

Heads of Terms for Section 106 Agreement

Date of Instruction: 15 December 2025

Case Officer: Scott Jackson

Planning Application reference: PA/2025/1004

Application Validation date: 29 August 2025

Site Location: land off Applefields, Wrawby (adjacent Phase 1)

Proposed development: Planning permission to erect 23 dwellings and associated infrastructure (Phase 2)

Name of applicant:	Keigar Homes
Solicitor details:	

Affordable Housing

Offsite Contribution	<p>Section 106 Agreement to secure both options for affordable housing:</p> <p>EITHER:</p> <ul style="list-style-type: none"> • Deliver 2 affordable houses onsite <p>Or</p> <ul style="list-style-type: none"> • Pay an offsite contribution of £164,932.08 in lieu of onsite provision, to be spent on affordable housing across North Lincolnshire. <p><u>Calculation</u> Average house price in North Lincs, based on Sept 2025 data: £179,274 40% of average house price: £71,709.60 £71,709.60 x 2.3 dwellings = £164,932.08</p>
Trigger Point if onsite:	Both (2) dwellings to be delivered prior to the occupation of the 20 th dwelling
Trigger Point if offsite	50% to be paid on the occupation of the 10 th dwelling 50% to be paid on the occupation of the 20 th dwelling
How many years do the Council require to spend the contribution?	10 years (if offsite contribution is received)

Over 55's

Number of houses	3 houses shall be secured in the S106 as Over 55 housing.
Plot numbers:	25, 26 & 27

Education

Education contribution:	A contribution of £6,181 per market dwelling (removing the Over 55 properties). £6,181 x 20 = £123,620 total
School(s):	Brigg Secondary Schools
Trigger Point:	50% on occupation of the 5 th dwelling 50% on occupation of the 15 th dwelling
How long the council has to spend the contribution:	10 years

Recreation (Leisure)

Recreation contribution:	A total contribution of £24,928 is required towards: <ul style="list-style-type: none"> • developing a new 3G artificial Grass Pitch to serve the locality in the catchment area • improvements towards natural Grass pitches in the catchment area • swimming facilities in the catchment area • sports hall improvements in the catchment area • improvements to indoor bowling facilities in Scunthorpe
Trigger Point:	On the occupation of the 5 th dwelling
How long the council has to spend the contribution:	10 years

Informal Open Space

Onsite contribution	The onsite open space adjoins the existing open space secured in the S106 for Phase 1 (PA/2017/674). The open space on Phase 2 shall be delivered prior to the occupation of the penultimate dwelling.
Maintenance:	The open space should be transferred into and maintained by a private management company – the same as that used for Phase 1.

Area of Play

Area of Play contribution:	An offsite contribution of £33,668 is requested towards the improvements of existing recreational spaces within Wrawby.
Trigger Point:	On the occupation of the 1 st dwelling
How long the council has to spend the contribution:	10 years

Health

Health contribution:	A contribution of £932.17 per dwelling will be requested towards the increase of space for the
-----------------------------	--

	delivery of primary care services and wider community services at Bridge Street Surgery and/or Riverside Surgery. This equates to £21,439.91 in total.
Trigger Point:	On the occupation of the 10 th dwelling
How long the council has to spend the contribution:	10 years