



Be kind



Byddwch yn garedig

COWBRIDGE (ANCIENT BOROUGH) with
LLANBLETHIAN TOWN COUNCIL
CYNGOR TREF
Y BONTFAEN (Bwrdeistref Hynafol) gyda
LLANFLEIDDAN

Cowbridge with Llanblethian Town Council Meeting Tuesday 17th October 2023 Cowbridge Section 106 Monies Update

1. Introduction

1.1 This report provides details of the Section 106 monies allocated to the Cowbridge Ward. All this information is included in the 106 annual report provided by the Vale which is also in the Council papers.

1.2 Shown at Appendix 1 are:

1. Details of each site
2. Amounts received for the site.
3. Date received and importantly the date the money needs to be used by. (Developers can ask for the funds to be returned if not spent by this date and this is happening more frequently. The Vale are looking to change 106 wording to say expenditure is committed rather than spent giving more flexibility)
4. Progress and comments detailing what has been spent and commitments.
5. The balance to be spent at the 31st March 2023

1.3 As at the 31st March the following funds were uncommitted:

Table 1

Purpose	Unused Amount @ 31 March 2023 £	Commitments Identified and Possible Applications £	Comments
Sustainable Transport	453,853	161,000	Cycle path Clare Village, Westgate lights feasibility study, repair boardwalk behind school, Waitrose puddle.

Affordable Housing	521,931	-	Schemes to be identified
Education	1,468,856	£304,000	Ysgol y Deri Special school serving the Vale in Penarth
Community Facilities	170,600	£34,000	Cards £20,000 possible £14,000 contribution to Town Hall frontage.
Public Open Space	21,569	-	Vale have requested schemes
Total	2,633,809	499,000	

1.4 Further payments of £230,000 for sustainable transport and £70,000 for community facilities from Clare Village are expected later, no specific dates.

1.5 At Appendix 2 are the current definitions contained in the 106 agreements for each of the sites showing what the monies can be spent on and the expiry dates of the agreements.

2. Recommendations

2.1 The Council is asked to note the funds unspent or committed in respect of the 106 agreements in Cowbridge.

2.2 The Leisure and Amenities Committee be asked to draw up a possible scheme for the spending of the public open space funds of £21,569 with a view to making applications to the Vale to spend the funds by August 202.

Appendix 1 - Section 106 in Cowbridge Ward

Application Site	Amount received	Date Received/ use by date	Progress / comments	Balance remaining at 31 st March 2023
2011/00423/FUL Garden Centre, Cowbridge (Waitrose) 930054	Sustainable transport (£54,700)	21/06/12 / no use by date	£13,675 contribution to Greenlinks and supported services as agreed by Cabinet. £10,212.78 spent towards PROW improvements along routes between Love Lane and Waitrose and continuation of CRC route between Town Hall and Cowbridge Comprehensive School, alongside monies received from Former Lower School. Footpath completed April 2017. Neighbourhood Services and Transport investigating options with remaining contribution, alongside contributions received in the area. Note: Request for funding received from Town Council for rectifying flooding issue on footpath adjacent to Waitrose Store – ongoing.	30,811.65
2011/01248/FUL Former Lower School, Town Mill Road, Cowbridge 930109	Affordable Housing (£34,934)	16/12/15 / 16/12/25	Housing Division exploring opportunities for spend.	34,934.48
2018/01368/FUL Westgate 930220	Affordable Housing £388,556.0 0	18/06/19 / 18/6/29	Housing Division exploring opportunities for spend.	388,556.00

Application Site	Amount received	Date Received / use by date	Progress / comments	Balance remaining at 31 st March 2023
2018/01368/FUL Westgate 930221	Sustainable Transport £81,400.00	18/06/2019 / 18/6/24	£10k spent on Green links in 2020/21. Note: Further £10K committed to Green links in 23/24 Neighbourhood Services and Transport investigating opportunities for spend. Monies still to allocate. Note: legal agreement refers to upgrading pedestrian and cycle facilities along Westgate / High Street.	71,400.00
2014/01505/OUT Land at North-West Cowbridge 930225	Sustainable Transport 1st instalment: £183,561.13 2nd instalment : £184,780.80 3rd instalment: £223,670.47 (NOT REFLECTED IN AVAILABLE BALANCE AS RECEIVED IN JULY 23)	02/03/2020 / 02/03/25 27/5/22 / 27/5/27 28/7/23 / 28/7/28	Contribution being considered by Neighbourhood Services and Transport alongside Active Travel consultations. £50k to Greenlinks. (Notes: £16,500 spent in 22/23, £33,500 allocated for 23/24) Note: S106 allocations made after 31/3/23 and not reflected in available balance: £35,000 allocated to boardwalk repairs, Cowbridge £12,100 allocated to feasibility / concept design work for a controlled crossing at Westgate together with £2,100 for pedestrian flow counts / traffic counts and £125 for associated traffic speed surveys. £101,900 allocated to upgrading the proposed pedestrian link at Clare Gardens to a shared footway / cycleway	351,841.93

	4th instalment to be received at a later date			
2014/01505/OUT Land at North-West Cowbridge 930226	Community Facilities 1st instalment: £55,400 2nd instalment: £61,400 3rd instalment: £70,750 (NOT REFLECTED IN AVAILABLE BALANCE AS RECEIVED IN JULY 23) 4th instalment to be	02/03/2020 – 02/03/25 27/5/22 / 27/5/27 28/7/23/ 28/7/28	To date, the following allocations have been made: - £16,950 allocated to Scouts Group – spent in 2019/20 - £15k allocated Cowbridge Tennis Club Balance still to allocate - Discussions currently ongoing with relevant service areas and Placemaking Plan officers. Note: Request for funding received from CADS - ongoing	99,850.00

	received at a later date.			
2018/01354/FUL The Former Royal British Legion Club, High Street, Cowbridge 93024	Public Open Space £21,568.67.	24/08/2020 / 24/8/25	Members and service areas consulted. No project yet identified.	21,568.67
2014/01505/OUT Land at North-West Cowbridge 930227	Education 1st Instalment: £908,184.30 2nd instalment: £923,059.03 3 rd and 4 th instalments £3,371,603.20	30/10/19-30/10/24 04/01/21-04/01/26 15/02/23 – 15/02/28	Contribution committed to the Council's Band B 21st Century Schools Programme: - Ysgol Bro Morgannwg - £903,796.92 allocated. £143,997.21 drawn down in 2020/21. £759,799.71 spent in 2021/22. - Cowbridge Primary Provision - £3,103,040.08 allocated. £60,515.11 spent in 2020/21. £2,770,000 spent in 2022/23. - Ysgol Y Deri – £303,534 allocated. Note: 2 ha new primary school site to be transferred to LEA (at nil cost) in due course – ongoing.	1,468,534.50
2020/01419/FUL - 53, Eastgate, Cowbridge 930259	Affordable housing (£43,116.50)	06/05/2022-06/05/32	Housing Division exploring opportunities for spend.	43,116.50

Appendix 2 – Legal Definitions and Expiry Dates

	S106 Contribution	Legal Definition	Expiry Date
2011/00423/FUL – Garden Centre, Cowbridge (Waitrose)	Sustainable transport	"Means information, facilities or infrastructure which provides or improves access for pedestrians, cyclists, public transport users, motor cycles, taxis or car sharers in the vicinity of the site to the site."	None
2011/01248/FUL Former Lower School, Town Mill Road, Cowbridge	Affordable Housing	"Means a sum calculated per affordable housing unit disposed of pursuant to this schedule 6 in accordance with the formula $0.58 \times \text{ACG}$ in respect of the 5 social rented housing units and 30% of net sale price of the single intermediate housing unit as set out in the CML disclosure form in respect of the sale of that unit, to be spent on the provision of affordable housing to meet housing needs in the Vale of Glamorgan."	16/12/25
2016/00879/FUL & 2016/00878/FUL Llwyn Nwydog Farm, Cowbridge Road, Talygarn	Affordable Housing	"To be spent on the provision of affordable housing to meet housing need in the Vale of Glamorgan."	23/3/27
2018/01368/FUL Westgate	Affordable Housing	"to be paid by the owner towards the provision of off site affordable housing."	18/6/29

2018/01368/FUL Westgate	Sustainable Transport	"to be paid by the owner to the Council towards upgrading pedestrian and cycling facilities along A4222 (Westgate / High Street) and within the vicinity of the site to meet the Active Travel standards in accordance with the Active Travel Act Wales 2013."	18/6/24
	S106 Contribution	Legal Definition	Expiry Date
2014/01505/OUT Land at North-West Cowbridge	Sustainable Transport	"Means information, facilities, services or projects which provides or improves access for pedestrians, cyclists, public transport users, motor cycles, taxis or car sharers in the vicinity of the site, which costs of but not limited to, one or more of the following: i) Improving pedestrian routes between the site and the town centre; ii) Improving access between the site and the bus stop on the B4270 and Link Road iii) Improve access to areas of Public Open Space iv) Improve bus services serving the development; v) Improve cycle provision in the town centre and vicinity of the site In each case serving the needs of the development"	1st instalment – 2/3/25 2nd instalment – 17/5/27 3rd instalment – 28/7/28
	Community Facilities	"Means facilities (a park, building or structure) or services which meet local needs and are publicly available, including (but not limited to):	1 st instalment – 2/3/25

2014/01505/OUT Land at North-West Cowbridge		i) Bear Field Football Pitch – Sports Field Drainage Scheme; ii) Scansis Pitch – Sports lighting iii) Skate Park – upgraded skate facility; iv) Police Field; v) Cowbridge Livestock Market Redevelopment/Community Project.”	2 nd instalment – 27/5/27 3 rd instalment – 28/7/28
	Education	“to provide educational places at facilities that serve the development and the area of Cowbridge, including, but not limited to the following schools: i. Y Bont Faen ii. Ysgol Iolo Morgannwg iii. St. David’s Primary iv. Cowbridge Comprehensive v. Ysgol Bro Morgannwg vi. Darren Primary In each case to meet the needs arising out of the development.”	1 st instalment - 30/10/24 2 nd instalment – 4/1/26 3 rd & 4 th instalments – 15/2/28
2018/01354/FUL The Former Royal British Legion Club, High Street, Cowbridge	Public Open Space	“Means land laid out as public garden, or used for the purpose of public recreation value including land or areas of water which offer opportunities for sport, recreation and tourism and children’s playgrounds.”	24/8/25
2020/01419/FUL - 53, Eastgate, Cowbridge	Affordable Housing	“to be spent on the provision of affordable housing to meet housing need in the Vale of Glamorgan.”	6/5/32

