D Brown Building Contractors Limited. 16.10.19

Wignalls Gate, Holbeach.

Planning Application no. H09-0326-17

Proposal for the amendment of the section 106 Agreement dated the 18th August 2018.

Existing Agreement.

The above document calls for 25% of the 77 dwellings to be to affordable dwelling's.

Furthermore it calls for 70% of these to be rental at 80% of market rate and 30% shall be intermediate dwellings.

This equates to 19 units in total 13 rented and 6 intermediate.

It has been agreed with Angela Doherty that plots 33 to 38, 43, 67 to 61 will be rented and Plots 9 to 12 and 33,39 will be intermediate.

An agreement has been reached with Katie Nicol's of SHDC for the full purchase of all of the above units.

The existing agreement states "not to permit the occupation of more than 40% of the Market dwellings until construction of all of the Affordable dwellings has been commenced" and "not to permit occupation of 60% of the market dwellings until all of the affordable have been practically complete".

The above allows the occupation of 23 dwellings before all are commenced and 35 dwellings occupied before completion of all of the affordable units.

Proposed alteration.

We are not proposing is not to reduce the number of affordable dwellings or their tenure as this has already been agreed with South Holland District council as part of the sale value.

However, we are looking to get the following amendment with regards to delivery and occupation as per the attached A3 plan.

The main reasons behind this relate to the buildability of the scheme. Currently we have our site compound in the area of plots 32 to 39 and this will be the most central location to allow buildability of the scheme with maximum emphasis on the health and safety of those occupied dwellings being occupied prior to all phases being completed.

We propose to complete and transfer plots 9,10,11 and 12 before the occupation of the 28th Market Dwelling.

We Propose to complete and transfer plots 43,56,57,58,59,60 and 61 before occupation of the 47th Market Dwelling.

We propose to complete and transfer plots 32,33,34,35,36,37,38 and 39 before occupation of the 54th Market Dwelling.

This would leave 4 market dwellings left to be occupied before all of the section 106 properties have been handed over to South Holland District Council.