2 April 2026

Ref: 2001550

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sirs

Property Address: University Academy Long Sutton 84 Little London Long Sutton Spalding

Applicant: Bowmer + Kirkland & Department for Education

Planning permission reference: H12-0310-24

Date of planning permission: 27 June 2024

Approved Development: 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

Application for variation of: Condition 4 (MUGA specification and on-site provision)

This letter has been prepared by Dobson-Grey Limited on behalf of Bowmer + Kirkland and the Department for Education for the variation of condition 4 (relating to the MUGA specification and time trigger for its provision on site) at University Academy Long Sutton (application reference: H12-0310-24). This S73 application seeks to amend the time trigger for when the MUGA needs to be completed and available for use.

As currently drafted, the second part of condition 4 requires the MUGA element of the wider development to be carried out in full, and in accordance with the approved programme of implementation, before the new school building is occupied (my emphasis).

The Phasing Programme for the development was submitted within the Construction Management Plan (CMP) (document SRP1155-BNK-XX-XX-T-X-0210-P04, Construction Management Plan 13/05/24, Appendix A) at the time of the original application and clearly showed the location of the MUGA to be underneath the footprint of the current school buildings which are to be demolished as part of the redevelopment scheme. This necessarily means that the new MUGA cannot be constructed until the existing classroom structures have been removed. Demolition is planned to occur within Phase 4 of the wider project, once the new school building has been completed and children can be moved from their current classrooms into the new facility. Occupation of the new building will therefore have to commence ahead of demolition and the subsequent post-demolition MUGA construction works. It is impossible to comply with the wording of condition 4 as currently drafted. The MUGA facility will be created as soon as the existing school has been removed and the land cleared of all waste materials.

The proposed change to the wording of the condition has been discussed with the original case officer, Mark Niland, who understands the need for the revision. Commencement of works to implement the planning permission occurred slightly later than originally anticipated (see initial estimated dates within Appendix A of

the CMP). The sequence of individual Phases as set out in the CMP is, however, unchanged. Pupils will decant from the old buildings into the new school at Phase 2.3, with demolition of the original school commencing at Phase 3.3, once site compound hoardings and other construction facilities have been reconfigured. Demolition would continue through to Phase 4.1. The MUGA construction is shown as commencing at Phase 4.2, with completion as part of Phase 4.4.

The original timeline as estimated within the CMP was for pupil decant to occur in January 2026 with demolition of the old buildings beginning in mid March 2026 and the MUGA construction and surrounding fencing erected by mid September 2026. Due to the delay in work commencing at the start of the project, the timeline relating to these Phases of the school redevelopment was subsequently updated from that estimated within the CMP as follows:

- 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 (exact October start date is subject to prior works)

The date for the physical construction of the MUGA and its surrounding fencing is as shown within the University Academy Long Sutton Master Programme document extract SRP1155-BNK-XX-XX-L-X-7000 Rev P10 print date 03.03.25 which, alongside the design specification details, was submitted to the Council as part of discharge of condition application H12-0264-25.

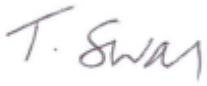
Approval of the MUGA design specification details has allowed construction of the new building to proceed above slab level but the contractor now needs approval for a minor change to the wording of the second part of the condition to formally enable occupation of the new building to occur before the MUGA has been created. The contractor has confirmed that current construction work timings will still enable MUGA construction to occur in accordance with the dates within the specific Master Programme document, i.e between October 2026 and early February 2027.

We are proposing that the wording of condition 4 is revised as shown in the inset paragraph below. The text shown in bold omits the reference to occupation of the new building and instead links the MUGA construction to a specified timescale for implementation. The dates for the MUGA construction are as per the Master Programme document extract SRP1155-BNK-XX-XX-L-X-7000 Rev P10 print date 03.03.25 (as approved by the Council under application H12-0264-25 on 7 April 2025). We have also referenced the specific dates for occupation of the new school building, and for demolition of the old school buildings, for completeness.

> 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) and to accord with Paragraph 103 of the NPPF.

We trust that the justification for the change to the wording is clear but please do come back to me if further information is required.

Yours faithfully



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