Dobson-Grey
1 Alscot Studios
Alscot Park
Atherstone On Stour
Stratford Upon Avon
CV37 8BL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
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TOWN AND COUNTRY PLANNING ACT 1990
SECTION 73 MODIFICATION

Reference: H12-0338-26 **Date of Decision:** 29th May 2026

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

Location: 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 - Approved under H12-0310-24. Modification of Condition 4 to amend wording to enable new school building to be occupied prior to the new MUGA being completed

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

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

H12-0338-26

SRP1155-ONE-ZZ-ZZ-D-L-0003 Rev P11 - Whole Site Plan
SRP1155-BNK-XX-XX-L-X-7000 Rev P10 - University Academy Long Sutton Master Programme

Site Location 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

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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)

H12-0264-25

SRP1155-ONE-ZZ-ZZ-D-L-0607-P02 - MultiUseGamesArea Elevations
SRP1155-BNK-XX-XX-L-X-7000 Rev P10 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
MUGA Fencing Specification PS/EL/HF/V1/24

H12-0256-25

February 2025 - Historic Building Survey. University Academy Long Sutton, South Holland, Lincolnshire (PCAS Archaeology Ltd).

H12-0926-24

Specification for Archaeological Evaluation Trenching, by PCAS - July 2024 (revised September 2024, November 2024)
SRP1155-CPM-ZZ-XX-L-A-0046 Rev P03 External Finishes Schedule
SRP1155-CPM-01-XX-G-A-0047 Material Colours & Samples
Landscape Specification by One- Environments

H12-0347-26

Labosport Labosport 26-0124-1 - Natural Turf Sports Field Design & Construction Considerations - East Playing Field
Labosport 26-0124-1 - Specification for construction of natural turf sports surfaces on the East Playing field

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Work Schedules East Area
Work Schedules East Area
Labosport 26-0124-2 - Natural Turf Sports Field Design & Construction Considerations - West Playing Field
Labosport 26-0124-2 - Specification for construction of natural turf sports surfaces on the West Playing Field

H12-0139-26

SRP1155-DBS-ZZ-ZZ-D-E-9030 Rev C02 - External Lighting Lux Plot
SRP1155-DBS-XX-XX-T-E-0004 Rev C01 - Technical Submission for External Lighting

H12-0140-26

SRP1155-ONE-ZZ-ZZ-D-L-0029 Rev P03 - Fencing & Gates Schedule
SRP1155-ONE-ZZ-ZZ-D-L-0404 Rev P06 - Outline Levels Plan (Sheet 4 of 5)
SRP1155-ONE-ZZ-ZZ-D-L-0605 Rev C01 - Fencing Typical Details - Sheet 1 of 2
SRP1155-ONE-ZZ-XX-T-L-0001-P08 - Schedule of Boundary Treatments

H12-1181-25

Application Form
Covering Letter

H12-0756-24

Construction Environmental Management Plan, by Bowmer and Kirkland, dated 27th June 2024

H12-0685-24

Nocturnal Bat Survey Report and Aerial Tree Inspection by Collington Winter, dated July 2024

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

2 The pitch construction specification and programme of implementation and a playing field maintenance schedule shall be carried out in accordance with the details submitted under planning application H12-0347-26 and agreed by the local planning authority. These agreed details shall be adhered to for a five year period from commencement of use.

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 104 of the National Planning Policy Framework (December 2024).

3 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 MUGA scheme shall then be carried out in full with construction to be undertaken in accordance with the following timescales:

Occupation of the new school building - 01/06/2026
Demolition of existing school building - 01/06/26 - 24/09/2026
MUGA and associated services construction - October 2026 - 02/02/2027.

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).

4 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.

5 The development hereby approved shall be carried out in accordance with the written scheme of archaeological investigation submitted under planning application H12-0926-24. 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 2024.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

6 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 and approved under planning application H12-0310-24 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.

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7 External materials shall be made up of those submitted and agreed under planning application H12-0926-24. 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 2024.

8 The boundary treatments, including those associated with the MUGA shall be erected in accordance with the details agreed under planning application H12-0140-26 and retained thereafter.

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.

9 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 planning permission H12-0310-24.

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.

10 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) approved under Condition 2 of planning permission H12-0310-24. 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.

11 The development shall be carried out in accordance with the bat mitigation submitted and approved under planning application H12-0685-24. The working practices and methods shall be followed with no deviation from the agreed details.

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Reason: In the interests of protected species.
This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.

12 The development shall be carried out in accordance with the Biodiversity Survey & Update Report (6207-A) by Surrey Wildlife Trust dated 13.03.2024 and approved under planning permission H12-0310-24. 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.

13 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)) approved under planning permission H12-0310-24, 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 2024.

14 The external lighting across the site shall be implemented in accordance with the details submitted under planning permission H12-0139-26. The site 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

15 The development shall be carried out in accordance with the Details of Demolition Environmental Management Plan approved under planning application H12-0756-24. 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 subsequently determining to grant planning permission.

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

Biodiversity Net Gain

The applicant's attention is drawn to the following Biodiversity Net Gain requirement.

The effect of Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition". The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan, or

(c) the development is exempt from the biodiversity gain condition.

For guidance on the contents, in respect of the details that must be submitted and agreed by the Local Planning Authority, prior to the commencement of the consented development, please see the GOV.uk website and Planning Practice Guidance.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at
https://www.gov.uk/guidance/biodiversity-net-gain.

Based on the information available and submitted in support of this application, the Local Planning Authority considers that the development hereby permitted is exempt and therefore will not require the approval of a biodiversity gain plan, prior to the commencement of development; with the development comprising a statutory exemption as listed below: -

Variation of an existing permission

As such, the development hereby permitted will not be subject to the biodiversity gain condition.

Irreplaceable habitat

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

For clarity the LPA do NOT consider that irreplaceable habitats are present at this site.

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

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

Effect of Section 73(2D) of the 1990 Act

Under Section 73(2D) of the Town and Country Planning Act 1990 (as amended) where

(a) a biodiversity gain plan was approved in relation to the previous planning permission ("the earlier biodiversity gain plan"), and

(b) the conditions subject to which the planning permission is granted:

(i) do not affect the post-development value of the onsite habitat as specified in the earlier biodiversity gain plan, and

(ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat within the meaning of regulations made under paragraph 18 of Schedule 7A, do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier biodiversity gain plan.

- the earlier biodiversity gain plan is regarded as approved for the purposes of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) in relation to the planning permission.



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 team for further information on 01775 764557 or bcadmin@sholland.gov.uk

BUILDING REGULATIONS 2010:

The plans given approval as part of this application, may require the provision of additional information or amendment to show compliance the relevant requirements of the Building Regulations 2010. Typical circumstances include, highly glazed extensions achieving compliance with requirement L1 (Conservation of fuel and power) which may influence the areas of glazed elements/ building elevations, or requirement B1 (Means of warning and escape) which may influence an internal layout for fire safety purposes. Please contact the Building Control team 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://appeal-planning-decision.service.gov.uk/before-you-start**. 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.