

Canada Water & S106 - summary

The Council is in the process of establishing and expanding a S106 Project Bank (PB). The PB is a database of projects with potential to attract S106 funding.

When a DC officer is considering a planning application and negotiating a S106 package, the PB will be a valuable tool. The PB will be used to highlight available projects in the area, from which the DC officer can select the most appropriate projects and incorporate them in a S106 agreement. Under the current system, it is ultimately up to the DC officer to negotiate the S106 package for any application and the new planning policy documents suggest no change to this process.

There are legal rules which must be satisfied for any S106 project to be considered as part of a S106 package, the DC planning officer must be satisfied that these rules have been complied with.

At Canada Water we are preparing a masterplan, it may be possible that the completed masterplan has a global S106 package that will sit within the PB and further streamline the process for DC planning officers considering applications within the masterplan area. The legal tests will remain the same and the S106 package, for individual detailed applications, must directly reduce the impact of that application.

Timing for release of S106 monies and the responsibility for delivery of S106 projects are all part of the negotiation process, and depend very much on the nature of the individual projects.

For further information see Draft Supplementary Planning Guidance 4 – Life Chances (November 2002)

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