

date: 01 September 2017
your reference:
our reference: South Holland Post 16 Centre
ask for: David Grant
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Mr H Brown
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Dear Sirs,

South Holland Post-16 Centre, Matmore Gate, Spalding, PE11 2PN

I am writing to confirm the Council's position with regard to the proposed development of the South Holland Post-16 Centre in Spalding, for education (Use Class D1) purposes in accordance with the initial master plan attached, (Drawing; 34241-MAC-XX-00-DR-A-003 dated 23.08.17 Revision 2).

The Site and Surroundings

The site comprises approximately 0.449 *Hectares*. It is located in Spalding and is accessed via Matmore Gate.

The South Holland Post-16 Centre, which opened in September 2008, is an existing Sixth Form centre and is a two storey building with an approximate Gross Internal Area of 1860m². During the last academic year (2015/16) there were 158 Sixth Form pupils on roll who had access to and used the Post-16 Centre building. Externally the building is finished with materials such as brick and a combination of white and red cladding panels. A series of mono pitch roofs are supported by exposed glulam beams.

The building itself is located towards the north of the site whilst towards the south there is a car park consisting of 51 spaces, 4 of which are disabled parking spaces, accessed via Matmore Gate. There is a secure fence line and a number of gates, allowing both vehicular and pedestrian access, that run across the sites southern boundary. There is a fence line which extends along the sites western and northern boundaries and then also a low level timber fence which runs along the car park boundary to the north and east.

The surrounding area consists of both residential and educational buildings. For example to the south and west of the site there are a number of residential properties whilst to the north and east the site is bound by Sir John Gleed School's playing field. The Sir John Gleed School itself is located to the north. Spalding High School is located nearby also to the west. A site location plan is enclosed with this

correspondence. Referring to Historic England, there are no listed buildings located on the site.

With regards to risk of flooding, the site is located within an area where the flood risk from rivers or the sea is medium.

Description of Development

It is proposed to redevelop the site and refurbish the existing Sixth Form centre to provide an Alternative Provision school. This would include the internal remodelling / reconfiguration on both of the ground and first floors; minor modifications to the existing fenestration in places to allow access to the outside; the introduction of a canopy at the rear of the building the width of one of the proposed classrooms; repair / replacement of damaged / missing cladding panels; landscape changes with the introduction of secure play areas, a multi-use games area, external PE store and new anti-climb fences and gates to allow for a secure boundary line; car park layout changes ultimately reducing the number of spaces to allow for a taxi drop-off and pick-up point as well as the relocating of existing lampposts. Please refer to the initial master plan enclosed (Drawing; 34241-MAC-XX-00-DR-A-003 dated 23.08.17 Revision 2).

The proposal will result in a total of 1860 sq m of floor space to be used for education (Use Class D1) purposes for 63 pupils. This represents neither an increase or decrease of sq m and a decrease of 95 pupils over the recorded number of students on roll during the last academic year.

Based on the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017, we consider that subject to a full request for a Screening Opinion, an Environmental Impact Assessment will not be needed for the proposed development.

Review of Planning History

The planning history of the proposed development site includes:

H16-1314-06

Spalding Gleed Girls School – Construction of sixth form / adult learning facilities
County Council Reg 3 Application – 28 November 2006.

Planning Policy Review

The adopted Development Plan for the site is XX and YY South Holland Local Plan, 2006 and the Draft South East Lincolnshire Local Plan (if adopted at the time of submission).

Key Designations

The site is identified in the South Holland Local Plan/Unitary Development Plan 2006 as:

Open space - This was prior to development of the South Holland Post 16 Centre.

In addition, South Holland Local Plan/Unitary Development Plan 2006, sets out the following

policies specific to the nature of the proposed use of the site:

SG14 – Design and Layout of New Development

SG17 – Protection of Residential Amenity

Planning Policy Analysis and Planning Issues/Objectives

It is the responsibility of the applicant to demonstrate how the proposals accord with each planning policy in the form of a supporting statement submitted with the application.

Conclusion

The Council is keen to support proposals that will result in improved educational facilities in the District of South Holland and look forward to receiving a planning application submission in due course.

Whilst detailed design proposals have not been presented to the Council at this stage, issues such as scale, massing, likely site configuration have been reviewed and notwithstanding comments made elsewhere, are considered, subject to further scope of works identified, to be acceptable in principle.

Obviously a number of issues including parking provision, opening hours of the MUGA, use of floodlights, boundary treatment and materials of construction for building renovation will need to be examined in the context of any planning application that is submitted.

In conclusion, the views given above are at this stage informal and represent a Planning Officer opinion only, they cannot therefore be taken to influence or bind the Council on any future planning application. In addition the views given are made without the benefit of any consultation responses.

However, subject to the further scope of works identified in this letter, the proposals may be considered to be consistent with adopted local planning policies.

Yours faithfully



David Grant
Planning Officer