



Wates Construction Ltd

GOSBERTON HOUSE ACADEMY

Planning and Heritage Statement





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PLANNING & HERITAGE STATEMENT (VERSION 2) PUBLIC

PROJECT NO. 70110538

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WSP

Level 2

100 Wharfside Street

Birmingham

B1 1RT

Phone: +44 121 352 4700

WSP.com



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1 INTRODUCTION

1.1.1. This Planning and Heritage Statement (the Statement) has been prepared by WSP on behalf of Wates Construction Limited. It forms part of a full planning application for the provision of a new teaching block at Gosberton House Academy. The new block comprises four classrooms plus therapy, hygiene, office and plant space, as well as a new turning circle and car park. In addition to these works, there will also be some limited tree removal and replacement as part of the landscaping scheme which also forms part of the proposals.

1.1.2. The description of development for this application is:

“Provision of a new building to provide classrooms, a suite of therapy spaces, soft play and sensory rooms and other supporting hygiene spaces; the removal and reinstatement of wall for access; provision of new hardstanding to act as car parking; landscaping works; and all other associated works.”

1.1.3. This Statement provides an assessment of the proposals against the relevant national and local planning policies and other material considerations. The remainder of the document is set out as follows:

- Section 2 describes the application site, its surroundings and the local context relevant to the application;
- Section 3 details the pre-application engagement;
- Section 4 describes the proposals;
- Section 5 sets out the planning policy context;
- Section 6 examines the key planning considerations;
- Section 7 provides the heritage assessment; and
- Section 8 draws conclusions.

1.1.4. A list of the supporting documents and drawings that accompany this application is provided within the covering letter.

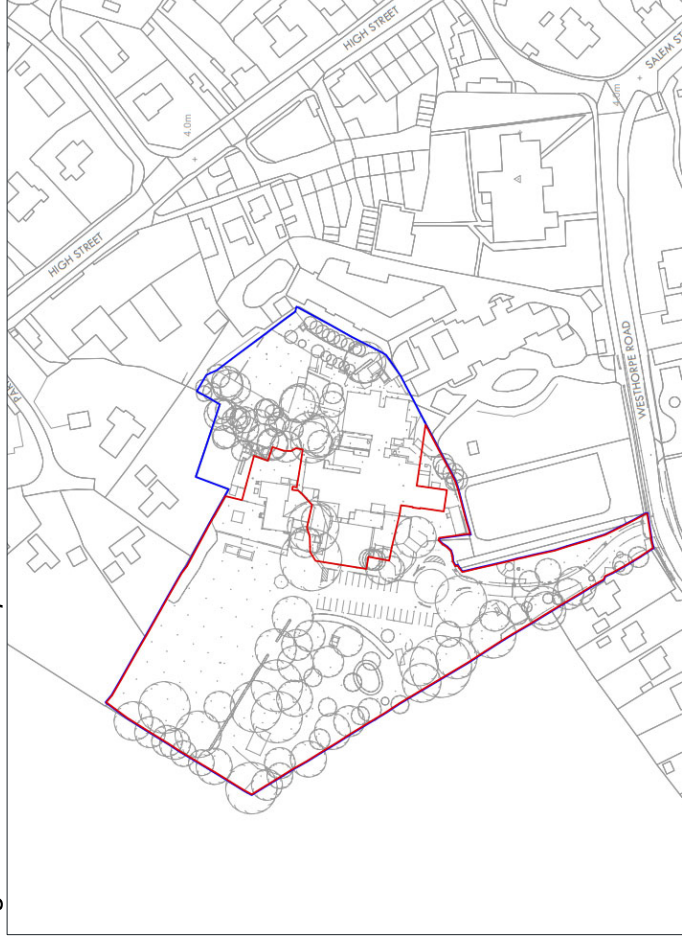
2 CONTEXT

- 2.1.1. This section provides a description of the site and its background, as well as setting out relevant planning history.
- 2.1.2. The application will be determined by Lincolnshire County Council (LCC). This is because the application is made under the Town and Country Planning Regulations 1992, Regulation 3, as LCC act as the planning authority for developments which are intended to be developed by LCC.

2.2 SITE AND SURROUNDINGS

- 2.2.1. Gosberton House Academy (the Academy) is located within the village of Gosberton and within the administrative boundaries of South Holland District Council. The school is a specialist primary school mainly for children with Autistic Spectrum Disorder.
- 2.2.2. The Academy occupies an irregular shaped plot of approximately 1.7 ha, accessed via a tree lined driveway leading from Westhorpe Road (see *Figure 2-1*). Within the school site, there is the existing main school building to the eastern part of the site, with several existing mobile units that are located to the north of the main school building. A car park is to the west of the school building, with spaces for staff and visitors beyond which there is a grassed area and trees continuing along the western boundaries.

Figure 2-1 - Site location plan



- 2.2.3. Beyond the northern boundary of the school there are residential properties. There are residential properties to the west of the school's driveway, with agricultural fields also to the west of the site. To the south of the school buildings, but outside the site boundary is a small lake.
- 2.2.4. The site is in the former grounds of Gosberton Hall, now known as Gosberton House Care Home. The Hall and the boundary wall that extends along Westhorpe Road are Grade II listed and are located on the south-eastern boundary of the school, adjacent to the school buildings. Including



Gosberton Hall, there are 11 heritage assets within 500m of the school, which also includes the Church of St Peter and St Paul (Grade I listed). The site and listed building referred to all lie within the Gosberton Conservation Area. These heritage assets will be considered further in the Heritage Impact Assessment in Section 7.

2.2.5. The trees on site are protected by virtue of their location within the Conservation Area.

2.2.6. The site is located partly in both Flood Zones 2 and 3.

2.3 PLANNING HISTORY

2.3.1. The relevant planning history for the site is outlined in Appendix A.

3 STATEMENT OF ENGAGEMENT

- 3.1.1. Wates Group recognises that engagement is critical to ensure that the local community and key stakeholders are aware of development proposals. As such, the local community, local members and planning officers have been engaged.
- 3.1.2. The engagement process has been designed around best practice as outlined in the National Planning Policy Framework (NPPF), which advocates that frontloading engagement can result in more positive planning outcomes and better gains for local communities (per Paragraph 39) and Paragraph 41 states that resolving matters early in the pre-application process can reduce delays later on.

3.2 ENGAGEMENT WITH THE PLANNING AUTHORITY

- 3.2.1. Two pre-application meetings have taken place and the advice received has aided the evolution of the proposals. The first pre-application meeting was with Lincolnshire County Council's planning officer, followed by a second meeting with the planning case officer, and the Council's arboricultural officer.
- 3.2.2. The meetings covered a wide range of topics associated with the planning application, including the building position, design, trees, grassed areas, highways and access, flood risk and drainage and biodiversity net gain. As a result of the engagement, the scope of the application was established, and the proposals were developed taking into account the pre-application advice received.

3.3 ENGAGEMENT WITH THE LOCAL COMMUNITY

- 3.3.1. In addition to engagement with the Planning Authority, engagement was undertaken with both the local community, and the families of children who attend the Academy.
- 3.3.2. In the first instance a letter was issued advising the community of the scope of the proposals, and details were put online on the Academy's website.
- 3.3.3. The letter also provided the details of a public consultation event that would take place on 3 October 2023. The event took place between 16:00 and 18:00 and provided the local community and families of students an opportunity to review the proposals, speak to the project team about any queries they might have had and leave feedback.
- 3.3.4. The event was attended by one neighbour and members of school staff, who relayed no concerns regarding the proposals.

4 THE PROPOSED DEVELOPMENT

4.1.1. This section provides more detail about the Proposed Development, as summarised below in the application description of development:

“Provision of a new building to provide classrooms, a suite of therapy spaces, soft play and sensory rooms and other supporting hygiene spaces; the removal and reinstatement of wall for access; provision of new hardstanding to act as car parking; landscaping works; and all other associated works.”

- 4.1.2. The new teaching block will be located to the west of the site and will have a gross internal footprint of 654 sqm. There will also be a fire water sprinkler tank, a new pupil drop-off / turning circle adjacent to the new teaching block and a new additional car park.
- 4.1.3. The new block provides teaching and support space for the school, comprising four classrooms; two for children with moderate or severe learning difficulties, and two for students with profound and multiple learning difficulties. There will also be a hygiene suite with eight additional WCs, sensory and soft play, therapy and nursing areas, along with adjoining corridors and staff areas.
- 4.1.4. The Proposed Development will involve the removal of several trees that have TPOs owing to their location in the conservation area. The plan and orientation of the new building has been designed to limit the impact on Category A and Category B trees where possible. A comprehensive landscaping seeks to offset this loss by providing replacement trees and planting.
- 4.1.5. The proposed building has a simple design and palette of materials, this contemporary approach does not replicate the existing buildings, but seeks to complement them and the conservation area setting. It also enhances the setting of the school when compared to the existing temporary classrooms which will be removed on completion of the development.
- 4.1.6. The site will continue to be accessed via Westhorpe Road once the construction phases are complete, however while construction is taking place, the removal of part of the boundary wall will be required. This will be taken down during construction and then rebuilt as existing once the works are complete. This is required as the existing access is not suitably sized for the construction vehicles.

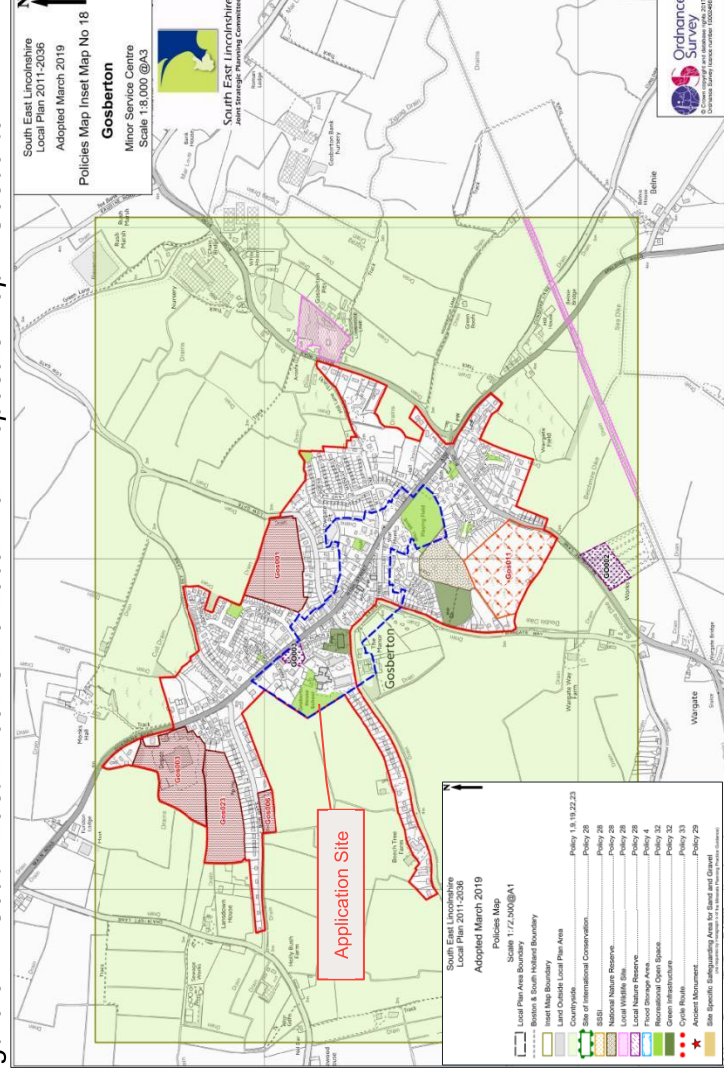
5 PLANNING POLICY CONTEXT

5.1.1. This section sets out the legislative and policy background relevant to the Proposed Development. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. Material considerations to be taken into account include the policies in the NPPF and the associated Planning Practice Guidance ('PPG').

5.2 LOCAL PLANNING POLICY

- 5.2.1. As one of the adopting Councils of the South East Lincolnshire Local Plan (2019), the Local Plan comprises the Development Plan for South Holland District Council. This outlines how development in the District will be managed and is the starting point for the determination of planning applications.
- 5.2.2. An extract of the South East Lincolnshire Local Plan Proposals Map is provided at *Figure 5-1*.
- 5.2.3. The site is wholly within the Gosberton Settlement Boundary denoted by the red solid line in *Figure 5-1*.

Figure 5-1 - South-East Lincolnshire Local Plan Proposals Map – Gosberton



- 5.2.6. Part of the school site, including the existing mobile units, grassed area and trees referred to earlier, are located on land which is identified as 'Recreational Open Space' denoted by the bright green in *Figure 5-1*. The remainder of the site is white land.
- 5.2.7. As noted earlier the site is located within, but to the edge of the Gosberton Conservation Area, the boundary of which is delineated by the blue dashed line in

5.2.9. *Figure 5-1.*

5.2.10. A full list of relevant planning policies is outlined at Appendix B of this Statement and considered further as part of the following assessment.

5.3 NATIONAL PLANNING POLICY

5.3.1. The NPPF was revised and published on 5 September 2023. Any applications made after this date are required to give material consideration to this version, even if the adopted Development Plan documents were adopted under a previous version of the NPPF.

5.3.2. The NPPF highlights that the purpose of the planning system is to contribute to the achievement of sustainable development, which should be pursued in a positive way.

6 PLANNING CONSIDERATIONS

- 6.1.1. This section addresses the key planning considerations relevant to the proposal. The proposed development is assessed against planning policy and any other material considerations, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 6.1.2. The key considerations in the determination of this application are as follows:
- Principle of development;
 - Sustainable development;
 - Design;
 - Transport;
 - Flood risk and drainage;
 - Sustainability;
 - Ecology and arboriculture; and
 - Heritage.

6.2 PRINCIPLE OF DEVELOPMENT

- 6.2.1. The Proposed Development is required in order to provide further teaching and support space at the Academy, which is a specialist primary school mainly for children with Autistic Spectrum Disorder, with a number of places for children with additional needs including learning, communication, sensory and social needs.
- 6.2.2. The site is located inside Gosberton Settlement Boundary as defined in the South East Lincolnshire Local Plan. Policy 1 outlines that within the settlement boundaries of Minor Service Centres, including Gosberton, development will be permitted that supports their role as a service centre for the settlement, helps sustain existing facilities or helps meet the service needs of other local communities.
- 6.2.3. The proposal would help to sustain the existing Academy, further enhancing the teaching and support they provide as a specialist primary academy within the local community, whilst also supporting Gosberton's role as a service centre. The principle of the development is therefore supported by Policy 1.
- 6.2.4. Policy 5 of the South East Lincolnshire Local Plan outlines that the growth proposed by the Local Plan is likely to require an increase in the capacity of education provision. Policy 5 sets out that the education provision will need to be met in several locations, including extended primary school provision within Gosberton. The develop therefore goes some way to meeting this requirement for primary school places and meets a specific need for SEND capacity in the area. The development is therefore clearly consistent with Policy 5 of the Local Plan.
- 6.2.5. Related to the provisions of Policy 5, Policy 32 of the Local Plan outlines that development should contribute to the creation of socially cohesive and inclusive communities; reducing health inequalities; and improving the community's health and well-being. The development will enable children will specific educational needs to attend a school local to them which has the facilities to support their development and is therefore consistent with this policy where it seeks to create a socially cohesive and inclusive community.

6.2.6. Policy 32 further outlines that community facilities will be supported where they are close to the community that they serve, accessible by public / active travel, and compatible with nearby uses and the character of the neighbourhood. As the development represents the extension of the existing Academy, and by virtue of this, the above requirements have been demonstrated, the development is supported by this policy.

OPEN SPACE ASSESSMENT

6.2.7. The grounds of the school (including the grassed area and wooded areas to the boundaries) are allocated by the Local Plan as Recreational Open Space. The grassed area and adjacent wooded areas are used by the schoolchildren as a place to learn and as a resource connected to their Forest School, it is not open to the public to use.

6.2.8. Policy 32 relates to Recreational Open Space and sets out that the redevelopment or change of use of an existing community facility will be permitted only if:

- *“an assessment has been undertaken which has clearly shown that the facility is:*
 - *surplus to requirements; or*
 - *not economically viable; or*
 - *unfit for purpose; and*
 - ***in the case of recreational open space, does not make an important contribution in amenity, visual or nature conservation terms; or***
- *the loss resulting from the proposed redevelopment or change of use will be replaced by equivalent or better provision (in terms of quantity and quality) in a suitable nearby location; or*
- *(in the case of sports facilities or recreational open space) the redevelopment or change of use is for alternative sports or recreational provision, the need for which clearly outweighs the loss.”*
[WSP underline / bold].

Policy Context and Methodology

6.2.9. In order to assess the impact of the development on the Recreational Open Space, ordinarily the starting point would be to understand the purpose of the allocation. However the Local Plan does not provide a definition of Recreational Open Space, nor does the Local Plan background document, the Sports Provision and Open Space Assessment (2012).

6.2.10. The Council's Open Space Assessment does define three typologies:

- Sports Facilities;
- Playing Pitches; and
- Open Spaces.

6.2.11. In Gosberton, it identifies the following locations which meet the criteria for the three typologies as follows;

- Sports facilities
 - Gosberton Bowls Club
 - Gosberton Public Hall High St., Gosberton
 - Gosberton Risegate & Clough Village Hall, Siltside, Gosberton Risegate
- Playing Pitches

- None in Gosberton
- Open Space
- Parks and gardens
 - None in Gosberton
- Natural and semi-natural greenspace
 - Low Bridge Woodland Gosberton 0.46ha
 - Westhorpe Pond Gosberton 0.21ha
 - Beach Bank Woodland Gosberton 6.35ha
 - Boston Road Brick Pits Gosberton 1.80ha
- Amenity greenspace
 - Gosberton playing field High St.,
 - 8 Rutland Gardens Open Space Rutland Gdns., Gosberton
 - Welby Drive Open Space Welby Dr., Gosberton
 - Godfrey Avenue open space Godfrey Ave., Gosberton
 - Whitehall Close open space Whitehall Close, Gosberton
 - Poachers Hide open space Poachers Hide, Gosberton
 - Shepperson Avenue Recn Ground Shepperson Ave., Gosberton Clough
- Provision for children and young people
 - Gosberton play area High St., Gosberton
 - Shepperson Avenue Play Area Shepperson Ave., Gosberton
- Cemeteries and churchyards
 - St Peter and Paul Church Westhorpe Rd., Gosberton
 - Gosberton Cemetery Wargate Way, Gosberton
- Allotments and community gardens
 - None in Gosberton

6.2.12. The allocation at Gosberton House Academy is not identified within any of the typologies assessed as part of the Council's Open Space Assessment. Unfortunately, due to the lack of a definition of Recreational Open Space in the Local Plan and Open Space Assessment, the purpose of the allocation is therefore unclear.

Assessment

6.2.13. Nonetheless, in the case of recreational open space Policy 32 requires consideration of the contribution the space makes in amenity, visual or nature conservation terms.

Amenity contribution

6.2.14. The grassed area does not meet the definition of a playing field as provided by The Town and Country Planning (Development Management Procedure) (England) Order 2015 (the 'DMP Order') and used by Sports England / the Local Planning Authority. The 'DMP Order' defines a 'playing field' as 'the whole of a site which encompasses at least one playing pitch'.

- 6.2.15. A playing pitch is defined as 'a delineated area which, together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo'. None of the above take place on the grassed area in question. There are no delineated sports pitches of 0.2ha or more, that has been marked out within the last 5 years on the area.
- 6.2.16. As the area does not meet the definition of a playing field and does not provide amenity value in this regard, there is no requirement for Sport England to be a statutory consultee on the application.
- 6.2.17. As noted previously the purpose of the Recreational Open Space is unclear, but in the context of the typologies provided by the Council's Open Space Assessment it most closely aligns with the Amenity greenspace typology. This is defined as open space that "provides opportunities for informal recreation, close to home or work, or which enhances the appearance of residential or other areas. The size and utility of such spaces varies widely, with some having provision such as paths, benches, rubbish bins and planting schemes, whilst others comprise only grassed areas".
- 6.2.18. The justification for Policy 32 suggests Recreational Open Space should enhance the physical and mental health of the community and, where appropriate encourage the creation of healthy living environments for people of all ages which supports social interaction. It also states that it should meet the needs of children and young people to grow and develop.
- 6.2.19. The proposed development of crucial specialist educational facilities will complement and enhance the ability of the site to meet the physical and mental health of the school community rather than just the wooded and grassed areas in isolation.
- 6.2.20. The proposed development will retain the forest school, as such the educational and social aspect of the space is maintained and there will be a positive impact on the amenity value associated with the space.
- Visual contribution
- 6.2.21. The position of the new building is within the wooded area, with trees along the site boundary retained to provide visual screening of the development. As a result there will only be limited views of the development from outside the site boundary to the west, these views will be seen against the context of the wooded area and Gosberton village.
- 6.2.22. As a consequence there will not be a detrimental impact on the visual contribution that the site makes to the wider area.
- Conservation contribution
- 6.2.23. In regard to conservation, the impact of the proposals on ecological conservation and built heritage conservation are considered in more detail in subsequent sections of this Statement and other supporting document. Where a contribution to conservation is observed and impacted upon, mitigation is proposed.
- Summary
- 6.2.24. While the proposals will result in the loss of some Recreational Open Space; this loss is justified due to the nature of the development proposals. While the amenity space does have some value, the use of the space for additional specialist facilities for the Academy provides a greater contribution to

the amenity value of the site resulting from the new facilities enhancing the pupil's mental and physical wellbeing and development.

- 6.2.25. As such, the development is entirely consistent with Policy 32 of the Local Plan, as the development has been designed in a sensitive manner to limit the infringement on the space; and the contribution to amenity, visual or conservation is not undermined, the principle of development should be supported.

6.3 SUSTAINABLE DEVELOPMENT

- 6.3.1. Further to the above, Paragraph 8 of the NPPF outlines that all development should be economically, socially and environmentally sustainable in order to be considered sustainable development. This is considered further below.

SOCIAL

- 6.3.2. The proposed development will provide significant social benefits and therefore represents sustainable social development. The development will enhance the specialist educational environment that already exists, allowing further opportunities in an environment tailored for children with Autistic Spectrum Disorder and additional needs to learn and develop crucial skills required for later life.
- 6.3.3. The proposals will increase accessibility to these crucial services by enabling a higher number of children to learn in an academy local to their homes, providing them and their families with the opportunity to build relationships with similar children and families in the local area. As such, the development of these facilities in this location will enrich the quality of life for children in the local area and provide them with the support that they need to ensure that they get the best start to their social and educational development.
- 6.3.4. The Proposed Development will support health and wellbeing for children attending the Academy, providing them with access to local specialised facilities that can address their needs and provide them with an access place to learn and thrive.

ENVIRONMENTAL

- 6.3.5. The proposals will be environmentally sustainable as there will be a net gain in biodiversity resulting from the Proposed Development. The development will take all available opportunities to enhance the ecology and biodiversity of the site, making efforts to retain trees wherever possible and to protect and enhance wildlife. There has been a particular emphasis on this at the Academy as the benefits of being able to learn surrounded by nature is strongly recognised by staff. As such a comprehensive landscaping scheme has been included within the scheme to ensure that the children continue to have access these facilities.
- 6.3.6. Increasing the capacity of the Academy will mean fewer children have to travel out of area to access specialised facilities. Reducing vehicular travel by providing better access to local services reduces the environmental impact of the services.
- 6.3.7. The proposals seek to significantly reduce the overall energy requirements against the existing structure through the provision of an efficient heating unit, heat recovery ventilation and LED lighting. There will also be roof-mounted PV panels to provide the academy with sustainable energy.

ECONOMIC

- 6.3.8. The enhancement of the Academy and the replacement of the temporary modular units with a permanent building represents a continued economic investment in the site for the local community.
- 6.3.9. There are also long-term economic benefits resulting from the provision of a strong and stable start through better access to educational and therapeutic facilities. A greater investment in the education system enables a higher number of children to have access to a good education that will provide them with greater access to jobs in the future. This will benefit the economy as the proportion of educated workers will likely increase in the area through the simple provision of access to education.
- 6.3.10. The proposals will also create jobs during the construction phase of the development, which are likely to be sourced locally. This in turn will fuel the local economy, providing local construction workers with additional money to spend locally.

6.4 DESIGN

- 6.4.1. A Design and Access Statement (DAS) has been prepared by Kier and sets out the detailed design process and rationale that led to the final proposal. The DAS outlines that the Proposed Development has been designed to reflect the character of the surrounding area, whilst incorporating more contemporary design and detailing. The proposed building will replace the modular units currently on site and represents a significant improvement when compared to the temporary block the new classroom and facilities will replace.
- 6.4.2. The scale and size of the building has also been designed in relation to its surrounding area and neighbouring buildings. Therefore, the materials and appearance of the building will be in line with the character of the conservation area, enhancing it by delivering a modernised version of the existing buildings. The building will be a single storey to ensure it will not be visible from any of the nearby heritage assets and therefore not be harmful to the Conservation Area. Therefore, the scale of the development will be consistent with its historic context.
- 6.4.3. The location of the development has been carefully considered, comparing alternative locations to arrive at the best option. The school will remain open during the construction and part of the specification from the Academy was to minimise disruption to pupils during the construction and create a smooth transition to the new facilities on completion.
- 6.4.4. To enable this, access to the exiting car park and turning circle needs to be retained as does the existing modular classrooms. In addition the team sought to minimise the impact on the Recreational Open Space allocation. This limited options for the position of the new building resulting in it being located within the woodland area to the western boundary, but in an area where the tree cover was not as dense, with the proposed car park extension located to the north of the existing school building.
- 6.4.5. The Proposed Development will be cohesive with its surroundings and not overbearing. The proposals provide a design solution that takes into account the existing site and building layout, ensuring the development is complementary to the existing built development and enhances the visual amenity of the site. This is particularly relevant when considering the development will replace the temporary mobile units that currently detract from the visual amenity of the site. The development will therefore be a positive addition to the site when compared to the existing situation.

- 6.4.6. Owing to the nature of the Academy, due consideration has also been given to the specialist requirements associated with the needs of the children. The proposed layout, internal and external design has been developed in conjunction with staff from the Academy to ensure the design supports the developmental needs of all the children.
- 6.4.7. Therefore, the design of the Proposed Development is in accordance with Policy 3 of Local Plan, which sets out that development will create distinctive places through the use of high quality and inclusive design and layout, making innovative use of local style. The design of the development reflects the character of the surrounding area, which further complies with Policy 3, which outlines that proposals will help to create a sense of place by complementing and enhancing heritage assets and their setting.
- 6.4.8. Paragraph 130 of the NPPF outlines that developments should be sympathetic to the local area whilst being visually attractive and functioning well within the overall quality of the area. As demonstrated throughout this Statement and in the DAS, the proposals are compliant with this.

6.5 TRANSPORT

- 6.5.1. There is currently insufficient parking of site for all 50 (FTE) members of staff and staff numbers are expected to increase to 65-70 following completion of the Proposed Development. There are also currently up to 26 visitors received by the school each day. The lack of parking is therefore a matter that needed to be addressed; as such this application increases car parking from 29 to 57 spaces, including two accessible spaces and two electric vehicle spaces. There are also 14 covered cycle parking spaces proposed.
- 6.5.2. This provision of 28 new car parking spaces is in line with the minimum Parking Standards, which require one space per two staff.
- 6.5.3. Children will typically arrive at school via minibus, and therefore do not factor into the car parking numbers, and typically do not significantly contribute towards trips to and from the site (as the timing / number of minibuses is carefully managed).
- 6.5.4. As outlined above, the provision of the additional facilities in this location (to meet the needs of Gosberton and the immediate vicinity) means that children can attend a local school. This means that travel between home and school is a reduced and that minibuses, public transport, and active travel can be used to attend school, rather than the private car.
- 6.5.5. If the facilities were not located at the Academy, and where located elsewhere it would mean that many parents would have to drive their children to the facilities increasing trip numbers associated with the development and increasing dependence on private cars.
- 6.5.6. The Transport Statement, prepared by HSP Consulting, outlines that the potential increase in vehicles will be negligible and no noticeable transport impacts are expected on the public highway and transportation network.
- 6.5.7. Having regard of the above, the Proposed Development is in compliance with Paragraph 104 of the NPPF, which outlines that transport issues should be considered from early stages, including the potential impacts on transport networks. This has been assessed and considered throughout the scheme development. The proposals are also in line with Policy 33 of the Local Plan, which sets out that development should provide for walking and cycling routes, links to existing networks, to key public transport corridors and to transport interchanges.

6.5.8. The Proposed Development is also in compliance with Policy 36 of the Local Plan, which outlines that new development should provide vehicle and cycle parking in accordance with the minimum parking standards.

6.6 FLOOD RISK AND DRAINAGE

6.6.1. A Flood Risk Assessment (FRA) and Drainage Strategy has been prepared by HSP Consulting which outlines that the proposals are located in Flood Zone 3, an area with a high probability of flooding and as a 'more vulnerable' category of development, the exception test must be passed.

6.6.2. However, as per the FRA, while typically a sequential test and exception test would be required by Paragraph 167 of the NPPF; based on the South East Lincolnshire Strategic Flood Risk Assessment (SFRA), neither of these tests will be required to support the application. The SFRA states that the majority of the Boston Borough area and large parts of the South Holland district lie within Flood Zone 3, and for this reason, it is therefore necessary to use the refined flood risk information (Hazard and Depths maps) to assist with the application of the sequential test. The Hazard and Depth maps show no risk to the site when taking defences into account, either for the present day or including climate change. Therefore, the sequential test is not required and nor is an exception test.

6.6.3. Surface water run-off is proposed to be discharged to the IDB drain Double Dyke (North) via a private pumping station on the site and off-site rising main beneath Westhorpe Road. Attenuation is to be provided in the form of cellular storage crates to limit discharge from the new area of development to five litres per second for storm events up to a 1 in 100 year return period with a 40% allowance for climate change.

6.6.4. Run-off from the new parking area will discharge to the ground via permeable surfacing where possible, and overflow to a filter drain prior to discharge to the pumped outfall when infiltration is not feasible.

6.6.5. Therefore, the proposals comply with Policy 4 of the Local Plan, which outlines that development within an area at risk of flooding will be permitted where it can be demonstrated that there are no other sites available at a lower risk of flooding.

6.6.6. Policy 4 also sets out that development will need to demonstrate that surface water from the development can be managed and will not increase flood risk. The Proposed Development complies with Paragraph 159 of the NPPF, which outlines that where development is necessary in an area at high flood risk, the development should be made safe for its lifetime without increasing flood risk elsewhere.

6.6.7. As demonstrated above, and in both the drainage strategy and the FRA, the development has been designed in a way that prevents the risk of flooding being a constraint to development. This is through the sensitive location of the development, along with the drainage strategy proposed. The scheme is therefore compliant with both national and local planning policy, as outlined above.

6.7 SUSTAINABILITY AND CARBON REDUCTION

6.7.1. The sustainability approach for the Proposed Development is one of *fabric first*, which aims to significantly reduce the overall energy requirements against the existing structure. The installation of an efficient heating unit, heat recovery ventilation and LED lighting will reduce CO₂ generation to the lowest possible levels. To further reduce energy costs, the building will have a new roof-mounted PV array. The new lighting is anticipated to have a reduction of 80% compared with traditional fluorescent

lighting, reducing the school's carbon footprint. New wash hand basins and WCs will have PIR sensor operation to reduce water usage.

6.7.2. The proposed building has been designed to minimise energy use by adopting a good quality thermal envelope that enhances the minimum requirements set out in the Building Regulations Approved Documents Part L2 for thermal transmittance through the building fabric. The proposed walls and roof will be highly insulated and will have a low air permeability to help minimise heat losses through the building fabric while the glazing will incorporate a low 'g value' (solar gain) to minimise the overheating risk and the requirement for mechanical cooling.

6.7.3. An air source heat pump (ASHP) system is proposed to be located on the internally accessed plant deck at roof level. The ASHPs will be installed in an enclosed roof level compound with open louvres for air circulation.

6.7.4. The classrooms will employ a ventilation strategy comprising open windows for natural ventilation combined with low noise Mechanical Ventilation with Heat Recovery units in each teaching space. To meet needs in extreme winter and summer weather, each teaching space also includes a ceiling mounted unit to provide heating and cooling.

6.7.5. Owing to the details outlined above, the proposals are in accordance with Paragraph 157 of the NPPF, which expects developments to consider landform, layout, building orientation, massing and landscape to minimise energy consumption. The Proposed Development also complies with Policy 2 of the Local Plan, which sets out that developments should maximise the use of sustainable materials and resources.

6.8 ECOLOGY AND ARBORICULTURE

ARBORICULTURE

6.8.1. It is recognised that the site is located within the Gosberton Conservation Area, thereby protecting the trees located on the site. The scheme has undergone several design revisions to ensure as few trees as possible are removed as a result of the development. Where trees are lost, replacement trees planted within the site are proposed as mitigation.

6.8.2. The drive to retain as many trees as possible has been demonstrated through the extensive pre-application engagement that has been undertaken with the Council's case officer and arboricultural officer.

6.8.3. An Arboricultural Assessment and Arboricultural Method Statement (AMS) have been prepared by FPCR Environment and Design Limited to support the proposed scheme.

6.8.4. Within the site there are 63 trees, seven tree groups and three hedgerows on the site, ranging from Category A to Category U in value. There are four Category A trees, 32 Category B trees, 24 Category C trees and three Category U tree. There is also one Category B tree group, two Category C tree groups and three Category C hedgerows. None of the trees were considered as ancient or veteran trees.

6.8.5. Eight trees are proposed to be removed to facilitate the Proposed Development. These comprise three Category B trees, four Category C trees and one Category U tree. Each tree to be removed will be replaced with two trees. The replacement trees will ensure that the visual appearance of the site is minimally impacted by the development.

- 6.8.6. The retained trees will be protected during the construction of the development by avoiding development in the root protection areas (RPAs) of existing trees where possible. The proposals ensure that minimal RPAs will be affected by the development, other than those described by the AMS. Mitigation measures will be put in place as recommended by the AMS to prevent harm.
- 6.8.7. The above demonstrates that arboriculture, and the protection and retention of as many trees as possible has been a key driver in the design and location of the Proposed Development. The development is therefore consistent with Policy 3 of the Local Plan which seeks to incorporate existing trees within new development and Policy 28 of the Local Plan, which seeks to protect the biodiversity of trees. The proposals are also in line with Paragraph 131 of the NPPF, which outlines that opportunities should be taken to incorporate trees in new developments and to retain existing trees wherever possible.
- ECOLOGY**
- 6.8.8. A Preliminary Ecological Appraisal has been prepared by FPCR. This confirms that through effective mitigation, any impact on ecology or biodiversity can be mitigated.
- Bats**
- 6.8.9. No buildings or trees were assessed as having potential roosting features for bats. Any habitats on site that could have the potential for bats will have a limited impact arising from the scheme. The lighting scheme submitted as part of the application, has been designed in order to prevent light spill outside of the Academy's boundaries.
- 6.8.10. The implementation of a sensitive lighting scheme and provision of bat boxes on several of the retained trees will maintain / enhance the overall suitability of the area for bats.

Great Crested Newts (GCN)

- 6.8.12. The site was considered to provide terrestrial habitat for GCN, with suitable habitat including the woodland, scrub and unmanaged grassland edges. No ponds were identified within the site, however there were incidental records of GCN presence on the site.
- 6.8.13. A single pond adjacent to the site entrance was assessed as having good suitability for GCN and a predicted presence of 79%. A further five ponds were identified within 500m, with the majority having suitable habitat links to the site and few barriers to dispersal.
- 6.8.14. The PEA confirms that measures can be taken to avoid any impact on this protected species.
- Snakes**
- 6.8.15. Woodland and scrub along with composting areas provide suitable reptile habitat within the site. There have also been incidental sightings of a grass snakes within the grounds. However, based upon the small-scale nature of the proposals and the limited suitable habitat to be impacted, it is considered that works could be undertaken following precautionary working methods.

Birds

- 6.8.16. The site provides opportunities for a range of bird species, including nesting opportunities in the woodland, scrub and scattered trees. Clearance or heavy pruning of these habitats, if required, will

be undertaken outside of breeding bird season. If this is not possible, a nesting bird check by a suitably experienced ecologist will be undertaken prior to the development commencing.

BIODIVERSITY NET GAIN

6.8.17. A Biodiversity Net Gain (BNG) Assessment also supports this application and confirms that there will be no net loss in biodiversity as a result of the development.

6.8.18. The Proposed Development will ensure there is a BNG of at least 0.1% in line with Policy 28 of the Local Plan, which requires all proposals to provide an overall net gain in biodiversity, Paragraph 174 of the NPPF and the provisions of the Environment Act (2021) which requires a net-gain in biodiversity.

6.8.19. The development will provide a 13.62% net gain in biodiversity units for habitats, and a 13.78% net gain for hedgerows, against the current situation on site (pre-development). This is in line with the provisions of the Environment Act (2021) which proposed a 10% net gain on the majority of development site. However at the time of submission, the secondary legislation necessary to implement the Act has not been brought forward and therefore the proposal is consistent with both local and national policy.

6.8.20. This BNG is provided by the development through a comprehensive landscaping scheme comprising new planting of native species, the retention of trees where possible and the provision of new trees for those removed, as well as the provision of bat and bird boxes on retained trees.

6.8.21. There will be no net loss of biodiversity, and the proposals will ensure there is an enhancement of biodiversity on the site, alongside the provision of mitigation measures to prevent any harm to biodiversity, as such, it is consistent with both local and national policy.

6.8.22. In summary, the proposals and the mitigation of impact on ecology and arboricultural features on the site are compliant with Policy 28, which requires development proposals to demonstrate how they conserve and enhance features of nature conservation and outline measures to deliver biodiversity net gain.

6.8.23. The proposals are also in accordance with Paragraph 174 of the NPPF, which requires proposals to contribute to and enhance the natural and local environment, whilst providing biodiversity net gains.

6.8.24. The above policy is complied with through the ecological and arboricultural protection and mitigation measures that will be in place for the development, which include ensuring that trees are not harmed throughout the construction of the development and are replaced where removed. Further, there will be significant benefits for biodiversity through the comprehensive suite of proposals.

6.9 HERITAGE

6.9.1. The Proposed Development is located approximately 90m west of the Grade II Listed Gosberton House Care Home and approximately 160m northwest of the Grade I Listed Church of St Peter and St Paul. The site is also located within the Gosberton Conservation Area.

6.9.2. As the Proposed Development is in proximity to the heritage assets and located within the Conservation Area, there is the potential for it to affect the character and appearance of the Conservation Area, and to have some impact on the setting of heritage assets; however, any potential harm is very minor (the lowest end of less than substantial harm), and can be appropriately mitigated through good design. The Proposed Development may also result in some minor enhancements to heritage significance, for example, through the removal of unsympathetic

temporary buildings, and as such in the final balance, the scheme is considered to result in no overall harm to heritage significance.

- 6.9.3. An assessment (per the requirements of Paragraph 194 of the NPPF) is provided in the Heritage Impact Assessment section of this statement.
- 6.9.4. The Proposed Development complies with Policy 29 of the Local Plan, which sets out that Proposed Developments should secure the continued protection or enhancement of any affected heritage assets and their setting, as well as contributing to the distinctiveness of the area.
- 6.9.5. The proposals also comply Paragraph 197 of the NPPF, which highlights the desirability of sustaining and enhancing heritage assets.
- 6.9.6. As outlined above, and in the Heritage Impact Assessment section of this statement there is no direct intervisibility between the heritage assets and the Proposed Development and as such any impact is minimal and can be appropriately mitigated against, meaning the development is consistent with both the NPPF and adopted local planning policy.
- 6.9.7. The Proposed Development is policy compliant as the proposals have been developed to ensure there is no overall harm to the significance of heritage assets, including the Conservation Area. Any potential harm has been mitigated through good design, for example, the proposed building is single storey to minimise its visual impact upon the appearance of the Conservation Area, and to ensure it would not be visible from any of the nearby heritage assets.; the scale of the development would be sympathetic to its historic context, appearing as a pavilion garden structure.
- 6.9.8. The building has also been designed to reflect the character of the surrounding area, whilst incorporating more contemporary design and detailing. The proposed removal of the later, incongruous tree planting would enable the site to be restored closer to the appearance of historic parkland. This is more appropriate than the current landscaping arrangement, as demonstrated through the historic map from 1932, and more recent satellite imagery from 1999, which demonstrates that many of the trees in the Conservation Area are recent additions that would not reflect the setting of the original Hall grounds. This information can be found in Appendix C.
- 6.9.9. Further assessment relating to heritage is discussed in Section 7 of this Planning Statement.

6.10 REBUILD OF ENTRANCE WALL

- 6.10.1. In addition to the above consideration of heritage impact regard will need to be given to the removal and subsequent replacement of the western entrance wall, but only in relation to a modern section of this wall. This is required as construction vehicles will need to access the school once the development is being built-out. The current access is too narrow to facilitate this access.
- 6.10.2. Having regard of this, a modern section of the western entrance wall will need to be removed for the duration of the construction works. Once the main construction works have been completed and access is no longer required, the wall will be rebuilt as existing. As such, there will be no visual or heritage impacts as a result of the development and it will be consistent with Policy 29 in this regard, particularly as the wall is not connected in any way to Gosberton House and is a modern intervention into the perimeter of the school.
- 6.10.3. This proposal has been discussed with the Council Officers during pre-application discussions and they have confirmed that the principle of this development is acceptable.

6.11 SUMMARY OF BENEFITS

- 6.11.1. Overall, the proposals represent a sustainable development which is in accordance with local and national policy. There will be significant social, economic and environmental benefits resulting from the development. The principal benefits of the scheme will be the provision of the opportunity for children with Autistic Spectrum Disorder and children with additional needs including learning, communication, sensory and social needs, to have improved access to a local academy which is tailored to their needs.
- 6.11.2. The Proposed Development is of high-quality design which fits in with the local surroundings, adding to the local distinctiveness of the conservation area and represents a significant enhancement when considered against the existing temporary classrooms. The building will complement existing buildings in the conservation area, taking inspiration from the existing built environment but with a modernised take. There will be no negative impact on the conservation area or any listed buildings in proximity to the development.
- 6.11.3. The development will also be sustainable, significantly reducing the overall energy requirements against the existing structure through the provision of an efficient heating unit, heat recovery ventilation and LED lighting. There will also be roof-mounted PV panels to provide the academy with sustainable energy.
- 6.11.4. There will be no net loss of BNG, and the proposals will ensure there is an enhancement of biodiversity on the site, alongside the provision of mitigation measures to prevent any harm to biodiversity.
- 6.11.5. Each tree to be removed will be replaced with two trees. The replacement trees will ensure that the visual appearance of the site is minimally impacted by the development.
- 6.11.6. The benefits of the scheme can be summarised as follows:
- Enhancement of teaching and support service at the academy;
 - Enhancement of the surrounding Conservation Area and setting of heritage assets;
 - Representative of a sustainable development;
 - High quality, sustainable design; and
 - Enhancement of biodiversity, ecology and trees where possible.

7 HERITAGE IMPACT ASSESSMENT

7.1 INTRODUCTION

7.1.1. This Heritage Impact Assessment (HIA) has been prepared to inform the planning application process in relation to the Proposed Development at Gosberton House Academy.

7.1.2. The site is located within the boundaries of the Gosberton Conservation Area. This Heritage Impact Assessment has been prepared in the context of the national planning policy requirement for the impact of proposed works on the significance of heritage assets to be assessed, specifically:

Paragraph 194 of the NPPF states that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposals on their significance’.

7.1.3. This Heritage Impact Assessment is structured as follows:

- Methodology;
- A description and summary of the significance of heritage assets arising from their setting;
- A summary of the relevant national and local policy;
- An assessment of the impact of the proposal on heritage significance; and
- The conclusions of this assessment.

7.2 METHODOLOGY

7.2.1. The preparation of this HIA has been guided by Historic England’s document, ‘*Statements of Heritage Significance: Analysing in Heritage Assets, Historic England Advice Note 12*’ (Historic England, 2019). Reference has also been made to:

- *Planning Practice Guidance on Conserving and Enhancing the Historic Environment* (DCLG, 2014);
- *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2014);
- *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England, 2017);
- *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage, 2008); and
- *British Standard 7913: 2013: Guide to the Conservation of Historic Buildings* (BSI, 2013).

Sources Consulted

7.2.2. This Heritage Statement has been prepared taking into consideration the historical background of the site and the wider area. Sources consulted include:

- Historic Environment Record;
- National Heritage List for England; and
- Historic mapping.

Assessment of Significance

7.2.3. The document ‘*Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*’ (English Heritage, 2008) identifies four principal heritage values that should be taken into account when assessing significance. These values include:

- Evidential – deriving from the potential of a place to yield evidence about past activity;
- Historical – deriving from the ways in which people, events and aspects of past life can be connected through a place to the present;
- Aesthetic – deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- Communal – deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

7.2.4. These heritage values have been used to assess the significance of the heritage assets identified.

7.3 DESCRIPTION, SIGNIFICANCE AND SETTING OF HERITAGE ASSETS

7.3.1. This section describes the significance of the heritage assets within the study area, including the contribution of their setting to their significance, and this assessment has informed the development of the proposed scheme design. It begins with a summary of how the site and its surroundings have developed over time, to place the site in context.

Heritage Assets

7.3.2. An initial search was undertaken to identify built heritage assets within a 500m radius of the site which might potentially be affected by the proposed scheme. A total of 14 built heritage assets were identified. The site is also within the Gosberton Conservation Area. Those assets within a 500m radius of the site that required further assessment are set out in more detail below.

7.3.3. The assessment will consider the following heritage assets, which are considered to have the potential to be impacted by the proposed scheme given their proximity to the site:

- Gosberton Conservation Area;
- Gosberton House Care Home (NHLE: 1064426, Grade II); and
- Church of St Peter and St Paul (NHLE: 1064425, Grade I).

7.3.4. The other 13 built heritage assets were scoped out of the assessment due to a lack of intervisibility resulting from distance, and screening by trees, other vegetation and buildings.

7.4 RELEVANT LEGISLATION AND PLANNING POLICY

7.4.1. A detailed assessment of the merits of the scheme against adopted national and local planning policy can be found elsewhere in this Statement. However, this has been summarised below.

7.4.2. The proposals are considered to comply with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which outlines that special attention should be paid to the desirability of preserving or enhancing the character or appearance of building or other land in a conservation area.

7.4.3. The proposals are considered to comply with Paragraph 194 of the NPPF, which requires a description of the significance of heritage assets to be affected and any contribution made by their

setting. The proposals are considered to cause no harm to the significance of the heritage assets as described elsewhere.

- 7.4.4. The Proposed Development is also considered to comply with Policy 29 of the South East Lincolnshire Local Plan, which outlines that distinctive elements of the historic environment will be conserved and enhanced where appropriate, with proposals that affect the setting of a listed building being supported where they preserve or better reveal the significance of the heritage asset. Policy 29 also sets out that proposals within a conservation area should preserve features that contribute positively to the area's character.

THE PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

- 7.4.5. The statutory test of the Planning (Listed Building and Conservation Areas) Act 1990 remains the starting point for consideration of proposals affecting heritage assets.
- 7.4.6. Section 66 states that *“in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
- 7.4.7. Section 72 of the same Act states that *“in the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

NATIONAL POLICY

National Planning Policy Framework (NPPF) (2023)

- 7.4.8. Chapter 16 of the NPPF sets out national planning policy on the historic environment. Paragraph 189 states that heritage assets range from buildings of local historic value to those of international significance.
- 7.4.9. Paragraph 197 provides a framework for decision making on proposals that could have an impact on heritage assets setting out that:
- “In determining applications, local planning authorities should take account of:*
- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) The desirability of new development making a positive contribution to local character and distinctiveness.”*

- 7.4.10. Paragraphs 199 to 203 set out how potential impacts should be considered in the determination of applications. Paragraph 199 requires *“great weight to be given to the (heritage) asset’s conservation”* with Paragraph 200 stating that *“any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”*. Paragraph 201 sets out matters to be considered where proposed works would lead to substantial harm. Paragraph 202 states that where proposals would result in less than substantial harm, the harm *“should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”* Paragraph 203 requires the effect of an application on the significance of a non-designated heritage asset to be

taken into account, with a balanced judgement being required where there is harm or loss of significance to the heritage asset.

- 7.4.11. Paragraph 206 notes that opportunities for new development within Conservation Areas and within the setting of heritage assets should be sought to enhance or better reveal its significance.

LOCAL POLICY

- 7.4.12. Local planning policy sets out the criteria that will be used in the determination of planning applications and has been used to inform and guide the design and development of the proposals.

South East Lincolnshire Local Plan (2019)

- 7.4.13. Policy 29 of the Local Plan outlines that distinctive elements of the historic environment will be conserved and enhanced where appropriate, with proposals that affect the setting of a listed building being supported where they preserve or better reveal the significance of the heritage asset. Policy 29 also sets out that proposals within a conservation area should preserve features that contribute positively to the area's character.

7.5 IMPACT OF THE PROPOSED DEVELOPMENT ON HERITAGE SIGNIFICANCE

GOSBERTON CONSERVATION AREA

Significance of Gosberton Conservation Area

- 7.5.1. Gosberton Conservation Area comprises a number of listed buildings, including Gosberton House Care Home. There are no Conservation Area appraisals publicly available at the time of writing; however, it is clear that the significance of the conservation area is owing to the village's special architectural and historic interest, centred on the House and Church.

Assessment of the impact on significance of Gosberton Conservation Area

- 7.5.2. Gosberton House Academy is located within the Gosberton Conservation Area boundary and the assessment of the impact of the development is required.
- 7.5.3. The Proposed Development has been designed to reflect the character of the surrounding area, whilst incorporating more contemporary design and detailing. The scale and size of the building has also been designed to be sympathetic to its surroundings.
- 7.5.4. Therefore, the scale, massing, materials, and appearance of the building will be complimentary to the character and appearance of the Conservation Area. The proposed scheme will also enhance the Conservation Area by removing unsympathetic buildings.
- 7.5.5. As part of the design of the development, consideration has therefore been given to how the grounds of Gosberton House would have been historically designed.
- 7.5.6. It is evident that much of the tree planting on site has taken place over the last 20-years, and as such, the traditional style planting (typically associated with early nineteenth century country houses) has been lost (see Appendix C for a comparative study).
- 7.5.7. The Proposed Development therefore proposes to remove several of the newer trees to make way for the development, which in turn will result in a planting regime more akin to the historical situation in the grounds of the House.

7.5.8. The proposals have been designed to mitigate any potential harm to the Conservation Area, and any potential harm caused would be very minor, and would also be substantially offset by the benefits of the Proposed Development.

GOSBERTON HOUSE CARE HOME

Significance of Gosberton House

7.5.9. Gosberton House Care Home is a Grade II listed former small country house. It's immediate setting is formed by gardens directly in front of the house. The three-storey building was constructed in 1826 and extended 1956. The care home is built with red brick in a Flemish bond, with painted ashlar dressing hipped Westmorland slate roof, with lead a dressing, a wooden cupola bellcote and a weathervane and brick wall stacks. The building comprises a five bay front with a slightly advanced and pedimented central bay, as well as a rendered plinth and bracketed eaves cornice. There is a central six panel door located at the top of four semi-circular steps, with traceried overlight. There is also a semi-circular portico, supported on delicate fluted columns with a balustraded top which is flanked by pairs of glazing bar sashes. All of the windows have splayed flat rubbed brick arches, with painted ashlar keystones. On the centre of the roof, there is an open bellcote with an ogee lead roof.

7.5.10. There have been modern additions to Gosberton House Care Home, which modernise the building and are similar in appearance to surrounding buildings in the local area.

Assessment of the impact on significance of Gosberton House

7.5.11. Gosberton House Care Home is located adjacent to the eastern site boundary of Gosberton House Academy, and therefore it is essential to assess the impact the development will have on the setting of the Grade II heritage asset.

7.5.12. The Proposed Development has no direct intervisibility with Gosberton House Care Home and therefore, there will be no direct visual impact upon the setting of the listed building. This is demonstrated in the below images, taken from the site looking towards Gosberton House, and from Gosberton House looking towards the location of the Proposed Development.

7.5.13. The Proposed Development has been designed to be sympathetic to the character and appearance of the surrounding area, whilst incorporating more contemporary design and detailing. The positioning, scale, massing, use of materials, and general appearance of the building have all been designed to complement the grounds of Gosberton House, appearing as a garden pavilion. The fact that the Proposed Development is only one storey means that it is low profile and not overbearing, reducing visual impact further.

7.5.14. The proposals have been carefully designed to mitigate any harm to the setting of Gosberton House, and any harm caused would be very minor and would be off-set by the benefits of the scheme, which include removal of unsympathetic buildings and improved landscaping. The lack of intervisibility between the site and Gosberton House can be seen below in Figures 7-1 to 7-3.

Figure 7-1 - View from Gosberton House Care Home towards Gosberton House Academy and development site, screened by trees to be retained



Figure 7-2 - View from Gosberton House Academy towards Gosberton House Care Home



CHURCH OF ST PETER AND ST PAUL

Significance of Church of St Peter and St Paul

- 7.5.15. The Church of St Peter and St Paul is a Grade I listed building originating from the twelfth century, which was restored in 1896. The church is built with squared limestone rubble and ashlar, lead roofs. There are clerestoried nave, aisles, south porch, transepts, chancel, south chapel and crossing tower with spire. The nave is battlemented with crocketed pinnacles and a latticed frieze.
- 7.5.16. The fourteenth century crossing tower has embattled parapet angle pinnacles and a set back crocketed spire with three tiers of alternating lucarnes. There is also a fourteenth century gabled south porch with angle buttresses and a plain parapet with pinnacles. There is a hollow chamfered pointed outer doorway with fleurons and human head stops to the crocketed hood, which is flanked and surmounted by single nodding ogee headed niches with vaults.

Assessment of the impact on significance of Church of St Peter and St Paul

- 7.5.17. The Church of St Peter and St Paul is located approximately 160m southwest of the Proposed Development at Gosberton House Academy, and there is slight intervisibility between the heritage asset and the Proposed Development. The immediate setting of the Church is provided by the churchyard, which is not impacted by the Proposed Development. From the site of the Proposed Development, the steeple of the church is slightly visible. However, the site is not visible from any point at the church, as Gosberton House, Gosberton House Academy and the associated grounds are located between the two.

Figure 7-3 - View from Gosberton House Academy towards Church of St Peter and Paul



7.5.18. The Proposed Development has been designed to be sympathetic to the character and appearance of the surrounding area, whilst incorporating more contemporary design and detailing. The scale and size of the building has also been designed to minimise its visual impact upon its surroundings, including in any views from the Church of St Peter and St Paul.

7.5.19. The proposals have been designed to mitigate any potential harm to the setting of the Church

7.6 CONCLUSION OF HERITAGE IMPACT ASSESSMENT

7.6.1. In accordance with Paragraph 194 of the NPPF, this Heritage Impact Assessment has identified the heritage assets that are potentially affected by the Proposed Development, it has assessed their heritage significance, including any contribution made by their setting, and the impact of the Proposed Development upon this significance. The heritage assets include the Gosberton Conservation Area, Gosberton House and the Church of St Peter and St Paul.

7.6.2. The design of the Proposed Development would mitigate any potential harm to the character or appearance of the Conservation Area or the setting of the identified heritage assets, through its sympathetic scale, massing, positioning, and use of materials. This is in line with Policy 29 of the Local Plan.

7.6.3. The conclusion of this HIA is that, on balance, no overall harm would be caused to the character or appearance of the Conservation Area or to the setting or significance of any listed buildings, or other heritage assets, and is therefore considered to be compliant with all relevant heritage-related legislation and policy.

8 CONCLUSION

8.1.1. This Planning and Heritage Statement has been prepared by WSP, on behalf of Wates, to support an application for the provision of a new teaching block at Gosberton House Academy.

8.1.2. This planning application seeks planning permission for:

“Provision of a new building to provide classrooms, a suite of therapy spaces, soft play and sensory rooms and other supporting hygiene spaces; the removal and reinstatement of wall for access; provision of new hardstanding to act as car parking; landscaping works; and all other associated works.”

8.1.3. As demonstrated in this Statement, the development will be compliant with both national and local planning policy, in that it would enhance the setting of the school an

8.1.4. The Proposed Development represents a high quality, sustainable development that would provide significant benefits, which include:

- Enhancement of teaching and support service at the academy;
- Provision of essential public services;
- Cohesiveness with and enhancement of surrounding area and heritage assets;
- Representative of a sustainable development;
- High quality, sustainable design; and
- Enhancement of biodiversity, ecology and trees where possible.

8.1.5. Having regard of the above, the benefits of the scheme are clear, and this planning application should therefore be approved without delay.

Appendix A

PLANNING HISTORY

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PLANNING HISTORY

LPA Ref	Description	Decision	Date
H08-1126-22	Siting of 2 mobile classrooms including classroom link – retrospective (previously approved under H08-0486-13 & H080484-13).	Approved	30 January 2023
H08-0485-21	Works to Gosberton Tree Preservation Order No 13 1988.	Approved	15 June 2021
H08-0766-18	Erection of modular building.	Approved	18 September 2018
H08-0188-14	Application to carry out major pruning works to a Lucombe oak tree within Area one of Gosberton TPO No.13, 1988. The tree is located within the grounds of Gosberton House School, 11 Westhorpe Road, Gosberton. The tree is adjacent to the north eastern edge of the roundabout marked on the carpark immediately next to the north western side of a garage situated adjacent to the central enclosed area of the school surrounding the school buildings. The tree has multiple brackets of a species of Ganoderma fungi at it's base, on the south eastern side. Ganoderma fungi decays the heartwood and weakens the tree. It is therefore proposed to reduce the tree to its fork at 10 metres and to branch junctions within six metres of the main stem.	Approved	17 April 2014
H08-0039-14	Application for works to three willow trees in the grounds of Gosberton House School, 11 Westhorpe Road, Gosberton. The trees are adjacent to the northern boundary with 5 Sycamore Cottage, Park Close and are within Area One of Gosberton Tree Preservation Order No 13 1988. Trees T1-T2 as marked on the plan attached to the notification (please note corrected plan), were previously pollarded and have regrown. T3 has grown with a very open canopy and requires pruning back before it splits. The application was originally to remove all trees. Following on site discussions, as an alternative it was suggested that the trees may be reduced back and retained for wildlife interest. T1 and T2 could be repollarded and T3 could be cut back by at least two thirds, or coppiced. (Access to study the bases, and all sides of the trunks of the trees was not possible on 3.2.2014, due to the water level). If saved for wildlife to live in, for example woodpeckers, lesser stag beetles, bats, even squirrels, the ivy may have to be controlled while the trees regenerate to prevent the new shoots from being smothered. If the trees reach the stage of decay when they are covered with fungal fruiting bodies which are spreading their spores everywhere; then in the interest of the healthy trees in the area, it would be prudent to remove those that are diseased, or at least remove the fruiting bodies to reduce potential infection. Two alternatives: either reduce and retain or fell.	Approved	5 March 2014

H08-0486-13	Proposed temporary flat roof link building constructed between two existing classrooms.	Approved	10 July 2013
H08-0484-13	Siting of two mobile classroom (retrospective).	Approved	10 July 2013
H08-0119-13	Works to trees within the grounds of Gosberton House School, the trees are within Area One of Gosberton Tree Preservation Order No. 13, 1988, they are also within Gosberton Conservation Area. (A plan attached to the application showed the approximate position of most of the trees). All dead wood to be removed. Locust tree likely to be a Robinia pseudoacacia, at the 'top of the field', near western boundary (not marked on the plan). Remove epicormic growth at base. Hawthorn at the base of a London Plane. Trim back a hawthorn shrub which grows from the base of the trunk of the London plane. (Hawthorn not the subject of the Tree Preservation Order and not marked on the plan). Ash (next to London Plane tree). Carry out selective removal of lower branches over-hanging the pool. Remove the two big branches which are rubbing together, leaving the small branch. Sycamore (on corner of kitchen). Crown lift away from the building. Yew (next to the above sycamore). Tip prune to leave two metres clearance from the building and paths. Larch (outside Class 6). Tip prune the branch overhanging the classroom. Prune back lower spindly growth overhanging the paths and sensory garden. (Larch not the subject of the Tree Preservation Order). Willow (in the sensory garden). Remove, completely spindly and not secure. Norway Maple (near trampoline). Crown lift away from hedge/oil tank/shed/trampoline. Young sycamores (on the boundary of the nursing home behind the Norway maple). Remove all three young sycamores. (Young sycamores, due to age, unlikely to be the subject of the Tree Preservation Order). Grind out an old stump nearby (it has some sooty fungus disease). Orchard. Any of the fruit trees can be selectively pruned/lowered/thinned out to improve the fruit production. (Orchard trees not the subject of the Tree Preservation Order and not marked on the plan).	Approved	14 March 2013
H08-0292-09	Proposed extension to incorporate main entrance, parents room, lobby, store, admin room, heads room and toilets.	Refused	15 September 2009

Appendix B

PLANNING POLICY CONTEXT

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PLANNING POLICY CONTEXT

The following areas of the NPPF are relevant to this proposal:

- Paragraph 11 – Sustainable development;
- Paragraph 92 – Healthy, inclusive and safe community;
- Paragraph 95-96 – Schools;
- Paragraph 98 – Open space and recreation;
- Paragraph 124-125 – Achieving appropriate densities;
- Paragraph 130 – Creation of high quality and sustainable buildings;
- Paragraph 174 – Natural environment; and
- Paragraph 197 – Historic environment.

LOCAL PLANNING POLICY

As one of the adopting Councils of the South East Lincolnshire Local Plan (2019), the Local Plan comprises the Development Plan for South Holland District Council.

South East Lincolnshire Local Plan (2019)

The following areas of the adopted Local Plan are relevant to this proposal:

- Policy 1 – Spatial Strategy;
- Policy 2 – Development Management;
- Policy 3 – Design of Development;
- Policy 4 – Approach to Flood Risk;
- Policy 5 – Meeting Physical Infrastructure and Service Needs;
- Policy 28 – The Natural Environment;
- Policy 29 – The Historic Environment;
- Policy 30 – Pollution;
- Policy 31 – Climate Change and Renewable and Low Carbon Energy;
- Policy 32 – Community, Health and Well-being;
- Policy 33 – Delivering a More Sustainable Transport Network; and
- Policy 36 – Vehicle and Cycle Parking.

Appendix C

HISTORIC MAPPING OF SITE

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HISTORIC MAPPING OF SITE

1932 Historic Map





1999 Historic Map





Level 2
100 Wharfside Street
Birmingham
B1 1RT

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