

## DECISION DELEGATED TO HEAD OF PLANNING

**Application No:** H12-0264-25      **Applicant:** Bowmer + Kirkland and  
Department for Education

**Proposal:** Details of construction specification (Condition 4 of H12-0310-24)

**Location:** University Academy Long Sutton 84 Little London Long Sutton

**Terminal Date:** 9th May 2025

### Planning Policies

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

02                      Development Management  
03                      Design of New Development  
32                      Community, Health and Well-being

#### National Guidance

#### National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development  
Section 4 - Decision-Making  
Section 8 - Promoting healthy and safe communities  
Section 12 - Achieving well-designed places

### Representations:

|                            | Object | Support | No Obj. | Comments |
|----------------------------|--------|---------|---------|----------|
| HIGHWAYS & SUDS<br>SUPPORT | 0      | 0       | 0       | 1        |
| OTHER STATUTORY<br>BODIES  | 0      | 0       | 0       | 2        |

### CASE OFFICER ASSESSMENT

#### Proposal

This is a discharge of conditions application providing details of construction specification (Condition 4 of H12-0310-24).

## Site Description

The application site is located to the north of Long Sutton, but within the settlement boundary fronting Little London. The existing site which is the base of university academy Long Sutton contains a 3 storey building that heavily fenestrated, a number of associated brick built outbuildings, car parks, nursery building, leisure centre and playing fields.

Little London itself is made up of a broad mix of dwelling types, which form frontage development along the road away from the core of Long Sutton. To the south is the existing butterfly park where an extant permission for a residential development is located, there is also a pending application on this site.

The application site is shown by the SFRA Hazard maps to be in a location 'danger for some', the application site is within the settlement boundary and playing fields are allocated by the policies map.

Planning permission exists to the redevelop this site.

## History

H12-0310-24 - Demolition of existing school buildings and redevelopment to provide a new three storey building for educational purposes (Use Class F1), revised internal vehicular and pedestrian circulation routes (including creation of revised vehicular drop off / pick up areas for buses and cars), sports and informal recreational spaces, landscaping, drainage, parking areas (including temporary parking provision during the construction phase) and all associated works. Approved 27-06-24

## Consultation Responses

### Crime Prevention Design Officer

Lincolnshire police do not have any objections to this application.

### Sport England

Sport England raises no objection to condition 4 being discharged on the basis of implementation in line with the submitted details.

## Planning Considerations

### Condition 4 - Written Construction Specification

The condition requires:

*Prior to work commencing above foundation level of the new school building hereby approved, a written construction specification including elevation drawings and a programme of implementation for the Multi Use Games Area (MUGA) hereby approved shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The approved scheme shall then be carried out in full and in accordance with the approved programme of implementation before the new school building is occupied. The MUGA shall thereafter be maintained in accordance with the scheme and made available for sports use in accordance with the scheme.*

The applicant has provided:

- SRP1155-ONE-ZZ-ZZ-D-L 0607-P02\_MultiUseGames Area Elevations
- SRP1155-DBG-XX-XX-T-T-0 022-MUGA Specification
- University Academy Long Sutton Master Programme - MUGA & Street Furniture Hard and Soft Landscaping (Externals) inc Temp car park works (Externals) P10 03.03.25

Condition 4 was requested as part of the original permission and Sport England had required its attachment. Subsequently this information has been sent to Sport England for consideration. Having reviewed the above plans and programmes Sport England have confirmed they have no objections to the discharge of the condition.

Therefore Condition 4 is hereby discharged.

## **Conclusion**

Condition 4 of H12-0310-24 is hereby discharged.

## **Additional Considerations**

### Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

### Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.