DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H12-0926-24**	**Applicant:**	**Bowmer + Kirkland and Department for Education**
Proposal:	Details of archaeological investigation and external materials (Conditions 6 and 10 of H12-0310-24)		
Location:	University Academy Long Sutton 84 Little London Long Sutton		
Terminal Date:	31st December 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework December 2024

Section 12 - Achieving well-designed & beautiful places
Section 15 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of conditions application relating to planning permission H12-0310-24. The

applicant is submitting details of the archaeological investigation as well as external materials (Conditions 6 and 10 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 ad playing fields are allocated by the policies map. Planning permission exists for the redevelopment of this school.

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

Historic Places Team

Thank you for consulting us on this. The submitted archaeological WSI meets the required standards, and I can recommend discharge in full of Conditions 6 of H12-0310-24.

Planning Considerations

Condition 6 - Written Scheme of Archaeological Investigation

The condition requires:

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.

The applicant has provided a 'Specification for Archaeological Evaluation Trenching' by PCAS Archaeology dated July 2024 (and revised in both September 2024 and November 2024). The historic places team have been involved in the process and assessed the strategy resulting in revisions. This latest iteration is now sufficient and the Historic Places Officer considers it acceptable and sufficient to discharge.

On this basis condition 6 is therefore discharged.

Condition 10 - External Finishes

The condition requires:

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.

The applicant has provided the following supporting information:

-Material Colours & Samples - August 2024
-External Finishes Schedule
-Landscape Specification

The proposed palate of materials including those relating to hard surface areas are considered acceptable. The proposed materials would result in producing a scheme of high merit that would result in providing acceptable character benefits to the area.

On this basis condition 10 is discharged.

Conclusion

Conditions 6 and 10 of H12-0310-24 are 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.