From: Sam Barlow <Sam.Barlow@lincolnshire.gov.uk>
Sent: 14 September 2023 09:28
To: _planningadvice
Subject: H04-0973-22
Attachments: H04097322.pdf

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Many thanks for the consultation. Apologies if this response has been received multiple times or not at all previously, we have experienced some technical issues. Please find attached comments from LCC Education in relation to this development.

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Lincolnshire COUNTY COUNCIL Working for a better future

South Holland District Council
Development Control
Planning Department

Corporate Property Team
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL

Email: Property_Strategy@Lincolnshire.gov.uk

My Ref: S106/SHDC/H04-0973-22/2023
13 June 2023

Dear Sir/Madam

Development – ERECTION OF 11 DWELLINGS COMPRISING 7 TOWN HOUSES & 4 DETACHED DWELLINGS AND DEMOLITION OF EXISTING BUILDINGS - RE-SUBMISSION OF H04-0035-22
Application Number – H04-0973-22

Thank you for your notification of 12 June 2023, concerning the proposed development at the above site. I have now had the opportunity to consider the impact on the local schools reasonably accessible from the development. Please see below overview in relation to the impact, and details for primary, secondary and sixth-form that follow.

Overview

Please see below table in relation to the number of places required and available in local schools from/for the proposed development:

Type	**Children produced by scheme**	**Sufficient places available 2025/26 (Y/N/Partial)**	**Places to be mitigated**	**Contribution sought**
Primary	2	N	2	£ 36,734
Secondary	2	N	2	£ 51,006
Sixth-form	0	N/A	0	£ 0
			Total	£ **87,740**

Please note, where an application is outline a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised at the reserved matters stage. All section 106 agreements should include indexation using the Tender Price Index of the Royal Institute of Chartered Surveyors Building Cost Information Services (RICS BCIS TPI).

The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£ 36,734	Education provision in Donington Primary planning area
Secondary	£ 51,006	Education provision in Donington Secondary planning area
Sixth-form	£ 0	

Following the removal of Regulation 123 from the Community Infrastructure Levy Regulations on 01 September 2019, requests can be made toward more than one scheme to provide the ability to extend the most appropriate school to mitigate the impacts of development at the time those impacts are felt.

Detail

The below table indicates the number of pupils generated by the proposed development. This is on the basis of research by Lincolnshire Research Observatory utilised to calculate Pupil Production Ratio (PPR) multiplied by the number of homes proposed.

House Type (if known)	No of Properties	PPR Primary	Primary Pupils	PPR Secondary	Secondary Pupils	PPR Sixth Form	Sixth Form Pupils
3 Bedroom	7	0.17	1.19	0.17	1.19	0.034	0.238
4+ Bedroom	4	0.33	1.32	0.27	1.08	0.054	0.216
Total (rounded down)	11	-	2	-	2	-	0

Capacity is assessed using the County Council's projected capacity levels at 2025/26, this is the point when it is reasonable to presume that the development would be complete or well on the way.

Type	Local School/School Planning Area	Pupils generated	Sufficient places available 2025/26 (Y/N/Partial)	Places to be mitigated
Primary	Donington Primary planning area	2	N	2
Secondary	Donington Secondary planning area	2	N	2
Sixth-form	Donington Secondary planning area	0	N/A	0

As the development would result in a direct impact on local schools, a contribution is therefore requested to mitigate the impact of the development at local level. T

his is a recognisable and legitimate means of addressing an impact on infrastructure, accords with the NPPF (2019) and fully complies with CIL regulations; we feel it is necessary, directly related, and fairly and reasonably related in scale and kind to the development proposed in this application.

The level of contribution sought in this case is in line with the below table.

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier**	Lincolnshire contribution per place	Total contribution requested
Primary extension	2	£18,007	£36,014	2.00	£18,367	£36,734
Secondary extension	2	£25,003	£50,006	2.00	£25,503	£51,006
Total	-	-	£86,020	-		£87,740

*current cost multiplier per pupil place based on National Cost Survey
** to reflect Lincolnshire's average build cost compared to national average

We would suggest the s.106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability.

Please note the County Council retains the statutory duty to ensure sufficiency of school places and this includes capital funding provision of sufficient places at maintained schools, academies and free schools. We would invest the funding at the most appropriate local school(s) regardless of their status, but ensure the s.106 funding is used only to add capacity as this is the only purpose for which it is requested.

I look forward to hearing from you, thank you for your notification of the application and thank South Holland District Council for your continued cooperation and support.

Yours sincerely

Sam Barlow
Strategic Development Officer
Corporate Property Service

(By e-mail)