

## **\_planningadvice**

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**From:** Capital\_Development <Capital\_Development@lincolnshire.gov.uk>  
**Sent:** 08 May 2019 10:42  
**To:** \_planningadvice  
**Subject:** RE: Consultation - H15-0203-19: Land off: Main Road  
**Attachments:** 20190508 Land off Main Road Quadring H-0203-19.pdf

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Hi Polly

Many thanks for the extension, the ability to name two schemes has now been confirmed. Consequently, please find attached comments in relation to the below application.

Kind regards

Simon

**Simon Challis**  
Strategic Development Officer  
Corporate Property

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**From:** planningadvice@sholland.gov.uk [mailto:planningadvice@sholland.gov.uk]  
**Sent:** 01 April 2019 15:35  
**To:** Capital\_Development  
**Subject:** Consultation - H15-0203-19: Land off: Main Road

## **PLANNING CONSULTATION**

**Reference Number:** H15-0203-19

**Type:** FULL

**Proposal:** Demolition of existing structures and erection of 19 dwellings with access, landscaping and associated works

**Location:** Land off: Main Road Quadring

**Applicant:** A C D Developments Ltd

The Council have received the above application and would be pleased to receive any observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

[Click here to view the application](#)

The deadline for submission of comments is **24th April 2019** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Polly Harris-Gorf** who is dealing with this application.

**Note:**

If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.

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South Holland District Council  
Development Control  
Planning Department

My Ref: S106/H/0203/19  
08 May 2019

Dear Ms Harris-Gorf

**Development – Land off: Main Road Quadring  
Application Number – H15-0203-19**

Thank you for your notification of 01 April 2019, 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 2019/20 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	4	N	4	£45,105
Secondary	3	N	3	£50,974
Sixth-form	0	N/A	0	£0
			<b>Total</b>	<b>£96,079</b>

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 Town Planning Institute Building Cost Information Services (RICS BCIS TPI).

The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£45,105	1 <sup>st</sup> preference – towards a 5 <sup>th</sup> classroom at Quadring Cowley & Brown's Primary School 2 <sup>nd</sup> preference – towards an 11 <sup>th</sup> classroom at Donington Cowley Endowed Primary School
Secondary	£50,974	Towards an additional English classroom at Donington The Thomas Cowley High School
Sixth-form	£0	N/A

I can confirm that the County Council will ensure that no more than five s.106 agreements are signed towards a specific piece of infrastructure, as detailed above (where known), which will be specific within the s.106 agreement.

A first and second preference for primary are included to ensure deliverability of mitigation of harm created by this development. The first preference will be delivered subject to a business case being approved by both the County Council and Regional School's Commissioner at the time of expansion.

#### 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	9	0.09	0.91	0.09	0.91	0.018	0.162
3 Bedroom	0	0.17	0	0.17	0	0.034	0
4+ Bedroom	10	0.33	3.3	0.27	2.7	0.054	0.54
Unknown		0.2		0.19		0.038	
Total (rounded down)	19	-	4	-	3	-	0

Capacity is assessed using the County Council's projected capacity levels at 2021/22, 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 2019/20 (Y/N/Partial)	Places to be mitigated
Primary	Donington Primary planning area	4	N	4
Secondary	Donington Secondary planning area	3	N	3
Sixth-form	N/A	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. 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**	Total contribution requested
Primary	4	£12,257	£49,028	0.92	£45,105
Secondary	3	£18,469	£55,407	0.92	£50,974
Sixth-form	0	£20,030	£0	0.92	£0
Total	-	-	£104,435	-	£96,079

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

\*\*to reduce cost and to reflect Lincolnshire's lower than 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

**Simon Challis**  
**Strategic Development Officer**  
**Corporate Property Service**

(By e-mail)