

LDC Ref: LDC3699
Date: 6th February 2026

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RE: Deed of Variation to Section 106 Agreement Associated With Ref: H11-1207-17

LOCATION: Land Between Seagate Road and Wisbech Road, Long Sutton

Dear Sir / Madam,

This letter is submitted in support of, and to accompany, the application for a Deed of Variation to the existing Section 106 Agreement associated with the above development.

The proposed Deed of Variation seeks to amend Schedule 2 of the original Section 106 Agreement to revise the occupation trigger points for the payment of the Education Contribution and the Healthcare Facilities Contribution. Specifically, it is proposed that the current triggers requiring payment prior to the occupation of 50% of the dwellings be amended so that payment is required prior to the occupation of more than 80% of the dwellings.

This application represents the third Deed of Variation to the Agreement. Each variation has been sought in response to material changes in delivery circumstances since the original agreement was entered into. The current request is driven by a combination of slower residential sales, increased construction costs, and, in particular the front-loaded delivery of 45no affordable dwellings early in the development programme. This has resulted in significant upfront capital expenditure without corresponding sales, reducing available spare capital during the early and mid-phases of the development. As a result, the existing 50% occupation triggers arise at a stage in the development programme before sufficient sales income will have been generated.

The proposed trigger point of 80% occupation is considered appropriate and proportionate. Impacts on education and healthcare infrastructure arise progressively as dwellings are occupied, and the revised trigger would still secure payment of the contributions prior to completion of the development and full occupation of the site.

The proposed Deed of Variation is therefore considered to remain compliant with Regulation 122 of the Community Infrastructure Levy Regulations, in that the obligations continue to be necessary in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.

All other terms, obligations and covenants contained within the original Section 106, as subsequently varied, other than those amended by this Deed of Variation, shall remain unchanged and in full force and effect.

In the meantime, if you have any further questions or queries then please don't hesitate to contact me and I would be happy to assist.

Yours sincerely,

A large black rectangular redaction box covering the signature of Liam Riggall.

Liam Riggall BSc (Hons) MCIAT

Enclosed