
From: Niland, Mark
Sent: 14 October 2025 13:57
To: _planningadvice
Subject: FW: REFERENCE: H16-0584-25
Attachments: We sent you safe versions of your files; South Holland District Council New 2025-2026.pdf

Hi,

H16-0584-25 - Land off Monks House Lane

Can the education contribution request from LCC please be captured into the DIP. 2EDU

Thanks
Mark

From: Sam Barlow <Sam.Barlow@lincolnshire.gov.uk>
Sent: 14 October 2025 13:10
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: REFERENCE: H16-0584-25

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Good Afternoon

Hopefully the attached is clear.

I have grouped the known and unknown dwellings together to give an indication of the education mitigation required.

The unknown dwellings would need a formula in a S106 and the known can be quoted as known and in the S106. There would need to be an adjustment to the amounts to compensate the land that is being given.

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: 14 October 2025 09:46

To: Sam Barlow <Sam.Barlow@lincolnshire.gov.uk>

Subject: RE: REFERENCE: H16-0584-25

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Morning Sam,

I've just been through the file and cannot see them. If you could send on again that would be great.

Thanks

Mark

From: Sam Barlow <Sam.Barlow@lincolnshire.gov.uk>

Sent: 14 October 2025 08:19

To: Niland, Mark <Mark.Niland@sholland.gov.uk>

Subject: RE: REFERENCE: H16-0584-25

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Good Morning

Did you receive a response to me on this development ?

I have an email that has been returned as undelivered but it's from months ago.

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: 09 July 2025 10:55

To: Sam Barlow <Sam.Barlow@lincolnshire.gov.uk>

Subject: RE: REFERENCE: H16-0584-25

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Hi Sam,

I hope you are keeping well?

Apologies I am just returning. Yeah, you are correct Seagate Homes are the applicant for both schemes.

In terms of the response to the outline element of the scheme (with no identified mix), I think your only option is an estimate of the education mitigation request.

I hope this helps

Mark

From: Sam Barlow <Sam.Barlow@lincolnshire.gov.uk>

Sent: 07 July 2025 15:07

To: Niland, Mark <Mark.Niland@sholland.gov.uk>

Subject: REFERENCE: H16-0584-25

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REFERENCE: H16-0584-25

DEVELOPMENT: HYBRID APPLICATION: FULL PLANNING APPLICATION FOR THE ERECTION OF 160 DWELLINGS AND ASSOCIATED INFRASTRUCTURE, DEMOLITION OF EXISTING BUILDINGS AND OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 274 DWELLINGS

LOCATION: LAND OFF MONKS HOUSE LANE, SPALDING, PE11 3LH

Good Afternoon

I was wondering if I could ask some questions about the above planning application, we have received to comment on from an LCC Education point of view.

I can ascertain that this application is asking for comments in relation to the part of the site that will be for proposed dwellings in a few phases, I can make my assessment based on the 160 dwellings proposed but for the remaining of the 274 dwellings with no dwelling mix allocated I will respond with an unknown dwelling response which will give an estimate of the education mitigation request, is that what would be expected ?

Also, I note that this application is close to the allocated land in the local plan for education facilities, is it from the same developer and therefore in our mitigation requests we need to adjust it accordingly because of the land being given to LCC for education facilities as mitigation.

Many Thanks

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

Mobile: 07920143702
Email: sam.barlow@lincolnshire.gov.uk



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Website: www.lincolnshire.gov.uk



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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/H16-0584-25/2025
12 August 2025

Dear Sir/Madam

Development – HYBRID APPLICATION: FULL PLANNING APPLICATION FOR THE ERECTION OF 160 DWELLINGS AND ASSOCIATED INFRASTRUCTURE, DEMOLITION OF EXISTING BUILDINGS AND OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 274 DWELLINGS

Application Number – H16-0584-25

Thank you for your notification of 02 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:

Type	Children produced by scheme	Sufficient places available 2028/29 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	129	Partial	43	£ 851,980.50
Secondary	70	N	70	£ 1,907,593.80
Sixth form	26	N	26	£ 708,534.84
			Total	£ 3,468,109.14

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	£851,980.50	Education provision at an existing or new school in the Spalding primary planning areas
Secondary	£1,907,593.80	Education provision at an existing or new school in the Spalding Secondary planning area
Sixth form	£708,534.84	Education provision at an existing or new school in the Spalding 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.

The calculations above will need adjusting based on the land that is being provided by the developer as part of these planning applications.

The above calculations are also on the confirmed dwellings of 160 dwellings and a remainder of 274 unknown dwellings therefore the mitigation request will need to be adjusted upon reserved matters for the unknown dwellings. Any S106 agreement will need to be written with this in mind and will require the 274 unknown dwellings to be calculated against the LCC education formula.

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	58	0.225	13.05	0.0785	4.553	0.032	1.856
3 Bedroom	65	0.373	24.245	0.2169	14.0985	0.078	5.07
4+ Bedroom	21	0.492	10.332	0.3903	8.1963	0.144	3.024
Unknown	274	0.30	82.2	0.1611	44.1414	0.060	16.44
Total (rounded down)	418	-	129	-	70	-	26

Capacity is assessed using the County Council's projected capacity levels at 2028/29, 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 2028/29 (Y/N/Partial)	Places to be mitigated
Primary	Spalding West/East primary planning area	129	Partial	43
Secondary	Spalding Secondary planning area	70	No	70
Sixth form	Spalding Secondary planning area	26	No	26

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
3,400 Primary extension	43	£19,425	£835,275	1.02	£19,813.50	£851,980.50
Secondary extension	70	£26,717	£1,870,190	1.02	£27,251.34	£1,907,593.80
Sixth-form extension	26	£26,717	£694,642	1.02	£27,251.34	£708,534.84
Total	-	-	£3,400,107	-		£3,468,109.14

*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)