

Heads of Terms for Section 106 Agreement

Date of Instruction: 18 December 2025.

Updated 7 January 2026

Case Officer: Tanya Coggon

Planning Application reference: PA/2023/1607

Application Validation date: 10/10/2023

Description of land: land south of A1077 Barrow Road

Description of development: Planning permission for a residential development with associated internal vehicular and pedestrian access, landscaping and infrastructure and formation of a new roundabout junction on Barton Road linking to a section of Barton upon Humber's relief road

Based on 196 dwellings

Name of applicant:	Strata - Mr JP Borril Mr A Stephenson
Solicitor details:	

If North Lincolnshire Council does not deliver the primary infrastructure (the Barton Link Road project), a further viability appraisal shall be undertaken. This appraisal will enable the Developer to account for any costs incurred in delivering the site's spine road, should they be required to fund its construction.

Informal Open Space

Onsite contribution	Provide a minimum of 10Sqm per dwelling of informal open space onsite, in line with the approved site layout plan (reference: 22-CL3-SEGB-BR-01-PL).
Trigger Point:	Prior to the occupation of the 1st dwelling details of the proposed management company shall be submitted to and agreed by the Local Planning Authority alongside a phasing plan of which outlines the relevant timings for the handover of all open space to the relevant landscape management company.

Affordable Housing

Affordable Housing contribution	A contribution of £46,259.92 towards the delivery of affordable housing across North Lincolnshire.
Trigger Point:	On occupation of the 20 th dwelling

How long the council has to spend the contribution:	10 years
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Area of Play

Offsite contribution	The offsite contribution for X2 Local Equipped Areas of Play (LEAPs) will be £108,212, to be spent towards the improvement of existing recreational play areas within Barton.
Trigger Point:	Payable on the occupation of the 50 th dwelling
How long the council has to spend the contribution:	10 years

Recreation

Recreation contribution	£1,185.98 per dwelling towards improvements to leisure facilities within Barton. £1,185.98 x 196 = £232,452.08 total
Trigger Point:	30% payable on occupation of the 35 th dwelling 30% payable on occupation of the 70 th dwelling 40% payable on occupation of the 125 th dwelling
How long the council has to spend the contribution:	10 years

Community Facilities

Community Facilities contribution	£5,000 to be spent on improvements to the Assembly Rooms, Barton which will enhance its use as a local community facility.
Trigger Point:	On the occupation of the 1 st dwelling
How long the council has to spend the contribution:	10 years

Strategic Access Management and Mitigation Strategy (SAMMs)

SAMMs contribution	£121 per dwelling for 196 dwellings, giving a total of £23,716. To be spent on mitigating the impacts of recreational disturbance along the Humber, providing one or a combination of the following: <ul style="list-style-type: none"> • Part time facilitation officer. • The development and procurement of appropriate signage, interpretation boards, and access improvement projects (planting, fencing, footpath improvement/diversion) to respond to monitoring outputs. 5 interpretation
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	<p>boards to be provided at each survey location (Alkborough Flats, Whitton Foreshore, Chowder Ness Viewpoint, Waters Edge and East Halton Skitter).</p> <ul style="list-style-type: none"> • Bird habitat monitoring surveys and subsequent analysis. • Signage (route direction/"no fouling"/"dogs on lead," etc.). • Route management (fencing, screening, planting, drainage, widening, etc.); • Dog waste bins. • Habitat protection and improvement (natural screening, litter picking, etc.). • Footfall counters to record visitor numbers at key sensitive locations.
Trigger Point:	On the occupation of the 1 st dwelling
How long the council has to spend the contribution:	10 years

Biodiversity Net Gain

Biodiversity Net Gain	<p>3.38 units required off-site. 1 Biodiversity Unit = £22,000</p> <p>£74,360 towards offsite habitat creation in North Lincolnshire.</p>
Trigger Point:	<p>30% payable on occupation of the 15th dwelling 30% payable on occupation of the 30th dwelling 40% payable on occupation of the 50th dwelling</p>
How long the council has to spend the contribution:	10 years
