

INTER

OFFICE

MEMO

**North
Lincolnshire
Council**

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To: Tanya Coggon

From: Millie Arden, S106 Officer, Place, Planning and Housing

Subject: Osgerby Haulage Repair Garage, Waterside Road, Barton Upon Humber, DN18 5BH

PA/2023/1034

January 2024 - REVISED RESPONSE BASED ON 36 DWELLINGS.

Outline planning application, with all matters reserved, for a change of use of existing vacant brownfield commercial land to residential housing land and erect 38 dwellings and associated roads, driveways, gardens, landscaping and boundary treatments

Dear Tanya,

Thank you for the consultation, my comments in relation to the need for a Section 106 agreement are as follows:

Affordable Housing

There is a requirement for 20% affordable housing in Barton. This equates to 7 dwellings to be provided for affordable housing.

The application form stated that all 38 dwellings were for market sale. I have assumed that the same is planned for the revised plan of 36 dwellings. We do request that 7 of these are provided as affordable housing. The tenure of these affordable dwellings should be discussed and agreed with the Strategic Housing Development Officer to be secured within the S106 Agreement.

Education

I am currently awaiting a response from the education department to confirm whether a contribution will be necessary towards primary education, secondary education or both.

Based on current 2023/24 figures, the education contribution for development in Barton is as below:

Amount per dwelling for primary: £4,807
Amount per dwelling for secondary: £5,795

Therefore, if both primary and secondary contributions are sought, then the total education contribution amounts to £10,602 per **market** dwelling (affordable dwellings are excluded from the education payment).

Recreation

A total Contribution of £40,301 is required if this application is successful towards the anticipated costs, which are broken down as follows:

- £4,898 towards improvements to the natural grass pitches and all weather provisions that serve Sub area 7
- £9,361 towards outdoor changing room facilities
- £13,382 for swimming facilities,
- £12,184 towards sports hall and fitness improvements
- £476 for improvements to indoor bowling facilities

Informal Open space

For a development of this size, 10Sqm per dwelling of informal open space is required onsite, totalling 360Sqm onsite. For the council to acquire this open space, we would request a contribution of £15,997.80 to cover the maintenance of the land for a period of 10 years.

If the open space is to be maintained by a private management company, then no contribution will be requested but this option should be secured within the S106 to remain perpetuity.

Area of Play

I note that a Play Area has been included in the revised site plan. Following discussions with our neighbourhood services team, it is preferred that a site of this size provides an offsite contribution towards existing areas of play in Barton.

Comments from the neighbourhood services team:

“The provision of LAPs provide such limited play value and add ongoing costs (inspections, waste collecting, additional insurance, repair and maintenance) regardless of location and when sited within the proximity of existing play facilities are wholly superfluous. The Parks focus is fewer but better, so off-site contributions that will serve to ensure the sustainability and development of existing Parks is a much better deal for local residents. What also assists here is Barton is a very well stocked Town for Parks and play provision.”

The council remain willing to accept an offsite contribution towards the improvements, upgrades and maintenance of existing play parks within Barton.

An offsite contribution for a LAP equates to £33,668.

Biodiversity

A biodiversity net gain must be secured onsite, if this cannot be done through conditions onsite it may need to be included in a section 106 agreement. The brownfield nature of the site is noted, and it is likely that no financial contribution towards biodiversity net gain will be required.

Highways

The highways department have responded and have not requested any S106 contributions.

Health

On behalf of NHS North Lincolnshire Health Care Partnership, we would like to request consideration for Section 106 funding in relation to the planning application for 36 dwellings in Barton.

We suggest the methodology used to determine a suggested amount of S106 funding is used from the Local Plan Housing and Primary Care Analysis, which uses a rate of £864.03 per **market** dwelling.

Public Transport

Not requested on a development of this size.

Community Asset

Barton Town Council have requested S106 money for the Renovation and Upgrading of the Assembly Rooms which is a valuable and well-used community asset in the centre of Barton. The amount requested by Barton Town Council is yet to be confirmed.

If any of the above contributions once confirmed through the application process are challenged on the grounds of making the scheme unviable, a full viability assessment will be required to be carried out.

The most detailed way of providing this information is for the applicant to use and complete the Development Appraisal Tool produced by Homes England (formerly the Homes and Communities Agency) to submit all the required information for a viability assessment so that we have an open book approach to finances and can properly assess the viability of the scheme before making our final decision.

If required, please advise the applicant that it can be accessed via the following page:

<https://www.gov.uk/government/publications/development-appraisal-tool>

Many Thanks

Millie Arden
Section 106 Officer