South Holland District Council
Development Control
Planning Department

Corporate Property Team
Lincolnshire County Council
County Offices
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My Ref: S106/SHDC/H09-0554-24/2024
28 June 2024

Dear Sir/Madam

Development – PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 21 DWELLINGS AND ASSOCIATED ROADS AND FOOTPATHS LAND OFF DAMGATE, HOLBEACH, SPALDING, PE12 8PB
Application Number – H09-0554-24

Thank you for your notification of 26 June 2024, 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 2026/27 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	6	N	6	£118,881
Secondary	3	N	3	£81,754.02
Sixth form	1	N	1	£27,251.34
			Total	£227,886.36

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	£118,881	Education provision in Holbeach primary planning area
Secondary	£81,754.02	Education provision in Holbeach Secondary planning area
Sixth form	£27,251.34	Education provision in Holbeach Secondary planning area

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
2 Bedroom	8	0.225	1.8	0.0785	0.628	0.032	0.256
3 Bedroom	13	0.373	4.849	0.2169	2.8197	0.078	1.014
Total (rounded down)	21	-	6	-	3	-	1

Capacity is assessed using the County Council's projected capacity levels at 2026/27, 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 2026/27 (Y/N/Partial)	Places to be mitigated
Primary	Holbeach primary planning area	6	N	6
Secondary	Holbeach secondary planning area	3	N	3
Sixth form	Holbeach secondary planning area	1	N	1

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.

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier **	Lincolnshire contribution per place	Total contribution requested
Primary extension	6	£19,425	£116,550	2.00	£19,813.50	£118,881
Secondary extension	3	£26,717	£80,151	2.00	£27,251.34	£81,754.02
Sixth-form extension	1	£26,717	£26,717	2.00	£27,251.34	£27,251.34
Total	-	-	£223,418	-		£227,886.36

*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)