

**Manchester City Council
Report for Information**

Report to: Resources and Governance Scrutiny Committee –
6 September 2022

Subject: Annual S106 Monitoring Report

Report of: Strategic Director, Growth and Development

Summary

The purpose of the report is to update the Committee on the Council's Section 106 (s106) activity for 2021/22 and to date. This follows the report which was presented to Members at the meeting on 7 December 2021.

In noting the contents of that report, key points were raised in relation to the reconciliation clause now embedded as standard in legal agreements, the engagement with members, where the financial contributions could be spent (i.e., beyond a ward) and spend on affordable housing.

These matters were discussed during the meeting, however, further clarification has been provided in this current report.

Recommendations

Members of the Committee are asked to note the report.

Wards Affected: All

Environmental Impact Assessment - the impact of the issues addressed in this report on achieving the zero-carbon target for the city
The planning process seeks to deliver key Council objectives and address its zero carbon agenda in the built environment.

Manchester Strategy outcomes	Summary of how this report aligns to the OMS
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The planning system plays a key role in the delivery of outcomes to support economic growth and sustainable neighbourhoods. This includes the use of S106 obligations.
A highly skilled city: world class and home-grown talent sustaining the city's economic success	See above
A progressive and equitable city: making a positive contribution by	Through supporting growth and new homes, the planning process seeks to

unlocking the potential of our communities	provide opportunities for Manchester residents to raise individual and collective aspirations
A liveable and low carbon city: a destination of choice to live, visit, work	The planning system strives to deliver environments and development that responds to the Councils climate change and quality agenda.
A connected city: world class infrastructure and connectivity to drive growth	See above

Contact Officers:

Name: Rebecca Heron
Position: Strategic Director Growth and Development
Telephone: 0161 234 5515
E-mail: rebecca.heron@manchester.gov.uk

Name: Julie Roscoe
Position: Director of Planning, Building Control and Licensing
Telephone: 0161 234 4552
E-mail: julie.roscoe@manchester.gov.uk

Name: Derek W Jones
Position: Section Planning Manager
Telephone: 0161 234 4522
E-mail: des.jones@manchester.gov.uk

Name: Andrew Hynes
Position: Specialist Support Manager
Telephone: 0161 234 4588
E-mail: andrew.hynes@manchester.gov.uk

Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy, please contact one of the contact officers above.

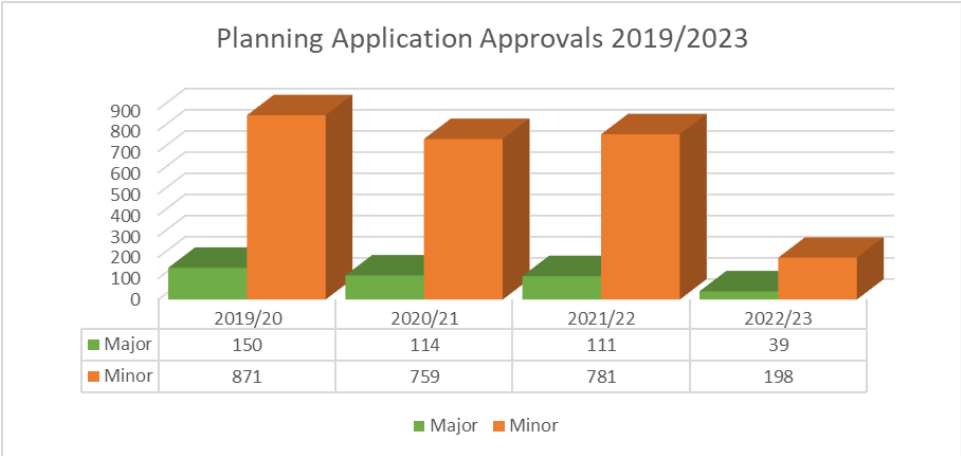
S106 annual report to Resources and Governance - 7 December 2022

1.0 Introduction

- 1.1. Past reports to this Committee have informed members of how the planning process in Manchester supports the delivery of key City Council objectives and focusses on securing outcomes through the legislative framework. Further they have outlined how Planning Obligations, which are part of this process are included within s106 Agreements to seek to mitigate impact of a proposal where this cannot be done by condition.
- 1.2. Members will recall such agreements are legally binding and are entered into between a local planning authority and the owners and developers of land on which planning permission is granted. Such agreements may include obligations to undertake work and/or obligations to make a payment. The Council monitor compliance with the obligations.
- 1.3. It has also been noted that the planning process delivers significant environmental and other benefits which are not reliant on a s106 agreement as these are embedded within the planning permission and requirements of conditions. The examples set out in the December report included Mayfield Park in the city centre, the former Manox site in Miles Platting and Newton Heath and The Renaker schemes at Great Jackson Street which will provide space for a medical facility and a school. In all cases, the monetary value and uplift to the city will be substantial.
- 1.4. As in previous reports, information was provided to the Committee in December 2021 on the timing and triggers for the receipt of any associated financial contribution in addition to the associated legal tests that govern the use of planning agreements. This information is provided in appendix 4 to assist members. The key and overarching factor is that obligations can only be used to make an individual development acceptable in planning terms.
- 1.5. Also, to assist members the process map previously provided is attached in Appendix 1 (End to End Process Map).
- 1.6. Members had raised a number of questions at the December meeting which were largely covered at that time. The reconciliation clause, benchmarking and spend on Affordable Housing via the HAF discussed at the meeting are also included in this report.
- 1.7. There had been a question relating to where a financial contribution must be spent (i.e. was it restricted to the ward in which the application was generated). With the exception of affordable housing, any contribution needs to be geographically linked to the development site as this is to mitigate harm. It is possible that mitigation may be required in any other area where the harm extends beyond a ward. What is not possible is for money to be spent beyond the area identified at the planning application stage as part of the formal assessment process.

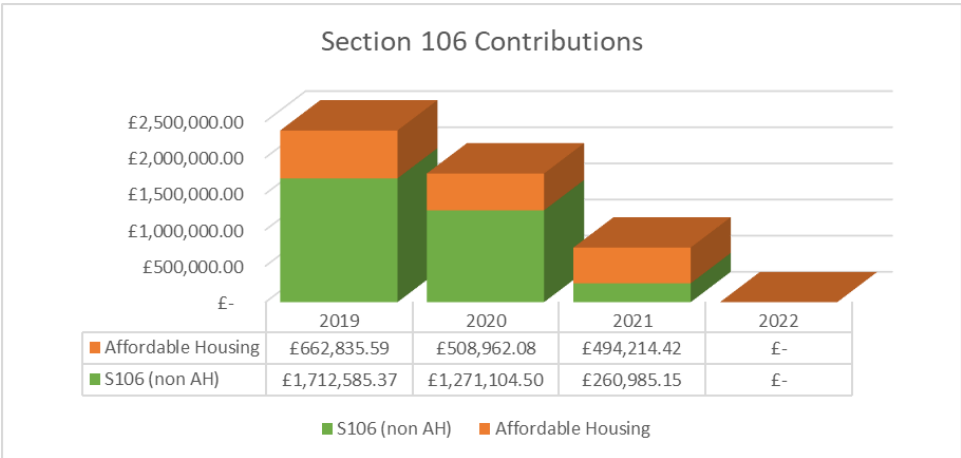
2.0 Activity 2021/22 and to date

2.1. Planning application numbers having remained relatively stable over the years but saw a slight downturn during 2021/22. It is still too early to predict activity for this current financial year; however, majors are currently not at previous levels. This is important to note as s106 agreements tend to relate to the bigger developments in order to mitigate their impact.



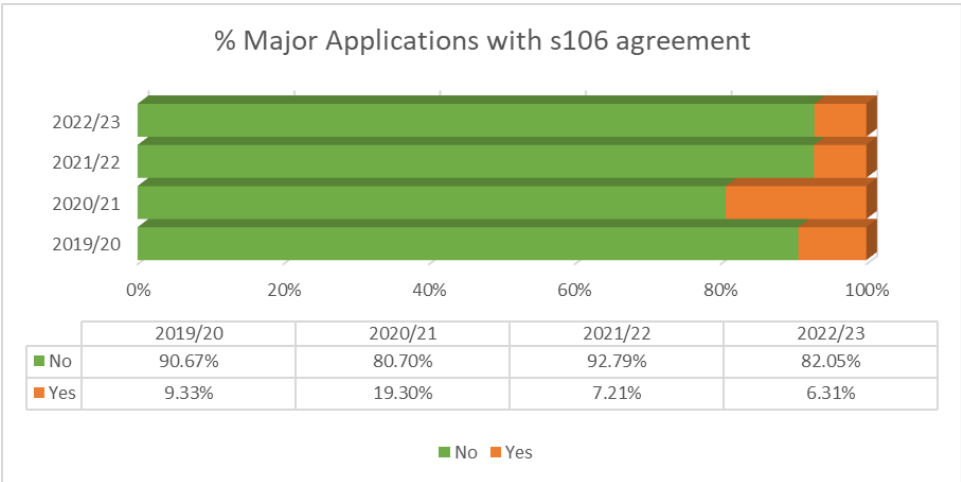
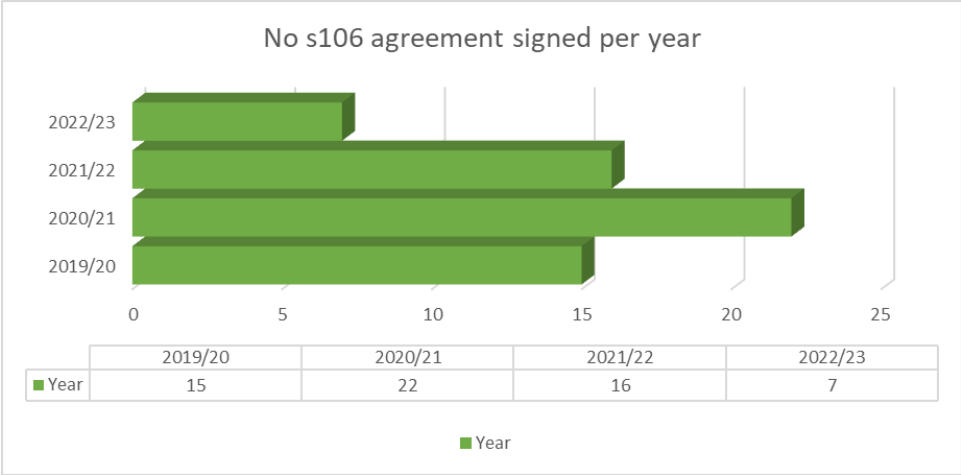
2.2. Notwithstanding the challenges of recent years and the reduction in planning application numbers themselves, contributions have been received as construction in the city continues. It is also recognised that most planning permissions are granted with a requirement that they are implemented within a three-year period, this means there is usually a time lag between consent being issued and the trigger for any associated obligation (including the payment of a financial contribution).

2.3. Of the contributions received, a higher proportion now relate to affordable housing. Other key areas though will include leisure and environmental improvements.

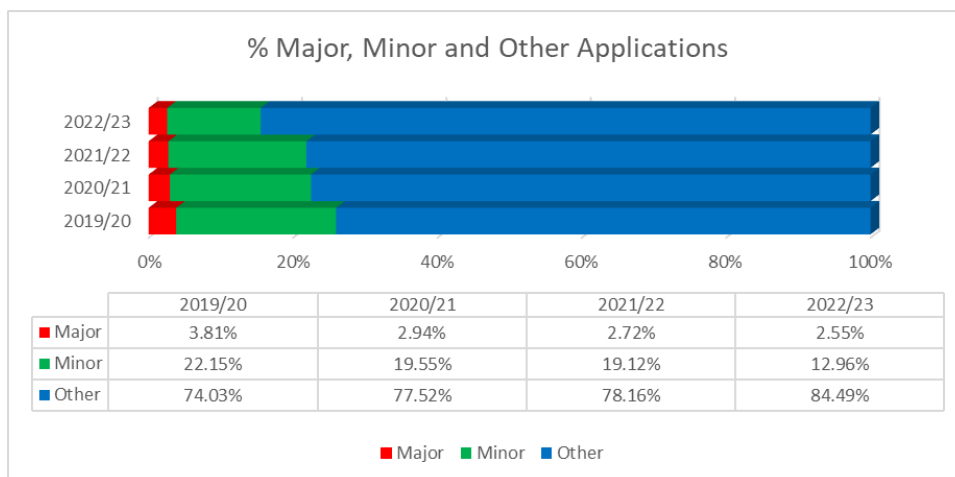


3.0 Planning permissions issued with s106 agreements

3.1. During the financial year 2021/22, 16 agreements were signed. To date for 2022/23, 7 further agreements have now been signed.



3.2. The graphs below provide information on applications by type received; the significance of this is that it would be highly unusual for S106 agreements to be linked with minor or other applications as noted in 2.1. The profile of the city is that major applications, have been around 4-5 % of all schemes received. (*see note below on application type))



*Major applications are where the number of residential units is 10 and over or where floorspace is greater than 1000 sqm.

Minor applications are those that involve between 1 and 9 residential units or where the floor space is less than 1,000 sqm

Other applications include householder applications, changes of use etc.

3.3. S106 agreements completed during this period include:

As with the previous report a schedule of the agreements signed over recent financial years is set out below.

2019/2020

Ward	Application	Location	Obligations	Total	Date
Ancoats and Beswick	120893/FO/2018	Land Bounded By Bengal Street, Primrose Street, Radium Street And Silk Street Manchester M4 6AQ	Affordable Housing	(reconciliation)	Jun-19
Ardwick	122945/FO/2019	328-336 Stockport Road Manchester M13 0LE	Affordable Housing	£30,000	Oct-19
			Public Realm (Facilities/ Infrastructure)	£30,000	

Cheetham	114860/FO/2016	Land To The South Of Dantzic Street Manchester	Public Realm (Facilities/ Infrastructure), Affordable Housing	£750,000	Oct-19
			Affordable Housing	(reconciliation)	
Chorlton Park	124237/FO/2019	419 – 421 Barlow Moor Road Manchester M21 8ER	Affordable Housing	39 units	Mar-20
Deansgate	114664/FO/2016	Land Bounded By Jacksons Row, Bootle Street, Southmill Street & 201 Deansgate Manchester M2 5GU	Affordable Housing	£2,200,000	Sep-19
Deansgate	116850/FO/2017	Olympia Trading Estate Great Jackson Street Manchester M15 4NP	Affordable Housing	£1,000,000	May-19
				(reconciliation)	
Didsbury East	122334/JO/2019	825 Wilmslow Road Manchester M20 2SN	Deed of Variation	No change to obligations	Aug-19
Hulme	123261/FO/2019	Land Bounded By Arundel Street, Ellesmere Street, The A57 (M) Inner Ring Road (Mancunian	Affordable Housing	£1,150,000	Aug-19
				(reconciliation)	

		Way) And Worsley Street Manchester			
Levenshulme	122042/OO/2018	Land Off Cringle Road Manchester	Parks and Leisure	£150,000	Jun-19
			Affordable Housing	11units	
Piccadilly	121380/FO/2018	Swan House Swan Street Manchester M4 5DF	Highways	£150,000	Oct-19
			Affordable Housing	19 units	
				(reconciliation)	
Piccadilly	122523/FO/2019	Land Bound By Back Turner Street, Shudehill, Soap Street And High Street Manchester M4 1EW	Affordable Housing	(reconciliation)	Nov-19
Piccadilly	124888/FO/2019	Land Bound By Addington Street, Marshall Street, Cross Keys Street And Chadderton Street Manchester M4 4RJ	Environmental Improvement	£36,000	Jan-20
			Affordable Housing	£220,000	
Whalley Range	121945/FO/2018	English Martyrs Tennis Club Alness Road	Parks and Leisure	£5,900	Aug-19

		Manchester M16 8HW			
Withington	117847/FO/2017	Existing Car Park Off Cotton Lane Christie Hospital Manchester M20 4UX	Transport and Car Parking	£1,000,000	Jun- 19
Withington	123981/FO/2019	Former Nat West Bank 437 Wilmslow Road Manchester M20 4NW	Environmental Improvement	£5,000	Dec- 19

2020/2021

Ward	Application	Location	Obligations	Total	Date
Ancoats and Beswick	126261/FO/202 0	Land At The Corner Of Pollard Street And Munday Street Manchester M4 7AN	Affordable Housing	£102,000 (reconciliat ion)	Aug- 20
Ancoats and Beswick	126431/FO/202 0	Site South Of Sportcity Way, East Of Joe Mercer Way, West Of Alan Turing Way And North Of The Ashton Canal At The Etihad Campus Manchester	Transport and Car Parking, Highways	£250,000	Oct- 20
Cheetham	126944/FO/202 0	Land Bound By Dantzic Street, Gould Street, Williamson Street And Bromley Street (Known As Victoria Riverside) Manchester	Affordable Housing	>= 32 units (reconciliat ion)	Jan- 21
Clayton & Openshaw	125474/FO/201 9	Land Adjacent To Mayton Street Manchester M11 2AN	Affordable Housing	5 units	Nov- 20
Crumpsall	115468/OO/201 7	Land To The Rear Of Whitehouse Club	Parks and Leisure	£201,921	Feb- 21

		Middleton Road Manchester M8 4JZ	Affordable Housing	15 units (reconciliation)	
Crumpsall	125961/FO/2020	Land To The Rear Of Crumpsall Constitutional Club Off Linn Street Manchester M8 5SN	Parks and Leisure	£20,000	Jul- 20
Deansgate	113617/FO/2016	Plot G Slate Wharf Blantyre Street Manchester	Affordable Housing	£162,500	Jan- 21
Deansgate	120635/FO/2018	Hotspur Press 2 Gloucester Street Manchester M1 5QR	Affordable Housing	£400,000 (reconciliation)	Oct- 20
Deansgate	125573/FO/2019	Plot 11 First Street Comprising Land Bound By Hulme Street To The North, Wilmott Street To The East, The Unite Parkway Gate Development And Mancunian Way To The South, And Medlock Street To The West Manchester	Other	a sum equivalent to the Council Tax payable had a room been occupied by a person who was not exempt from Council Tax and the periods of occupation	Mar- 21
Didsbury West	120849/FO/2018	The Limes 816 Wilmslow Road Manchester M20 2RN	Affordable Housing	£85,000	Oct- 20
Harpurhey	126507/FO/2020	67 Old Market Street Manchester M9 8DX	Affordable Housing	18 units	Oct- 20
Longsight	122160/FO/2018	Belle Vue Stadium Kirkmanshulme Lane Manchester M18 7BD	Affordable Housing	(reconciliation)	Nov- 20

Miles Platting and Newton Heath	125596/FO/2019	Land Bounded By Hulme Hall Lane, Varley Street, Iron Street, Coleshill Street And Rochdale Canal Manchester M40 8HH	Parks and Leisure	£300,000	Nov-20
			Transport and Car Parking	£60,000	
			Affordable Housing	(reconciliation)	
Piccadilly	121099/FO/2018	Land At Portugal Street East Manchester M1 2WX	Affordable Housing	(reconciliation)	Mar-21
Piccadilly	121375/FO/2018	20 – 36 High Street Including Church Street Market Stalls Manchester M4 1QB	Affordable Housing	£1,000,000	Oct-20
				(reconciliation)	
Piccadilly	122000/FO/2018	Victoria House Great Ancoats Street Manchester M4 7AB	Affordable Housing	(reconciliation)	Aug-20
Piccadilly	123371/JO/2019	Land Bounded By Thompson Street / Mason Street / Bendix Street And Rochdale Road Manchester	Deed of Variation	No change to obligations	May-20
Piccadilly	125678/FO/2019	Site Bound By Bendix Street To The North East, Chadderton Street To The South East, Goulden Street To The South West And Cross Keys Street To The North West Manchester	Affordable Housing	£156,428	Dec-20
				(reconciliation)	
			Highways	£12,000	
Piccadilly	125686/FO/2019	Site Bound By Oldham Road To The South East, Marshall Street To The North East, Chadderton Street To The North West, And Addington	Highways	£12,000	Dec-20
			Affordable Housing	£308,572	

		Street To The South West Manchester		(reconciliation)	
Piccadilly	126608/FO/2020	Land To The South Of Store Street Manchester M1 2NE	Affordable Housing	13 units	Nov-20
Piccadilly	127317/FO/2020	Land At Heyrod Street Manchester M1 2WW	Affordable Housing	(reconciliation)	Feb-21
Withington	125126/FO/2019	Land To The Rear Of Melmar Court Heaton Road Manchester M20 4PU	Affordable Housing	1 unit	Aug-20

2021/2022

Ardwick	126651/JO/2020	Vacant Plot North East Of The Vallance Centre Brunswick Street Manchester M13 9XF	Highways	£10,000	Apr-21
Ardwick	131240/FO/2021	Vacant Plot North East Of The Vallance Centre Brunswick Street Manchester M13 9XF	Highways	£10,000	Feb-22
			Affordable Housing	(reconciliation)	
Crumpsall	119341/JO/2018, 120489/JO/2018, 120492/JO/2018, 123961/JO/2019	Bowker Bank Industrial Park Bowker Bank Avenue Manchester M8 4PD	Ecological Mitigation Strategy, Management Strategy, Footpath Upgrade and Maintenance Scheme	Non Financial	Mar-22
Deansgate	121252/FO/2018	Great Marlborough Street Car Park Great Marlborough Street Manchester M1 5NJ	Public Realm (Facilities/Infra- structure)	£707,300	Jul-21
			Affordable Housing	£300,000	
Deansgate	125655/FO/2019	Water Street Manchester M3 4JQ	Affordable Housing	10% of the Bedrooms (64) will be let at a Discounted Rent	Jul-21

			Non Financial	not permit the Development Bedrooms or the Studio Units to be Occupied by Students for the duration of their use	
				Waste Management Agreement	
				Disabled Parking Spaces Strategy	
Deansgate	126648/FO/2020	Water Street Manchester M3 4JQ	Deed of Variation	No change to obligations	Nov-21
Deansgate	127944/FO/2020	8-8A St John Street Manchester M3 4DU	Public Realm (Facilities/Infrastructure)	£70,000	Aug-21
Hulme	124302/FO/2019	Land Bounded By Chester Road, Hulme Hall Road & Ellesmere Street Manchester M15 4JY	Parks and Leisure	£80,000	Aug-21
			Affordable Housing	£250,000 (reconciliation)	
Miles Platting and Newton Heath	127971/FO/2020	271 Oldham Road Manchester M40 7PS	Affordable Housing	(reconciliation)	May-21
Moston	127669/FO/2020	Deanway DIY Store 112 Kenyon Lane Manchester M40 9DH			Nov-21
Northenden	125635/FO/2019	Tatton Arms Boat Lane Northenden Manchester M22 4HR	Affordable Housing	(reconciliation)	Apr-21

Northenden	131147/FO/2021	Manchester College Arden Centre Sale Road Manchester M23 0DD			Dec-21
Moston	127669/FO/2020	Former Deanway DIY Store, 112 Kenyon Lane, Manchester, M40 9DH	Affordable Housing	7 Units	Nov-21
Piccadilly	125681/FO/2019	Site Bound By Thompson Street To The North East, Oldham Road To The South, Bendix Street To The South West And A Building Occupied By Turning Point To The North West Manchester	Affordable Housing	£345,000	Apr-21
			Highways	£12,000	
Piccadilly	128997/FO/2020	40 Swan Street Manchester M4 5JG	Highways	£12,000	Sep-21
			Environmental Improvements	£53,000	
			Affordable Housing	(reconciliation)	
Piccadilly	131708/FO/2021	87 Rochdale Road Manchester M4 4JD			Feb-22

2022/2023

Ancoats and Beswick	130394/FO/2021	Brunswick Place Bradford Road Manchester M40 7EZ			Apr-22
Cheetham	132416/FO/2021	Land Bounded By The Travelodge And Surface Level Carparking To The North, Further Surface Level Carparking To The East, Manchester College To The South And Bury New Road To The West Manchester	Affordable Housing	(reconciliation)	Jun-22
				23 Units	

Deansgate	132199/FO/2021	Plot F Great Jackson Street Manchester M15 4AX	Affordable Housing	(reconciliation)	Jul-22
				£99,000	
			Education	£450,000	
Deansgate	132429/FO/2021	Two Parcels Of Land Known As "Trinity Islands" Bounded By The River Irwell, Regent Road, Water Street, Trinity Way And The Railway Manchester M3 4JW	Affordable Housing	(reconciliation)	May-22
				£106,000	
			Education	£1,500,000	
Didsbury East	131722/JO/2022	Former Manchester Metropolitan University Didsbury Campus Manchester M20 2RW	Landscape Management		Jul-22
Gorton and Abbey Hey	129852/FO/2021	Former Chatsworth Mill Williams Road Gorton Manchester M18 7AY	Affordable Housing		Apr-22
Piccadilly	131634/JO/2021 (variation of 122000/FO/2018)	Victoria House Great Ancoats Street Manchester M4 7AB	Affordable Housing	(reconciliation)	Jul-22

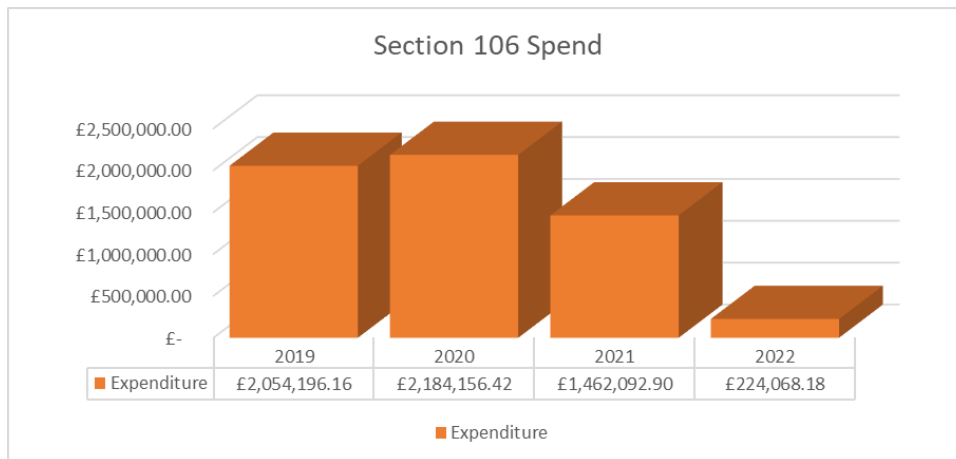
Agreements signed in 2019/20 amount to a value over £5,500,000 plus 69 units.
Agreements signed in 2020/21 amount to a value over £3,000,000 plus 84 units.
Agreements signed in 2021/22 amount to a value over £1,800,000 plus 7 units.
Agreements signed in 2022/23 amount to a value over £2,155,000 plus 23 units

- 3.4. Members have previously been informed that all agreements now include as standard a clause relating to reconciliation, which allows the LPA to reassess viability at an agreed trigger point. To date, no implemented developments have met this trigger.
- 3.5. Although this report focuses on activity and governance, it is recognised that questions are often raised about the role of viability in the planning process. This has been covered previously and there are no changes to how viability must be addressed in our decision making at this time. The revised National

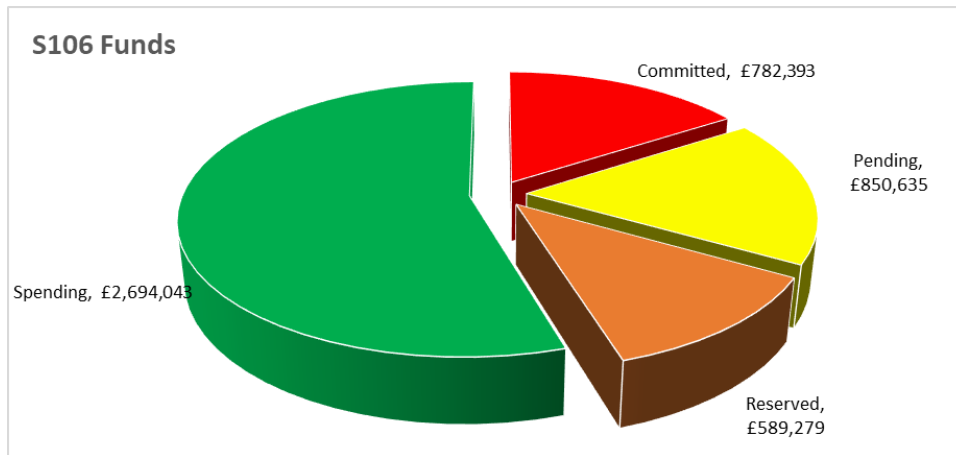
Planning Policy Framework, however, requires a greater focus on viability testing at plan-making and this will have to be factored into the review of our Core Strategy.

- 3.6. Currently, a viability assessment which will be publicly available is independently assessed and the outcome of this verified by the Councils in house advisors.

4.0 Spend



- 4.1. A working group has been set up, which aims to meet on a regular basis to ensure that money received is available for spend, that there are no unnecessary delays in the spending of those financial contributions and that there are project managers in place to oversee individual projects. The meetings are facilitated by the Planning Service and are attended by officers from relevant parts of the Council including Leisure Services, Highways and Neighbourhoods. Meetings are also held with the service contacts to discuss issues that are specific to their area and resolve problems. The next meeting of the working group is planned for September 2022, although there is regular dialogue with colleagues across the service areas in order to resolve specific issues relating to spend.
- 4.2. The balance of funds in the s106 capital accounts as identified by the schedule in Appendix 2 is currently £ 4,916,350. This split into money that is:
- Pending allocation - £ 850,635– the terms of an obligation identified and agreement on who will take this forward
 - Reserved £ 589,279 - a specific project/work identified and awaiting a project manager to take forward.
 - Committed to project £ 789,393– design and approval processes have commenced
 - Spending Commenced £ 2,694,043



- 4.3. As previously advised any contribution towards affordable housing will flow into the s106 account and recorded. This is then transferred into the Housing Affordability Fund (HAF) and the S106 account balance adjusted accordingly.

5.0 Examples of spend

5.1. Affordable Housing

Members have previously been advised of the report considered by the Economic Scrutiny Committee on 14 January 2021. This provided an update on the delivery and provision of Affordable Housing in Manchester. Links are again provided to a copy of the report and the appendix below.

[Affordable Housing Update Report](#)
[Appendix to Affordable Housing report](#)

The Housing Affordability Fund, which is in part funded by contributions from Section 106 agreements (for the provision of Affordable Housing within the boundaries of Manchester) has received c. £9.111m to date, of this 1.9m has been generated through S106 agreements. £1.3m has now been spent on capital projects to create affordable housing.

If all triggers are met on those agreements signed to date this would equate to £6.658m

5.2. Highway related works

Although historically, off-site highways related works were factored into a S106 agreement, it is becoming more common to capture these through the conditions attached to a planning permission. This allows those works to be delivered internally by the Council or through a Section 278 process. There will still be occasions where highway improvements and associated highways works will be embedded in an agreement, but this is more likely where the work is extensive and relies on a significant funding contribution relating to individual planning applications.

5.3. Tree Planting and Public Realm Works

As already noted, replacement and new tree planting can sometimes be dealt with through legal agreements. However, it is more often the case that this matter is dealt with through the conditions of a planning permission which regularly require street tree planting, off-site planting in an appropriate location, as well as on site tree planting as part of a comprehensive landscaping scheme. Similarly, public realm works can also be delivered through the conditions of planning permission and will therefore not always be subject to a 106 agreement.

In this way, many benefits of an individual development are secured through the approved plans or conditions of any development.

Appendix 3 provides specific examples of projects funded by Section 106.

6.0 Audit Review

- 6.1. In the December 2021 report to Committee, members were advised of an Internal Audit review of the s106 arrangements and how we were moving forward with changes to governance.

The three actions that arose from the review, regular performance monitoring, formalising and updating team resources and reconciling the new database with the various and historic records held across the Council on s106 agreements have all now been completed.

7.0 Benchmarking with other LPAs

- 7.1. This is an outstanding action and something that members have raised. Officers are continuing to explore the most practical and reasonable way to ensure that this is a meaningful process. Officers from the Planning Service have contacted other Core Cities to arrange a meeting to share information and compare approaches and outcomes. Unfortunately, it has not been possible to date to meet and very limited information has been shared. Further contact has been made and it is hoped that this can be progressed in the near future. One of the challenges is being able to provide accurate benchmarking against other comparable Council's. Each local authority has its own uniquely adopted policy criteria that individual planning applications are required to be assessed against and these policies require different contributions ranging from payments towards a range of matters: education, open space provision and play equipment (as well as others).
- 7.2. In Manchester there is a very clear Council imperative that quality drives design and that this permeates throughout the built form and place making, ensuring there is longevity and a sustainable approach to development. We also drive much out of development in term of environmental standards, inclusiveness and safety. As noted earlier in the report securing other benefits ranging from the quality of the architectural form, materials to be used, energy efficiency and renewable energies, community facilities through to electric vehicle charging points as well as crime and safety issues are embedded into

a planning permission. The same applies to community use agreements for new playing fields and local labour agreements.

The manner in which we capture these does set Manchester apart from some other local planning authorities; there is also the question of variations in land values and the role of market forces.

- 7.3. One option that has been considered for benchmarking is a review of Infrastructure Fund Statement (IFS). This is a new requirement that includes information on the Community Infrastructure Levy (CIL) liability notice and where money is received or takes the form of in-kind works from a Section 106 agreement. Authorities that charge CIL have had to produce a report on receipts and expenditure since the regulations were introduced in 2010, but there has not been a requirement to report on section 106 in this way until recently. The information provided would relate to all the new activity in the year as well as all unspent money from previous years.
- 7.4. IFS are now beginning to be published although they will differ as some authorities are not CIL charging (as is the case in Manchester) and for others there have been different methods for reporting on s106 activity. The intention is to explore how information can best be provided through GM and Core Cities and which could also help to provide more of an in- depth analysis on how benefits are secured. Unfortunately, to date, very few reports have been published and no meaningful information can be captured as yet.

8.0 The Planning Reforms and planning contributions

- 8.1. As previously reported, there have been several changes made over recent years to the planning system. Further changes had been identified in the Planning White paper and some (but not all) were reaffirmed in the Queens speech in May 2022.
- 8.2. It is still anticipated one change that will be introduced is a reform of the system of developer contributions. The proposal is for a new "infrastructure levy", to reform and extend the Community Infrastructure Levy (CIL) and abolish section 106 agreements and planning obligations (with the exception possibly for some major schemes).
- 8.3. However, no other detail has been forthcoming on when and how the changes will be introduced.
- 8.4. This means that we are proceeding with caution with respect to the emerging Local Plan regarding the treatment of planning contributions. The draft Places for Everyone plan (the examination in public is due to commence later this year) includes a general policy approach for planning contributions (Policy JP - D 1). Our refresh of the Core Strategy will then look to set out the appropriate level of detail to ensure planning contributions capture key requirements expected to be delivered via the process. As noted in 3.5 the plan will be subject to viability testing which will test the soundness of emerging policies.

The current timetable for the next stages of this are:

- Consultation on a draft plan (summer 2023)
- Consultation on a finalised plan (winter 2023)
- Examination of the plan (spring/summer 2024)
- Adoption (winter 2024)

8.5. The process regarding the Core Strategy refresh has been slightly delayed due to work on the Places for Everyone. If there are any changes arising from the planning reforms (which may go beyond developer contributions and into other policy areas), it is recognised these could also impact on the above timescales.

9.0 Conclusion

9.1. The Planning Service is continuing to negotiate 106 agreements in order to mitigate harm from individual developments and to also compensate for the loss of environmental features or open space in line with the tests set by National Guidance. Obligations will also be used to continue to add to the supply of affordable housing across the City subject to policy tests and viability.