

Mark

Thank you for your recent correspondence dated 1 May 2018 received in response to my earlier letter to the Parish dated 4th April 2018.

### **Ring fencing of financial contributions**

The Council Policy, as set out in a report to Cabinet in 2009, governs how monies secured from S106 Agreements are applied requires monies to normally be ring fenced to the same Electoral Division in which the development occurred. This is the standard approach which should be applied to Agreements. However, if it is felt that a different approach ought to be applied on the merits of a particular application (for example, to allocate the monies to a particular settlement or to a specifically identified scheme) then the planning committee report must address this issue to enable Members to consider this proposed departure from policy as part of their decision making role.

In this case it was not considered that there were grounds to deviate from the standard approach. Members of the Planning Committee were however aware of the concerns of West Rainton Parish and had the opportunity to review this however ultimately decided to approve the application as per the officer's recommendation.

### **Completion of the S106**

Unfortunately, planning officers do not have the capacity to actively inform the Parish Council regarding the progress of planning applications but are available to discuss any particular queries that are raised. However, if you register to receive notifications on the application (and others which you have an interest) then you will be notified when the status of the application changes. Further information regarding this is available on the Council's website at <http://www.durham.gov.uk/article/8276/Find-a-planning-application>

As stated previously all S106 agreements are made available to view on the Council's website. The Council keeps a register of S106 and monitors the various triggers.

My colleague Graham Blakey (tel. no. 03000 264865 or [graham.blakey@durham.gov.uk](mailto:graham.blakey@durham.gov.uk)) is the case officer for the Station Road housing scheme and would be happy to discuss any specific queries you may have. In the interim he has advised that there are a number of conditions outstanding which the developer is required to discharge. This application is expectedly shortly. The consent lapses on 4 November 2018 and it is our understanding that the developer intends to implement the consent.

### **Updates to Parish Council regarding S106 monies**

Stephen Reed ensures that regular updates are sent regarding the availability of S106 funding. West Rainton has not received such an update as there is currently no funding available. Whilst a S106 Agreement has been signed in relation to the housing scheme at Station Road the trigger points have not been reached therefore the developer contributions have not been received.

**Applications for S106 monies**

There are governance arrangements in place for dealing with requests to spend S106 monies. I have previously sent you a copy of the S106 funding request form and the Parish would be able to submit its bid proposal once we are in receipt of the S106 funding.

As well as providing regular updates Stephen Reed is also responsible for administrating all requests to access funds including presenting these to meetings of the Council S106 Working Group for consideration and documenting decisions made on such requests. If you have further queries specifically relating to the work of the S106 Working Group then I suggest you speak directly with Stephen Reed.

Moving forward, on this occasion, I will make a note on the file to remind me to notify the Parish Council once the S106 agreement has been signed so that I can forward a copy of the agreement so the trigger points can be viewed. In the event of future applications being received where contributions are likely to be sought, the Parish would be encouraged to engage with the case officer who will be in a position to keep them appraised of the contributions sought and how these will likely be ring-fenced.

I trust the response is helpful.

Yours sincerely,

Laura Eden