

## **LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**

**District: South Holland District Council**

**Application number: H12-0310-24**

**Application Type: Full - Major**

**Proposal: 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**

**Location: University Academy Long Sutton, 84 Little London, Long Sutton, Spalding, PE12 9LF**

**Response Date: 7 June 2024**

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

### **General Information and Advice**

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

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## **Highway and Lead Local Flood Authority Report**

**Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:**

**Recommendation:**

**Approve with conditions**

- **Planning Conditions** as detailed below.

### **Introduction/Site Location**

The proposal is for the 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

### **Existing Conditions**

This is an established school with good access points onto Little London. There is a school safety zone in place and footways connecting to the site. There is no cycle infrastructure in the vicinity and leading the school and there is no space to provide any such facility.

### **Highway safety**

There have been three slight injury accidents in the vicinity of the school dating back to 2019 – there is no indication to say that they were anything to do with the school or the pupils. There is no highway safety issues.

### **Highway capacity**

There will be no change to staff numbers, there will be additional students but within the school's capacity. There will be no additional service/delivery trips.

There is no precise definition of "severe" with regards to NPPF Paragraph 115, which advises 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." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes

- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

### **Travel Plan**

A Travel Plan has been submitted and is acceptable.

### **Site Layout**

The new buildings will be constructed prior to the demolition of the existing buildings. The car parking is being increased to relieve the existing issues in the car park. Drop off points are being introduced on site to reduce congestion on the public highway along with spaces for buses. There is a new pedestrian/cycle access into the site. Cycle storage on site is being increased.

### **Flood Risk and Drainage**

The ground floor level of the new building has been set at the flood resilience level of 4.8m (0.3m above the design flood level – approximately 1.3m above the general ground level).

Part of the site is currently discharging to the existing infiltration basin on site and then to the southern ditch and this will remain. The proposal does not increase the amount of impermeable area. Therefore, there will be no increase to flood risk on the site. The discharge rate will be 2l/s, there will be rain gardens, swales, permeable paving and an open attenuation pond to temporarily store the water before discharging to the ditch.

### **Off-Site Improvements**

To improve connectivity and safety for pedestrians 2no tactile crossing points should be installed onto the public highway at the main access/egress points where footways are present.

### **Planning Conditions:**

In the event that permission is to be given, the following planning conditions should be attached:

#### Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of 2no tactile crossing points to be installed at the accesses where footways are present) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

## **Informatives**

### Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website; [www.lincolnshire.gov.uk/highways-planning/works-existing-highway](http://www.lincolnshire.gov.uk/highways-planning/works-existing-highway)

**Officer's Name: Samantha Legg**

**Officer's Title: Principal Development Management Officer**

**Date: 7 June 2024**