

## Lee Rowley

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**From:** Marc Willis  
**Sent:** 29 July 2015 10:06  
**To:** Lee Rowley  
**Subject:** FW: Land to South of St Augustine Road Greetwell Fields Lincoln - Outline planning application for residential development of up to 500 dwellings  
**Attachments:** 2015-03-06 KE's Letter SKM\_C364e15030613320.pdf

Lee

Please see the email below and attached letter which gives an update on the latest position on the status of the S106 relating to the NEQ application.

Regards

Marc Willis  
Principal Planning Officer (Development Management)  
Planning Services  
Tel: 01522 782070

Marc

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**From:** Andy Gutherson  
**Sent:** 29 July 2015 10:05  
**To:** Marc Willis  
**Subject:** FW: Land to South of St Augustine Road Greetwell Fields Lincoln - Outline planning application for residential development of up to 500 dwellings

Confirmation of the position regarding the heads of terms agreed with Church Commissioners

*Andy*

Andy Gutherson BA, DipURPS, DipRSA, MRTPI  
County Commissioner – Economy and Place  
Unit 16 Witham Park House  
Waterside South  
Lincoln  
LN5 7JN  
Telephone – 01522-554827  
Mobile - 07825218175

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**From:** phil.brock [mailto:phil.brock@wyg.com]  
**Sent:** 28 July 2015 12:02  
**To:** Andy Gutherson  
**Cc:** John Weir; nolan.tucker; 'Patrick Moseley'  
**Subject:** Land to South of St Augustine Road Greetwell Fields Lincoln - Outline planning application for residential development of up to 500 dwellings

Dear Andy,

**Land to South of St Augustine Road Greetwell Fields Lincoln - Outline planning application for residential development of up to 500 dwellings**

We understand that you require confirmation of the level of agreed contribution towards the Lincoln Eastern Bypass (LEB) sought through the above application.

The delivery of financial contributions to social / transport infrastructure, including the LEB, was agreed by letter from City of Lincoln Council (agreed with all partners, including WLDC) dated 05 March 2015 – copy attached. We would emphasise that the level LEB contribution was agreed as part of this fixed package of measures and would remain valid so long as no other aspect of this package is varied.

We hope this is of assistance. Please call if you have any queries.

Regards

Phil

**Phil Brock**

Associate Director

Please [Click Here](#) for our Spring 2015 edition of the Planning & Environment newsletter.

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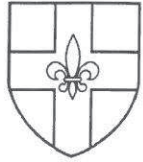
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John Weir MRICS MRTPI  
Head of Strategic Land Investment  
Property Investment Department  
Church Commissioners for England  
Church House  
Great Smith Street  
London  
SW1P 3AZ

Your Ref: PDM/SP

Kate Ellis is dealing with this matter  
Direct Line: 01522 873824  
E-Mail: [kate.ellis@lincoln.gov.uk](mailto:kate.ellis@lincoln.gov.uk)  
Date: 05 March 2015

Dear John

**The Church Commissioners for England – Greetwell Fields Pre-Application  
Discussions**

Thank you for the meeting on Thursday 26 February 2015 which hopefully you agree has helped the scheme to move forward considerably towards a planning submission. I can therefore confirm from a Central Lincolnshire perspective that all partners have agreed, in line with the approach outlined in the Planning Performance Agreement for this scheme, the following:

**S106 Contributions**

The agreed s106 contributions based on a 496 housing unit development are as follows:

- Lincoln Eastern Bypass (LEB or alternative highway schemes should the LEB not proceed) is £892,800;
- Public Transport is £110,000;
- Cycling/Walking is £85,000;
- Travel Plan Measures is £16,500;
- Education (Primary) is £895,700; and
- Health is £210,800.

This gives a total s106 contribution total of £2,210,800. It has been agreed that the secondary education contribution is not required for this scheme as it is not affordable. The community facilities provided as part of the on- site primary school and the contribution that this scheme is making towards that primary education is sufficient to not require an additional s106 contribution for community facilities.

**Affordable Housing**

An affordable housing contribution of 10% has been agreed based on the viability assessment undertaken jointly by partners with an 80% affordable rent and 20% shared ownership split within that 10%.

### **Water Management Strategy**

Lincolnshire County Council will organise a MAG (Multi Agency Group) meeting in March 2015 with all relevant stakeholders and your environmental consultants Watermans to agree the approach before application submission.

### **Internal Roads**

There is a need to ensure that the layout reflects the advice given by Lincolnshire County Council to ensure permeability is re-incorporated into the scheme and that by applying a considered hierarchy of streets approach the primary route is redesigned to ensure more sensible road speeds.

### **Planning Performance Agreement**

WYG will update and circulate the agreement to reflect the new timescales;

- Submission of the Planning Application by 23 March 2015 in order to be considered by WLDC Planning Committee on 01 July 2015; or
- Submission of the Planning Application by 11 May 2015 in order to be considered by WLDC Planning Committee on 23 August 2015.

Paul Thompson at City of Lincoln Council is the Planning Case Officer for the application on behalf of WLDC and we will confirm to you the contact point at WLDC who will be liaising with Paul as soon as we can.

Should you have any further queries then please contact me.

Kind Regards



Kate Ellis  
Assistant Director (Planning & Regeneration)

cc:

Oliver Fytche-Taylor (WLDC)  
Diane Krochmal (WLDC)  
Paul Thompson (CLC)  
Helen Ritchie (CLC)  
Liz Burnley (LCC)