aspects of the town and its history. Locations were planned to distribute the plaques around the centre of the town. Leaflets have been produced and distributed to encourage visitors to walk around the town. They have attracted publicity in the tourist press and it hoped will bring more visitors to the town.

There is an outstanding amount of £3215.00. It is planned to spend this on two more plaques and updating leaflets.

£92,648.00 for Outdoor Sport and Recreation

This amount is in two parts. One part £32,280.00 is to be spent on a “multi use games area” (MUGA) and the remaining £58,368.00 on play areas at New Road and Budds Close. It was considered that the Rosamund Drive play area would not experience any impact from the Shipton Road Development and was not therefore eligible for funding from this source.

There has been an extensive consultation exercise to establish the views of parents and children about how this money should be spent. A consultant in play areas has been employed and has drafted detailed plans which attempt to meet the aspirations of families in Woodstock but it is apparent that additional funding is required to achieve this. The Council proposes to hold a further meeting on April 20th 2013 with interested residents and propose that plans to refurbish existing equipment and install new equipment goes ahead in parallel with seeking additional funding through grants. If grants are obtained more equipment can be installed.

There has been no actual expenditure to date though there is a commitment to pay the consultant.

Projects Managed by West Oxfordshire District Council

£25,000.00 Improvements to and maintenance of Woodstock Swimming Pool.

This money has already been spent on new boilers and on refurbishment of the toddler's pool.

£43,750 Rebuilding of the Youth Club building on New Road Recreation Ground

The cost of a new building will be in excess of £300,000. The youth club committee are actively fundraising at present to raise the additional money.