

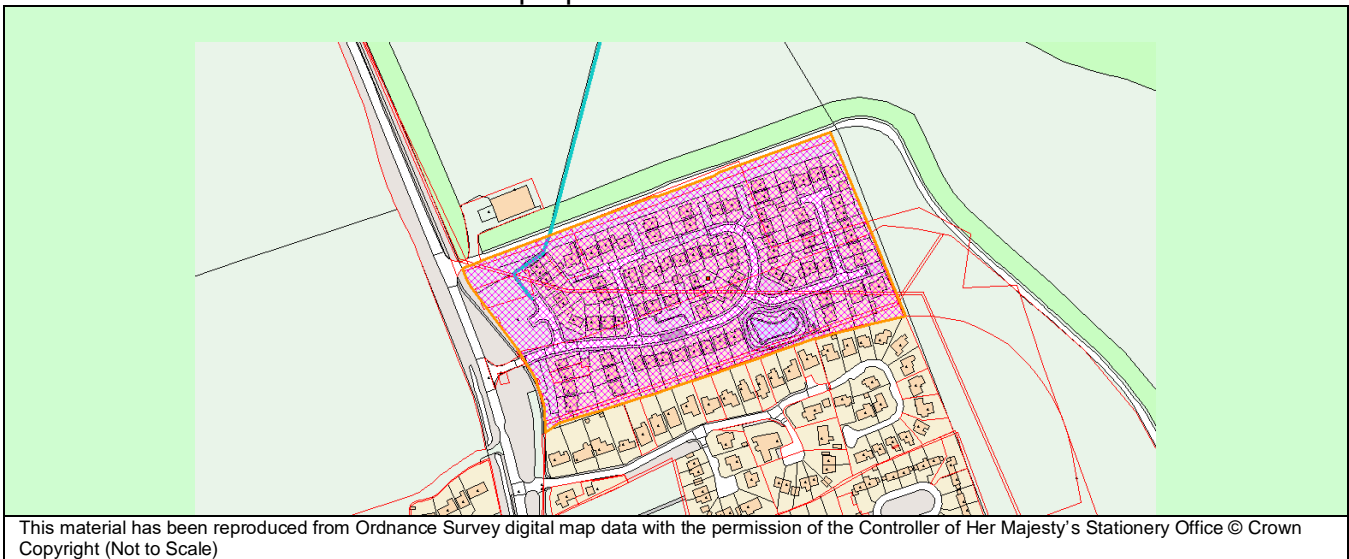


Northumberland County Council

Planning Committee October 2022

Application No:	S106 Felton: Healthcare Expenditure		
Proposal:	To extend the time period for the expenditure of Healthcare contributions for a further three years.		
Site Address	Land North of Benlaw Grove, Main Street, Felton, Northumberland		
Applicant:	None – mutual agreement	Agent:	NONE
Ward		Parish	Felton
Valid Date:	n/a	Expiry Date:	n/a
Case Officer Details:	Name: Heather Proudlock Title: Senior S106 Officer Email: Heather.proudlock@northumberland.gov.uk		

Recommendation: That this proposal is GRANTED



1. Introduction

The request to vary a S106 agreement is being brought to Members of the Committee, as the timeframe to expend a healthcare contribution is close to expiring.

2. Description of the Proposals

2.1 The S106 agreement in connection with the above development contains a clause in the agreement which states 'where the funds are not spent within 3 years of the third payment, then the Council are to use instead the funds for Affordable Housing Purposes'. This 3-year deadline is November 2022 and whilst the funds are committed to healthcare purposes they are not yet spent.

For past two years the NHS Northumberland Clinical Commissioning Group (CCG) now known as the North East and North Cumbria Integrated Care Board (CICB) have been trying to implement a scheme to build a new GP surgery in the Felton area.

Several matters and issues (aside from Covid) have caused significant delays to the project, however, plans are still in place for the new build and the CICB hope to utilise the £250,000 S106 funding earmarked for the capital costs of the surgery. The CICB have confirmed that Felton and Widdrington Surgery have merged and joined up with Cheviot, Glendale and Well Close Practices to form the “Lindisfarne Group” and they will collectively operate the new Surgery at Felton.

CICB and the Lindisfarne Group have advised the Council they are committed to the new Surgery and the plan is to proceed ASAP. The CICB are keen to ensure the housing developer’s contribution, already paid to the Council, could be ringfenced for healthcare purposes for another 3 years than it be moved to the default position for it to be spent on Affordable Housing.

It is a legal requirement for the S106 agreement to be formally varied. Whilst there is no direct applicant for this request, the Council, Parish Council and CICB are obviously keen to formalise this arrangement before further plans and commitments are made.

To extend the timescales for the expenditure for healthcare purposes in accordance with the clauses of the S106 agreement, a Deed of Variation to the original agreement would need to be agreed by **ALL** parties with an interest in the Land.

Bellway Homes have been contacted by the Council and they have agreed, as a gesture of goodwill, to enter into a deed of variation on the provision their legal costs are met. The CICB have indicated they may be able to cover the legal costs involved.

3. Relevant Planning History

16/00138/FUL

Development of 80 residential dwellings (Use Class C3) including associated access, infrastructure, open space and landscaping (as amended)
Bellway Homes NE Ltd

Conclusion:

A request for a Deed of variation to extend the timeframe to spend the Healthcare contribution already paid by Bellway Homes, until November 2025 for the , as opposed to it automatically diverting towards affordable housing provision.

Recommendation:

**That the variation to vary S106 agreement dated 06.09.2016
is GRANTED permission**

