

Negotiating s106 Agreements for Large Scale New Development

Best practice from the Public Sector Perspective

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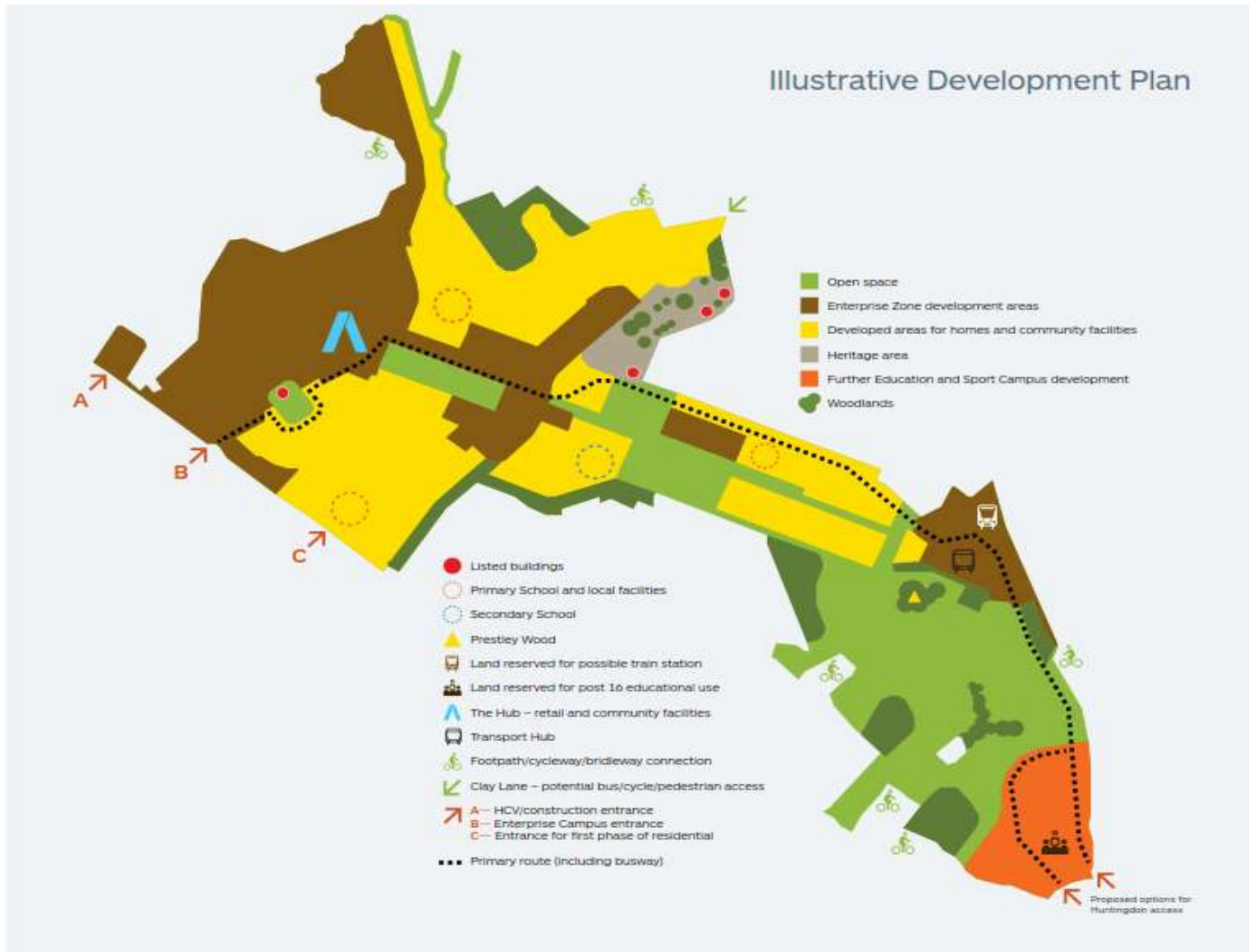


Your council working for you

Alconbury - Context



Alconbury – The Masterplan



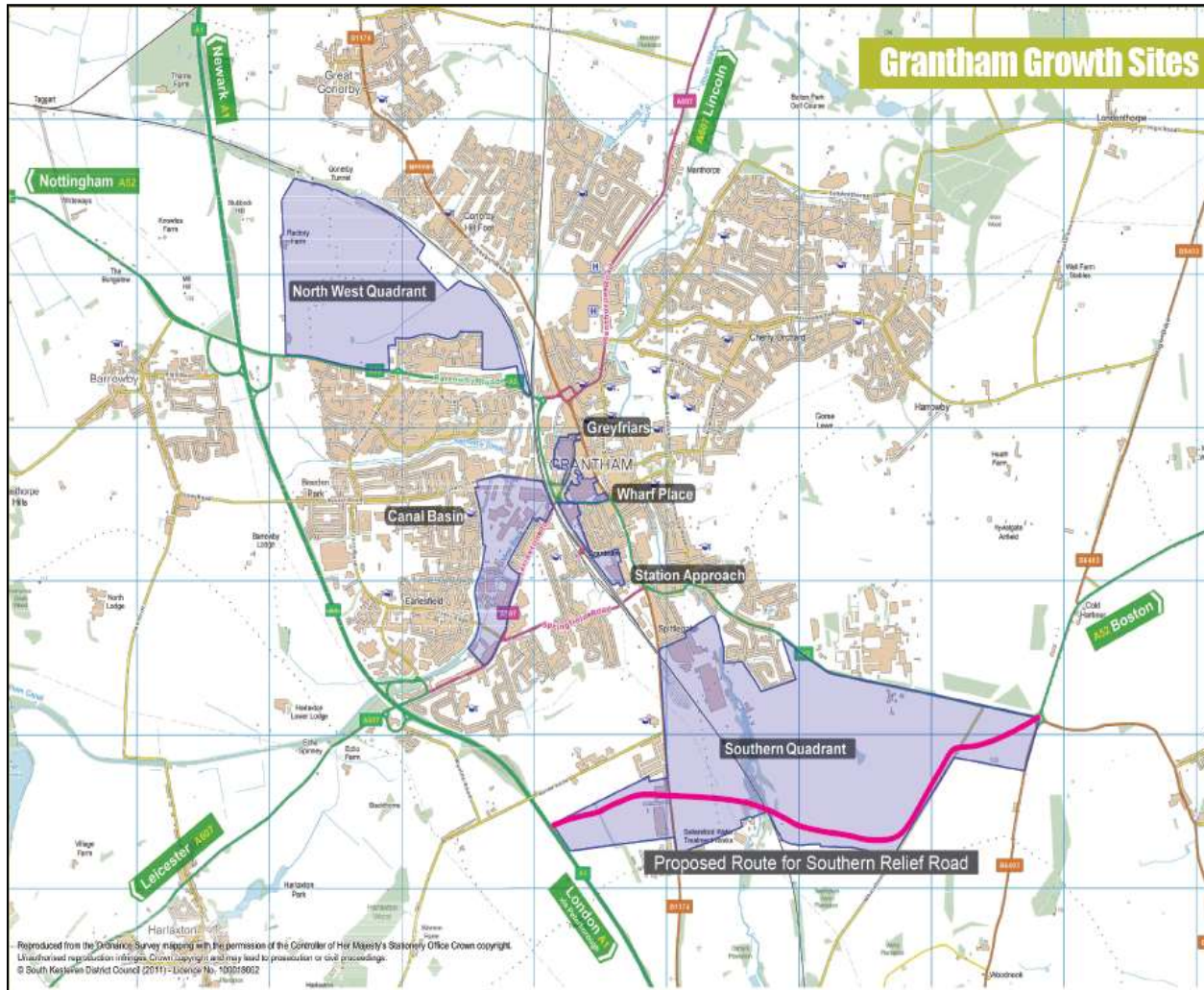
Alconbury – Sense of Place



Alconbury – Early Delivery



Spitalgate Heath - Context



Spitalgate Heath – The Place



Spitalgate Heath – Masterplan



Spitalgate Heath – The Challenge



Local Authority – Best Practice

□ Understand and appreciate the context

- ❖ National policy / guidance / advice / emerging initiatives
- ❖ Local issues and expectations
- ❖ Political positions being taken



Local Authority – Best Practice

□ Define the Local Authority (s) perspective

- ❖ What are the immediate / longer term priorities?
- ❖ Have clarity regarding what is negotiable?
- ❖ How will you be flexible?



Local Authority – Best Practice

❑ Establish your team

- ❖ A dedicated resource
- ❖ Specialist legal (and other) advice
- ❖ Project Management and Governance (including relationships with Partners)



Local Authority – Best Practice

❑ Elected member buy in

- ❖ Member understanding of the issues
- ❖ Information exchange mechanisms
- ❖ Political prioritisation – S106 Advisory Group or equivalent



Local Authority – Best Practice

□ It's an ongoing process

- ❖ Manage the process
- ❖ Allow time for review and amendment
- ❖ The signing of the S106 / the grant of permission is only going to be the start

