

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H17-0479-25 **Applicant:** Keystone Academy Trust

Proposal: Proposed demolition of existing temporary classroom building & erection of new classroom

Location: Surfleet Primary School 76 Station Road Surfleet

Terminal Date: 25th August 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
29	The Historic Environment
30	Pollution
32	Community, Health and Well-being
33	Delivering a More Sustainable Transport Network
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 8 - Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
HISTORIC ENVIRONMENT OFFICER	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The proposal seeks full planning permission for the demolition of an existing temporary classroom building and the erection of a new classroom block. The existing classroom is located near the western side of the school site, whereas the proposed building is located near the eastern side of the site.

The classroom block is proposed to measure 11m by 6m. The building is proposed to feature a monopitch roof form, measuring 3.5m in height at its tallest point. The building is proposed to feature brickwork facades to match the main school building.

Site Description

The application site comprises land to the rear of Surfleet Primary School. The area where the building is proposed comprises mowed lawn. The area is only partially visible from the street scene along Station Road as the main school building screens most of the site. There are mature trees near the eastern boundary which also provide some screening.

The site is within the settlement boundary of Surfleet, as identified by the South East Lincolnshire Local Plan 2011-2036 and accompanying policies map. The site is identified as Recreational Open Space by Policy 32 of the Local Plan.

The site is within Flood Zone 1, as identified by the Environment Agency's flood risk maps.

Planning History

H17-1100-94: (Full Application) Erect hipped roof and shallow pitched roof on existing flat roof buildings - approved 12 January 1995

H17-0485-96: (Full Application) Station a relocatable classroom unit - approved 20 June 1996

Consultation Responses

The responses received from consultees during the consultation period are summarised below. The responses can be viewed in their entirety on South Holland District Council's website.

Surfleet Parish Council: No comments.

Welland and Deepings Internal Drainage Board: No comments.

Environment Agency: No comments.

Lincolnshire County Council - Historic Environment: The proposal is unlikely to have an impact on significant archaeological remains. Consequently, no further archaeological input is necessary for this application. Considering the proposal is within the setting of Monument MLI126650 (Primary School, Surfleet), the SHDC Conservation Officer must be consulted before a decision is made in relation to any potential indirect (setting) impact.

Lincolnshire County Council - Highways and SUDS: No objections. The proposal is for the demolition of an existing temporary classroom building & erection of new classroom. There will be no increase in student or staff numbers, there will be no impact on the access and the car park will remain available for staff parking. The proposal will not have an adverse impact on the public highway. The proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Environmental Protection: I request a standard land contamination condition be applied at this location.

Conservation Officer: No response received.

Ecology Officer: No response received.

Sport England: No response received.

Cllr S A Slade: No response received.

Cllr J Avery: No response received.

Cllr E J Sneath: No response received.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, December 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

There are no adopted Neighbourhood Plans for the area within which the site is located.

The main issues and considerations in this case include the following:

- Principle of Development;
- Design and Visual Impact;
- Impact on Amenity;

- Highway Safety and Parking;
- Biodiversity Net Gain.

These matters are assessed in turn below.

Principle of Development

Policy 1 of the Local Plan sets out the settlement hierarchy in respect of delivering sustainable development, which meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local need, whilst making more sustainable use of land, and to minimise the loss of high-quality agricultural plots by developing in sustainable locations and at appropriate densities.

Policy 1 expresses this sustainable hierarchy of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

The site is within Surfleet, which is a Minor Service Centre. Policy 1 sets out that within Minor Service Centres, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Allocated and Committed sites and infill.

Paragraph 88 of the NPPF sets out that planning decisions should enable the development of accessible local services and community facilities (part d).

Paragraph 100 of the NPPF sets out local planning authorities should take a proactive, positive and collaborative approach to meeting the requirement to provide a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities.

Policy 32 of the Local Plan also encourages the delivery of community facilities to support the health and well-being of communities.

The application seeks full planning permission to demolish a temporary classroom and erect a new permanent classroom building within the grounds of Surfleet Primary School. The principle of development is considered to be acceptable, as the proposed use comprises an appropriate form of development for the location which would be in accordance with the overall principles of the spatial strategy. As such, the proposed development accords with Policies 1 and 32 of the Local Plan and Paragraphs 88 and 100 of the NPPF.

Sport England have been consulted on the proposed development, however, a consultation response has not been received. Notwithstanding this, it is not considered that the proposal would affect a playing pitch, nor would the proposals result in an unacceptable loss of playing field land. The site is within the grounds of a school and the proposed building would comprise a similar footprint as the temporary building it will replace. As such, the impact on any potential playing field land is acceptable.

Design and Visual Impact

Policy 2 of the Local Plan similarly outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals.

Policy 3 accords with the provisions of Section 12 of the NPPF as it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.

The proposal seeks full planning permission for the demolition of an existing temporary classroom building and the erection of a new classroom block.

The existing classroom is located near the western side of the school site, whereas the proposed

building is located near the eastern side of the site. Once the existing building is demolished, this area is proposed to be landscaped with grass, as shown on the submitted landscaping plan. This is considered to be appropriate in the interests of visual amenity

The new classroom block is proposed to measure 11m by 6m. The building is proposed to feature a monopitch roof form, measuring 3.5m in height at its tallest point. The building is proposed to feature brickwork facades to match the main school building.

The main school building comprises two storeys and would, therefore, screen most of the proposed classroom building from view along the street scene. There is also a boundary fence, a container and mature trees within the eastern area of the school which would provide a degree of screening. Furthermore, due to the proportionate scale of the building and the proposed materials, the visual impact of the building is considered to be acceptable.

Although no trees are proposed to be removed to facilitate the placement of the building, one tree is proposed to be pruned. This tree is not subject to a tree preservation order and as such the tree could be pruned without planning permission. No replacement planting is deemed necessary in this instance as the tree is not proposed to be removed and there is limited scope for planting within the site due to its small size.

Therefore, it is considered that the proposed development would have an acceptable impact on the character and appearance of the area, in accordance with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

Impact on Amenity

Paragraph 135 of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies 2 and 3 of Local Plan sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The site is located to the rear of Surfleet Primary School. There are dwellings located to the east and west of the school site. The nearest dwelling to the proposed classroom building is 80 Station Road, located to the east of the site. The site is currently used as a school and the proposed classroom building is not expected to result in a significant increase in noise or disturbance to the nearest dwellings. Therefore, in amenity terms, the proposed development accords with the provisions of the Section 12 of the NPPF and Policies 2 and 3 of the Local Plan.

Highway Safety and Parking

Paragraph 116 of the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, following mitigation.

Policy 2 of the Local Plan sets out that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation.

Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Policy 33 further reinforces the need for developments to be accessible via sustainable modes of transport.

Policy 36 of the Local Plan, in conjunction with Appendix 6, sets out minimum vehicle parking standards.

The proposal is for the demolition of an existing temporary classroom building and the erection of a new classroom. As such, there will be no increase in student or staff numbers, and there will be no impact on the access and the school car park will remain available for staff parking. Lincolnshire

County Council's Highway Team have set out that that the proposal will not have an adverse impact on the public highway. Therefore, the proposal would accord with Policies 2, 3, 33 and 36 of the Local Plan, as well as Section 9 of the NPPF.

Biodiversity Net Gain

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. This is often referred to as the mandatory requirements for Biodiversity Net Gain.

"Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits".

The biodiversity gain condition is a pre-commencement condition. This relates to a condition that seeks, once planning permission has been granted, a Biodiversity Gain Plan that must be submitted and approved by the planning authority before commencement of the development, alongside the need to submit a Habitat Management and Monitoring Plan.

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition".

The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition.

The application is accompanied by a BNG metric calculation which sets out that a net gain of 20.54% can be achieved. Further details can be secured through the imposition of a BNG condition.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, and provides adequate parking, whilst conforming with the South East Lincolnshire Local Plan and the provisions of the National Planning Policy Framework when viewed as a whole. In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

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

Taking the above considerations into account, the proposal is considered to accord with Policies 1, 2, 3, 30, 32 and 36 of the Local Plan, along with the identified sections contained within the NPPF. There are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under delegated authority.