Lincolnshire County Council
Planning Permission

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

Date of Proposal: 15 April 2021

Application No. H16-0459-21

LCC Ref. No. PL/0062/21

Part 1 Planning Permission

1. On 25 June 2021 the Lincolnshire County Council resolved, for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, to construct a two storey teaching block to include eight classrooms, staff room and associated WC's, circulation and plant space and sprinkler tank at Spalding Academy, Neville Avenue, Spalding

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2. Take notice that Planning Permission is hereby granted by Lincolnshire County Council to carry out the above development in accordance with the application and plans submitted subject to the following conditions.

Part 2 Conditions

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Signed N McBride

Head of Planning
Lincolnshire County Council

Date 25 June 2021

NOTES:

1. This permission must be entered in the statutory register of planning decisions maintained by the District Council (as required by the Town and Country Planning General Regulations 1992). In addition the District Council is requested to make an entry in the Land Charges Register of any conditions attached to this permission.

2. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. The development hereby permitted shall only be carried out in accordance with the following documents and plans. The approved documents and plans are as follows:

- Planning application form and Design and Access Statement (received 15 April 2021)
- Drawing Number 2094-DBS-00-ZZ-DR-A-1103 A3 - Proposed Site Plan (Date Received 15 April 2021)
- Drawing Number 32094-DBS-01-ZZ-DR-A-1200 A3 - Proposed GA Plans - Ground and First Floor (Date Received 15 April 2021)
- Drawing Number 32094-DBS-ZZ-ZZ-DR-A-1350 A3 - Proposed Elevations (Date Received 15 April 2021)
- Revised Drainage Plan, (Date Received 20 April 2021)
- Drawing Number 32094-DBS-XX-XX-DR-C-0002 S4 - Revised Drainage Details (Date Received 20 April 2021).
- Drawing Number 32094-DBS-ZZ-ZZ-DR-A-1101 A3 - Revised Location Plan, (Date Received 20 April 2021)
- The Arboricultural Impact Assessment (Date Received 15 April 2021)
- Remediation Strategy (Date Received 15 April 2021)
- Flood Risk Assessment (Date Received 20 April 2021)

Reason: To ensure the development is carried out in accordance with the approved details.

3. Within 12 months of the new block hereby permitted being occupied, an updated (see recommendations within the attached informative) and revised Travel Plan shall be submitted for the written approval of the County Planning Authority. Thereafter an annual review of the approved Travel Plan shall be undertaken and the results of this review shall be made available to the County Planning Authority upon request. The school shall ensure that the objectives and initiatives to promote and support sustainable travel are fulfilled in accordance with the Travel Plan.

Reason: In order that the Local Planning Authority conforms to the requirements of the National Planning Policy Framework, a Travel Plan has been conditioned to ensure that access to the site is sustainable and reduces dependency on the car.

4. The Arboricultural Impact Assessment (recommendations) (Date Received 15 April 2021) shall be implemented and continue to be implemented throughout the development's lifetime.

Reason: To ensure the development is carried out in accordance with the approved details.

Informative

Attention is drawn to:-

i) Anglian Water informative –

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network, they should serve notice

under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

(1) Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
(2) Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
(3) Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
(4) The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

ii) Environment Agency Informative –

We would strongly recommend that occupiers of the site signs up to Floodline Warnings Direct to receive advance warning of flooding and that a Flood Warning and Evacuation plan is prepared.

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit https://www.gov.uk/sign-up-for-flood-warnings. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit https://www.gov.uk/prepare-for-flooding

To get help during a flood, visit https://www.gov.uk/help-during-flood
For advice on what do after a flood, visit https://www.gov.uk/after-flood.

iii) Lincolnshire County Council – Transport Planning Response dated 29 April 2021

(iv) Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970;

(v) Design Note 18 "Access for Disabled People to Educational Buildings", published in 1984 on behalf of the Secretary of State for the Environment, or any prescribed document replacing that note; and

(vi) In dealing with this application the County Planning Authority has worked with the applicant in a positive and proactive manner by giving pre-application advice in advance of the application. This approach ensures the application is handled in a positive way to foster the delivery of sustainable development which is consistent with the requirements of the National Planning Policy Framework and as required by Article 35(2) of the Town & Country Planning (Development Management Procedure)(England) Order 2015.

This feedback has been produced by Lincolnshire County Council Transport Planning Team in response to a Travel Plan for Spalding Academy submitted for comment.

Comment Note: March 2021 Date: 29th April 2021

Planning Application No: PL/0062/21

Summary: The Travel Plan has been submitted to support a planning application for an two storey extension to the school providing an additional 8 classrooms. There are currently 1204 students with an expected increase to 1500 by 2026. The Travel Plan lacks some detail, staff and student surveys and a target – all prerequisites of a Travel Plan. Information on School Travel Plan requirements can be found at https://www.lincolnshire.gov.uk/downloads/file/1946/travel-plan-guidance-pdfa . Please note comments below:

Ref	Travel Plan Reference	LCC Comment
1	Introduction	The school currently employs 132 staff – will the additional classrooms require additional staff?
2	Background Information	A site map of the school would help the reader identify with the text. The number of car parking and cycle parking spaces should be included in the Travel Plan. These, when compared to survey data, help identify if measures are required to achieve the target. It is noted that the school has sufficient spaces to accommodate current staff levels.
3	Surveys/Targets/Actions	The Travel Plan should include a survey of both staff and students to show the current modes of travel to school. The figures will then form a baseline against which at least one target should be set. This could be for example "to reduce single occupancy travel to school by ?%" or, "increase the number of pupils cycling by ?%". One action is to reduce the amount of cars parked along Halmer Gardens and Neville Avenue. Presumably this is students arriving by car with their parents. This could be an area where there is a target set to increase the number of pupils walking/cycling to school. The action plan states that the cycle capacity is sufficient – there is no data to support this. Is the cycle storage secure? Another action is to ensure car parking facilities for visitors to the school are kept available – to reduce parking on Neville Avenue. Some measure here could be to introduce dedicated car share spaces.

Recommendation:. That the comments provided are considered and a revised travel plan, including survey details and a target is submitted for approval.

Prepared By: Barbara Hymers