Burrell, Becky

From: Sam Barlow <Sam.Barlow@lincolnshire.gov.uk>
Sent: 30 June 2026 11:17
To: Niland, Mark
Cc: _planningadvice
Subject: RE: South Holland DC Planning

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This message needs your attention

- Some Recipients have never replied to this person.

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Good Morning

Thank you for that confirmation of the situation.

We would be looking to secure all the funds at below 70% occupations on the development as the area is already at FULL capacity therefore there will be an immediate impact.

Could we please suggest 50 % of funds at 45% occupations and the remaining 50% funds at 65% occupations.

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: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 29 June 2026 16:24
To: Sam Barlow <Sam.Barlow@lincolnshire.gov.uk>
Cc: _planningadvice <planningadvice@sholland.gov.uk>
Subject: RE: South Holland DC Planning

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Hi Sam,

H11-0544-24 - Land off Lime Walk

I hope you are well and thank you for your email.

The independent viability assessment concluded that the development can support **£426,596.00** in remaining Section 106 contributions. This is the total amount available for planning obligations (Healthcare and Education) following the viability review and is not being revisited as part of this consultation.

The applicant has proposed that these contributions are paid in the following instalments:

- 33% upon 50% occupation of the development;
- 33% upon 70% occupation of the development; and
- the remaining 34% upon 90% occupation of the development.

I appreciate the concerns you have raised regarding the proposed trigger points, particularly the risk of later payments not being received should the development not progress beyond the later occupation stages. Those concerns have also been raised by other infrastructure providers.

At this stage, we are seeking consultees' views on the proposed payment triggers before reaching a final position. If you have any alternative suggestions that you feel would better address the risks you've identified, whilst recognising the viability constraints of the development, I am happy to try and re-negotiate with the applicant.

Please let me know if you require any further information.

Kind regards,
Mark

From: Sam Barlow <Sam.Barlow@lincolnshire.gov.uk>
Sent: 29 June 2026 16:14
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Cc: _planningadvice <planningadvice@sholland.gov.uk>
Subject: RE: South Holland DC Planning

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Good Afternoon

Were LCC Education consulted on the new S106 contribution contributions proposed for this development ?

If not, can you please confirm what has been agreed as the potential contribution looking to be secured from this development.

I do have concerns about the triggers proposed for any S106 contributions, any contributions received after 50% of occupations leave us in a position of either front funding any project to the full amount or waiting until all the money is received to mitigate the impact of the children. Payments of 70 and 90% occupations would be a risk to LCC Education as they may not be received if the developer decides to not continue building or occupying dwellings past 69%.

We are open to discuss the triggers, but worries are based around the developer stopping development at 69% and leaving LCC Education with a small amount of funds to mitigate children they have created from development.

Many Thanks

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

Mobile: 07920143702
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Lincolnshire COUNTY COUNCIL

From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 24 June 2026 17:11
To: LINCS-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>; Sam Barlow <Sam.Barlow@lincolnshire.gov.uk>
Cc: _planningadvice <planningadvice@sholland.gov.uk>
Subject: South Holland DC Planning

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Hi,

H11-0544-24 - Land off Lime Walk

I hope you are well?

We are writing to you to notify you that the above application has been subject to a recent viability assessment. The applicant's viability position has been independently reviewed on behalf of the Council, and agreement has now been reached regarding the level of planning obligations that can be supported by the development.

As a result, the total Section 106 contributions have been agreed and are not being revisited as part of this consultation. We are therefore not seeking any comments on the contribution amounts themselves.

The remaining matter relates solely to the timing of the payments. The applicant has proposed that the agreed contributions are paid in instalments linked to occupation levels within the development, as follows:

- 33% of the total contribution upon 50% occupation of the development;
- 33% of the total contribution upon 70% occupation of the development; and
- 34% of the total contribution upon 90% occupation of the development.

We would therefore be grateful if you could confirm whether the proposed trigger points are acceptable from your perspective, or advise if you have any concerns regarding the timing of the payments. If you do have any concerns please can you make us aware by 8th July.

Thank you for your assistance and we look forward to hearing from you.

Kind regards,

Mark

Mark Niland / Planning Officer / South Holland District Council

Direct Dial: 01775 764791

www.sholland.gov.uk

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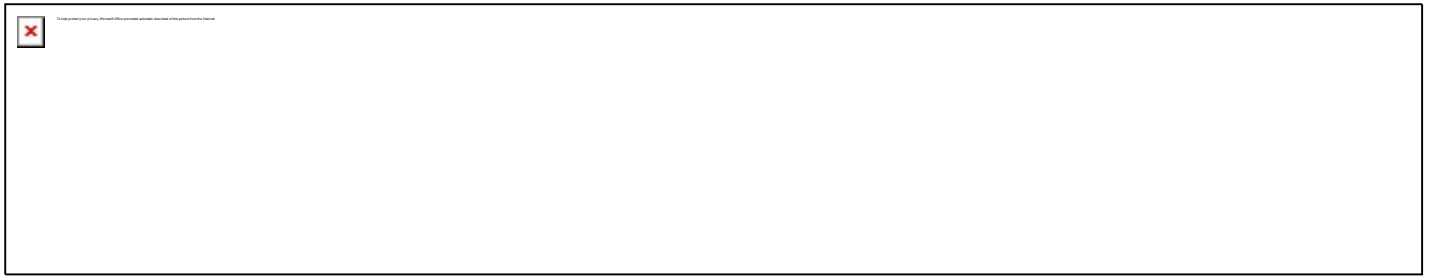
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