



Listening Learning Leading



District Council

South Oxfordshire District Council Vale of White Horse District Council

S106 financial contributions and fees

The Council will review and update annually the costs in relation to the following:

- street naming and numbering
- provision of recycling bins
- financial obligations for public art
- monitoring of S106 planning obligations

This document should be read in conjunction with the S106 Planning Obligations Supplementary Planning Document. The information below sets out the financial contributions the council will seek to cover directly incurred costs.

Street naming and numbering

For new development that requires new street names and street nameplates the council will seek a financial contribution of **£229 per 10 houses** through Section 106 (**Index RPIX October 2019**). Monies should be payable upon implementation.

Provision of recycling / refuse bins

New development will require the provision of new recycling/refuse bins. The council may seek financial contributions for the provision of recycling/refuse bins on sites of 10 and more units through Section 106. On smaller sites of 9 and less units the council will issue an invoice to the applicant. For the supply and delivery of recycling bins, the council will seek a financial contribution of **£186 per property (Index RPIX October 2019)**. Monies should be payable upon implementation.

Provision of public art

The Council will expect new development to incorporate public art into their development (in partnership with the District Council). We will be seeking a financial contribution for public art of **£306 per unit of housing / £10 per sqm of commercial development (Index RPIX October 2019)**. We will also

require a commuted sum for maintenance where the ownership of on-site art features is to pass to anyone other than the site owner/developer. This will represent 7% of the value of the works to cover the costs associated with monitoring, repairs and maintenance over a 15-year period.

Monitoring of S106 planning obligations

The completion of a planning obligation involves the district council¹ in various administrative/monitoring work, which has a cost. This work is directly related to Section 106 agreements, which are themselves necessary to enable development. The council recovers the cost of the administration and monitoring of each agreement through Section 106 monitoring fees, which should be paid upon completion of the S106 agreement, as costs are incurred immediately. Costs are set out below:

Monitoring of District Financial Contributions

Administration / Monitoring Fee Required	Site Size		
	Under 40 dwellings	40-399 dwellings / non-residential developments	400 dwellings +
Recording (per agreement)	£82	£164	£410
Reporting (per agreement)	£410	£1,230	£3,280
Financial Monitoring (per financial obligation)	£164	£287	£656

Affordable Housing:

Administration/ Monitoring fee	Up to 20 dwellings	21 – 50 dwellings	51 – 100 dwellings	101 and more dwellings
Affordable housing	£64	£94	£154	£2 per unit

¹ The County Council can advise on their monitoring fees - Email:developer.funding@oxfordshire.gov.uk
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Public Open Space and On-site Infrastructure:

Administration / Monitoring Fee Required	Site Size		
	Under 40 dwellings	40-399 dwellings / non-residential developments	400 dwellings +
On-site provision of open space per parcel (incl. play / allotments)	£400	£800	£800 plus £800 per additional visit
On-site provision of MUGA/Sports Pitches/ Allotments	To be determined by the relevant service area in consultation with the Planning Service and Developer on a case by case basis. Fees to include the procurement and cost of an agronomist (in the case of pitches) and procurement and management of a relevant expert in the case of MUGAs to check specifications and construction of facilities being provided by the developer.		
On-site provision (building)	To be determined by the relevant service area in consultation with the Planning Service and Developer on a case by case basis. Fees to include the procurement and cost of a surveyor or relevant experts to check specifications and construction of buildings being provided by the developer.		
Fee for remedial inspections for on-site provisions	£500		
Transfer of on-site infrastructure to the council (per land transfer)	£1,000		