

S23/0299

Proposals: Erection of 67 dwellings with associated vehicular access from Reedings Road and Owen Way, and associated public open space and infrastructure

Site Address: Land at Reedings 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 addition, further correspondence between the Applicant, LCC Highways and the Case Officer has resulted in agreement that Condition 19, which relates to off-site pedestrian improvements, can now be addressed through the provision of a financial contribution and therefore, does not need to be secured via planning condition.

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 (with the removal of Condition 19 as stated above).

Updated Heads of Terms

- **Open Space** – on site provision as per the approved plans, and £45,862.60 towards improving existing sports facilities within Barrowby.
- **Affordable Housing** – 30% of all dwellings provided on site, consisting of:
 - Affordable Home Ownership (First Homes) (5 dwellings)
 - 5 x 2-bed

- Affordable Home Ownership (Shared Ownership) (4 dwellings)
 - 2 x 3-bed
 - 2 x 4-bed
- Affordable Homes (Affordable Rent) (11 dwellings)
 - 4 x 1-bed
 - 5 x 2 bed
 - 2 x 3 bed

Dwellings are to be provided in accordance with the distribution demonstrated on the Proposed Planning Layout, which indicates clusters of 2-4 dwellings. The Nomination Agreement will also be secured as part of the Section 106 Agreement, which will give priority to applicants with a local connection.

- **Healthcare** - £44,220.00 towards expanding healthcare capacity in the Grantham and Rural K2 Primary Care Network.
- **Highways (Low Road cycleway / footway)** - £100,000 towards the cost of delivering a dedicated footway / cycleway along Low Road to link the site to Grantham.
- **Highways (Off-site pedestrian improvements)** - £50,000 towards the cost of providing uncontrolled tactile dropped kerbs between the site and village centre.
- **Highways (Bus Services)** - £67,000 to cover the cost of providing free year-long bus passes to each dwelling of the new development.
- **Community Facility** - £68,514.25 towards the cost of delivering a new community hall.
- **Monitoring Fee** - £15,000.00