2nd December 2025

[redacted]

SUBMISSION OF PARISH COUNCIL RESPONSE TO FINANCIAL CONTRIBUTION REQUEST - H02-0759-25- RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 80 DWELLINGS, LANDSCAPING, OPEN SPACE AND ASSOCIATED INFRASTRUCTURE | LAND EAST OF NORMANTON ROAD, CROWLAND

Following on from recent discussion between Allison Homes and South Holland District Council, we have reviewed the Parish Council's contribution request towards either a new community building or sports pavilion. As mentioned in the Parish Council's response, the 80-unit site will generate 192 people, based off the average UK occupancy rate of 2.4 people per dwelling.

We note that the monies would be used to refurbish or replace the existing sports pavilion, which is seemingly currently unsuitable to meet the needs of the present population. The Parish has requested £120,000, or £1,500 per plot, to go towards this contribution. Allison Homes believe that this request may not comply with the Community Infrastructure Levy, in that the amount requested isn't 'fairly and reasonably related in scale and kind to the development'. South-East Lincolnshire Local Plan Policy 32 provides detail for calculating how the development shall contribute to support the provision of new facilities and/or the enhancement of existing facilities. As indicated in Policy 32, the provision of sports halls are to be provided at 1 per 20,000 people, and village halls are to be provided at 1 per 2,500 people.

The sports pavilion is assumed to be a combined facility of both a village hall and sports hall, so to provide a more accurate ratio, the pavilion would be provided at 1 per 11,250 people. This figure is taken from the sports hall and village hall provision, and dividing by 2. Overall, the population generated by this 80-unit development (192 people) is 1.7% as a percentage of the 11,250 people required to generate a pavilion-type building. Applying this request to the Parish requested contribution of £120,000 equates to £2,040.

It is noted that the request from the Parish is a contribution, rather than a full replacement building, as has been their request on other applications within Crowland (H02-1006-21 & H02-0696-22). Their most recent request totalled £1,000,000 on H02-0696-22 for a replacement building. Using this request as the total amount to deliver the pavilion, the 1.7% proportion equates to £17,000, which Allison Homes are content that this meets CIL regulations and can subsequently be included in the Section 106.

Both applications mentioned above have had Policy 32 applied in the same way, and this has been accepted by Members. The Parish Contribution of £17,000 is in addition to the Education contribution of £475,524 going solely to Crowland Primary School, and the NHS contribution of £73,180.80 going towards improvements Beechfield West Medical Centre in Spalding, and Abbeyview Surgery in Crowland.

Yours Faithfully

[redacted]