

Planning Committee: 12 October 2021

Item Number: 5

Application No: [W 18 / 0643](#)

Town/Parish Council: Stoneleigh
Case Officer: Rob Young

01926 456535 rob.young@warwickdc.gov.uk

Registration Date: 03/04/18

Expiry Date: 03/07/18

Land at Kings Hill Lane, Stoneleigh

Outline application with access: Development of up to 2,500 dwellings (C3); 4,000 sq.m. of mixed use floorspace (A1, A2, A3, A4, A5, B1, C2, D1 and D2); Primary School; Secondary School, Open Space and Associated Infrastructure FOR Lioncourt Strategic Land Limited, Lioncourt Homes (Development No.17) Limited De

This item is being brought to Planning Committee to seek authorisation for a revision to the requirements of a Section 106 Agreement relating to this development.

This is a complex agreement relating to a significant development for which Planning Committee resolved to grant permission on 3 December 2019. A number of parties including the applicant along with various District and County Council Officers are continuing to work on the agreement with a view to finalising it in the near future. The scale of the work involved and nature of those discussions is such that from time to time, the need for revisions to the agreement are identified.

Planning Committee are asked to note that the overriding purpose in securing this agreement is to ensure that it makes provision for all of the infrastructure requirements arising from the development and that they come forward at the appropriate time.

The completion of the agreement is now imminent. However, there is a discrepancy with the contribution request from South Warwickshire Clinical Commissioning Group that needs to be addressed.

RECOMMENDATION

Planning Committee are recommended to delegate authority to the Head of Development Services to agree and finalise the revision to the Section 106 agreement set out below.

DETAILS OF THE CHANGE

The original Committee Report for this application identified a contribution of £1,710,755 and 0.501ha of land towards an on-site health centre or £1,283,113 for off-site expansions / improvements. The requirements for on-site provision have since been changed to a contribution of £1,440,052 and 0.75 acres of land.

THE SITE AND ITS LOCATION

The application site is located to the north of the District, abutting the administrative boundary with Coventry.

ASSESSMENT

The change has arisen following the receipt of revised comments from South Warwickshire Clinical Commissioning Group (CCG). The CCG updated their request to reflect a revised calculation of the amount of money and land that would be required to provide primary healthcare facilities to serve the development. As the change is in accordance with the latest comments from the CCG, it is considered appropriate for this to be incorporated into the final section 106 agreement. The revised financial contribution and land provision will be sufficient to mitigate the impacts of the development on primary healthcare facilities.

SUMMARY/CONCLUSION

For the reasons set out above, Committee are asked to agree to the recommendation in order to assist officers to bring the discussions on the Section 106 agreement to a conclusion and to issue the decision.
