

19 January 2026

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FAO Daniel Allen

H03-1042-25 Home Farm, Littleworth Drove, Deeping St Nicholas

Lincolnshire County Council **OBJECT** to this application, due to the proposed loss of the previously agreed financial contributions to Education Provision and the onsite provision of affordable homes and a community centre.

The developer has submitted a viability appraisal, demonstrating that the development cannot support any contributions to mitigate the development. Following independent assessment, it has been confirmed that the development cannot support any contributions.

The development was approved taking into account the policies in the South East Lincolnshire Local Plan (2019). However, following the proposed changes within this application, the development would no longer be policy compliant, nor in accordance with the NPPF (2024).

The application site is not allocated for development in the Local Plan, and lies predominantly outside the development boundary for Deeping St Nicholas, a minor service centre with limited facilities. The site, therefore, has come forward as a 'Windfall' site in advance of a reserve housing allocation.

The reasoned justification for Policy 1: Spatial Strategy specifically states "*Within the Minor Service Centres development is likely to be limited to any allocations made in this Plan, existing commitments (i.e. sites under development or with planning permission), changes of use and infill development.*" This development does not accord with this statement. Policies that the development would not be in accordance with, following the proposed removal of developer contributions would be:

- Policy 1: Spatial Strategy (in relation to minor service centres)
- Policy 5: Meeting Physical Infrastructure and Service Needs
- Policy 6: Developer Contributions
- Policy 18: Affordable Housing
- Policy 19: Rural Exception Sites

With regards to affordable housing provision, paragraph 66 of the NPPF (2024) states "Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures" This is supported by Local Plan policy 18 which sets out the locally specific detailed requirements.

Similarly, paragraph 100 specifically states that “it is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities”. As detailed in their comments to the outline application (B/20/0235), the Corporate Property Service have identified that mitigation is required for both secondary and 6th form places to meet the need arising from the development. Local Plan policy P5 references the need for secondary school provision within Boston.

In addition, paragraph 101 states “To ensure faster delivery of other public service infrastructure such as health, ..., local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.” As with education provision, the Integrated Care Board detailed in their earlier objection that mitigation would be required towards Primary Care.

Yours Sincerely,

Katherine Eales

Principal Planning Policy Officer