

**Open Report on behalf of Andy Gutherson
Executive Director for Place**

Report to:	Planning and Regulation Committee
Date:	4 November 2019
Subject:	County Council Development - B/19/0381

Summary:

Planning permission is sought by to construct a Special Educational Needs and Disability (SEND) school with associated external spaces works, parking and new vehicular and pedestrian access off Kitwood Road at Land off Kitwood Road, Boston.

The school would replace the existing Boston John Fielding School which has become overcrowded and whose facilities are out of date to meet modern day needs. Redeveloping and expanding the existing school is not considered an option and so it is proposed to build a new school which would not only replace existing provision but also offer expanded and improved facilities to meet an identified demand.

The school is to be constructed on an area of greenspace lying to the west of Boston St Nicholas Primary School as well as part of the schools existing playing field. The greenspace is identified on the Proposals Map of the South East Lincolnshire Local Plan as 'Recreational Open Space' however this land is not accessible or used by the general public although a tarmac footpath does currently cross the site and provide pedestrian access to the adjacent Primary School.

Sport England currently objects to the proposal as they consider the development fails to accord with any exceptions to its Playing Fields Policy or with paragraph 97 of the NPPF. Discussions are on-going with Sport England with the aim to identify a positive way forward and solution to its concerns. This includes a proposal to secure community use arrangements and therefore wider access and use of the facilities at both the SEND school and Boston St Nicholas Primary School as well as securing some improvement and maintenance works to the schools retained playing field to improve the overall quality and therefore use of the retained sports facilities.

It is expected that an agreement can be reached which would allow Sport England to remove their objection before the application is debated. However, and despite Sport England's position, having taken into account the comments received and having assessed the application against local development policies contained within the adopted South East Lincolnshire Local Plan, subject to suitable planning

conditions, the development could be undertaken in a manner where the level of impact would be acceptable and would not significantly conflict with the wider objectives or development control policies contained within the Development Plan.

Recommendation:

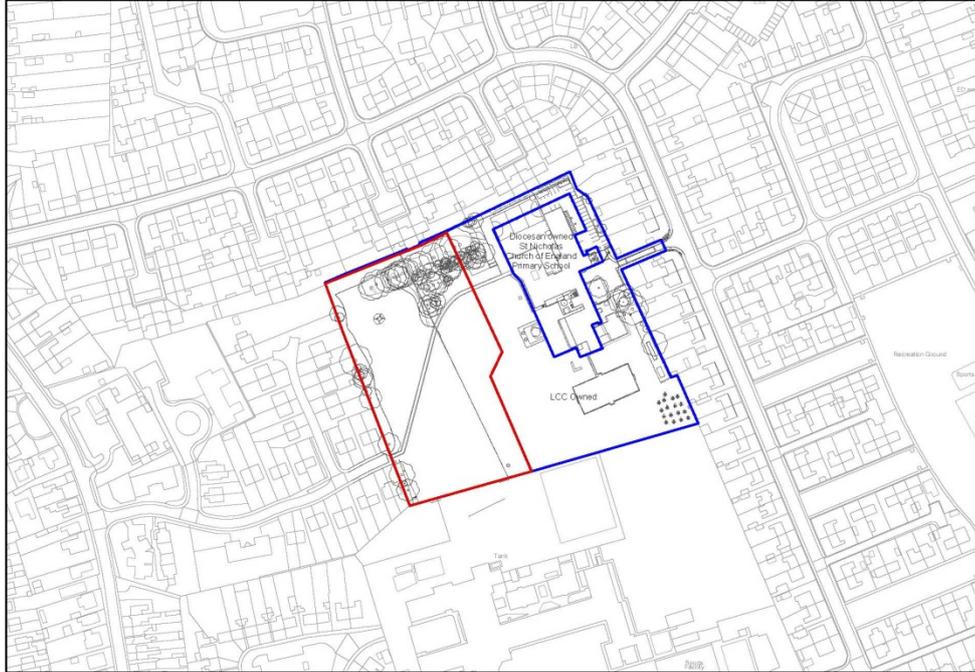
In the event that Sport England maintains its objection to the proposal before the application is considered by the Planning & Regulation Committee, it is recommended that the Committee resolve to grant planning permission and the application be referred to the Secretary of State for their final decision.

Background

1. Lincolnshire County Council has undertaken a full review of Special Educational Needs and Disability (SEND) education across the whole County. The conclusion of this process resulted in the proposal to offer all through, all needs SEND provision to every part of County with the objective of providing local facilities for children that would limit their travel that in many instances are significant distances out of the County. As a result of this review, the Council commissioned a range of new SEND school facilities or enhancements to existing schools across the County with Boston John Fielding School being identified as one of the projects.
2. The existing SEND school in Boston (Boston John Fielding School) is located on a restricted site which limits the opportunity to expand the school. The school is currently overcrowded and the facilities are out of date to meet modern SEND requirements. The school is also located within a small residential street and alongside two other schools (Boston St Mary's, & Tower Road Academy) and due to issues with safeguarding, traffic and site area, redeveloping the existing site was not an option. Consequently, rather than redevelop the existing site it was decided to construct an entirely new SEND school within the Boston area which would not only maintain existing provision but also improve the existing facilities and offer available.
3. The site subject of this application is owned by the Council and located close to the town of Boston. The Council submits that the provision of a new school in this locality would fulfil the requirement to maintain and provide an all through, all needs SEND facility within Boston and help to ensure a consistent level of SEND provision is distributed across the County.
4. Details of the proposed development subject of this application are given below.

The Application

5. Planning permission is sought by to construct a Special Educational Needs and Disability (SEND) school with associated external spaces works, parking and new vehicular and pedestrian access off Kitwood Road at Land off Kitwood Road, Boston. Subject to planning permission being granted it is anticipated that the school would be open from September 2020.



Location Plan

6. The school would provide places for a total of 142 students, comprising of 12 students with profound and multiple learning difficulties (PMLD), 88 students with severe or moderate learning difficulties (SLD/MLD) and 42 students with autistic-spectrum disorder (ASD). It is projected that 64 students would be primary school age and 78 would be secondary school age with a mixture of both ambulant and non-ambulant students. These numbers may however vary from year to year based on the intake cohort of students and so the MLD/SLD/ASD classrooms have been designed and standardised at 50sq.m to allow for this flexibility.
7. Staff numbers are anticipated to be around 137 (a mixture of full-time and part-time) which is an increase of an additional 80 members of staff when compared with the existing Boston John Fielding School. This total includes peripatetic workers that will travel to the school to provide their services and so would not be permanently based at the site.

9. The central courtyard would have a wide ring corridor running around it, allowing access to each of four wings of the building. The northern and western wings would be single storey whilst the eastern and southern wings would be two-storey. The total height of the building (from finished ground floor level to the top of its parapet) would be at approximately 7.8m with a parapet designed to conceal the flat roof behind. Each wing of the building would house a group of four classrooms with associated WC's, groups rooms, calming spaces and hygiene suites (as required for that particular wing). The southern wing is the exception to the above and would house the main hall, studio hall, hydrotherapy suite and main therapy areas. The hall and studio are positioned on the eastern side of the southern wing allowing direct access onto the outdoor hard court play area. The school catering facility would be located adjacent to the main hall with direct external access to the drop off / delivery bays within the car park. Catering for the school is likely to be leased out to a catering company who will provide hot food for the school off site and delivered to the premises.
10. An informal Multi Use Games Area (MUGA) (approx. 684sq.m) would be provided adjacent to the southern wing of the school building and the eastern boundary of the adjoining school site. This area would be hardsurfaced and marked out for different sports. When not in use this area could also be used to provide additional overflow parking capacity for mini-buses during pick up and drop off times.

Appearance & Materials

11. A palette of different materials are proposed comprising of a mixture of dark multi blend facing brickwork and split faced architectural blockwork interspersed with areas of render. The facade materials offer a range of textures and colours such as timber and split faced blocks which are intended to reflect those associated with the natural environment. The western elevation of the southern block (which holds the hydrotherapy suite and plant room above) would be highlighted by the use of louvred cladding consisting of vertical fins. The main school signage would be located on this elevation and on the southern elevation of this block.



Isometric Image from the North West

12. The external doors, windows and curtain wall glazing would be dark grey powder coated aluminium with feature windows/doors highlighted in an accent colour (green). External rainwater goods would be dark grey powder coated aluminium, anti-climb and of a robustness to suit the SEND environment. The canopies around the building would be timber canopies with a polycarbonate clear roof. The main roof is a fully adhered single ply membrane flat roof with low height parapet walls.
13. The building has been designed to be sustainable and with a fabric first approach having been adopted for the building envelope. Low energy hybrid ventilation units and LED lighting and controls would be used throughout the building. New external lighting columns would provide light to the car parking areas and bollards to the footpath areas where building mounted lighting is not proposed. All lighting circuits would be controlled by photocell and timer switch with a manual override. A micro-CHP unit would also be provided to heat the hydrotherapy pool water and to generate electricity for use on site.

Access and Parking

14. The main entrance to the school would be formed by revising an existing double gated pedestrian access at the end of Kitwood Road. This existing access is currently opened at the beginning and end of the school day to facilitate pick up and drop off for pedestrian / cyclists to and from Boston St Nicholas Primary School. As part of this proposal the current pedestrian footpath serving access would be revised to provide vehicular access to the SEND school and have a separate access alongside for pedestrians and cyclists. The existing footpath which currently crosses the proposal site (and gives access to Boston St Nicholas Primary School) would be re-directed to run along the western and southern boundary of the SEND site before entering the south eastern corner of the existing school site. This footway would be separated from the SEND school site by 2.4m high weldmesh security fencing with a controlled access gate located at Kitwood Road.



Existing pedestrian access off Kitwood Road

15. The SEND school would have a dedicated car park to minimise any issues of on-street parking. All parking would be located within a secure zone with access-controlled gates for both vehicular and pedestrian access onto the site. The car park would provide a total of 73no. parking bays which includes four accessible parking bays, three electric vehicle charging bays and five car share priority bays for staff and visitors. Pupils would primarily arrive by mini-bus and nine secure parking drop-off/pick up bays would be provided at the main entrance. The informal MUGA area created as part of the school would provide an additional 12no. mini-bus spaces and overflow capacity during pick up and drop off times. Cycling facilities for 28no. cycles and scooters would also be provided and within the site.

Landscaping & Fencing

16. The boundaries of the SEND school site would be defined by 2.4m high weldmesh fencing with a set of automated double leaf swing vehicular gates and an access controlled pedestrian gate provided off Kitwood Road. A separate and lockable pedestrian gate would give access to the footpath that would run around the site and lead to the adjacent Boston St Nicholas Primary School. Within the site a mixture of 1.5m and 1.8m high weldmesh fencing, 1.5m high timber palisade and 3m high close board timber and sports weldmesh fencing would be used.
17. The proposal would result in the loss of three Common Lime trees (T1, T2 & T3) and a small group (G4) of trees which include Oak, Maple, Hawthorn, Cherry and Plum. These trees have all been assessed as being of moderate quality and value and would need to be removed to accommodate the proposed site access, changes in ground levels and the built elements of the development including sprinkler tank and bin stores. T1, T2 & T3 share an adjoining boundary with the neighbouring residential properties on Kitwood Road. The G4 trees are located at the northern end of the site and are internal to the school site and therefore largely only visible from within the site and not from wider vantage points. Other than the above, all existing trees within and around the site would be protected and retained.
18. Finally, as part of the development new tree and landscape planting would be carried out within the site to compensate for the trees lost and to support local biodiversity. An illustrative plan has been submitted as part of the application however no specific details have been provided at this stage.

Impacts on adjoining Boston St Nicholas Primary School

19. To facilitate the development the boundary to the existing Boston St Nicholas Primary School would be revised in order to accommodate the new SEND school. This alteration would reduce the playing field area currently available. In order to ensure the sporting provision currently used by Boston St Nicholas Primary School is not unduly compromised, the existing MUGA would be retained and enough space would be retained within the remaining playing field space to maintain a mini soccer U9/U10 pitch as well as an area suitable for marking out as a running track and rounders during the

summer months. The applicant has also agreed to implement some minor improvement and maintenance works to the existing playing field in order to improve its condition. These works would help to improve the condition and quality of the retained playing field and therefore broaden its potential use and compensate for those areas lost by the development.

Community Use

20. Finally, in response to comments received from Sport England (set out in this report), the applicant and parties representing the operator of both the proposed SEND school and Boston St Nicholas School have confirmed their willingness to enter into an Agreement which would give extended access to the sports and treatment facilities across both sites. For the sports facilities within the Boston St Nicholas Primary School site this would be a standard Community Use Agreement which would extend access to sports clubs/groups and other organised community groups. Such an agreement was secured when the MUGA was first granted permission in 2014 however it is proposed that this now be incorporated into a single agreement covering other facilities in the site (e.g. playing field/pitches, hardcourt netball court and MUGA).
21. In the case of the SEND school, given the specialist nature of these facilities, general public and community use would not be appropriate and so it is intended that access to the specialist indoor facilities (e.g. hydrotherapy pool, sensory and physiotherapy rooms) would be available for use by healthcare providers/services including the NHS (including United Lincolnshire Hospitals Trust, Lincolnshire Community Health Services & Lincolnshire Partnership Foundation Trust).

Site and Surroundings

22. The application site is located approximately 1 mile to the east of the centre of Boston and situated adjacent to Boston St Nicholas Primary School. The site comprises of a 0.86 hectare parcel of land lying to the west of the Boston St Nicholas Primary School site as well as part of the existing school site which would be incorporated into the development. This increases the total site area to 1.30 hectares. That part of the site lying to the west of the Boston St Nicholas Primary School is identified on the Proposals Map of the South East Lincolnshire Local Plan as Recreational Open Space although this land is not used by the general public or the school. The site is undeveloped and comprises of managed improved grassland, dense scrub and a mix of individual trees and tree groups to the north and western boundaries. There are no other notable features other than the existing tarmac pedestrian access path that crosses from Kitwood Avenue into St Nicholas Primary School (granted permission in September reference B/0284/13). This path would be diverted to a new route along the southern boundary of the new school site.



Existing greenspace and playing field

23. The site is bound to the north, west and south by residential development comprising of a mixture of two-storey detached and semi-detached houses. The eastern boundary is shared with Boston St Nicholas Primary School and its existing playing fields are located adjacent to this.

24. The properties located on the northern boundary are set back a bit further along the north west part of the site boundary approximately located about 15m away from the boundary edge. Further along the north eastern boundary of the proposed site (the part of the St Nicholas site which will transfer to the new SEND school site) the houses are closer to the boundary edge at about 6.5m away. The eaves heights of these properties are approximately 4.3m with ridge levels at approximately 7.3m from ground level.



Properties along northern boundary

25. The western boundary to the site currently contains the closest neighbouring properties, the gardens to these properties face towards the site with the houses set back approximately 14m away from the site boundary edge. The nearest houses are located to the end of Kitwood Road with the buildings located approximately 3m away from the boundary edge, however these houses are facing Kitwood Road which runs perpendicular to the western

site edge, therefore the gable end of the houses face the site with no windows facing towards the proposed site. The eaves heights of these properties are roughly 5.3m with roof ridge heights about 7.6m from ground level.



Properties along western boundary

26. The newer properties situated along the south boundary are set back about 13m from the boundary edge with eaves levels at around 5.8m and ridge levels at approximately 9.2m from ground levels. These houses are located parallel to the site edge with some windows facing north towards the proposed site.



New housing development to the south

27. As part of the development a new pedestrian and vehicular access for use by the SEND school would be constructed off Kitwood Road. Boston St Nicholas Primary School would retain and continue to use its existing access off Woad Farm Road as well as the additional pedestrian access from Kitwood Road via a proposed diverted tarmacadam path.

Main Planning Considerations

Planning Policy Context

28. The National Planning Policy Framework (February 2019) sets out the Government's planning policies for England. It is a material consideration in determination of planning applications and adopts a presumption in favour of sustainable development. A number of paragraphs are of particular relevance to this application as summarised:

Paragraphs 7 to 11 (Sustainable development) - states that there is a presumption in favour of sustainable development and that achieving sustainable development means that the planning system has three overarching objectives, which are independent and need to be pursued in mutually supportive ways. These three objectives are: economic; social and; environmental.

For decision-making this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application area out-of-date, granting planning permission unless:

- the application of policies in the NPPF that protect assets of particular importance provides a clear reason for refusing the development; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF when taken as a whole.

Paragraph 38 (Decision making) - states that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraphs 2, 47 & 48 (Determining applications) - states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. It also advises on the weight that should be afforded to relevant policies in emerging plans depending upon the stage of their preparation.

Paragraphs 54 to 57 (Use of planning conditions and obligations) – states that consideration should be given as to whether otherwise unacceptable development could be made acceptable through the use of conditions or obligations. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and the development to be permitted. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning

condition and are also necessary, directly related to the development and fairly and reasonable related in scale and kind to the development.

Paragraphs 91 to 94 (Promoting healthy and safe communities) states that planning decisions should aim to achieve healthy, inclusive and safe places. Support is given to proposals that provide community facilities and take into account and support the delivery of local strategies to improve health, social and cultural well-being but also guards against the unnecessary loss of valued facilities and services particularly where this would reduce the communities ability to meet its day-to-day needs. In terms of school places, it is important that a sufficient choice of places is available to meet the needs of existing and new communities. Local Planning Authorities should therefore take a proactive, positive and collaborative approach to meeting this requirement and development that will widen choice in education. Consequently, great weight should be given to the need to create, expand or alter schools through decisions on applications.

Paragraphs 96 & 97 (Open space and recreation) states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open spaces buildings or land to be surplus to requirements; or
- b) the loss resulting from proposed development would be replaced by equivalent of better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports or recreational provisions, the benefits of which clearly outweigh the loss of the current or former use.

Paragraphs 102 and 105 (Promoting sustainable travel) states that transport issues should be considered from the earliest stages so that the potential impacts of development can be addressed and that opportunities are adopted to promote walking, cycling and public transport use. Significant development should therefore be focused on locations which are or can be sustainable. Maximum parking standards for non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city or town centres and other locations that are well served by public transport.

Paragraphs 108 & 109 (Transport) states that in assessing applications for development it should be ensured that safe and suitable access to the site can be achieved for all users and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety can be cost effectively mitigated to an acceptable degree.

Paragraphs 127 to 1332 (Achieving well-designed places) states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to

communities. Developments should therefore function well and add to the overall quality of the area; be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history, establish a strong sense of places and use building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Paragraphs 148 to 153 and 155 to 165 (Climate change and flood risk) states that plans should take a proactive approach to mitigating and adapting to climate change taking into account long-term implications including in respect of flood risk, water supply and biodiversity and landscapes. It is added that developments should seek to ensure that flood risk is not increased on or off-site as a result of development and that development is appropriately flood resistant and resilient and any residual risk can be safely managed.

Paragraphs 170 to 177 (Conserving and enhancing the natural environment) states that planning decisions should contribute to and enhance the natural and local environment. This includes minimising impacts on and providing net gain in biodiversity and preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

29. South East Lincolnshire Local Plan 2011-2036 (Adopted March 2019) (SELLP) – the following policies are of relevance:

Policy 1 (Spatial Strategy) lists a hierarchy of settlements and aims to direct development to these settlements in order to ensure a degree of certainty to the community and to developers about where the most sustainable locations for new development will be promoted. In this case Boston is identified as a sub-regional centre and therefore one of the preferred areas for siting new development.

Policy 2 (Development Management) states that development will be permitted provided that sustainable development considerations are met specifically in relation to a range of different factors. Examples include the size, scale, layout and impact on of the development on amenity, trees, character and appearance of the area, access and vehicle generation levels, sustainable drainage and flood risk, etc.

Policy 3 (Design of New Development) identifies a series of design and layout considerations that new development proposals should take into account. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Policy 4 (Approach to Flood Risk) states that development proposed within an area at risk of flooding (Flood Zones 2 and 3 or at risk during a breach or

overtopping scenario as shown in the Strategic Flood Risk Assessment) will be permitted, where:

- 1) It can be demonstrated that there are no other sites available at a lower risk of flooding (i.e. that the sequential test is passed).
- 2) It can be demonstrated that essential infrastructure in Flood Zone 3a & Flood Zone 3b, highly vulnerable development in Flood Zone 2 and more vulnerable development in Flood Zone 3 provide wider sustainability benefits to the community that outweigh flood risk.
- 3) The application is supported with a site-specific flood risk assessment, covering risk from all sources of flooding including the impacts of climate change and which demonstrates that the proposed use is compatible within the flood zone and/or contains measures to minimise or mitigate flood risk (i.e. protection/resilience measures, evacuation procedures, suitable drainage proposals, etc).

Policy 5 (Meeting Physical Infrastructure and Service Needs) states that planning permission will be granted for new development provided that developers can demonstrate that there is, or will be sufficient physical infrastructure and service needs capacity to support and meet the needs of the proposed development. This policy specifically notes that the growth proposed by the Local Plan is likely to require an increase in Primary and Secondary school capacity in Boston and whilst this proposal relates to a SEND school and not a mainstream school it is nevertheless an educational facility and therefore this policy is of relevance and applicable.

Policy 28 (The Natural Environment) this policy states that a high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace will be achieved by protecting, enhancing and managing natural assets.

Policy 29 (The Historic Environment) seeks to conserve elements of the historic environment including designated and non-designated heritage assets (e.g. listed buildings, conservation areas, scheduled monuments and archaeological features).

Policy 30 (Pollution) states that proposals will not be permitted where, taking account of any proposed mitigation measures, they would lead to unacceptable adverse impacts upon the health and safety of the public; the amenities of the area; or the natural, historic and built environment. Proposals will be refused if impacts cannot be suitably mitigated or avoided.

Policy 31 (Climate Change and Renewable and Low Carbon Energy) states that all development proposals will be required to demonstrate that the consequences of current climate change have been addressed, minimised and mitigated. Examples of measures include through high-quality design; adopting a sequential approach to flood risk and/or incorporating flood mitigation measures to reduce the effects of flooding; the development and incorporation of renewable energy facilities.

Policy 32 (Community Health and Well-being) states that development shall contribute to: the creation of socially-cohesive and inclusive communities; reducing health inequalities; and improving the community's health and well-being and supports developments which (amongst other matters) creates environments which are accessible to all sections of the community; facilitate walking, cycling and public transport use; and encourage community use.

It adds that the redevelopment or change of use of an existing community facility will be permitted only if:

1. an assessment has been undertaken which has clearly shown that the facility is:
 - a) surplus to requirements; or
 - b) not economically viable; or
 - c) unfit for purpose; and
 - d) in the case of recreational open space, does not make an important contribution in amenity, visual or nature conservation terms; or
2. the loss resulting from the proposed redevelopment or change of use will be replaced by equivalent or better provision (in terms of quantity and quality) in a suitable nearby location; or
3. in the case of sports facilities or recreational open space) the redevelopment or change of use is for alternative sports or recreational provision, the need for which clearly outweighs the loss.

The development of new community facilities will be supported, provided that they are located so as to be:

1. as close as possible to the community they will serve;
2. readily accessible by public transport, on foot, and by bicycle;
3. compatible with nearby uses and the character and appearance of the neighbourhood; and
4. located and designed to enable (where possible) shared use with other services/facilities.

Policy 33 (Delivering a More Sustainable Transport Network) seeks to ensure development contributes towards the better promotion and management of the existing network and the provision of sustainable forms of travel. To achieve this (amongst other criteria) support is given to developments which provide for walking and cycling routes and/or links to existing networks improving connectivity to create a more coherent walking and cycling network.

Policy 36 (Vehicle and Cycle Parking) states that all new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards as contained within the Local Plan unless a high quality-design can demonstrate that a lower

standard of provision is justified. In this case the applicable standard is 1 car parking space per 2 staff and 1 cycle space per 3 employees. Pupil provision will be assessed on a site-by-site basis.

Results of Consultation and Publicity

30. (a) Local County Council Member, Councillor M Griggs – has requested that the application be called into the Committee for a decision. He has commented that most residents he has spoken to are in favour of the school relocating but they feel that the access plans could have been better so as to minimise impact on local residents. Further concerns which he would also like to be drawn to the attention of the Committee are summarised as follows:
- Planning permission has previously been refused by Boston Borough Council as the land is recreational space.
 - Local residents on Kitwood Road and Church Road have concerns that increased traffic (over 100 members of staff and student transport) would add to issues getting out their driveways and at both ends of Church Road and especially the Skirbeck Road entrance which is often extremely busy in the mornings and between 4 and 5.30pm as students arrive and staff leave.
 - Residents have concerns that since the pre-application public consultation event less parking is now proposed and due to the nature of the housing tenure down Kitwood Road there is limited room for on road parking that is not used by the residents.
 - An alternative access to the SEND School off De Montfort Gardens (whilst maintaining the current access to St Nicholas School) has been suggested.
 - Concerns that air quality could be compromised in the locality as a result of vehicles having to wait on the highway whilst access gates open/close and the running and manoeuvring of mini-buses around the site.
 - Some residents have complained that due to the time of the pre-application public consultation event people were unable to get to the event and that there is confusion as to when comments on this application should be made which may have led to some not conveying their concerns.
- (b) Environment Agency – no objection subject to the development being constructed in accordance with the recommendations of the Flood Risk Assessment including the finished floor levels being set no lower than 3.4m AOD and the building being at least two storeys.
- (c) Highway and Lead Local Flood Authority (Lincolnshire County Council) – has confirmed that having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), given the very particular nature of the proposed development, it would be capable of being operated without having a severe residual cumulative impact upon the transportation

network and it would not be expected to have an unacceptable impact upon highway safety. As these are the only acceptable grounds the National Planning Policy Framework will allow for preventing or refusing development on highway grounds, the Highway Authority does not wish to object to this planning application.

The construction of the proposed development will however have the potential to generate greater numbers of vehicle movements, in terms of the delivery of plant and materials to the site and the arrivals and departures of construction personnel. Accordingly, to mitigate the impact of these additional vehicle movements, it is requested a condition be imposed requiring the submission of a Construction Traffic Management Plan.

- (d) Historic Environment (Lincolnshire County Council) – the proposed new school buildings would have a negligible impact on the built historic environment and therefore they have no objections to this application.
- (e) Sport England – currently objects to the proposal as they consider the development fails to accord with any of the exceptions to Sport England's Playing Fields Policy or with paragraph 97 of the NPPF. Discussions however are on-going with Sport England and at the time of writing this report, proposals are being discussed with the applicant which aim to identify a positive way forward and solution to Sport England's concerns. These proposals include the potential to secure community use arrangements and therefore wider access and use of the facilities at both the SEND school and Boston St Nicholas Primary School as well as securing some improvement and maintenance works which would improve the overall quality and therefore use of the retained sports facilities.

It is expected that an agreement can be reached which would allow Sport England to remove their objection and so any update or change in the formal position will be reported to the Committee before the application is debated.

However, in the event an agreement is not reached and Sport England maintain their objection by the time this application is considered and, should the Committee be minded to grant planning permission contrary to their objection, then the application would have to be referred to the Secretary of State for their final decision.

- (f) Witham Fourth District Internal Drainage Board – has commented that if there is any change to the surface water if treated water disposal arrangements stated in the application.
- (g) Anglian Water Services – has commented that the sewerage system has available capacity for the flows from this development and whilst the preferred method of surface water disposal would be to a

sustainable drainage system, should this not be possible, they have no objection to a connection to the surface water sewer.

A series of Informatives have also been provided which it is requested be attached to any permission granted.

The following bodies/persons were consulted on 13 September 2019 but not comments or response had been received within the statutory consultation period or by the time this report was prepared:

Environmental Health (Boston Borough Council)
Arboricultural Officer (Lincolnshire County Council)
Lincolnshire Wildlife Trust.

31. The application has been publicised by notices posted at the site and in the local press (Lincolnshire Echo on 26 September 2019). Notification letters were also sent to 148 neighbouring properties which include those which border and surround both the proposal site and Boston St Nicholas Primary School.

Three representations, including one from a Boston Borough Councillor (Councillor C Woodcock) have been received which object to the proposal because:

- There are already too many vehicles using Kitwood Road with vehicles everywhere and people just walking across the road without looking. There will be a serious accident there at some point.
- Cars often park in Kitwood Close and opposite its junction with Kitwood Road restricting access and forcing cars onto the wrong side of the road. If emergency services need to get through there is no chance.
- It can be difficult to see to the right of Kitwood Close due to an existing hedge. The roads were not designed to cope with school traffic let alone all the machinery and extra traffic.
- The development would result in the loss of some of Boston St Nicholas's playing field and some of the recreational open space which goes against Sport England's safeguarding policy. Planning permission was refused in 2005 for housing on this same site by Boston Borough Council.
- Boston St Nicholas C.E Primary School is fully subscribed and if the new build where to go ahead it will prevent any further major development of the site unless more recreational area is taken.
- The revised footpath access to St Nicholas C.E Primary School from Kitwood Road will necessitate young children going through a long passage that could be a safety issue. It needs to be lit and monitored with security cameras at the very least. Locking the passage gates at night will not prevent vandalism in this area.
- Concerns whether the parking facilities on site are adequate as the majority of taxis, mini-buses and staff vehicles would all arrive within a short space of time to one another. Access via Kitwood Road would be a major problem as it feeds back into Church Road and this proposal

would result in the sum total of two schools arriving/leaving not the current one.

- The time allowed for people to comment is far too short and given the vast amount of information more time should have been allocated. Most of the homeowners in Kitwood Road all have cars and all work. Their opinions need to be heard. So why was the pre-application engagement meeting scheduled from 3.30pm to 6.00pm?
- The site chosen is inappropriate and planning should not be granted. Instead consideration should be given to possible other locations.

District Council's Observations

32. Boston Borough Council has confirmed that the development of a new school in this location accords with the principles of Policy 1 and Policy 32 concerning the development of new community facilities. However, it is asked that particular attention be given to:

- the loss of former recreational open space;
- the retention of the sites existing trees;
- the incorporation of beneficial biodiversity conservation features onto buildings;
- the provision of adequate car parking;
- potential harmful impacts on neighbouring land users (including the potential for increased car parking on local streets and potential impacts that may be felt during the schools construction);
- ensuring the flood sequential test is passed and ensuring flood risk will be mitigated through flood resistant and flood resilient design;
- ensuring that impacts upon infrastructure, services and the environment are satisfactorily mitigated;
- ensuring that the proposed development maximise the opportunities for improving the character and appearance of its surroundings.

Conclusions

33. The main issues to be taken into consideration are the location of the development and potential environmental and amenity impacts, in particular in terms of traffic and highway safety, impacts on existing sports provision, flood risk and potential impacts on existing and future neighbouring residential properties.

Location, loss of recreational open space and playing field

34. The proposal site lies within the defined settlement boundary of Boston (as identified by SELLP Policy 1) and so is one of the primary locations for directing new development. The site itself sits within a largely residential area and sits adjacent to an existing Primary School and comprises of land that is identified on the Proposals Map of the SELLP as Recreational Open Space as well as part of the existing playing field associated within the adjacent school. Both of these existing land uses are therefore afforded a

degree of protection however development can still be deemed acceptable subject to it being demonstrated that the criteria within Policy 32 is met and, in the case of the existing playing field space, that the proposal is supported by Sport England and meets one of their exception criteria and those set out in the NPPF.

35. Policy 32 of the SELLP seeks to protect community facilities such as greenspace from redevelopment or change of use unless relevant criteria are met and it is demonstrated that the facility is:
 - surplus to requirements; or
 - not economically viable; or
 - unfit for purpose; and
 - in the case of recreational open space, does not make an important contribution in amenity, visual or nature conservation terms.
36. An Open Space Assessment (OPA) has been submitted in support of the application which contains the findings of quantitative and qualitative assessment of accessibility to existing open space/playing pitch provision within local area; what the expected provision for open space/playing pitch provision going forward may be; how the proposed development meets the policy requirements of Sport England, and; an assessment of the relevant criteria and policies within the NPPF and Local Plan.
37. The OPA demonstrates that there is a surplus of amenity greenspace within the Boston Skirbeck area and therefore the development and loss of the greenspace would not undermine the objective or purpose of this policy protection. The land itself is not accessible to the general public and whilst it may be identified as Recreational Open Space in the Local Plan, in reality it has not been available or used by the general public for this purpose. This would remain the case even if planning permission were to be refused for this development and so it would not contribute to overall provision in the future either. Consequently, I am satisfied that the land itself does not make an important contribution in terms of available public open space although it is accepted that it does provide some limited visual amenity given it is an undeveloped green space in a largely residential area.
38. Notwithstanding the greenspace designation, part of the site falls within the statutory definition of a "playing field" and so is afforded protection and should only be developed where proposals comply with the NPPF, are supported by Sport England and where one of their 'exception' policies applies.
39. The proposed development would further reduce the playing field area available within the Boston St Nicholas Primary School site which itself has already been reduced as a result of the construction of a MUGA (permitted in 2014). However, in order to ensure the sporting provision currently used by Boston St Nicholas Primary School is not unduly compromised the existing MUGA would be retained and enough space would be retained within the remaining playing field space to maintain a mini soccer U9/U10

pitch as well as an area suitable for marking out as a running track and rounders during the summer months.

40. No objection has been received from Boston Borough Council as they confirm the principle of a new school in this location accords with Policy 1 and 32. However at the time of writing this report Sport England maintains its objection as the development would result in a net reduction in playing field space available and they are not content one of their 'exception' policies applies which would support this loss. Discussions however are on-going and Sport England has indicated that whilst supportive of the principle of the development, before they can fully support the application they require confirmation that measures would be adopted to secure improvements or betterment in terms of access or use of the existing sports provisions and/or improvements could be secured to compensate for the loss incurred.
41. In order to address Sport England's concerns the applicant and parties representing the operator of both the proposed SEND school and Boston St Nicholas Primary School have confirmed their willingness to enter into Agreements which would give extended access to the sports and treatment facilities across both sites. For the sports facilities within the Boston St Nicholas Primary School site this would be a standard Community Use Agreement which would extend access to sports clubs/groups and other organised community groups to the MUGA as well as retained playing field and marked out pitches, running track and hardcourt netball court. Such an agreement was secured when the MUGA was granted permission in 2014 but it is proposed that this be incorporated into a new single Agreement which would cover all facilities. The applicant has also offered to carry out some improvement/maintenance works to the remaining areas of the playing field in order to improve its condition and quality and therefore broaden its potential use all year round.
42. In the case of the SEND school, given the specialist nature of these facilities, general public and community use would not be appropriate and so it is proposed that access to the specialist indoor facilities (e.g. hydrotherapy pool, sensory and physiotherapy rooms) would be offered and made available via a similar Agreement but which would restrict the uses to healthcare providers/services including the NHS (including United Lincolnshire Hospitals Trust, Lincolnshire Community Health Services & Lincolnshire Partnership Foundation Trust).
43. I am satisfied that from the County Planning Authority's perspective, subject to securement of the use agreements and conditions as identified, the proposal would not undermine the purpose or principle for protecting playing fields and recreational open space and therefore not conflict with the NPPF and accord with Policy 32 of the SELLP and can be supported. Therefore should the Committee be minded to grant planning permission then conditions are recommended which would secure these as part of the development. However, in the absence of an updated response/position from Sport England, their objection remains and consequently should the

Committee be minded to grant permission then the Secretary of State (SoS) will be advised of this resolution so he can take this into account when deciding how to proceed. The Officers recommendation has therefore been worded to reflect this position.

Building design and orientation, scale, layout and materials

44. The building is of a modern design which has both two storey and single storey elements and uses a choice of materials, colours and finishes that are attractive and which would make a positive contribution to the overall built environment. The orientation and siting of the building within the site has been carefully chosen so as to ensure that the taller elements are located centrally and therefore away from the nearby residential properties whilst the less developed areas (e.g. car parking and external play spaces) are located around the building itself. Although a number of trees would be lost and removed as part of the development the vast majority of these would be internal to the site and so not result in increased views into the site or severely affect existing amenity. New landscape planting would be carried out as part of the development and these would, in time, compensate and replace those lost and help the development assimilate into its surroundings.
45. Overall, it is considered that the design, size, scale and positioning of the school building within the site is appropriate and would not have an adverse effect on the character and appearance of the locality or cause material harm to residential amenity. Therefore subject to conditions to secure further details relating to soft landscaping proposals the development is considered to accord with SELLP Policies 2, 3 and 30.

Highway Issues and Parking

46. The school is located within an existing and expanding residential area and would replace the existing Boston John Fielding School which has become overcrowded and out dated. The establishment of a new school would not only enable a continuation of existing provision but also provide a broader range of services and facilities and therefore enable the school to offer a greater number of places. Whilst the school would therefore attract a greater number of students and staff than the current school, students would arrive in mini-buses and so not arrive individually and this therefore reduces the usual problems and issues that arise as a result of traffic and parental parking at school drop off and pick up times. Staff based at the school would have to be on site before the start of the school day and this would therefore mean less chance of overlap with the parents and children that currently (and would continue to) access the Boston St Nicholas School from Kitwood Road.
47. In order to further reduce any issues with parking and traffic, every effort has been made to ensure that sufficient parking is available within the site to meet the projected demands and needs. The number of proposed staff is likely to be in the region of 137 and consequently it is proposed that 73 car

parking spaces and 28 cycle parking spaces are provided. This level of provision is slightly over and above that which is advocated by the Local Plan but not so significant that it would undermine the promotion of more sustainable travel options by staff and visitors. The level of provision would ensure that staff and visitors do not need to park on the local residential streets and therefore minimise disruption and disturbance to those living nearby. No objection has been raised by the Highways Officer and whilst the concerns of local residents are noted I am satisfied that adequate parking provision has been made to reduce the potential impacts of the development on neighbouring land users as requested by Boston Borough Council.

48. In respect of the construction phase, clearly during the construction/redevelopment of the site there would be an increased degree of disturbance, traffic and noise associated with these works. Such impacts would, however, be limited in terms of their overall duration and restricted to certain hours per day. In order to ensure that suitable measures and operational procedures are adopted to minimise any impacts it is recommended that condition be imposed which would require the applicant to submit a Construction Management Plan for approval. Subject to this, I am satisfied that any impacts arising from the construction of the development would be restricted in terms of their duration and and/or capable of being appropriately managed so as to ensure that the development would not be significant nor have a detrimental impact on the surrounding environment and therefore accords with the NPPF and SELLP Policies 2 and 3 and 36.

Flood Risk & Drainage

49. The NPPF and SELLP Policy 4 seek to reduce the risk of flooding both on and off site as a result of new development and Policy 30 included criterion that seeks to ensure that development does not pose a risk to surface and groundwater quality. The application site lies within Flood Zone 3, the zone classified as being at the highest probability of flood risk and a Flood Risk Assessment (FRA) has been submitted with this application.
50. Educational establishments are classified by the Planning Practice Guidance 'Flood Risk' as being a 'more vulnerable' use of land in terms of their flood risk vulnerability. The siting of such developments within Flood Zone 3 should therefore only be supported where the development meets the Exceptions Test.
51. In this case, the Exception Test is considered to have been met for the following reasons:
- There is a need to create an expanded all through, all needs SEND school within the Boston area so as to help limit the distance many children have to travel to access specialist educational facilities. The existing school site is too small to meet this identified need and so cannot be redeveloped and no sites of a lower probability of flooding

have been identified as suitable or available. The new school would deliver sustainability benefits to the local community by meeting an identified need and reducing the distance children have to travel. These benefits are considered to outweigh any flood risk and therefore satisfies Part 1 of the Exception Test.

- The building has been designed to be safe and reduce the impact of any residual flood risk to users of the building. This would be achieved by setting the finished floor level of the building to 3.4m AOD and implementing a Flood Management Plan which includes sign up to the Environment Agency's 'Flood Direct' warning system. In the unlikely event there are limited members of staff or pupils on site during a flood event a safe refuge would be available at first floor level accessed by means of communal stair and an evacuation passenger lift. These measures ensure that the development satisfies Part 2 of the Exception Test.
- Flood resilience measures have been incorporated into the design of the building which would minimise likely damage should flood waters enter the building (e.g. placing the primary plant room at first floor level, setting power and data sockets above the predicated worse case flood levels and use of 300mm sacrificial boarding to allow for part wall replacement should a flood event occur). These measures ensure that the development satisfies Part 2 of the Exception Test.
- Foul and surface waters would be managed via connections to the existing sewer/drainage network which have sufficient capacity to cope with the additional run-off and discharges from the site. This would ensure that discharged from the site are appropriately managed and no increase the risk of flooding on-site or off-site.

52. No objection has been received from the Environment Agency, Internal Drainage Board or Anglian Water and I am satisfied that the development is acceptable and would not have an unacceptable adverse impact on the water environment or flood risk. Suitable flood resilience/resistant measures have been designed into the building, as requested by Boston Borough Council, and therefore the proposal does not conflict with the objectives of policies contained within the NPPF or Policies SELLP Policies 2 and 4.

Sustainability

53. The design and specifications of the materials to be used throughout the building would meet British Standards (where applicable) and fully comply with Building Regulations. The design of the school incorporates the standards and principles set out in Department for Education's Building Bulletin 104 which contains guidance for buildings and grounds at special educational settings. The applicant states that whilst the building will not apply for a BREEAM rating, the design of the building and materials selected are such that it would realise the equivalent of a 'very good' rating. The development therefore accords with the principles of both the NPPF

and SELLP Policy 31 which both encourage and seek to ensure that new development proposals are designed to provide maximum energy efficiency through their location, layout and design including the orientation of buildings in order to maximize solar gain and/or where practical the use of energy from renewable resources.

Human Rights

54. The Committee's role is to consider and assess the effects that the proposal will have on the rights of individuals as afforded by the Human Rights Act (principally Articles 1 and 8) and weigh these against the wider public interest in determining whether or not planning permission should be granted. This is balancing exercise and a matter of planning judgment. In this case, having considered the information and facts as set out within this report, should planning permission be granted the decision would be proportionate and not in breach of the Human Rights Act and the Council would have met its obligation to have due regard to its public sector equality duty under Section 149 of the Equality Act 2010.

Final Recommendation

55. Having taken into account the comments received and having assessed the application against local development policies contained within the adopted South East Lincolnshire Local Plan, subject to suitable planning conditions, I am satisfied that from the County Planning Authorities perspective, the development could be undertaken in a manner where the level of impact would be acceptable and would not significantly conflict with the wider objectives or development control policies contained within the Development Plan. It is therefore recommended that planning permission be granted.
56. However, and in the event that Sport England maintains its objection to the proposal before the application is considered by the Planning & Regulation Committee, should the Committee resolve to grant planning permission then it is recommend that the application be referred to the Secretary of State for their final decision.

RECOMMENDATIONS

- A). That planning permission be granted subject to the conditions set out below; and
- B). In absence of confirmation from Sport England that it withdraws its objection and the Committee resolves to grant permission as recommended in (A), that the application be referred to the Secretary of State for his determination under powers granted Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Commencement

1. The development hereby permitted shall be commenced within three years of the date of this permission. Written notification of the date of commencement of development shall be sent to the County Planning Authority within seven days of commencement.

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

Approved Documents and Plans

2. The development hereby permitted shall only be carried out in accordance with the following documents and plans unless otherwise modified by the conditions attached to this planning permission or details subsequently approved pursuant to those conditions. The approved documents and plans are as follows:

Documents

- Planning application form; Design & Access Statement; Arboricultural Assessment; Ecological Appraisal (dated stamped received 25 July 2019);
- Flood Risk Assessment, Transport Assessment; School Travel Plan (date stamped received 1 August 2019)

Drawings/Plans

- BJF-ALA-00-XX-DR-L-0001 Rev.P09 – Landscape Illustrative Masterplan
- BJF-ALA-00-XX-DR-L-0002 Rev.P07 – Landscape General Arrangement
- BJF-ALA-00-XX-DR-L-0003 Rev.P04 – Tree Retention and Removal Plan
- BJF-ALA-00-XX-DR-L-0004 Rev.P05 – Site Sections 1 of 2
- BJF-ALA-00-XX-DR-L-0007 Rev.P07 – Site Sections 2 of 2
- BJF-ALA-00-XX-DR-L-0008 Rev.P05 – Access and Circulation
- BJF-ALA-00-XX-DR-L-0009 Rev.P06 – Existing Site Plan
- BJF-ALA-00-XX-DR-L-0010 Rev.P04 – Secure Line Plan
- BJF-ALA-00-XX-DR-L-0013 Rev.P11 – Fencing General Arrangement
- BJF-AWP-XX-XX-DP-C-4000 Rev.P06 – Proposed Foul & Surface Water Layout
- BJF-BSD-ZZ-XX-DR-E-6305 - Proposed External Lighting Layout
- BJF-KBS-XX-XX-DR-A-1205 Rev.P04 – GA Floor Plans
- BJF-KBS-XX-XX-DR-A-1210 Rev.P05 – Roof Plan
- BJF-KBS-XX-XX-DR-A-1350 Rev.P07 – Proposed Elevations
- BJF-KBS-XX-XX-DR-A-1351 Rev.P09 – Proposed Courtyard Elevations
- BJF-KBS-XX-XX-DR-A-1400 Rev.p05 – Proposed GA Sections.

Reason: To define the permission and to ensure the development is implemented in all respects in accordance with the approved details.

Pre-commencement conditions

3. No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the County Planning Authority. The CTMP shall include details of measures to be adopted to minimise and mitigate potential impacts of traffic during the construction works including measures to ensure vehicles do not leave the site in a condition whereby mud, clay or other deleterious materials are carried onto the public highway and the hours of working for construction activities.

The approved plan shall thereafter be implemented and carried out in full accordance with the approved details.

Reason: To minimise the impacts of the construction operations on nearby residents.

Landscaping & Ecology

4. In the first available planting season following the completion of the construction of the development hereby permitted, soft landscape planting and fencing shall be carried out within the development footprint in accordance with a scheme and details that have first been submitted to and approved in writing by the County Planning Authority. The soft landscape planting scheme shall contain details including the species, size, number, spacing and positions of any plants and trees and include details of the measures to be adopted for their future maintenance and five year aftercare. Once implemented all soft landscaping shall be managed in accordance with the approved scheme.
5. All trees and shrubs not scheduled for removal and which are to be retained as part of the development shall be protected during the construction works in accordance with the recommendations of BS5387 'Trees in relation to design, demolition and construction – recommendations'. All protection fencing, barriers and measures implemented to protect trees and shrubs shall be maintained during the course of the construction works on site and be removed following their completion.

Reason: To minimise the impact of the development on the local landscape in the interests of visual amenity.

6. No soil stripping or vegetation clearance works shall be undertaken between March and September inclusive unless otherwise agreed in writing with the County Planning Authority. If these works cannot be undertaken outside this time, the land affected should be evaluated and checked for breeding birds by an appropriately qualified ecologist and if appropriate, an exclusion zone set up. No work shall be undertaken within the exclusion zone until birds and any dependent young have vacated the area.

Reason: In the interests of safeguarding nesting birds that are protected by law.

Use Agreements and Sports Provisions

7. Prior to the development hereby permitted being first brought into use, a Community Use Agreement which would extend access and use of sports facilities (e.g. playing field/pitches, hardcourt netball court and MUGA) within the Boston St Nicholas Primary School site (as identified falling within the land edged blue on Drawing BJF-ALA-00-XX-DR-L-0009 Rev.P06) shall be submitted for the approval of the County Planning Authority, in consultation with Sport England. The agreement shall include details of the hours of use; means of access to the facilities and car park by non-school users; pricing policy; management responsibilities; and a mechanism for review of the Community Use Agreement.

The Community Use Agreement shall thereafter be implemented in full unless varied by the parties to the agreement.

8. Prior to the development hereby permitted being first brought into use, a Use Agreement which would extend access and use of the specialist indoor facilities (e.g. hydrotherapy pool, sensory and physiotherapy rooms) within the SEND school hereby permitted (as identified falling within the land edged red on Drawing BJF-ALA-00-XX-DR-L-0009 Rev.P06) shall be submitted for the approval of the County Planning Authority, in consultation with Sport England. The agreement shall include details of the hours of use; means of access to the facilities and car park by non-school users; pricing policy; management responsibilities; and a mechanism for review of the Use Agreement.

The Use Agreement shall thereafter be implemented in full unless varied by the parties to the agreement.

9. Prior to the development hereby permitted being first brought into use, details of the maintenance/improvement works to be carried out to the retained playing field spaces falling within the Boston St Nicholas Primary School site (as identified falling within the land edged blue on Drawing BJF-ALA-00-XX-DR-L-0009 Rev.P06), together with the timescale for implementation shall be submitted for the approval of the County Planning Authority, in consultation with Sport England. The approved works shall thereafter be carried out in accordance with the approved timescale.

Reason: To secure improvements to the retained playing field as well as well managed and safe access to the sports and specialist therapy and treatment facilities across both sites to ensure benefits to the wider community and population.

Travel Plan

- 10. Notwithstanding the details contained in the School Travel Plan (reference: RT112023-02) (date stamped received 1 August 2019) within 12 months of the development hereby permitted being occupied an updated 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: To support and ensure that appropriate measures are taken so as to encourage staff and pupils to use more sustainable modes of transport.

Informatives

Attention is drawn to:

- (i) Letter from Anglian Water letter dated 10 October 2019; and
- (ii) 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 and seeking further information to address issues identified and processing the application efficiently so as to prevent any unnecessary delay. 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.

Appendix

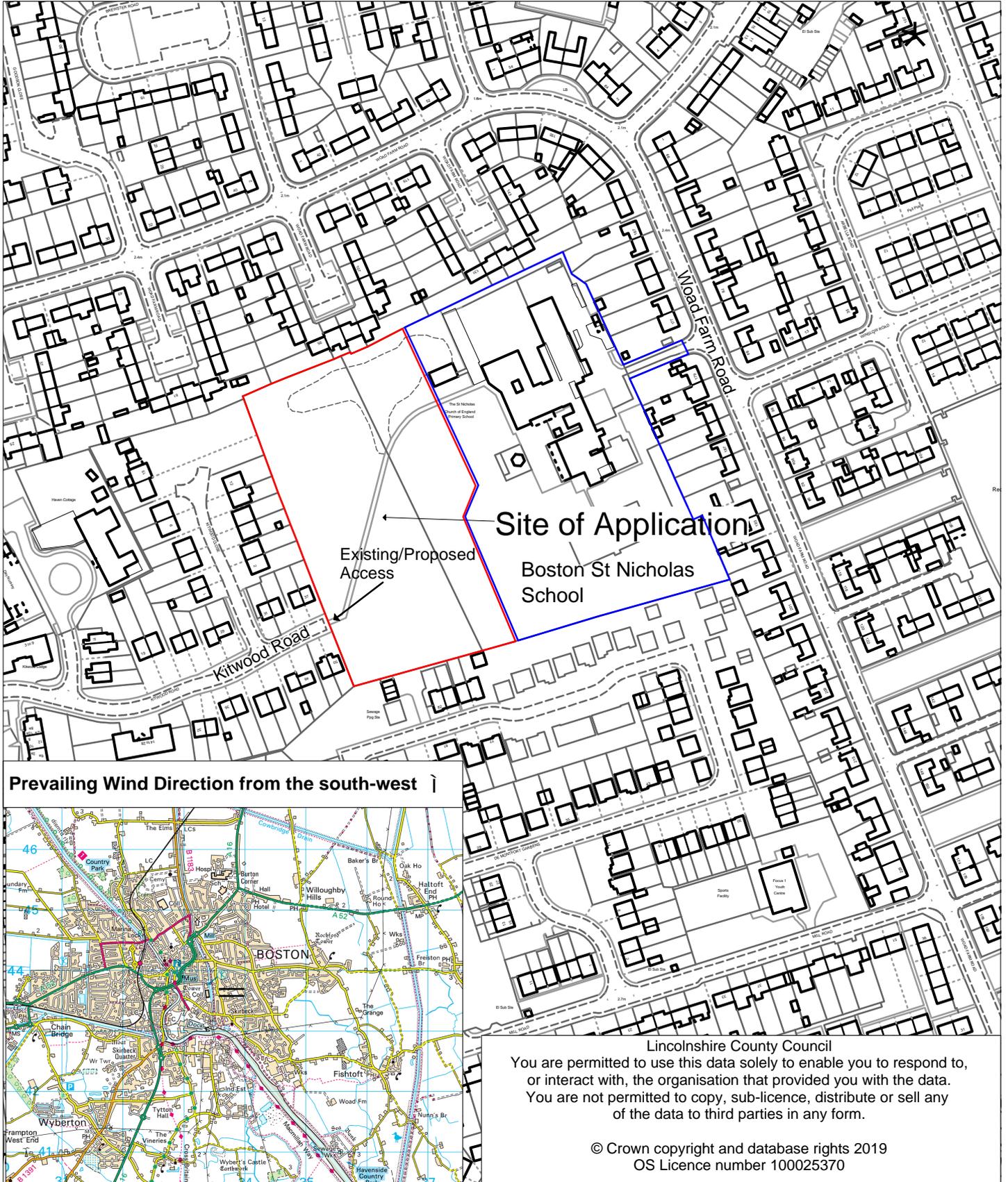
These are listed below and attached at the back of the report	
Appendix A	Committee Plan

Background Papers

The following background papers as defined in the Local Government Act 1972 were relied upon in the writing of this report.

Document title	Where the document can be viewed
Planning Application File B/19/0381	Lincolnshire County Council, Planning, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX
National Planning Policy Framework (2012)	The Government's website www.gov.uk
South East Lincolnshire Local Plan 2011-2036 (Adopted March 2019)	Boston Borough Council's website www.myboston.gov.uk

This report was written by Marc Willis, who can be contacted on 01522 782070 or dev_planningsupport@lincolnshire.gov.uk



Location:
Land off Kitwood Road, Boston

Description:
To construct a Special Educational Needs and Disability (SEND) school with associated external spaces works, parking and new vehicular and pedestrian access off Kitwood Road

Application No: B/19/0381
Scale: 1:2500

This page is intentionally left blank