

From: Peter Strachan (Cllr)
Sent: Tuesday, February 28, 2023 9:32 AM
To: Cllr Julie Cook
Cc:
Subject: Ivers Parish Council-S106 Monies

Dear Cllr Cook

Pinewood section 106 contributions towards Sustainable Travel

Thanks for your letter of 5 February.

Firstly I should say that we share your concern to see the local cycling improvements for the reasons you mention.

And I agree that it is disappointing that we were unable to expend the c£500,000 s106 Sustainable Transport Contribution that was paid in 2016 by Pinewood.

Nonetheless the Council has continued its efforts to progress plans and secure funding for local cycling and other improvements. The Council's Strategic Sites Committee on 16 February considered the planning application (PL/22/2657/FA) for development at Pinewood Studios and Alderbourne Farm. It resolved to grant planning permission subject to completion of a satisfactory s106 agreement, and further consultation including with the Secretary of State as to whether he wishes to call in the application due to the scheme being major development in the green belt.

As part of the mitigation package identified within the draft s106 agreement the Council aims to vary the terms of the original s106 agreement to extend the period within which the c£500,000 s106 sustainable transport contribution can be used - to 10 years after receipt.

This is in addition to £600,000 as a contribution to the Ivers Cycleway, to be paid prior to the occupation of 1,200,000sqft of the development. As well as significant contributions to sustainable travel, traffic calming at Fulmer and Iver Heath, air quality management and travel plan monitoring.

There were several factors behind the failure to make use of the original contribution in time. The five year period originally agreed to make use of the contribution was unusually short, so it was always going to be challenging given the extent of design and liaison, and scheme coordination involved. During this period of course the covid pandemic struck which added delays to many projects. Background scheme work was undertaken, however there was uncertainty regarding the wider highway infrastructure proposed to be delivered by Pinewood Studios, which would have had a material impact on the Ivers Cycleway Scheme proposals. Recognising the situation the Council did request an extension to the period for expending the contribution however at the time this was not agreed by Pinewood.

We wholeheartedly share the aim of maximising our ability to use contributions and other external funding. In this case, despite the initial setback, we expect to be able to agree an extended period to use the funding and hope to be in a position to progress improvements next financial year. In the case of the Ivers Cycleway scheme, feasibility and design work as well as considerable engagement have taken place with the local community and this puts us in a much stronger position to make use of funding when it is received.

Going forward, it is worth saying that the Council is in the process of adding capacity and resilience to its management and coordination of developer contributions. The various teams responsible for managing CIL and s106 contributions across different areas have recently been consolidated. We are

recruiting new staff and investing in specialist software, and we are reviewing the internal processes to ensure that relevant services are coordinated.

I hope that this provides reassurance on the points you raise. In common with the parish council we look forward to the implementation of the package of improvements.

Kind regards

Peter

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