

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Gosberton House Academy

Address Line 1

11 Westhorpe Road

Address Line 2

Gosberton

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE11 4EW

Description of site location must be completed if postcode is not known:

Easting (x)

523639

Northing (y)

331813

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Lincolnshire County Council

Address

Address line 1

Lincolnshire County Council

Address line 2

County Offices

Address line 3

Newland

Town/City

Lincoln

County

Country

United Kingdom

Postcode

LN11YG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

1.70

Unit

Hectares

Description of the Proposal

Please note in regard to:

- Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

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; landscaping works; and all other associated works.

Has the work or change of use already started?

- ☐ Yes
- ☒ No

Existing Use

Please describe the current use of the site

Specialist primary school and temporary mobile classrooms

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Brickwork - Red stock, Red Multi Cladding- White and Grey, Panels vary between Euro clad, Flat and Plank

Proposed materials and finishes:

Brickwork- Ibstock, Commercial Red 65mm- A2611A Brickwork Below DPC- Ibstock, Cheddar Red- A0610A Cladding- Cedral Click, Sky Blue, C10

Type:

Roof

Existing materials and finishes:

Flat Roofs- Dark Grey/ Black Roofing Felt Pitched Roofs- Standing Seam

Proposed materials and finishes:

Flat Roof- Dark Grey/ Black Roofing Felt Pitched Roof- Marley, Duo-Modern, Smooth Grey.

Type:

Windows

Existing materials and finishes:

White uPVC

Proposed materials and finishes:

Aluminium Frames- Colour, Anthracite Grey- RAL7016

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Multiple Fences- Styles Vary; Timber Picket Style Metal Railings Weld Mesh Brickwork Wall with Piers to main access.

Proposed materials and finishes:

Multiple Fences- Styles Vary; Timber Picket Style- between classrooms Weld Mesh- to perimeters

Type:

Vehicle access and hard standing

Existing materials and finishes:

Vehicle Hardstanding- Tarmac Circulation- Concrete Circulation- Tegula Paving- Grey Circulation- Tarmac Play Areas- Softcore

Proposed materials and finishes:

Vehicle Hardstanding- Tarmac Vehicle Hardstanding- No dig parking grid system with gravel infill Pedestrian Circulation- Pedestrian Macadam Pedestrian Circulation- Concrete Block Paving Play Areas- Safety Surfacing Please refer to areas landscape drawing- GHA-ALA-XX-00-DR-L-9004-S2-P01

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Reports;

12048 AA Final - FPCR Arboricultural Assessment
12048 AMS Final- FPCR Arboricultural Method Statement
12048 Eco App- Ecological Appraisal
12048-E-01-05 Appendix B- BNG Plans Combined Rev A 26.10.23
GHA-DBS-01-ZZ-T-A-1000-Design and Access Statement-S3-P02
C4324-School Travel Plan
HSP2023-C4324-C&S-FRAS1-1741 Flood Risk Assessment and Drainage Strategy
Transport Statement- Gosberton House Academy_P01
231031 - GHA Cover Letter
231031 - Gosberton House Academy Planning Statement - Final

Kier Design and Business Services Drawings;

GHA-DBS-01-00-D-A-1220-Proposed Ground Floor Layout-S3-P03
GHA-DBS-01-01-D-A-1223-Proposed Roof Plan-S3-P03
GHA-DBS-01-ZZ-D-A-1300-Proposed Elevations Sheet 1-S3-P04
GHA-DBS-01-ZZ-D-A-1301-Proposed Elevations Sheet 2-S3-P04
GHA-DBS-01-ZZ-D-A-1310-Proposed Coloured Elevations Sheet 1-S3-P03
GHA-DBS-01-ZZ-D-A-1311-Proposed Coloured Elevations Sheet 2-S3-P03
GHA-DBS-01-ZZ-D-A-1400-Proposed Sections 1-S3-P03
GHA-DBS-01-ZZ-D-A-1401-Proposed Sections 2-S3-P01

Ares Landscape Architects Drawings;

GHA-ALA-XX-00-DR-L-9000 Site Location Plan
GHA-ALA-XX-00-DR-L-9001 Existing Site Plan
GHA-ALA-XX-00-DR-L-9002 Landscape Illustrative Masterplan
GHA-ALA-XX-00-DR-L-9003 Proposed General Arrangement & Landscape Plan
GHA-ALA-XX-00-DR-L-9005 Fencing General Arrangement
GHA-ALA-XX-00-DR-L-9006 Planting Plan
GHA-ALA-XX-00-DR-L-9011 Access & Circulation
GHA-ALA-XX-00-DR-L-9012 Site Sections
GHA-ALA-XX-00-DR-L-9013 External Area Analysis

HSP Consulting Drawings;

GOS-HSP-XX-XX-DR-C-1000 P02 Proposed Finished Levels
GOS-HSP-XX-XX-DR-C-1001 P03 Proposed Drainage Layout

Urban Jungle Drawings

GHS-UJE-XX-00-DR-E-63002- External Lighting Layout
GHS-UJE-XX-00-DR-E-63003- External Lighting Illuminance Layout

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

28

Total proposed (including spaces retained):

57

Difference in spaces:

29

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

14

Difference in spaces:

14

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☒ Yes
- ☐ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
- ☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
- ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☒ Main sewer
- ☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to Report;
HSP2023-C4324-C&S-FRAS1-1741 Flood Risk Assessment and Drainage Strategy

Please refer to Proposed Drainage Layout drawing;
GOS-HSP-XX-XX-DR-C-1001 P03 Proposed Drainage Layout

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
- ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class: Other (Please specify) Other (Please specify): F1-Schools, galleries, museums, libraries, halls or churches Existing gross internal floorspace (square metres): 1600 Gross internal floorspace to be lost by change of use or demolition (square metres): 143 Total gross new internal floorspace proposed (including changes of use) (square metres): 2250 Net additional gross internal floorspace following development (square metres): 650

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	1600	143	2111	511

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

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Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	50
Part-time	0
Total full-time equivalent	50

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

56

Part-time

0

Total full-time equivalent

56

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

F1 - Learning and non-residential institutions

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

17:00

Saturday:

Start Time:

End Time:

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PAD000145

Date (must be pre-application submission)

25/07/2023

Details of the pre-application advice received

Feedback on Pre-app submission received indicating Support in principle with request to confirm site selection justification, loss of trees justification and play space confirmation. All of which have been addressed in supporting documentation associated with this full application.

In addition to this a teams meeting was held 16/10/2023 with Eloise Shieber and LCC Tree Officer to feedback on current site location with further positive feedback received.

Please refer to section 3 of WSP Planning and Heritage Statement appended to this submission for further information on engagement held with both Planning Authority and Local Community

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Paul

Surname

Nicholl

Declaration Date

01/11/2023

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Paul Nicholl

Date

01/11/2023