Porter, Karen

From: Hill, Jess
Sent: 24 March 2026 17:21
To: _planningadvice
Subject: FW: H08-0023-26: Boston Road, Gosberton

Hi can you please add this to H08-0023-26 under code 2EDU (Response from LCC Education)?

Thank you
Jess

From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 24 March 2026 14:44
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Subject: RE: H08-0023-26: Boston Road, Gosberton

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Good Afternoon

You are correct based on the pupil yield that was used when assessing the planning app and securing the S106 there would be no change to the ask based on the new dwelling mix.

If we were needed to reassess the application as a whole today it would be higher as the pupil yield and price per pupil has changed, but unless you tell us we need to completely reassess on the new data and look to instruct a DOV to change any education contributions I am of the mind that keeping as is would be fair and reasonable for this development.

Many thanks

Sam Barlow
Strategic Development Officer
Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL

Mobile: 07920143702
Email: sam.barlow@lincolnshire.gov.uk
Chat with me on Teams!
Website: www.lincolnshire.gov.uk

From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: 24 March 2026 14:12
To: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Subject: RE: H08-0023-26: Boston Road, Gosberton

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Hi Sam

Thank you much appreciated. I have attached the revised housing mix and the potential pupil ratio mix based on what was previously used. Based on this I don't think the education contributions would change as the same number of pupil places would be required. But this might be wrong if the pupil production ratios have changed etc. The contribution of £102,012 was secured in a s106 agreement for application H08-0870-22 so if no further money is required then we wouldn't need to ask for anything further in the current application.

Regards
Jess
Jess Hill MRTPI | Senior Planning Officer | South Holland District Council
T: 01775 764781
E: jess.hill@sholland.gov.uk
www.sholland.gov.uk | www.boston.gov.uk
www.e-lindsey.gov.uk | www.selcp.co.uk



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From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 24 March 2026 13:24
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Subject: RE: H08-0023-26: Boston Road, Gosberton

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Good Afternoon

I have to admit I have no clue who controls that email, so I am going to go ahead and try and help 😊

So, I can redo the ask based on an updated dwelling mix, I will use all the same prices and versions of pupil yield. Would that seem fair ?

The previous dwelling mix was on the consultation, if you can verify the new dwelling mix proposed for all of the dwellings i will get that done ASAP for you.

Many Thanks

Sam Barlow
Strategic Development Officer
Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL

Mobile: 07920143702
Email: sam.barlow@lincolnshire.gov.uk
Chat with me on Teams!
Website: www.lincolnshire.gov.uk

Lincolnshire COUNTY COUNCIL *Working for a better future*

From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: 24 March 2026 12:52
To: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Subject: RE: H08-0023-26: Boston Road, Gosberton

You don't often get email from jess.hill@sholland.gov.uk. Learn why this is important

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Hi Sam,

The email was to capital_development@lincolnshire.gov.uk. It wasn't to a specific person as I wasn't sure who would respond and on our system it just comes up as 'Education Planning Manager'.

CONSULTATION EXPIRY - 1st April 2026

APPLICATION: H08-0023-26

INITIAL CONSULTATION
Reply Required by: 1st April 2026

SENT TO:

Education Planning Manager 20	Lincolnshire County Council Children'S Services County Offices LN1 1YQ	STD capital_development@lincolnshire.gov.uk

Thank you
Jess

Jess Hill MRTPI | Senior Planning Officer | South Holland District Council
T: 01775 764781
E: jess.hill@sholland.gov.uk
www.sholland.gov.uk | www.boston.gov.uk
www.e-lindsey.gov.uk | www.selcp.co.uk



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From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 24 March 2026 11:46
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Subject: RE: H08-0023-26: Boston Road, Gosberton

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Good Morning

Your original email to the education planning manager, did it go to a specific person or come to the property strategy email box ?

Many Thanks

Sam Barlow
Strategic Development Officer

Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL

Mobile: 07920143702
Email: sam.barlow@lincolnshire.gov.uk
Chat with me on Teams!
Website: www.lincolnshire.gov.uk

From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: 16 March 2026 14:32
To: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Subject: H08-0023-26: Boston Road, Gosberton

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Ref: H08-0023-26
Boston Road, Gosberton
Proposal: Erection of 4 dwellings with associated detached garages and related site works

Good afternoon,

I consulted the Education Planning Manager on the above referenced planning application for 4 dwellings last week on 11 March (comments are due 01 April). I wanted to follow up to explain why a response has been requested. The proposal is only for 4 dwellings, for which contributions would not typically be required; however, this proposal is part of a larger residential site. Previously, planning permission was granted for 20 dwellings under reference H08-0870-22. I have attached the consultation response from yourselves for this application, within which a contribution was requested for £102,012 to fund improvements towards secondary education at Kirton Thomas Middlecott Academy.

If we grant approval for the current application, this would mean that 23 dwellings are provided within the site instead of 20 dwellings. This because the developer is proposing to replace plot 20 with 4 bungalows instead of the single dwelling within that portion of the site. Therefore, I have consulted the manager to find out if contributions are required for 23 dwellings instead of 20 dwellings.

Please let me know if you have any queries or wish to discuss.

Regards
Jess

Jess Hill MRTPI | Senior Planning Officer | South Holland District Council
T: 01775 764781
E: jess.hill@sholland.gov.uk
www.sholland.gov.uk | www.boston.gov.uk
www.e-lindsey.gov.uk | www.selcp.co.uk



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