



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 13 June 2024 that was received after the agenda was published.

S23/2175

Proposals: Hybrid planning application for the erection of 175 dwellings with associated access, infrastructure, open space and landscaping (full application) and community facility (outline)

Site Address: Land at Low Road, Barrowby

Summary of Information Received

Following publication of the Agenda, further commentary has been received from Lincolnshire County Council in relation to the requests for Section 106 contributions towards initiatives in the Grantham Cycling and Walking Network plan, as well as the provision of a free year-long bus pass for each dwelling.

In particular, LCC Highways have confirmed that the requested Section 106 contributions will be utilised for the installation of a cycleway / footway to connect Barrowby to Grantham. The Section 106 contribution has been calculated on the basis of the forecasted costs for the total scheme, which have subsequently been divided pro-rata between the Allison Homes application and the Persimmon Homes application.

Similarly, the Section 106 contribution for bus passes has been calculated on the basis of the cost of £1000 per dwelling, which reflects the costs to LCC Highways from the bus operators. This contribution is a maximum contribution which would be dependent upon the level of uptake from the future occupants of the site and, therefore, may be subject to clawback from the developers.

In view of the above, the Case Officer is now satisfied that the requests would meet the necessary legal requirements set out within the CIL Regulations, as well as within national and local planning policy. Therefore, it is proposed that the Heads of Terms for the Section 106 Agreement are updated to include these requested contributions.

Taking all of the above into account, the recommendation is to authorise the Assistant Director – Planning to GRANT planning permission subject to the completion of a Section 106 Agreement to

secure the planning obligations detailed below, and subject to the schedule of conditions set out within the main report.

Updated Heads of Terms

- **Open Space** – on site provision as per the approved plans and £123,759.23 towards improving existing sports facilities within Barrowby.
- **Affordable Housing** – 30% of all dwellings on site consisting of:
 - Affordable Rent = 37 dwellings
 - Shared Ownership = 2 dwellings
 - First Homes = 14 dwellings

Dwellings are to be provided in accordance with an Affordable Housing Scheme, which will set out details of the distribution of affordable housing within the application site. The Nominations Agreements will also be secured as part of the Section 106 Agreement.

- **Healthcare** - £115,500.00 towards expanding healthcare capacity in the Primary Care Network.
- **Highways (Low Road footpath / cycleway)** - £255,132.00 towards providing a dedicated footway / cycleway linking the site to Grantham.
- **Highways (bus services)** – £175,000.00 towards the costs of providing a free year-long bus pass to each dwelling of the development.
- **Community Facility** - £184,884.35 towards the cost of delivering a new community hall. In the event that the Parish Council elect to place the new community hall on the land identified within the current application, the financial contribution will be reduced by the value of providing the serviced site. The Parish Council will have 5 years to request transfer of the land; in the event that this time period elapses, or the Parish Council commence development of the community hall on an alternative site, the obligation to transfer the land within the application site will cease and the land will remain with the landowner.
- **Monitoring Fee** - £15,000.00