

Kings Barton s106 Monitoring

Trigger for requirement not met
Requirement fulfilled
Underway but not completed in line with trigger schedule
Breach of requirement
For information
Clause under discussion as part of DoV

WCC				
2.4	THE OWNER WILL NOT COMMENCE DEVELOPMENT UNTIL THE PHASING PROGRAMME HAS BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LPA	PC	YES	YK LETTER 14.11.14
3.4	BETWEEN 35-45% AH IN EVERY PHASE	TN	N/A	
3.7	PRIOR TO THE COMMENCEMENT OF DEVELOPMENT THE OWNER SHALL SUBMIT A DRAFT AFFORDABLE HOUSING MASTERPLAN STRATEGY (ALSO REFER TO 3.12)	PC	YES	LETTER DATED 4 June 2015
3.8	EACH RESERVED MATTERS APPLICATION SHALL BE ACCOMPANIED BY A DRAFT AFFORDABLE HOUSING RESERVED MATTERS STRATEGY (ALSO REFER TO 3.12)	PC	YES	LETTER DATED 4 June 2016
3.11	NO MORE THAN GROUPS OF 15 AH HOUSES OR 25 AH FLATS	AP	N/A	
3.21	Prior to the commencement of development, the council shall provide the owner with a Local Lettings Plan for the development	PC	YES	

4.1	ALL LANDSCAPING, INCLUDING CHILDREN'S PLAY, TO BE COMPLETED WITHIN 12 MONTHS OF OCCUPATION OF FIRST HOUSING UNIT	TN	N/A	
5.1	PRIOR TO OCCUPATION OF ANY PHASE SUBMIT TO COUNCIL PROPOSALS FOR LONG TERM OWNERSHIP MAINTENANCE AND MAGAMENT OF OPEN SPACE AND ANY OTHER LAND TO BE LANDSCAPED AS PER LOSS	PO	NO	Land will be transferred to WCC then onto Parish as and when formed. UPDATE - Headbourne Worth Parish will be taking on the 1B Play area
6.1	PAYMENT OF CULTURAL FACILITIES CONTRIBUTION	800TH UNIT	NO	
7.1	SPECIFICATION OF COMMUNITY CENTRE (INCLUDING CAR PARKING)	PC	YES	YK letter dated 14/11/15
7.6.2	COMPLETION OF COMMUNITY CENTRE	800TH UNIT	NO	
7.8	TRANSFER OF COMMUNITY CENTRE TO COUNCIL	800TH UNIT	NO	
8.1	COMMUNITY DEVELOPMENT WORKER EMPLOYED (MAY BE AN EMPLOYEE OF THE OWNER)	200TH OCCUPATION*	Yes	CH to take on dual role with IO job
8.3	COMMUNITY DEVELOPMENT WORKER ACCOMMODATION OF 2 ROOMS NOT LESS THAN 25 SQ METRES WITH ACCESS TO KITCHEN AND TOILET FACILITIES	200TH OCCUPATION*	YES	Room to available in CALA sales office and potentially school but not taken up because of COVID
9.1	PRIOR TO COMMENCEMENT OF EACH PHASE, SUBMISSION FOR COUNCIL'S APPROVAL OF A PLAN OF THE PHASE SHOWING PUBLIC RIGHTS OF WAY THROUGH THE PHASE	PC	YES	YK LETTER CONFIRMING 1A & 1B

10.1	DETAILED ROUTE FOR THE PUBLIC FOOTPATH FROM ANDOVER ROAD THROUGH THE SITE AND THE ECOLOGICAL AMENITY LAND TO WORTHY ROAD, SURFACING AND OTHER CONSTRUCTION DETAILS FOR PFS AND PROPOSALS FOR LONG TERMS MAINTENANCE AND MANAGEMENT OF THE ECOLOGICAL AMENITY LAND	PC	YES	Agreed that 10.1.1 satisfied 10.1.2 to be satisfied through the submission of information against RM conditions. 10.1.3 will be satisfied with the discharge of condition 15 of outline.
HCC				
4.1	Notice of Commencement at least 10 day before commencement	PC	YES	
4.5.1	Copies of surveys and overall design of infrastructure relating to Primary School land	PC	Yes	
4.5.2	Owner to supply to HCC the Primary School framework details including temporary access route, permanent access, any adjoining roads, cycleways and footways, drainage and utilities supplies	WITHIN 3 MTHS OF COMMENCEMENT AND BEFORE OCCUPATION 1ST UNIT	Yes	
4.6	PRIMARY SCHOOL LAND FREE OF CONSTRAINTS	PC	YES	TBC
4.7	SUBMISSION OF DRAFT PRIMARY SCHOOL TRANSFER PLAN	PC	Yes	
4.8	PRIMARY SCHOOL LAND (NOT LESS THAN 1.8 HA) TRANSFERRED TO HCC & FIRST EDUCATION PAYMENT MADE (£3400000) INDEX LINKED	POST-150TH OCCUPTION	Yes	
4.9	ALL SERVICES TO PRIMARY SCHOOL TO BE IN PLACE TO ENABLE COMMISSIONING	150TH OCCUPATION	Yes	

4.10	PERMANENT SCHOOL ACCESS COMPLETED AND SECOND PRIMARY EDUCATION PAYMENT MADE (£3400000)	250th occupation	NO	Invoice to be raised by HCC in Jan 2022. Full access to be completed through development of Phase 2A
4.11	OWNER TO RE-CALCULATE PRIMARY PUPIL PRODUCT (PPP) HAVING REGARD TO PRIMARY MONITORING INFORMATION AND SHALL SUBMIT TO COUNTY	NO LATER THAN 1 MTH AFTER RECEIPT OF PRIMARY MONITORING INFORMATION FOLLOWING OCCUPATION OF 1200TH UNIT	NO	
4.12	IF PRIMARY PUPIL YIELD EXCEEDS 420 THEN NOT TO OCCUPY MORE THAN A FURTHER 100 UNITS FOLLOWING SUCH AGREEMENT UNTIL ADDITIONAL PRIMARY SCHOOL LAND HAS BEEN TRANSFERRED TO THE COUNTY COUNCIL FOR £1 AND THE ADDITIONAL PRIMARY EDUCATION CONTRIBUTION HAS BEEN PAID TO THE COUNTY COUNCIL	IF PPP EXCEEDS 420, OWNER CAN ONLY ALLOW OCCUPATION OF A FURTHER 100 HOUSES UNTIL THE EXTRA PRIMARY SCHOOL LAND (1 HA) HAS BEEN TRANSFERRED TO HCC	NO	
4.15	Secondary Education Contribution (£3,000,000 index linked) to be paid to HCC	750th OCCUPATION	NO	
4.16	Owner to calculate the Secondary Pupil Product (SPP) and submit to HCC with regard to the SMR (Secondary Pupil Monitoring Report see clause 5.11)	One month after owner receives the SMR following occupation of 1,200 houses	NO	

4.17	First City Access (£100,000), First Eastern Access (£100,000) First Western Access (£120,000) and First Non Motorised User (£170,500) Contributions must be paid by the owner to HCC	PO	Yes	
4.18	Second City Access (£100,000), Second Eastern Access (£100,000) Second Western Access (£120,000) and Second Non Motorised User (£170,500) Contributions must be paid by the owner to HCC	PRE-650TH OCCUPATION OR FOUR YEARS AFTER THE FIRST HOUSE IS OCCUPIED, WHICHEVER THE SOONER	NO	First payments yet to be spend.. 650 to remain trigger
4.20	NOT TO CARRY OUT HIGHWAY WORKS AND/OR OCCUPY THE DEVELOPMENT OTHERWISE THAN IN ACCORDANCE WITH SCHEDULE 2	TN	N/A	
4.21.1	BUS SUBSIDY £82,018 INDEX LINKED	PO	NO	
4.21.2	BUS SUBSIDY £300,000 INDEX LINKED	150TH OCCUPATION	Yes	
4.21.3	BUS SUBSIDY £301,689 INDEX LINKED	350TH OCCUPATION	NO	
4.21.4	BUS SUBSIDY £213,856 INDEX LINKED	650TH OCCUPATION	NO	
4.21.5	BUS SUBSIDY £171,019 INDEX LINKED	950TH UNIT	NO	
4.21.6	BUS SUBSIDY £202,706 INDEX LINKED	1250TH UNIT	NO	
4.23	PAYMENT OF TRAVEL PLAN FEE £1500.00	PO	Yes	TBS
4.24	SUBMISSION AND APPROVAL OF SCHOOL, RESIDENTIAL AND RETAIL TRAVEL PLANS PRIOR TO THE COMMENCEMENT OF EACH PHASE	PC	YES	RESIDENTIAL TRAVEL PLANS SUBMITTED AND HCC CONFIRM OBLIGATION HAS BEEN MET
4.25	TRAVEL PLAN MONITORING FEE £15000.00	PC	YES	TBS
4.26.1	APPROVAL OF RETAIL TRAVEL PLAN	PO RETAIL	NO	
4.26.2	APPROVAL OF RESIDENTIAL DEVELOPMENT	PO RESIDENTIAL	NO	
4.29	APPOINT A TRAVEL PLAN CO-ORDINATOR	3 MTHS OF FIRST OCCUAPTION (APPOINTMENT FOR 10 YRS)	NO	Work underway as of Nov 2020

4.30.1	TRAVEL VOUCHER TO BE PROVIDED TO FIRST OCCUPIERS TO TOTAL LIMIT OF £300,000.	UPON APPLICATION	N/A	Work underway as of Nov 2020
4.31	PAYMENT OF TRAVEL PLAN BOND	PC	NO	Work underway as of Nov 2020
4.32	OWNER TO ESTABLISH AT ITS OWN COST AND MAINTAIN A COMMUNITY TRAVEL WEBSITE	PO	NO	Work underway as of Nov 2020
4.33	OWNER TO ESTABLISH TRAVEL BOARDS THROUGHOUT DEVELOPMENT	FIRST OCCUPATION	NO	Work underway as of Nov 2020
4.35.1	OWNER TO ESTABLISH A CAR CLUB AND PROVIDE ONE CAR AT ALL TIMES	POST-150TH OCCUPATION	NO	Work underway as of Nov 2020 but delayed because of concerns re COVID
4.35.2	NOT LESS THAN TWO CARS AT ALL TIMES	POST-650TH OCCUPATION	NO	
4.36	SCHEME FOR CYCLE PARKING	PC	YES	HCC CONFIRM PHASE 1 SATISFIED
4.37	COMPLETION CYCLE PARKING	PO	NO	Phase 1 not yet complete
4.38	DRAFT CONSTRUCTION ROUTE MANAGEMENT PLAN SUBMISSION	PC	YES	Approved but under review twith CALA
4.39	DRAFT CONSTRUCTION ROUTE MANAGEMENT PLAN APPROVAL	PO	YES	Approved but under review twith CALA
SCHEDULE 2 Part 1	SUBMISSION OF DETAILS OF HIGHWAY ACCESS WORKS AT ANDOVER ROAD/TEMPORARY SITE ACCESS JUNCTION	PC	YES	HCC AGREE THAT PRINCIPLE OF WORKS NOW AGREED
SCHEDULE 2 PART 2	HIGHWAY ACCESS WORKS COMPLETION	PC	Yes	1B and 1A junctions complete
SCHEDULE 2 PART 3	HIGHWAY AGREEMENT TO SECURE COMPLETION OF ANDOVER RD/BEREWEEKE ROAD JUNCTION IMPROVEMENT WORKS	PO		
SCHEDULE 2 PART 4	COMPLETION OF ANDOVER RD/BEREWEEKE ROAD JUNCTION IMPROVEMENT WORKS	100TH OCCUPATION	WIP	Financial contribution to be paid in lieu of works
SCHEDULE 2 PART 5	HIGHWAY AGREEMENTS TO SECURE:	NO MORE THAN 200TH OCCUPATION	WIP	
	A) NEW ANDOVER ROAD WORKS	NO MORE THAN 200TH OCCUPATION	WIP	
	B) ANDOVER ROAD/HARESTOCK ROAD JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION	WIP	

	C) ANDOVER ROAD/STONE LANE JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION	WIP	
	D) WELL HOUSE LANE RAIL ARCH IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION	WIP	Proposals with HCC for technical approval
	E) ANDOVER ROAD/WELL HOUSE LANE JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION	WIP	
	F) BARTON FARM TO WORTHY ROAD FOOTWAY/CYCLE LINKS	NO MORE THAN 200TH OCCUPATION	WIP	Work underway
SCHEDULE 2 PART 6	COMPLETE WELL HOUSE LANE RAIL ARCH IMPROVEMENT WORKS AND BARTON FARM TO WORTHY ROAD FOOTWAY/CYCLEWAY WORKS	PRIOR TO PRIMARY SCHOOL OPENING	N/A	
SCHEDULE 2 PART 7	NEW ANDOVER ROAD WORKS, ANDOVER ROAD/HARESTOCK ROAD JUNCTION IMPROVEMENT WORKS, ANDOVER ROAD/STONE LANE JUNCTION IMPROVEMENT WORKS AND ANDOVER ROAD/WELL HOUSE LANE JUNCTION IMPROVEMENT WORKS	NOT MORE THAN 650TH OCCUPATION	N/A	
SCHEDULE 2 PART 8	SECTION 247 ACT STOPPING UP PARTS OF ANDOVER ROAD THAT WILL CEASE TO BE PUBLIC HIGHWAY	PO	WIP	Andover Road to be closed under TRO not Stopping Up order
SCHEDULE 2 PART 9	COUNTY AND CITY COUNCILS GAIN RECEIPT OF APPLICATION UNDER S247	PO	NO	
SCHEDULE 2 PART 10	TO IMPLEMENT STOPPING UP	N/A	N/A	
SCHEDULE 2 PART 11	IF NO ORDER GAINED, OWNER TO PROMOTE A ROAD TRAFFIC ORDER RESTRICTING THE USE OF THAT PART OF ANDOVER ROAD TO PEDS/CYCLISTS	650TH OCCUPATION	N/A	
SCHEDULE 2 PART 12	OWNER AT OWN EXPENSE TO PROMOTE RTOs AS NECESSARY TO FACILITATE IMPLEMENTATION OF DOWNGRADING OF ANDOVER ROAD WORKS	N/A	N/A	
SCHEDULE 2 PART 13	IF PART 12 OBTAINED, OWNER TO IMPLEMENT IN ACCORDANCE WITH A PROGRAMME PREVIOUSLY AGREED WITH COUNCIL	N/A	N/A	

SCHEDULE 12 PART 14	IF RTO OBTAINED PROHibiting use of that part of andover road, the owner shall get county approval of landscaping with programme of implementation and subject to grant of necessary licences and carry out to satisfaction of county council	PO 950TH UNIT	N/A	
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