

Dobson-Grey Land & Development Ltd
1 Alscot Studios, Alscot Park
Atherstone On Stour
Stratford Upon Avon
CV37 8BL

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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H12-0310-24 **Date of Decision:** 27th June 2024

Applicant: Bowmer + Kirkland & Department for Education
C/O Dobson-Grey Land & Development Ltd
1 Alscot Studios, Alscot Park
Atherstone On Stour
Stratford Upon Avon
CV37 8BL

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

Description: 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

South Holland District Council hereby give notice that permission has been GRANTED (or equivalent) subject to the following condition(s):

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:

Site Location Plan
SRP1155-ONE-ZZ-ZZ-D-L-0003 Rev P11 - Whole Site Plan
SRP1155-CHD-01-R1-D-E-6900 P01 - Proposed PV areas

SRP1155-CHD-XX-XX-T-M-0003 - Energy Strategy Report
SRP1155-CPM-01-00-D-A-2020 Rev P07 - Proposed GA Floor Plan
SRP1155-CPM-01-01-D-A-2021 Rev P07 - Proposed GA Floor Plan
SRP1155-CPM-01-02-D-A-2022 Rev P07 - Proposed GA Floor Plan
SRP1155-CPM-01-R1-D-A-2023 Rev P04 - Proposed GA Roof Plan
SRP1155-CPM-01-ZZ-D-A-2001 Rev P02 - General arrangement sections
SRP1155-CPM-01-ZZ-D-A-2010 Rev P04 - Proposed Elevations
SRP1155-LBY-ZZ-00-D-A-0200-P02 - Existing Block Plan
45301_T Rev 0 - Topographical Survey
45301_T_UG Rev 0 - Utility Survey

AEL-18654-TCP-1 Rev B - Tree Constraints Plan
AEL-18654-TCP-2 Rev B - Tree Constraints Plan
AEL-18654-TCP-3 Rev B - Tree Constraints Plan
AEL-18654-TCP-4 Rev B - Tree Constraints Plan
AEL-18654-TCP-5 Rev B - Tree Constraints Plan
AEL-18654-TCP-6 Rev B - Tree Constraints Plan
AEL-18654-TCP-7 Rev B - Tree Constraints Plan
AEL-18654-TIP Rev D - Tree Impact Plan
AEL-18654-TPP Rev D - Tree Protection Plan
AEL-18654-TSP Rev D - Tree Shadow Plan
AEL-18654-TWP Rev D - Tree Work Plan
SRP1155-CHD-XX-XX-T-M-0002 P02 (Building Services Strategy Report) by Chord
Consult 16.02.2024
SRP1155-MRG-ZZ-XX-T-C-0002 Rev P04 - Civil Design Philosophy
SRP1155-CHD-ZZ-ZZ-D-E-6300 Rev P03 - External Lighting Philosophy

SRP1155-ONE-ZZ-ZZ-D-L-0004 Rev P02 - Site Landscape Plan
SRP1155-ONE-ZZ-ZZ-D-L-0005 Rev P02 - Site Landscape Plan
SRP1155-ONE-ZZ-ZZ-D-L-0006 Rev P02 - Site Landscape Plan
SRP1155-ONE-ZZ-ZZ-D-L-0007 Rev P02- Site Landscape Plan
SRP1155-ONE-ZZ-ZZ-D-L-0008 Rev P02- Site Landscape Plan
SRP1155-ONE-ZZ-ZZ-D-L-0009 Rev P03 - Access & Security Strategy
SRP1155-ONE-ZZ-ZZ-D-L-0013 Rev P02 - General Arrangement External Sports
Provision
SRP1155-ONE-ZZ-ZZ-D-L-0019 Rev P01 - Staff Temporary Car Park Plan
SRP1155-ONE-ZZ-ZZ-D-L-0201 Rev P03 - Planting Plan
SRP1155-ONE-ZZ-ZZ-D-L-0202 Rev P03 - Planting Plan
SRP1155-ONE-ZZ-ZZ-D-L-0203 Rev P03 - Planting Plan
SRP1155-ONE-ZZ-ZZ-D-L-0204 Rev P03 - Planting Plan
SRP1155-ONE-ZZ-ZZ-D-L-0205 Rev P03 - Planting Plan
SRP1155-ONE-ZZ-ZZ-D-L-0017 Rev P02 - Existing & Proposed Playing Field
SRP1155-ONE-ZZ-ZZ-D-L-0016 Rev P02 - Sections Plan

School Travel Plan by GHD dated 21st March 2024
Transport Assessment by GHD dated 6th March 2024
Drainage Strategy Report by Morgan Structural Limited (SRP1155-MRG-ZZ-XX-T-C-0003
rev P03) dated 15.05.2024
Construction Management Plan by Bowmer & Kirkland (SRP1155-BNK-XX-XX-T-X-0210
P04) dated 13.05.24

Geosphere Environmental Phase 2 Report (8133 GI/GROUND/RS,JD/08-03-24/V1) dated 08.03.2024

Geotechnical & Geo-environmental Desk Study Report at University Academy Long Sutton (PC228532) By Geotechnics Desk Study dated December 2022 (Final Issue 25.01.23)

Geotechnics Ground Investigation Report dated July 2023

Detailed Fire Safety Strategy (SRP1155-AFR-01-XX-T-K-0002 P01) by Ashton Fire dated 14.03.2024

Biodiversity Metric Calculation Tool

Biodiversity Survey & Update Report (6207-A) by Surrey Wildlife Trust dated 13.03.2024

Arboricultural Impact Assessment (AEL-18654) by Apex dated 4th March 2024

Noise Impact Assessment by Environoise (SRP1155-ENV-XX-XX-T-J-0002 Rev P01) dated 29.02.24

Preliminary Archaeology & Heritage Survey (100110481-MMD-XX-YY-RP-HE-0001) by Mott Macdonald dated December 2022

Preliminary Ecological Appraisal by Middlemarch (RT-MME-159069 Rev A) dated January 2024

Preliminary Bat Roost Assessment by Middlemarch (RT-MME-159518 Rev A) dated January 2024

Flood Risk Assessment by Urban Water dated March 2024 (ref- 445 FRA-v2)

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the occupation of the new school building hereby approved, a written pitch construction specification and programme of implementation and a playing field maintenance schedule for a five year period from commencement of use, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England for the land shown in green to the west of the existing long jump pits on Drw No: SRP1155-ONE-ZZ-ZZ-D-L-0017 Rev P02 and for the playing field land impacted upon by the construction activity. The approved scheme and maintenance schedule shall then be carried out in full and in accordance with the approved programme of implementation within six months of the school building being occupied. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the replacement playing field and existing playing field is prepared to an adequate standard and is fit for purpose.

This Condition is imposed in accordance with Policy 32 of the South East Lincolnshire Local Plan (2019) and to accord with Paragraph 103 of the NPPF.

- 4 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.

Reason: To ensure that the development is fit for purpose and sustainable.

This Condition is imposed in accordance with Policy 32 of the South East Lincolnshire Local Plan (2019) and to accord with Paragraph 103 of the NPPF.

- 5 No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of 2 no. tactile crossing points to be installed at the accesses where footways are present) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan.

- 6 No development other than works described as 'Construction Phase 1' contained within section 2.2 of the Construction Management Plan, by Bowmer and Kirkland (SRP1155-BNK-XX-XX-T-X-0210 P04) shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with Section 16 of the National Planning Policy Framework, December 2023. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

- 7 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with Section 16 of the National Planning Policy Framework, December 2023.

This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

- 8 No development other than works described as 'Construction Phase 1' contained within

the Construction Management Plan, by Bowmer and Kirkland shall take place until a full photographic building recording of the main school building 'block EFAA' shown on drawing SRP1155-ONE-ZZ-ZZ-D-L-0003 Rev P11 has been carried out which contains:

1. A general view or views of the building in its wider setting.
2. The building's external appearance.
3. The overall appearance of the principal rooms and circulation areas.
4. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
5. Any machinery or other plant, or evidence for its former existence.
6. Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.
7. Any fixtures and fittings
8. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.

This photographic building recording should also contain a written account which provides the precise location of the property as an address and in the form of a National Grid Reference, a note of any statutory designations, the date of recording with the name(s) of the recorder(s) and the location of any archive material.

Thereafter, the photographic building recording report shall be submitted to and approved in writing by the Local Planning Authority and submitted to the Lincolnshire County Council Historic Environment Record for archiving within 3 months of completion.

Reason: To ensure that the heritage significance of the host property is properly recorded in its undeveloped state.

This Condition is imposed in accordance with Section 16 of the National Planning Policy Framework, December 2023.

- 9 The scheme of landscaping and tree planting shown on drawing numbers SRP1155-ONE-ZZ-ZZ-D-L-0003 Rev P11, SRP1155-ONE-ZZ-ZZ-D-L-0004 Rev P02, SRP1155-ONE-ZZ-ZZ-D-L-0005 Rev P02, SRP1155-ONE-ZZ-ZZ-D-L-0006 Rev P02, SRP1155-ONE-ZZ-ZZ-D-L-0007 Rev P02, SRP1155-ONE-ZZ-ZZ-D-L-0008 Rev P02 shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 10 Before the commencement of any above ground works a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2023.

- 11 Prior to their installation, details of the proposed boundary treatments, including those associated with the MUGA, including a schedule of fencing levels, heights and materials, shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented in accordance with the agreed details and retained thereafter.

Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 12 The development hereby approved shall follow the working practices and procedures, including the control of noise, dust and odours, traffic management contained within the Construction Management Plan by Bowmer and Kirkland (SRP1155-BNK-XX-XX-T-X-0210 P04) approved under Condition 2 of this decision, unless otherwise approved in writing with the LPA.

Construction hours shall only be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. Prior notice and agreement procedures for works outside agreed limits and hours shall be required.

Reason: In the interests of the amenity of local residents.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 13 The development hereby approved shall conform to the practices and recommendations contained within the Noise Impact Assessment, carried out by Environoise dated 29th February 2024 (SRP1155-ENV-XX-XX-T-J-0002 Rev P01). The development shall conform to noise mitigation set out to mitigate both construction and operational impacts.

Reason: To ensure that there is no noise nuisance to nearby residents.

This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

- 14 Should the presence of bats be identified following emergence surveys the applicant shall, prior to any work of demolition to building 'EFAA shown on existing block plan SRP1155-

LBY-ZZ-00-D-A-0200-P02' evidence that a successful application for a bat mitigation license has been achieved. The applicant shall also outline all of the compensation measures in order to discharge this condition.

Reason: In the interests of protected species.

This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.

- 15 The development shall be carried out in accordance with the Biodiversity Survey & Update Report (6207-A) by Surrey Wildlife Trust dated 13.03.2024. Prior to the first planting season a habitat management and monitoring plan (HMMP) shall also be submitted that outlines how the land will be managed over at least 30 years to:

create and enhance habitats for biodiversity net gain (BNG)
manage and monitor the BNG

Reason: To ensure appropriate ongoing management of BNG.

This Condition is imposed in accordance the Environment Bill 2021.

- 16 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (by Urban Water dated March 2024 (ref- 445 FRA-v2)) forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before the property is first occupied:

Finished Floor Levels shall be set at 4.8m AOD

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and Section 14 of the National Planning Policy Framework, December 2023.

- 17 Prior to any external lighting being erected (including those lighting playing pitches) details of their type, location and luminance levels shall first be submitted to and agreed in writing with the Local Planning Authority. It shall function in accordance thereafter.

Reason: To ensure that there is no light pollution to nearby residents.

This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

- 18 Prior to the first use of the MUGA hereby approved, details of the proposed hours of operation shall be submitted to and agreed in writing with the Local Planning Authority. It shall function in accordance thereafter.

Reason: To ensure that there is no noise nuisance to nearby residents.

This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

- 19 Prior to the commencement of phases 3 & 4 outlined within the Construction Management Plan, by Bowmer and Kirkland (SRP1155-BNK-XX-XX-T-X-0210 P04) a

demolition environmental management plan shall be submitted to and agreed in writing with the LPA. The document shall outline the demolition process and how methods to reduce, noise, dust and odour will be implemented. Demolition hours shall only be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. Prior notice and agreement procedures for works outside agreed limits and hours shall be required.

Reason: In the interests of the amenity of local residents.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

The highway improvement works referred to in Condition 5 are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

The applicant is reminded that it is an offence under the Wildlife and Countryside Act, 1981 (as amended) to kill, injure, or take (handle) any protected species occupying a place of shelter or protection and also to take, damage or destroy the nest of any wild bird while that nest is in use or being built. If evidence of bats is found before or whilst the work is carried out you are advised to contact Natural England at their Lincoln office (telephone 03000 603900).

Should unexpected contamination be discovered on the site at any time, the applicant is advised to contact the District Council's Environmental Protection department immediately.



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning-inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice OR the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.