

Agenda Item: 12
Report to: Full Council
Date: Wednesday 17th June 2020
Subject: S106 Report
Summary: The review of the S106 obligations
Recommendation To note the trigger dates for S106 developments.

1. Place of Worship

The site that is reserved for a place of worship is reserved until 3rd April 2025.

Below is a table showing the provisions within the s106 documents.

Phase 2 states	The owner and Rouse Kent Residential Limited will for a period of 3 years following the Implementation Date retain the Safeguarded site free from any other development or use (save for any temporary uses which are compatible with the remaining provisions of this paragraph 2.6) to allow an opportunity for there to be demonstrated that there is a proven need for a building for public worship provided at Kings Hill.
Phase 3 states	Reservation of a site for a place of faith based worship and memorial garden Area 309: Site safeguarded for up to 8 years from the date of Implementation of Phase 3 (which was 3 April 2017).
Tennis Courts	Prologis have informed the parish council that these will be moved upon construction of the church building.

2. Community Centre Extension

Completion of the extension is expected to be at the end of this year.

Below is a table showing the provisions within the s106 document.

Phase 3 States	Area 308: Prior to 200th unit or 3 years from Implementation (which was 3 April 2017). The construction work has started in relation to the community centre and is estimated at being completed towards the end of this year.
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3. Outdoor sports facilities (which may include trim trail, pitches and courts)

Prologis has confirmed that they are currently at the completion of the 75th dwelling.

Phase 3 States	Additional sports pitches: Prior to the completion of the 375th dwelling.
	Extension to pavilion: Prior to completion of 375th dwelling.
	Trim trail: Prior to the completion of the 375th dwelling.
	MUGA/ courts: Prior to completion of the 375th dwelling.

4. Youth outdoor recreational facility (such as skate park or similar).

Phase 3 States	Subject to community consultation. Completion by occupation of 300th dwelling.
	Kings Hill Parish Council formally asked Prologis for a skate park facility in

	February 2020 as per Minute – FC19/371. "It was RESOLVED to recommend to the developer a skate park facility is considered as the S106 youth facility obligation."

Decisions Required

To note the trigger dates of the S106 obligations.