

**DECISION DELEGATED TO HEAD OF PLANNING**

**Application No:** H04-1131-25                      **Applicant:** Lincolnshire County Council

**Proposal:** Cowley Academy existing classroom block extension, consisting of a new single storey classroom addition to the existing 2no. classroom Block 20

**Location:** Cowley Academy School Lane Donington

**Terminal Date:** 8th December 2025

**Planning Policies**

**South East Lincolnshire Local Plan - Adopted: March 2019**

**National Guidance**

**National Planning Policy Framework December 2024**

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change

**Representations:**

	Object	Support	No Obj.	Comments
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**CASE OFFICER ASSESSMENT**

South Holland District Council (SHDC) wishes to make the following comments regarding application Lincolnshire County Council (LCC) Reference PL/0086/25.

**Development Plan**

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland.

The Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies (adopted June 2016) (CSDMP) is an adopted document and the policies contained therein should be given great weight in the determination of planning applications.

The policies and provisions set out in the National Planning Policy Framework, December 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside

adopted Supplementary Planning Documents.

There are no adopted Neighbourhood Plans for the area within which the site is located.

The main considerations of relevance in this case are summarised below.

#### Visual and Heritage Impact

SHDC does not wish to raise any objections regarding the proposed siting and appearance of the extension.

There is limited reference within the submitted documents to the site's location within a Conservation Area and the proximity of nearby listed buildings. Whilst it is recognised that the extension would be located to the rear of a relatively contemporary and modern building, the impact of the proposals on designated and non-designated heritage assets needs to be considered in accordance with Section 16 of the NPPF.

#### Biodiversity Net Gain

It appears that the proposal is potentially exempt from the requirement to provide biodiversity net gain (BNG) as the proposal potentially falls within the 'de minimis exemption'.

#### Flood Risk

The extension would be located within Flood Zone 1 and as such, the development is not required to pass the sequential or exception tests.

#### Conclusion

SHDC does not wish to raise objections to the proposed development.