



Date: 22nd July 2025

South Holland District Council
Via email only

Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
developmentmanagement@lincolnshire.gov.uk

Dear Sir/Madam

Planning Application Reference: H09-0442-25

Proposal: Hybrid Application for 158 Dwellings Comprising: - Full Application for the Erection of 62 Dwellings, Associated Landscaping and Infrastructure and Outline Application for the Erection of Approximately 96 Dwellings (Some Matters Reserved)

Location: Land off Battlefields Lane, South Holbeach, Spalding PE12 7PG

With reference to the above planning application which was passed to the Local Highway and Lead Local Flood Authority for consultation on 10 July 2025, I wish to inform you that an extension to the consultation period is requested to enable us to provide a substantive response.

The requested deadline for consultation is 15th August 2025.

It is assumed, unless we do hear from you, that this request is acceptable.

Should you wish to discuss this matter, do not hesitate to contact the officer dealing with this matter.

Yours faithfully

Dean Whitehead

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/H09-0442-25/2025
 14 July 2025

Dear Sir/Madam

Development – HYBRID APPLICATION FOR 158 DWELLINGS COMPRISING: - FULL APPLICATION FOR THE ERECTION OF 62 DWELLINGS, ASSOCIATED LANDSCAPING AND INFRASTRUCTURE AND OUTLINE APPLICATION FOR THE ERECTION OF APPROXIMATELY 96 DWELLINGS (SOME MATTERS RESERVED)

Application Number – H09-0442-25

Thank you for your notification of 11 July 2025, 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 with 62 dwellings on a full application

Type	Children produced by scheme	Sufficient places available 2027/28 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	20	N	20	£396,270
Secondary	11	N	11	£299,764.74
Sixth form	4	N	4	£109,005.36
			Total	£805,040.10

Please see below table in relation to the number of places required and available in local schools from/for the proposed development with 96 unknown dwellings on the outline part of the application

Type	Children produced by scheme	Sufficient places available 2027/28 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	28	N	28	£554,778
Secondary	15	N	15	£408,770.10
Sixth form	5	N	5	£136,256.70
			Total	£1,099,804.80

Please note, where an application is outline as the 96 unknown dwellings would be, 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	Scheme
Primary	Education provision at Holbeach William Stukeley or Holbeach Primary
Secondary	Education provision at Holbeach University Academy
Sixth form	Education provision at Holbeach University Academy

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 62 known dwelling part of the 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
2 Bedroom	20	0.225	4.5	0.0785	1.57	0.032	0.64
3 Bedroom	40	0.373	14.92	0.2169	8.676	0.078	3.12
4+ Bedroom	2	0.492	0.984	0.3903	0.7806	0.144	0.288
Total (rounded down)	62	-	20	-	11	-	4

The below table indicates the number of pupils generated by the proposed 96 unknown dwellings part of the 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

	No of Properties	PPR Primary	Primary Pupils	PPR Secondary	Secondary Pupils	PPR Sixth Form	Sixth Form Pupils
Unknown	96	0.30	28.8	0.1611	15.4656	0.060	5.76
Total (rounded down)	96	-	28	-	15	-	5

Capacity is assessed using the County Council's projected capacity levels at 2027/28, 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	Sufficient places available 2027/28 (Y/N/Partial)
Primary	Holbeach William Stukeley and Holbeach primary academy	N
Secondary	Holbeach University Academy	N
Sixth form	Holbeach University Academy	N

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. This 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 for both the 62 dwellings that are known and the 96 unknown dwellings.

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier**	Lincolnshire contribution per place	Total contribution requested
Primary extension	20	£19,425	£388,500	1.02	£19,813.50	£396,270
Secondary extension	11	£26,717	£293,887	1.02	£27,251.34	£299,764.74
Sixth-form extension	4	£26,717	£106,868	1.02	£27,251.34	£109,005.36
Total	-	-	£789,255	-		£805,040.10

*current cost multiplier per pupil place based on National Cost Survey

** to reflect Lincolnshire's average build cost compared to national average

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier**	Lincolnshire contribution per place	Total contribution requested
Primary extension	28	£19,425	£543,900	1.02	£19,813.50	£554,778
Secondary extension	15	£26,717	£400,755	1.02	£27,251.34	£408,770.10
Sixth-form extension	5	£26,717	£133,585	1.02	£27,251.34	£136,256.70
Total	-	-	£1,078,240	-		£1,099,804.80

*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)