

26 February 2026

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Strategic Planning
Lincolnshire County Council
Lancaster House
36 Orchard Street
Lincoln, LN1 1XX

Planning Application Reference: H16/0515/25

Lincolnshire County Council **OBJECT** to this application, due to the proposed nil financial contributions towards Education Provision, Highways and transport matters and a nil provision of affordable housing.

The developer has submitted a viability appraisal alongside the application, seeking to demonstrate that the development cannot support any financial contributions to mitigate the development. However, it is noted that the independent review of this appraisal suggests that a total payment to Lincolnshire County Council of £710,000 **or** 15 affordable homes could be provided and the development remain viable. This is significantly below the £1,613,499.46 requested.

Should it be agreed that no financial contributions are paid, the application would be contrary to Local Plan Policy 5: Meeting Physical Infrastructure and Service Needs and Policy 6: Developer Contributions.

The application would also not be in accordance with the NPPF (2024), which states at paragraph 100 that *“it is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities”*.

Furthermore, paragraph 101 states *“To ensure faster delivery of other public service infrastructure such as health, ..., local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.”*

As an allocated site within the Local Plan, there is an expectation that proposed development will be policy compliant and support the objectives of the Plan.

Yours sincerely

Katherine Eales
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