

REPORT TITLE: SECTION 106 SCHEDULE AND TRIGGERS

16 MARCH 2021

REPORT OF CABINET MEMBER: Councillor Jackie Porter

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WARD(S): GENERAL

PURPOSE

To provide the Forum with a regular update on s106 triggers for Kings Barton.

RECOMMENDATIONS:

1. To note the report.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

1.1 **Tackling the Climate Emergency and Creating a Greener District**

1.2 Kings Barton is located close to existing services, employment and education facilities making it possible for residents to take more journeys by foot, cycle or bus.

1.3 **Homes for all**

1.4 40% of the homes at the 2000 dwelling development at Kings Barton will be affordable, providing a wide range of opportunities to rent or buy in Winchester.

1.5 **Vibrant Local Economy**

1.6 2000 dwellings will provide opportunities for more young people to live and work in the district. The local centre in the development will also provide a range of business and employment opportunities.

1.7 **Living Well**

1.8 Homes that are located close to services provide greater opportunities to encourage active travel amongst the population.

1.9 **Your Services, Your Voice**

1.10 The increase in the number of homes will increase the council tax revenue for the City Council.

2 FINANCIAL IMPLICATIONS

2.1 Funding for the Implementation/Community Development Post is being paid by CALA until October 2022.

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 Provision of an update report as to the current implementation of the approved development at Kings Barton provides an important communication between the developer, City Council and local community. The report and appendices recognise the on-going nature of the planning process and importance for compliance with the planning permission and any resultant planning obligation agreements.

4 WORKFORCE IMPLICATIONS

4.1 None.

5 PROPERTY AND ASSET IMPLICATIONS

5.1 None.

6 CONSULTATION AND COMMUNICATION

6.1 None.

7 ENVIRONMENTAL CONSIDERATIONS

7.1 The City Council has declared a climate emergency and on December 23 2019 adopted a Carbon Neutrality Action Plan, committing it to reaching carbon neutrality by 2024 and aiming to make the entire district carbon neutral by 2030.

7.2 The planning consent for King's Barton cannot be amended but future phases of development can take account of emerging technologies and opportunities to reduce carbon emissions within the scope of the planning consent and Building Regulations.

8 EQUALITY IMPACT ASSESSEMENT

8.1 The Council has a general equality duty under s149 of the Equalities Act 2010 to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

8.2 There are no protected characteristics affected by the decisions within this report.

9 DATA PROTECTION IMPACT ASSESS

9.1 None required.

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property</i>	Regular Forum meetings to be held. Good	

	communication by the developers with Implementation Officer. Close working liaison with parish councils and ward Members	
<i>Community Support</i> <i>If communication and information provision to local residents and businesses is poor there could be an impact on community activities, the development timetable and reputation for those involved.</i>	Regular Forum meetings to be held. Good communication by the developers with Implementation Officer. Close working liaison with parish councils and ward Members	
<i>Timescales</i> <i>If the development does not progress in a timely fashion the Council's ability to demonstrate a five year land supply will be comprised.</i>	The Council has limited control over the timetable for development which will be largely a commercial matter for the developer. The appointment of an Implementation Officer will help to reduce the scope for delays which might occur as a result of planning process and communication issues. Good dialogue between HCC, WCC and the developer will help ensure project milestones are coordinated and achieved	
<i>Project capacity</i>		
<i>Financial / VfM</i>		
<i>Legal</i> <i>Implementation of the development in accordance with the planning permission and any planning obligation agreement</i>	The appointment of an Implementation Officer will reduce the scope for delays and hence communication as to compliance with the planning process.	
<i>Innovation</i>		
<i>Reputation</i>		
<i>Other</i>		

11 SUPPORTING INFORMATION:

11.1 The following table shows the various s106 obligations and triggers for Kings Barton. This table will be updated for every Forum meeting.

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

KBF29 S106 update. 19 January 2021

Other Background Documents:-

APPENDICES:

Appendix A – S106 Monitoring Table.