

Porter, Karen

From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 12 August 2026 08:06
To: _planningadvice
Cc: S106_DevMan
Subject: FW: Consultation - H16-0662-26: Former Regent Bingo Club
Attachments: New DC letter.pdf

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This message needs your attention

- Some Recipients have never replied to this person.

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Good Morning

I may have previously sent an incomplete consultation response to this planning application, could it please be replaced with the attached which is the complete version.

Many Thanks

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

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[Chat with me on Teams!](#)

Website: www.lincolnshire.gov.uk



From: Property Strategy
Sent: 04 August 2026 10:32
To: planningadvice@sholland.gov.uk

Cc: S106_DevMan <S106_DevMan@lincolnshire.gov.uk>
Subject: RE: Consultation - H16-0662-26: Former Regent Bingo Club

Many thanks for the below consultation, please find comments attached.

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

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From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 29 July 2026 11:43
To: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Subject: Consultation - H16-0662-26: Former Regent Bingo Club

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PLANNING CONSULTATION

Reference Number: H16-0662-26

Type: FULL

Proposal: Redevelopment, demolition and extension of vacant former Regent Bingo Club to include 41 residential units, comprising one, two and three bedroom apartments. The scheme also incorporates 298 sq m of flexible commercial floorspace within Use Class E (Commercial, Business & Service), together with dedicated residents external amenity space. The development will utilise existing vehicular and pedestrian access routes, providing parking areas to the rear with 28 parking bays and cycle parking, servicing arrangements and associated works.

Location: Former Regent Bingo Club Westlode Street

Applicant: Stamford Properties Development 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 **19th August 2026** 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 **Mark Niland** who is dealing with this application.

Note:

In the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of the written representation procedure, any representations made during this application will be sent to the Secretary of State and there may not be any further opportunity for you to comment at appeal stage.

Corporate Property Team
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL

Email: Property_Strategy@Lincolnshire.gov.uk

My Ref: S106/SHDC/H16-0662-26/2026

04 August 2026

Dear Sir/Madam

Development – Redevelopment, demolition and extension of vacant former Regent Bingo Club to include 41 residential units, comprising one-, two-and three-bedroom apartments. The scheme also incorporates 298 sq m of flexible commercial floorspace within Use Class E (Commercial, Business & Service), together with dedicated resident's external amenity space. The development will utilise existing vehicular and pedestrian access routes, providing parking areas to the rear with 28 parking bays and cycle parking, servicing arrangements and associated works

Application Number – H16-0662-26

Thank you for your notification of 29 July 2026, 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 on Education infrastructure and School Transport infrastructure in Lincolnshire.

Overview

Please see below the table in relation to the education and school transport infrastructure mitigation request.

Type	Children produced by scheme	Sufficient places available 2029/30 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	7	Y	0	£ 0
Secondary	2	N	2	£ 54,502.68
Sixth form	1	N	1	£ 27,251.34
			Total	£ 81,754.02

The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£ 0	
Secondary	£54,502.68	Towards education provision in the Spalding Secondary planning area
Sixth form	£27,251.34	Towards education provision 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.

Pupil yield 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	26	0.225	5.85	0.0785	2.041	0.032	0.832
3 Bedroom	4	0.373	1.492	0.2169	0.8676	0.078	0.312
Total (rounded down)	30	-	7	-	2	-	1

Capacity is assessed using the County Council's projected capacity levels at 2029/30, this is the point when it is reasonable to presume that the development would be complete or well on the way.

Please note, where an application is outline and the dwelling mix is unknown, 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).

Type	Local School/School Planning Area	Pupils generated	Sufficient places available 2029/30 (Y/N/Partial)	Places to be mitigated
Primary	Spalding primary planning areas	7	Yes	0
Secondary	Spalding secondary planning area	2	No	2
Sixth form	Spalding secondary planning area	1	No	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 (2024) 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
Secondary extension	2	£26,717	£53,434	1.02	£27,251.34	£54,502.68
Sixth-form extension	1	£26,717	£26,717	1.02	£27,251.34	£27,251.34
Total	-	-	£80,151	-		£81,754.02

*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 you for your continued cooperation and support.

Yours sincerely

Sam Barlow
Strategic Development Officer
Corporate Property Service

(By e-mail)