

Kings Barton s106 tracker

Key:
Completed
Not completed but underway
Trigger missed and not underway

PARAGRAPH	SUMMARY	WHEN	STATUS
Obligations between Cala and Winchester City Council			
2.4	THE OWNER WILL NOT COMMENCE DEVELOPMENT UNTIL THE PHASING PROGRAMME HAS BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LPA	Prior to commencement	
3.4	BETWEEN 35-45% AH IN EVERY PHASE	To note	
3.7	PRIOR TO THE COMMENCEMENT OF DEVELOPMENT THE OWNER SHALL SUBMIT A DRAFT AFFORDABLE HOUSING MASTERPLAN STRATEGY (ALSO REFER TO 3.12)	Prior to commencement	
3.8	EACH RESERVED MATTERS APPLICATION SHALL BE ACCOMPANIED BY A DRAFT AFFORDABLE HOUSING RESERVED MATTERS STRATEGY (ALSO REFER TO 3.12)	Prior to commencement	
3.11	NO MORE THAN GROUPS OF 15 AH HOUSES OR 25 AH FLATS	To note	
3.21	Prior to the commencement of development, the council shall provide the owner with a Local Lettings Plan for the development	Prior to commencement	
4.1	ALL LANDSCAPING, INCLUDING CHILDREN'S PLAY, TO BE COMPLETED WITHIN 12 MONTHS OF OCCUPATION OR LONGER IF AGREED WITH HEAD OF PLANNING, OF FIRST HOUSING UNIT	To note	
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	Prior to occupation	
6.1	PAYMENT OF CULTURAL FACILITIES CONTRIBUTION	800TH UNIT	
7.1	SPECIFICATION OF COMMUNITY CENTRE (INCLUDING CAR PARKING)	PC	
7.6.2	COMPLETION OF COMMUNITY CENTRE	800TH UNIT	
7.8	TRANSFER OF COMMUNITY CENTRE TO COUNCIL	800TH UNIT	
8.1	COMMUNITY DEVELOPMENT WORKER EMPLOYED (MAY BE AN EMPLOYEE OF THE OWNER)	200TH OCCUPATION*	

	8.3 COMMUNITY DEVELOPMENT WORKER ACCOMMODATION OF 2 ROOMS NOT LESS THAN 25 SQ METRES WITH ACCESS TO KITCHEN AND TOILET FACILITIES		200TH OCCUPATION*	
	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		Prior to commencement	
	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		Prior to commencement	
Obligations between Hampshire County Council and Cala				
	4.1 Notice of Commencement at least 10 day before commencement		Prior to commencement	
	4.5.1 Copies of surveys and overall design of infrastructure relating to Primary School land		Prior to commencement	
	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	
	4.6 PRIMARY SCHOOL LAND FREE OF CONSTRAINTS		Prior to commencement	
	4.7 SUBMISSION OF DRAFT PRIMARY SCHOOL TRANSFER PLAN		Prior to commencement	
	4.8 PRIMARY SCHOOL LAND (NOT LESS THAN 1.8 HA) TRANSFERRED TO HCC & FIRST EDUCATION PAYMENT MADE (£3400000) INDEX LINKED		POST-150TH OCCUAPTION	
	4.9 ALL SERVICES TO PRIMARY SCHOOL TO BE IN PLACE TO ENABLE COMMISSIONING		150TH OCCUPATION	
	4.10 PERMANENT SCHOOL ACCESS COMPLETED AND SECOND PRIMARY EDUCATION PAYMENT MADE (£3400000)		250th occupation	

		NO LATER THAN 1 MTH AFTER RECEIPT OF PRIMARY MONITORING INFORMATION FOLLOWING OCCUPATION OF 1200TH UNIT	
4.11	OWNER TO RE-CALCULATE PRIMARY PUPIL PRODUCT (PPP) HAVING REGARD TO PRIMARY MONITORING INFORMATION AND SHALL SUBMIT TO COUNTY		
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	
4.15	Secondary Education Contribution (£3,000,000 index linked) to be paid to HCC	750th OCCUPATION	
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	
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	Prior to occupation	
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	PRIOR TO 650TH OCCUPATION OR FOUR YEARS AFTER THE FIRST HOUSE IS OCCUPIED, WHICHEVER THE SOONER (superseded by variation to S106 22.05.2022) NO LATER THAN THE 650TH OCCUPATION	
4.20	NOT TO CARRY OUT HIGHWAY WORKS AND/OR OCCUPY THE DEVELOPMENT OTHERWISE THAN IN ACCORDANCE WITH SCHEDULE 2	To note	
4.20 A (as per s106 variation 22.05.2022)	ANDOVER ROAD/BEREWEEKE ROAD JUNCTION IMPROVEMENTS CONTRIBUTION £331,718	WITHIN 14 DAYS AFTER COMPLETION OF THIS DEED OF VARIATION (Dated 22.05.2022)	
4.21.3	BUS SUBSIDY £301,689 INDEX LINKED	350TH OCCUPATION	
4.21.4	BUS SUBSIDY £213,856 INDEX LINKED	650TH OCCUPATION	
4.21.5	BUS SUBSIDY £171,019 INDEX LINKED	950TH UNIT	
4.21.6	BUS SUBSIDY £202,706 INDEX LINKED	1250TH UNIT	
4.23	PAYMENT OF TRAVEL PLAN FEE £1500.00	Prior to occupation	

4.24	SUBMISSION AND APPROVAL OF SCHOOL, RESIDENTIAL AND RETAIL TRAVEL PLANS PRIOR TO THE COMMENCEMENT OF EACH PHASE	Prior to commencement	
4.25	TRAVEL PLAN MONITORING FEE £15000.00	Prior to commencement	
4.26.1	APPROVAL OF RETAIL TRAVEL PLAN	Prior to occupation of retail	
4.26.2	APPROVAL OF RESIDENTIAL DEVELOPMENT	Prior to occupation of residential	
4.31	PAYMENT OF TRAVEL PLAN BOND	Prior to commencement	
4.32	OWNER TO ESTABLISH AT ITS OWN COST AND MAINTAIN A COMMUNITY TRAVEL WEBSITE	Prior to occupation Commencing on the date of Occupation of 375 homes	
4.33	OWNER TO ESTABLISH TRAVEL BOARDS THROUGHOUT DEVELOPMENT	FIRST OCCUPATION No later than the date of Occupation of 375 homes	
4.35.1	NOT LESS THAT ONE POOL CAR CLUB CAR AT ALL TIMES	400th OCCUPATION	
4.35.2	A REVIEW OF THE OPERATION OF THE CAR CLUB SCHEME - NO LESS THAN 2 CAR POOL CARS TO BE PROVIDED IF REVIEW DEMONSTRATES DEMAND	POST-650TH OCCUPATION REVIEW AT 700TH OCCUPATION - 2 CARS TO BE PROVIDED AT 750TH OCCUPATION	
4.36	SCHEME FOR CYCLE PARKING	Prior to commencement	
4.37	COMPLETION CYCLE PARKING	Prior to occupation	
4.38	DRAFT CONSTRUCTION ROUTE MANAGEMENT PLAN SUBMISSION	Prior to commencement	
4.39	DRAFT CONSTRUCTION ROUTE MANAGEMENT PLAN APPROVAL	Prior to occupation	
SCHEDULE 2 Part 1	SUBMISSION OF DETAILS OF HIGHWAY ACCESS WORKS AT ANDOVER ROAD/TEMPORARY SITE ACCESS JUNCTION	Prior to commencement	
SCHEDULE 2 PART 2	HIGHWAY ACCESS WORKS COMPLETION	Prior to commencement	
SCHEDULE 2 PART 3	HIGHWAY AGREEMENT TO SECURE COMPLETION OF ANDOVER RD/BEREWEEKE ROAD JUNCTION IMPROVEMENT WORKS	Prior to occupation	
SCHEDULE 2 PART 4	COMPLETION OF ANDOVER RD/BEREWEEKE ROAD JUNCTION IMPROVEMENT WORKS	100TH OCCUPATION	
SCHEDULE 2 PART 5	HIGHWAY AGREEMENTS TO SECURE:	NO MORE THAN 200TH OCCUPATION	

	A) NEW ANDOVER ROAD WORKS i) COMPLETION OF THE SECTION OF THE NEW ANDOVER ROAD WORKS THAT IS WITHIN THE AREA SHADED BLUE AND MARKED "PHASE 1A" ON THE PHASING PLAN	NO MORE THAN 200TH OCCUPATION NO MORE THAN 450TH OCCUPATION	
	B) ANDOVER ROAD/HARESTOCK ROAD JUNCTION IMPROVEMENT WORKS ii) COMPLETION OF THE SECTION OF THE NEW ANDOVER ROAD WORKS THAT IS WITHIN THE AREA SHADED GOLD AND MARKED "PHASE 1B" ON THE PHASING PLAN	NO MORE THAN 200TH OCCUPATION NO MORE THAN 450TH OCCUPATION	
	C) ANDOVER ROAD/STONEY LANE JUNCTION IMPROVEMENT WORKS iii) COMPLETION OF THE NEW ANDOVER ROAD WORKS THAT IS WITHIN THE AREA SHADED GOLD AND MARKED "PHASE 2A" ON THE PHASING PLAN	NO MORE THAN 200TH OCCUPATION NO MORE THAN 475TH OCCUPATION	
	D) WELL HOUSE LANE RAIL ARCH IMPROVEMENT WORKS iv) - SECTION OF THE NEW ANDOVER ROAD WORKS THAT IS WITHIN THE NORTHERNMOST AREA SHADED PINK AND MARKED "PHASE 2B" ON THE PHASING PLAN. - ANDOVER ROAD/HARESTOCK ROAD JUNCTION IMPROVEMENT WORKS - ANDOVER ROAD/WELL HOUSE LAND JUNCTION IMPROVEMENT WORKS - SECTION OF THE NEW ANDOVER ROAD WORKS THAT IS WITHIN THE SOUTHERNMOST AREA SHADED PINK AND MARKED "PHASE 2B" ON THE PHASING PLAN - ANDOVER ROAD/STONEY LANE JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION NO MORE THAN 575TH OCCUPATION	
	E) ANDOVER ROAD/WELL HOUSE LANE JUNCTION IMPROVEMENT WORKS	NO MORE THAN 200TH OCCUPATION	
	F) BARTON FARM TO WORTHY ROAD FOOTWAY/CYCLE LINKS	NO MORE THAN 200TH OCCUPATION	
SCHEDULE 2 PART 6	COMPLETE WELL HOUSE LANE RAIL ARCH IMPROVEMENT WORKS AND BARTON FARM TO WORTHY ROAD FOOTWAY/CYCLEWAY WORKS COMPLETE WELL HOUSE LANE RAIL ARCH IMPROVEMENT WORKS	PRIOR TO PRIMARY SCHOOL OPENING NOT MORE THAN 425TH OCCUPATION	
SCHEDULE 2 PART 7	NEW ANDOVER ROAD WORKS, ANDOVER ROAD/HARESTOCK ROAD JUNCTION IMPROVEMENT WORKS, ANDOVER ROAD/STONEY LANE JUNCTION IMPROVEMENT WORKS AND ANDOVER ROAD/WELL HOUSE LANE JUNCTION IMPROVEMENT WORKS	NOT MORE THAN 650TH OCCUPATION	
SCHEDULE 2 PART 8	PROCURE THE MAKING OF ANY NECESSARY TRAFFIC REGULATION ORDERS AS REQUIRED TO FACILITATE IMPLEMENTATION OF THE DOWNGRADING OF ANDOVER ROAD WORKS	NOT MORE THAN 650TH OCCUPATION	
SCHEDULE 2 PART 10	WHERE A TRO IS OBTAINED PROHIBITING THE USE OF THAT PART OF ANDOVER ROAD, THE OWNER SHALL GET COUNTY APPROVAL OF LANDSCAPING WITH A PROGRAMME FOR IMPLEMENTATION AND SUBJECT TO THE GRANT OF ALL NECESSARY LICENCES AND CARRY OUT TO THE APPROVAL OF THE COUNTY COUNCIL	BEFORE THE OCCUPATION OF THE 950TH HOUSING UNIT	

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	
SCHEDULE 2 PART 12	OWNER AT OWN EXPENSE TO PROMOTE RTOs AS NECESSARY TO FACILITATE IMPLEMENTATION OF DOWNGRADING OF ANDOVER ROAD WORKS	N/A	
SCHEDULE 2 PART 13	IF PART 12 OBTAINED, OWNER TO IMPLEMENT IN ACCORDANCE WITH A PROGRAMME PREVIOUSLY AGREED WITH COUNCIL	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	