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1 Introduction

1.1 The purpose of this 'keynote' is to contribute to the evidence base supporting the Local Development Framework.

1.2 This keynote will identify the level of funding committed to date in the Forest of Dean District by section 106 agreements.

2 Methodology and Assumptions

2.1 Some assumptions have been made in the preparation of this review:

- Every section 106 agreement is different. In order to produce a useful summary of the agreements, various types of broadly similar contributions are grouped together.
- Where affordable housing requirements are expressed as a percentage in the agreement, the number of affordable housing units is calculated based on the number of units proposed.
- Outline planning permissions do not generally indicate the final quantum of development. In some instances the number of dwellings is not specified in the decision, but is referred to in the design and access statement or other application documentation. In the case of outline applications, the quantum of development proposed and the number of affordable housing units required is often indicative.
- In some instances, a contribution is expressed as a monetary contribution per dwelling in the section 106 agreement. The figures for such contributions are based on the contribution required per dwelling and the number of dwellings proposed. These figures are also indicative.

2.2 The following methodology was used to gather the relevant information:

- A list of closed and active section 106 agreements was obtained from the CAPS system. Section 106 agreements categorised on the CAPS system as NOFURT (no further action), SUPERC (superceeded), NEGOLA or DROP were not reviewed. Section 106 agreements categorised on the CAPS system as ACTIVE or CLOSED were reviewed.
- The various contributions were grouped into categories.
- Contributions relating to administration, bonds, planning and management or legal costs, which do not result in planning gain, were not included in the review.
- Details of each section 106 agreement was obtained from the CAPS system. The CAPS system relies on manually inputted data and there is the potential for inaccuracies. The originally documentation was referred to if the details were unclear on the CAPS system.
- Any duplicates noted on the CAPS system were omitted from the total.

2.3 The contributions are categorised as follows:

- Affordable housing units: In some instances, the number of affordable units required are specified in the section 106 agreement. For the purposes of this review, affordable housing contributions expressed as a percentage were calculated to provide an indicative figure.

- Non numeric contributions: For example, the provision of a play space, open space, the transfer of land to the local authority or other public bodies, the direct provision of infrastructure, footpaths, highways improvements, facilities, etc.
- Monetary contributions: These are categorised as affordable housing, youth/recreation, play space/open space, transport (including sustainable and community transport), library services, education, community/health, footpaths, drainage, parking or other (any other contributions excluding legal and administrative charges).

3 Results

3.1 Closed S106

3.1 Some 35 section 106 agreements relating to developments across the district are now closed, providing:

Category	Contribution
Non numeric contributions	Land transferred to Canal Trust, land remediated and transferred to Forest of Dean District Council
Affordable housing units	63 ⁽¹⁾
Affordable housing monetary contribution	£30,000
Highways	£72,500
Youth/recreation	£34,000
Play area/open space	£159,558
Transport	£17,500
Education	£266,521
Parking	£8,750
Other	£4,600

3.2 Open S106

3.2 Some 52 section 106 agreements relating to developments across the district are open and being monitored. These agreements are expected to provide the following:

Category	Contribution
Non numeric contributions	Village hall site, provision of various open spaces and play areas, changing rooms, community hall site, off site highways improvements, pedestrian/cycle links, land

¹ 17 of these dwellings were provided by affordable housing schemes under refs P1266/04/FUL and P8853/03/FUL

Category	Contribution
Affordable housing units	836 ⁽²⁾
Affordable housing monetary contribution	£3,855,716
Highways	£1,808,097
Youth/recreation	£2,645,547
Play area/open space	£1,252,696
Transport	£975,840
Library	£250,881
Education	£5,511,870
Community/ Health	£503,553
Footpaths	£50,555
Drainage	£102,878
Other	£97,863

3.3 Closed S106 by Town

3.3 The benefits already accrued are set out below by settlement:

Lydney

Category	Contribution
Affordable housing units	13
Highways	£27,000
Transport	£3,000
Education	£118,754

2 57 of these dwellings are provided by affordable housing schemes under ref P1096/06/FUL, P1755/08/FUL, P1194/10/FUL, P1073/10/FUL, P2019/10/FUL, P0537/07/FUL

3 Results

Cinderford and Ruspidge

Category	Contribution
Highways	£10,500
Youth/recreation	£34,000
Play area/open space	£49,937
Transport	£12,500
Education	£36,152
Other	£3,000

Coleford

Category	Contribution
Affordable housing units	5
Highways	£5,000
Play Area/ Open Area	£35,145
Parking	£8,750

Newent

Category	Contribution
Non numeric contribution	Transfer land to Canal Trust
Transport	£2,000

Littledean

Category	Contribution
Other	£1,600

Mitcheldean

Category	Contribution
Affordable housing units	16
Affordable housing monetary contribution	£30,000

Category	Contribution
Education	£54,225

Newnham

Category	Contribution
Affordable housing units	2

Staunton

Category	Contribution
Non numeric contribution	Remediate and transfer open space
Affordable housing units	9
Affordable housing monetary contribution	£30,000
Play area/ open space	£64,476
Education	£57,360

Tutshill/Sedbury

Category	Contribution
Play area/ open space	£10,000

Woolaston

Category	Contribution
Affordable housing units	12

Yorkley

Category	Contribution
Affordable housing units	6

3.4 Open S106 by Town

3.4 The benefits yet to come are set out below by settlement:

3 Results

Lydney

Category	Contribution
Non numeric contribution	Community hall site, provision of open spaces and play areas
Affordable housing units	525
Affordable housing monetary contributions	£3,296,866
Highways	£1,355,333
Youth/ recreation	£1,172,029
Play area/ open space	£432,853
Transport	£823,500
Library	£205,920
Education	£5,314,178
Community/ health	£387,500
Footpaths	£28,775
Drainage	£102,878
Other	£28,795

Cinderford and Ruspidge

Category	Contribution
Non numeric contribution	Provide and equip play area, layout open space and transfer to Forest of Dean District Council
Affordable housing units	81
Highways	£47,000
Youth/ recreation	£444,760
Play area/ open space	£179,870
Other	£11,000

Coleford

Category	Contributions
Non numeric contributions	Provide and transfer open space and play areas to Forest of Dean District Council, off site highway improvements
Affordable housing	76
Highways	£154,000
Youth/recreation	£316,985
Play area/open space	£191,781
Transport	£64,160
Library	£17,875
Education	£3,480
Community/health	£13,980
Other	£50,070

Newent

Category	Contribution
Non numeric contributions	Transfer play area to Forest of Dean District Council, changing rooms
Affordable housing units	49
Affordable housing monetary contribution	£178,850
Highways	£152,264
Youth/ recreation	£414,620
Play area/ open space	£120,245
Transport	£54,000
Library	£23,225
Education	£11,200

3 Results

Blakeney

Category	Contribution
Non numeric contribution	Provide and layout play area, transfer play area to Forest of Dean District Council
Affordable housing units	7
Play area/ open space	£29,446
Transport	£9,180

Bream

Category	Contribution
Non numeric contributions	Provide and equip play area, carry out specified highway improvements
Affordable housing units	6
Highways	£4,000

Drybrook

Category	Contribution
Non numeric contributions	Provide and equip a play area, transfer play area to Forest of Dean District Council
Affordable housing units	15
Affordable housing monetary contribution	£240,000
Highways	£36,000
Youth/ recreation	£52,000
Play area/ open space	£40,000
Education	£21,404

Dymock

Category	Contribution
Transport	£5,000

Hartpury

Category	Contribution
Non numeric contribution	Village hall site
Affordable housing units	21
Highways	£18,500
Youth/ recreation	£26,499
Play area/ open space	£23,304
Education	£4,045
Community/health	£50,000

Huntley

Category	Contribution
Non numeric contribution	Provide a pedestrian link
Affordable housing units	13
Youth/ recreation	£120,000
Community/ health	£32,073
Footpaths	£21,780
Other	£1,000

Littledean

Category	Contribution
Affordable housing units	9
Education	£3,036

Mitcheldean

Category	Contribution
Non numeric contributions	Transfer completed open space and play area to council

3 Results

Category	Contribution
Affordable housing units	15
Youth/ recreation	£14,041
Play space/ open space	£182,571
Transport	£10,000
Education	£121,924
Community/ health	£20,000

Newnham

Category	Contribution
Affordable housing units	8
Highways	£27,000
Youth/ recreation	£78,640
Play area/ open space	£12,626
Library	£3,861
Other	£6,998

Soudley

Category	Contribution
Affordable housing units	5
Youth/recreation	£6,000
Transport	£10,000

Staunton

Category	Contribution
Affordable housing monetary contribution	£140,000

Tutshill and Sedbury

Category	Contribution
Highways	£14,000
Play area/open space	£40,000
Education	£32,553

Woolaston

Category	Contribution
Affordable housing units	6

4 Conclusion

4.1 Section 106 agreements have provided some 63 units of affordable housing, two areas of land and £593,429 in contributions to date. The majority of contributions have yet to come forward; future contributions will provide 803 affordable housing units, approximately £16,811,943 in monetary contributions, several sites for various uses and other on and off site improvements.

5 Detailed Results

5.1 Closed Section 106 Agreements

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth/ Recreation	Play Area/ Open Space	Transport	Education	Other & Parking
P0211/03/OUT		£30,000						
P1379/02/FUL				£22,000				
P0355/04/OUT							£21,072	
P8853/03/FUL	12							
P9254/83/FUL								
P8209/03/FUL					£13,000			
P9401/03/FUL					£18,937			
P0817/04/FUL					£13,000			
P8455/03/FUL	16						£54,255	
P1434/04/FUL								£1,600
P1266/04/FUL	5				£8,365			
P0425/05/FUL	7		£15,000				£58,524	
P1268/05/FUL	6							
P1026/05/FUL			£12,000				£39,158	
P0799/05/FUL					£18,000		£20,076	
P8232/80/FUL								
P1531/05/FUL	2							
P0005/02/FUL								

5 Detailed Results

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth/ Recreation	Play Area/ Open Space	Transport	Education	Other & Parking
P1049/05/FUL								
P1872/05/COU								
P1702/05/FUL			£2,000					
P0204/06/FUL								
P0051/06/FUL	9		£30,000		52,943		57,360	
P0972/06/APP	6							
P0592/06/COU								
P0873/06/FUL				£4,000			£4,460	
P1057/06/FUL						£3,000		
P0455/06/FUL								£3,000
P1112/06/FUL			£5,000					
P1601/06/COU								
P1655/06/FUL						£2,000		
P1375/02/FUL					£10,000			
P1309/06/COU								
P0323/06/FUL						£2,000		
P0084/07/COU								
P0377/07/FUL								
P0467/06/FUL					£11,533			
P0583/07/FUL				£8,000			£11,616	
P1273/07/COU						£10,500		

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth/ Recreation	Play Area/ Open Space	Transport	Education	Other & Parking
P0112/07/FUL								
P1370/07/FUL					£13,780			
P0792/08/COU			£8,500					
P0082/07/FUL								
P1259/08/FUL								
P1782/09/FUL								
P1105/94/FUL								£8,750
	63	£30,000	£72,500	£34,000	£159,558	£17,500	£266,521	£13,350

5 Detailed Results

5.2 Open Section 106 Agreements

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth/ Recreation	Play Area/ Open Space	Transport	Library	Education	Community/ Health	Other & Footpaths & Drainage
P8421/03/FUL			£10,000							
P1134/02/FUL				£30,000						
P0711/00/FUL	12			£56,760						
P0921/02/FUL			£20,000		£13,000					
P1606/04/FUL										
P1180/00/FUL	6									
P0751/02/FUL				£26,499.00	£23,304					
P1007/04/FUL	15				£46,071	£10,000		£121,924	£20,000	
P0757/05/FUL	13			£120,000					£32,073	£22,870
P1050/05/FUL		£58,850	£5,520	£33,120						
P1228/05/FUL									£3,500	
P1351/05/FUL			£3,000	£20,000						
P1106/04/FUL			£69,062	£94,000				£295,105		£57,570
P8363/87/FUL										
P0022/06/FUL	14			£22,000						
P0098/06/FUL		£240,000	£26,000	£52,000				£8,958		
P1061/06/FUL			£3,000							
P0962/06/OUT	16									
P0696/06/FUL	8		£10,000		£40,000			£12,446.00		

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth/ Recreation	Play Area/ Open Space	Transport	Library	Education	Community/ Health	Other & Repairs & Drainage
P1096/06/FUL	9							£3,086.00		
P0460/06/FUL			£24,000							
P1833/06/FUL		£120,000	£26,744	£3,000.00						
P0381/08/FUL			£3,000							
P1868/05/OUT				£260,000			£8,925			
P0211/07/FUL			£10,000							
P0449/07/FUL			£14,000		£40,000			£32,553		
P0954/09/FUL	5			£6,000		£10,000				
P0971/02/FUL					£23,600.00					
P1739/07/FUL	8		27,000	£78,640	£12,626		£3,861			£6,998
P1319/09/FUL										
P0904/06/FUL	8		£9,500					£4,045	£50,000	
P0604/08/COU										£11,000
P1229/07/FUL	40			£253,590	£101,517	£48,500	£14,300		£13,980	£70.00
P0724/04/OUT	64			£37,200	£432,853	£231,000	£42,900	£359,083	£128,000	102878
P0667/08/FUL	10			£63,395	£53,664	£15,660	£3,575	£3,480		
P0329/07/FUL		£70,000								
P1312/07/FUL		£70,000								
P1081/06/FUL						£5,000.00				
P0297/08/FUL	7				£29,446	£9,180.00				
P1755/08/FUL	19									

5 Detailed Results

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth/ Recreation	Play Area/ Open Space	Transport	Library	Education	Community/ Health	Other & Repairs & Drainage
P0070/07/OUT			£4,000							
P1597/09/FUL				£33,000	£45,245	£24,000		£1,200		
P1767/05/FUL										
P1435/09/FUL	50			£338,000	£171,170					
P1097/08/OUT	225		£487,500	£620,772		£407,500	£107,250	£3,568,882	£100,000	
P1336/04/OUT	97	£3,296,866	£769,350	£396,987			£55,770	£1,017,095	£156,000	
P1009/09/OUT	120			£23,070		£203,000				
P0264/10/OUT	35		£120,000	£63,500	£75,000	£30,000	£14,300	£10,000		
P1536/09/OUT	7									
P0164/09/FUL			£8,000							
P2210/09/OUT			£10,000							
P0086/09/FUL				£14,014	£136,500					
P2139/09/FUL										
P1194/10/FUL	13		£9,000							
P1073/10/FUL	6									
P1572/09/FUL										
P0885/10/FUL	4									
P0288/04/COU										
P2019/10/FUL	15				£8,700					
P2045/10/PLANOB										
P0191/10/FUL										

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth/ Recreation	Play Area/ Open Space	Transport	Library	Education	Community/ Health	Other & Repairs & Drainage
P2265/10/FUL										
P0537/07/FUL	10									
P0059/05/FUL										
P1964/10/FUL										
P0298/09/CPC			134,000							£50,000
P0315/09/FUL										
P0704/09/FUL										
P0111/07/FUL			£5,421					£74,013		
	836	3855716	£1,808,097	£2,645,547	1252696	£993,840	£280,881	£5,511,870	£503,553	£251,386

5.3 Closed Section 106 Agreements by Town

Reg Ref	Affordable Houses	Affordable Housing Contributors	Roads	Youth / Recreation	Play Area / Open Space	Transport	Library	Education	Community / Health	Other & Parking
P0355/04/OUT								£21,072		
P0425/05/FUL	7		£15,000					£58,524		
P1026/05/FUL			£12,000					£39,158		
P0204/06/FUL										
P0972/06/APP	6									
P1057/06/FUL						£3,000				
P0082/07/FUL										
Subtotals - Lydney	13		27000			£3,000		£118,754		
P1379/02/FUL				£22,000						
P8209/03/FUL					£13,000					
P9401/03/FUL					£18,937					
P0799/05/FUL					£18,000			£20,076		
P1702/05/FUL			£2,000							
P0873/06/FUL				£4,000				£4,460		
P0455/06/FUL									£3,000	
P0323/06/FUL						£2,000				
P0583/07/FUL				£8,000				£11,616		
P1273/07/COU						£10,500				
P0792/08/COU			£8,500							
P1782/09/FUL										

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth / Recreation	Play Area / Open Space	Transport	Library	Education	Community / Health	Other & Parking
Subtotals - Cinderford			£10,500	£34,000	49937	12500		36152		3000
P0817/04/FUL					£13,000					
P1266/04/FUL	5				£8,365					
P1112/06/FUL			£5,000							
P1370/07/FUL					£13,780					
P1105/94/FUL										£8,750
Subtotals - Coleford	5		5000		£35,145					£8,750
P1872/05/COU										
P0592/06/COU										
P1655/06/FUL						£2,000				
Subtotals - Newent						£2,000				
P0377/07/FUL										
Subtotals - Brearn										
P8232/80/FUL										
P0112/07/FUL										
Subtotals - Dymock										
P0005/02/FUL										
P1049/05/FUL										
Subtotals - English Bicknor										
P1259/08/FUL										
Subtotals - Huntley										

5 Detailed Results

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth / Recreation	Play Area / Open Space	Transport	Library	Education	Community / Health	Other & Parking
P9254/83/FUL										
Subtotals - Longhope										
P1434/04/FUL										£1,600
Subtotals - Littidean										£1,600
P0211/03/OUT		£30,000								
P8455/03/FUL	16							£54,255		
Subtotals - Mitcheldean	16	£30,000						£54,255		
P0084/07/COU										
P1531/05/FUL	2									
Subtotals - Newnham	2									
P0051/06/FUL	9		£30,000		52,943			57,360		
P0467/06/FUL					£11,533					
Subtotals - Staunton	9		£30,000		£64,476			57,360		
P1375/02/FUL					£10,000					
Subtotals - Tutshill					£10,000					
P1601/06/COU										
Subtotals - Westbury on Severn										
P8853/03/FUL	12									
P1309/06/COU										
Subtotals - Woolaston	12									
P1268/05/FUL	6									

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth / Recreation	Play Area / Open Space	Transport	Library	Education	Community / Health	Other & Parking
Subtotals - Yorkley	6									

5.4 Open Section 106 Agreements by Town

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth / Recreation	Play Area/ Open Space	Transport	Library	Education	Communi/ Health	Other & Footpaths & Drainage
P1228/05/FUL									£3,500	
P1106/04/FUL			£69,062	£94,000				£295,105		£57,570
P0460/06/FUL			£24,000							
P0724/04/OUT	64			£37,200	£432,853	£213,000	£42,900	£359,083	£128,000	
P1755/08/FUL	19									
P1097/08/OUT	225		£487,500	£620,772		£407,500	£107,250	£3,568,882	£100,000	
P1336/04/OUT	97	£3,296,866	£769,350	£396,987			£55,770	£1,017,095	£166,000	
P1009/09/OUT	120			£23,070		£203,000				
P0111/07/FUL			£5,421					£74,013		
Subtotals - Lydney	525	3296866	£1,355,333	£1,172,029	432853	823500	205920	£5,314,178	£387,500	57570
P8421/03/FUL			£10,000							
P1134/02/FUL				£30,000						
P0711/00/FUL	12			£56,760						
P1351/05/FUL			£3,000	£20,000						
P1061/06/FUL			£3,000							
P0381/08/FUL			£3,000							
P0211/07/FUL			£10,000							
P0604/08/COU										£11,000
P1435/09/FUL	50			£338,000	£171,170					

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth / Recreation	Play Area/ Open Space	Transport	Library	Education	Communi/ Health	Other & Footpaths & Drainage
P0164/09/FUL			£8,000							
P2210/09/OUT			£10,000							
P2139/09/FUL										
P1572/09/FUL										
P0885/10/FUL	4									
P2019/10/FUL	15				£8,700					
P0059/05/FUL										
Subtotals - Cinderford	81		£47,000	444760	179870					11000
P0921/02/FUL			£20,000		£13,000					
P0962/06/OUT	16									
P0971/02/FUL					£23,600.00					
P1229/07/FUL	40			£253,590	£101,517	£48,500	£14,300		£13,980	£70.00
P2265/10/FUL										
P0537/07/FUL	10									
P1964/10/FUL										
P0298/09/CPC			134,000							£50,000
P0667/08/FUL	10			£63,395	£53,664	£15,660	£3,575	£3,480		
Subtotals - Coleford	76		£154,000	£316,985	£191,781	£64,160	£17,875	£3,480	13980	50070
P1050/05/FUL			£5,520	£33,120						
P0022/06/FUL	14			£22,000						

5 Detailed Results

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth / Recreation	Play Area/ Open Space	Transport	Library	Education	Community Health	Other & Footpaths & Drainage
P1833/06/FUL		£120,000	£26,744	£3,000.00						
P1868/05/OUT				£260,000			£8,925			
P1597/09/FUL				£33,000	£45,245	£24,000		£1,200		
P0264/10/OUT	35		£120,000	£63,500	£75,000	£30,000	£14,300	£10,000		
P0315/09/FUL										
Subtotals - Newent	49	£178,850	£152,264	£414,620	120245	54000	23225	11200		
P0297/08/FUL	7				£29,446	£9,180.00				
Subtotals - Blakeney	7				£29,446	£9,180.00				
P1180/00/FUL	6									
P0070/07/OUT			£4,000							
P0288/04/COU										
Subtotals - Bream	6		4000							
P0098/06/FUL		£240,000	£26,000	£52,000				£8,958		
P0696/06/FUL	8		£10,000		£40,000			£12,446.00		
P1536/09/OUT	7									
Subtotals - Drybrook	15	£240,000	£36,000	£52,000	40000			£21,404		
P1081/06/FUL						£5,000.00				
Subtotals - Dymock						£5,000.00				
P0751/02/FUL				£26,499.00	£23,304					
P0904/06/FUL	8		£9,500					£4,045	£50,000	

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth / Recreation	Play Area/ Open Space	Transport	Library	Education	Communi/ Health	Other & Footpaths & Drainage
P1194/10/FUL	13		£9,000							
Subtotals - Hartpury	21		£18,500	£26,499.00	£23,304			4045	50000	
P0757/05/FUL	13			£120,000					£32,073	£22,780
Subtotals - Huntley	13			£120,000					£32,073	£22,780
P1096/06/FUL	9							£3,086.00		
Subtotals - Littledean	9							£3,086.00		
P0704/09/FUL										
Subtotals - Longhope										
P1007/04/FUL	15				£46,071	£10,000		£121,924	£20,000	
P0086/09/FUL				£14,014	£136,500					
Subtotals - Mitcheldean	15			£14,014	£182,571	£10,000		£121,924	£20,000	
P1739/07/FUL	8		27,000	£78,640	£12,626		£3,861			£6,998
P1319/09/FUL										
P2045/10/PLANOB										
P0191/10/FUL										
Subtotals - Newnham	8		27,000	£78,640	£12,626		£3,861			£6,998
P0954/09/FUL	5			£6,000		£10,000				
Subtotals - Soudley	5			£6,000		£10,000				

5 Detailed Results

Reg Ref	Affordable Houses	Affordable Housing Contributions	Roads	Youth / Recreation	Play Area/ Open Space	Transport	Library	Education	Community Health	Other & Footpaths & Drainage
P1606/04/FUL										
P0329/07/FUL & P1311/07/FUL		£70,000								
P1312/07/FUL		£70,000								
Subtotals - Staunton		£140,000								
P8363/87/FUL										
Subtotals - Tidenham Chase										
P0449/07/FUL			£14,000		£40,000			£32,553		
Subtotals - Tutshill and Sedbury			£14,000		£40,000			£32,553		
P1767/05/FUL										
Subtotals - Upleadon										
P1073/10/FUL	6									
Subtotals Woolaston	6									

