

Lincolnshire County Council

Planning Permission

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Date of Proposal: 27 October 2025

Application No. H04-1131-25

LCC Ref. No. PL/0086/25

Part 1 Planning Permission

1. On 4 February 2026 Lincolnshire County Council, for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, granted Planning Permission for a classroom block extension, consisting of a new single storey classroom addition to the existing 2no. classroom Block 20 at Cowley Academy, School Lane, Donington.
2. Take notice that the development hereby granted Planning Permission shall be carried out in accordance with the application and plans submitted subject to the following Biodiversity Gain Information and Schedule of Conditions.

Part 2 Conditions

Schedule of Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within seven days of such commencement.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

Signed *Neil McBride*
Head of Planning
Lincolnshire County Council

Date 4 February 2026

NOTES:

1. This permission must be entered in the statutory register of planning decisions maintained by the District Council (as required by the Town and Country Planning General Regulations 1992). In addition the District Council is requested to make an entry in the Land Charges Register of any conditions attached to this permission.
2. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. The development and operations hereby permitted shall be carried out in strict accordance with the following documents and plans except where modified by conditions attached to this notice or details subsequently approved pursuant to those conditions. The approved documents, all received on 27 October, are as follows:

- Planning Application Form
- Design and Access Statement
- Arboricultural Impact Assessment
- Biodiversity Net Gain Statement
- Drainage Strategy
- Preliminary Ecological Appraisal
- Risk Survey
- Travel Plan

And the following plans:

- Drawing No: 13015-WMS-ZZ-ZZ –D-A 10000-S8-P4 Site Location Plan (received 12 November 2025)
- Drawing No: 13015-WMS-ZZ-ZZ –D-A 10100-S8-P2 Existing Site Plan (received 27 October 2025)
- Drawing No: 13015-WMS-ZZ-ZZ –D-A 10300-S8-P2 Existing Building GA's (received 27 October 2025)
- Drawing No: 13015-WMS-ZZ-ZZ –D-A 10001-S8-P4 Proposed Site Plan (received 12 November 2025)
- Drawing No: 13015-WMS-ZZ-ZZ –D-A 10400-S8-P4 Proposed GA Plan (received 12 November 2025)
- Drawing No: 13015-WMS-ZZ-ZZ –D-A 10600-S8-P4 Proposed Elevations (received 12 November 2025)
- Drawing No: 13015-WMS-ZZ-ZZ –D-C- 39201-S8-P2 Drainage Layout (received 27 October 2025)
- Drawing No: 13015-WMS-XX-FN –D-S- 21001-S8-P2 Foundation GA Plan (received 27 October 2025)
- Drawing No: 13015-WMS-ZZ-01-D-A-10402-S8-P2 Proposed Roof Plan (received 27 October 2025)
- Drawing No: 13015-WMS-ZZ-ZZ-D-A-10500-S8-P2 Proposed Sections (received 27 October 2025)
- Drawing No: 13015-WMS-XX-SO-D-S-22821-S8-P2 Proposed Superstructure GA Plans & Sections (received 27 October 2025)

Reason: To ensure the development is carried out in accordance with the approved Details.

Bat inspections

3. No development shall take place until three separate bat inspection surveys have taken place for the two integrated bat boxes, identified on Building 1, as set out at Paragraph 7.3 of the Preliminary Ecological Appraisal. The inspection surveys shall be carried out by a suitably qualified bat ecologist, between May to September, and spaced a minimum of two weeks apart. The final inspection survey shall take place a maximum of one week prior to the planned commencement of the development. If any evidence is found of bats and/or bat activity, no works shall commence until a mitigation strategy has been submitted to and approved in writing by the County Planning Authority.

Reason: To protect any bats that may use the site.

4. The recommendations for the protection of hedgehogs detailed in Section 7.4 (page 31) of the Preliminary Ecological Appraisal (received on 27 October 2025) shall be implemented and remain in place for the duration of the construction period.

Reason: To ensure adequate protection for hedgehogs that may use the site.

5. The tree protection measures detailed in Appendix 3 (pages 27-31) of the Arboricultural Impact Assessment, and on Drawing No: BG24 506-BRGR-ZZ-ZZ-DR-A-00003 Tree Protection Plan (received on 27 October 2025) shall be implemented and remain in place for the duration of the construction period.

Reason: To ensure adequate protection for the existing trees on site.

Informative

Attention is drawn to:-

(i) Biodiversity Gain Information

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Lincolnshire County Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply:

- 4.2 Development below the de minimis threshold, meaning development which:
- (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - (i) the application for planning permission was made before 2 April 2024;
 - (ii) planning permission is granted which has effect before 2 April 2024; or

- (iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
- 4.2 Development below the de minimis threshold, meaning development which:
 - (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2005); and
 - (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
- 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
- 4.5 Self and Custom Build Development, meaning development which:
 - (i) consists of no more than 9 dwellings;
 - (ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - (iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
- 4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in

section 1(2) of the High Speed Rail (Preparation) Act 2013.

* “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permission, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- (i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan; and
 - (ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable, the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including an arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan
- (ii) Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970;
- (iii) Design Note 18 "Access for Disabled People to Educational Buildings", published in 1984 on behalf of the Secretary of State for the Environment, or any prescribed document replacing that note; and

- (iv) In dealing with this application the County Planning Authority has worked with the applicant in a positive and proactive manner by seeking further information to address issues identified to process the application efficiently so as to prevent any unnecessary delay. This approach ensures the application is handled in a positive way to foster the delivery of sustainable development which is consistent with the requirements of the National Planning Policy Framework and as required by Article 35(2) of the Town & Country Planning (Development Management Procedure)(England) Order 2015.