

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H12-0347-26 **Applicant:** Bowmer + Kirkland & Department for Education

Proposal: Details relating to pitch construction specification and maintenance (Condition 3 of H12-0310-24)

Location: 84 Little London Long Sutton Spalding

Terminal Date: 5th June 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

32 Community, Health and Well-being

National Guidance

National Planning Policy Framework December 2024

Section 8 - Promoting healthy and safe communities

Representations:

	Object	Support	No Obj.	Comments
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of conditions application providing details relating to pitch construction specification and maintenance (Condition 3 of H12-0310-24).

Site Description

This application relates to a discharge of condition submission associated with the approved redevelopment and regeneration of University Academy Long Sutton. Planning permission has

already been granted for the wider redevelopment proposals, including the construction of a new school building and associated works.

The application site is located to the north of Long Sutton, within the defined settlement boundary, fronting Little London. The existing school site, which forms the base of University Academy Long Sutton, contains a three-storey, heavily fenestrated building alongside a number of associated brick-built outbuildings, car parking areas, a nursery building, leisure centre, and extensive playing fields.

Little London is characterised by a broad mix of dwelling types, forming predominantly frontage development extending away from the core of Long Sutton. To the south of the site lies the existing Butterfly Park site, where there is an extant permission for residential development, alongside a further pending application.

The site is identified within the Strategic Flood Risk Assessment (SFRA) Hazard Mapping as being within an area categorised as "Danger for Some". The site lies within the settlement boundary, and the associated playing fields are allocated accordingly within the Local Plan Policies Map.

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

Sport England

Based on the details submitted for this condition, Sport England has no objections to condition 3 being discharged.

IDB

Whilst we acknowledge that this discharge of conditions application is not related to the drainage of the development, we note from the drawing 'Drainage Design' (Drawing No. 26-0124-01, Labosport, February 2026) indicates the proposed drainage will connect to the site wide drainage design via lateral and collector pipes. We would recommend that ground investigation is carried out to determine infiltration potential, followed by testing in line with BRE Digest 365 if onsite material is considered favourable for infiltration. The Board have previously issued consent for the discharge of surface water to a watercourse for the wider site under references 24_28694_C and 24_28695_C. Should the applicants' proposal change to include the installation of an impermeable lining below the pitches, consent will be required under Byelaw 3, even if the proposal utilises an existing connection or outfall. The Board recommend that any discharge is in line with the National standards for sustainable drainage systems (SuDS) published in June 2025. Further to the National Standards for SuDS, the Board's policy is to restrict discharges to 2l/s/ha or annual average flood flow rate (QBar or QMed), whichever is higher.

Condition 3 - Pitch Construction Specification

The condition requires:

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

The applicant has provided the following documents in support of the application:

- Covering Letter
- Specification for Construction of Natural Turf Sports Surfaces on the East Playing Field
- Natural Turf Sports Field Design & Construction Considerations - West Playing Field
- Specification for Construction of Natural Turf Sports Surfaces on the West Playing Field
- Work Schedules - East Area
- Drainage Design.

In summary, the condition requires the submission and approval of the following:

- A written specification for the construction of the replacement/reinstated playing pitch areas;
- A programme for implementation of the works; and
- A five-year playing field maintenance schedule.

These details are required to be approved by the Local Planning Authority, in consultation with Sport England, prior to occupation of the new school building. The approved works must then be completed within six months of occupation, and the playing fields must thereafter be maintained and made available for use in accordance with the approved scheme.

Sport England has been consulted on the application and raises no objection to the discharge of the condition, confirming that they are satisfied that the submitted details meet the requirements of the condition.

The applicant has also submitted drainage information, upon which the Internal Drainage Board (IDB) has provided comments. It is noted that the following document was approved as part of the original planning permission, although no specific condition relating to surface water drainage was attached to the permission:

- Drainage Strategy Report by Morgan Structural Limited (SRP1155-MRG-ZZ-XX-T-C-0003 Rev P03), dated 15.05.2024.

The IDB has suggested that infiltration testing should be undertaken. However, this matter falls outside the scope of Condition 3. As the discharge of this condition relates specifically to the pitch construction specification, implementation programme, and maintenance schedule, there is no requirement for the applicant to demonstrate infiltration measures as part of this submission. Furthermore, drainage details are already governed by the approved plans associated with the original permission and are not listed as documents requiring approval under this discharge of conditions application.

Having regard to the submitted information and the consultation response from Sport England, it is considered that the requirements of Condition 3 have been satisfactorily addressed. The condition can therefore be 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.

Conclusion

Condition 3 of planning permission H12-0310-24 is hereby discharged.