



**Application submitted by:**

Mr Graham Robinson Hodges  
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Norwich  
NR2 1EQ

**On behalf of:**

Kier Construction on behalf Secretary of State  
for Education  
Building 3000  
Cambridge Research Park  
Waterbeach  
Cambridge  
CN25 9PB

TOWN AND COUNTRY PLANNING ACT 1990

**PLANNING PERMISSION**

**Application Number:** 24/00091/F

**Valid date of application:** 22 February 2024

**Decision date:** 30 September 2024

**Location:** The Hewett Academy Cecil Road Norwich NR1 2PL

**Proposal:** Partial demolition of locally listed building, redevelopment and refurbishment of the school, construction of a sports hall, refurbishment of the swimming hall and demolition of buildings next to The Hewett Academy.

**Conditions and Reasons:**

1. The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission.

Reason

As required to be imposed by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the application forms, plans, drawings and details as specified in Appendix A.

Reason

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.

3. No demolition of the western wing of building EFAA shall take place until such time as:
  - a) Either an emergence or at height survey for bats carried out by a suitable qualified ecologist has been submitted to and agreed in writing by the Local Planning Authority;
  - b) In the event that the survey required by part (a) of this condition identifies the presence of bats within the building, no demolition shall take place until such time as proposals to mitigate the impact of the development upon bats (including a timetable for delivery of the proposed mitigation) has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed mitigation.

Reason

To ensure the protection of roosting bats at the site is fully considered and taken into account during the phased development of the site, in accordance with section 15 of the NPPF, policy 3 of the Greater Norwich Local Plan 2024 Document 1, and policies DM1 and DM6 of the Development Management Policies Local Plan 2014.

4. No demolition of the eastern wing of building EFAA shall take place after May 2025 until such time as:
  - a) Either an emergence or at height survey for bats carried out by a suitable qualified ecologist has been submitted to and agreed in writing by the Local Planning Authority.
  - b) In the event that the survey required by part (a) of this condition identifies the presence of bats within the building, no demolition shall take place until such time as proposals to mitigate the impact of the development upon bats (including a timetable for delivery of the proposed mitigation) has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed mitigation.

Reason

To ensure the protection of roosting bats at the site is fully considered and taken into account during the phased development of the site, in accordance with section 15 of the NPPF, policy 3 of the Greater Norwich Local Plan 2024 Document 1, and policies DM1 and DM6 of the Development Management Policies Local Plan 2014.

5. No works shall take place to the locally listed central section of the building until a schedule of works and specification of repairs is submitted to and agreed in writing by the local planning authority. All works on site shall be in accordance with the schedule and specification of repairs as agreed.

Reason

To enable the local planning authority to ensure the protection of the historic or architectural importance of the building, in accordance with section 16 of the NPPF and policy DM9 of the Development Management Policies Local Plan 2014.

6. Prior to any demolition works taking place, details of a strategy to re-claim, re-use and recycle the construction materials from the buildings/parts of buildings which are being demolished shall be submitted to the Local Planning Authority for its approval in writing. The strategy shall contain information about what is proposed for each material type and aim to maximise the re-use of materials where practicable. Development shall be carried out in full accordance with the approved strategy.

Reason: To reduce the carbon footprint of new development so far as reasonably practicable through the reclamation, reuse and recycling of construction materials, in accordance with policy DM3 of the Development Management Policies Local Plan (2014).

7. All works of localised repair and making good to retained fabric of the retained elements of the locally listed building shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile.

Reason:

To ensure the protection of the historic and architectural importance of the building, in accordance with section 16 of the NPPF and policy DM9 of the Development Management Policies Local Plan 2014.

8. The developer shall afford reasonable access to a historic building consultant to allow for a full photographic survey and drawings of the parts of the locally listed building subject to demolition (including plans, elevations and sections). No demolition works shall take place until details of the consultant, the type and manner of access to be provided, the level of survey proposed, and the submission and presentation of the survey results have been agreed in writing with the local planning authority.

Reason

To ensure the special architectural and historic interest of the building is recorded, in accordance with section 16 of the NPPF and policy DM9 of the Development Management Policies Local Plan 2014

9. No occupation of the extensions to the school hereby permitted shall take place until a scheme for the provision of heritage interpretation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to accord with the Heritage Interpretation Supplementary Planning Document 2015 (or with any equivalent adopted supplementary planning document which may subsequently supersede or replace it) and shall:

- a) include plans detailing the exact location of any physical structures (including plaques) and plans or visualisations of any physical structures (including any plaques);
- b) have due regard to any public safety implications of the proposal; and
- c) detail the arrangements for ongoing maintenance of the heritage interpretation including maintenance responsibilities.

No occupation/use of the development shall take place until the heritage interpretation has been provided in full accordance with the approved scheme and the scheme shall

thereafter be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason

To provide heritage interpretation of the site in accordance policy DM9 of the Development Management Policies Local Plan 2014 and the Heritage Interpretation Supplementary Planning Document 2015.

10. No works to the locally listed building shall take place in pursuance of this permission until the following details have been submitted to and agreed in writing with the local planning authority:

a) Details of connection between the historic central structure and new sections of the building to include sections and elevations at a scale no less than 1:20.

b) Details of proposed new windows to be installed to the central historic section of the locally listed building to include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:20 and horizontal/vertical frame sections (including sections through glazing bars).

c) Details of all doors and windows to be installed to new buildings to include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:20 and horizontal/vertical frame sections (including sections through glazing bars).

d) Details and samples of proposed bricks, mortar, and brick bonding.

e) Details, samples and references to all proposed external finishes (including manufacturer, material, colour, finish).

Reason:

To enable the local planning authority to ensure the protection of the historic or architectural importance of the building, in accordance with section 16 of the NPPF and policy DM9 of the Development Management Policies DPD 2014.

11. Any historic or archaeological features not previously identified which are revealed when carrying out the development hereby permitted shall be retained in-situ and reported to the local planning authority in writing within two working days. Works shall be halted in the area of the building affected until provision has been made for the retention and/or recording in accordance with details submitted to and approved in writing with the local planning authority.

Reason:

To enable the local planning authority to ensure the protection of the historic or architectural importance of the building, in accordance with section 16 of the NPPF and policy DM9 of the Development Management Policies DPD 2014.

12. The development operations on the site shall fully accord with the approved Outline Construction Traffic Management Report, Construction Phase Plan and Environmental Management Plan unless otherwise agreed in writing by the Local Planning Authority.

#### Reason

In order to safeguard highway safety and the amenity of the surrounding area, in accordance with policy 2 of the Greater Norwich Local Plan 2024 and policy DM2, DM11 and DM30 of the Development Management Policies Local Plan 2014.

13. Notwithstanding the provisions of Schedule 2, Part 7, Class I of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order, with or without modification), no plant or machinery shall be installed or erected on the site unless in accordance with a scheme for the reduction, where necessary, of the level of noise and vibration emanating from the premises that has been first submitted to and approved in writing by the Local Planning Authority. Once installed, any such plant or machinery shall be retained as such thereafter.

#### Reason

To prevent nuisance arising from noise and to comply with policy 2 of the Greater Norwich Local Plan 2024 Document 1 and policies DM2 and DM11 of the Development Management Policies Local Plan 2014.

14. If, during development, contamination not previously identified is found to be present, then all works shall stop, and no further development shall be carried out in pursuance of this permission until a scheme has been submitted to and approved by the Council as Local Planning Authority detailing how this contamination shall be dealt with in accordance with the remediation scheme as set out above. Only when evidence is provided to confirm the contamination no longer presents an unacceptable risk, can development continue.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with paragraph 190 of the NPPF, and policy DM11 of the Development Management Policies Local Plan 2014.

15. The development shall be built in accordance with the submitted Flood Risk Assessment and Drainage Strategy (Drainage Strategy & FRA | Hewett Academy, Norwich | Kier Business Services Limited | Ref: SRP1101-DBS-00-XX-T-C-0992 | Rev: P06 | Dated: 20.06.24)

The schematic drainage layout adopted must be that demonstrated in the final submitted drainage strategy drawing (General Arrangement Sustainable Drainage Plan | Hewett Academy | Kier Business Services Limited | Drawing No.: SRP1101-DBS-00-ZZ-D-C-2031 | Rev: P08 | Dated: 20.06.24). The approved scheme will be implemented prior to the first use of the development.

#### Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 173, 175 and 180 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall

events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

16. The proposed development shall be implemented in full accordance with the proposed phasing plans SRP1101-WWA-00-ZZ-D-L-2003 S3 P01 and SRP1101-WWA-00-ZZ-D-L-2004 S3 P01 which show proposed playing provision to be provided during construction works.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] and to accord with exception 4 of Sport England's Playing Pitch Policy and paragraph 103 (b) of the National Planning Policy Framework.

17. With the exception of any demolition, site clearance works, archaeological work, tree protection works, ground investigations and below ground works, no development shall take place in pursuance of this permission until a detailed landscaping scheme has been submitted to and agreed in writing with the Local Planning Authority. The landscaping scheme shall include the following information:

Hard landscape details:

- a) details of the materials for paved areas, including manufacturer, product type and colour;
- b) proposed and existing functional services above and below ground (e.g. power and communication cables, pipelines, indicating manholes, supports etc.);
- c) details of all new boundary treatments at the site, including the material and colour finish of any walls, fences or railings;

Soft landscape details:

- d) planting plans showing the location, species and numbers of proposed new trees, hedging, shrubs and other planting on the site;
- e) planting schedules, noting species, planting sizes (at time of planting) and proposed numbers and densities where appropriate;
- f) written specifications (including cultivation and other operations associated with plant and grass establishment).

Implementation and management details:

- g) an implementation programme clearly indicating a timescale for the completion of all landscaping works;
- h) a landscape management plan, including management responsibilities and a schedule of maintenance operations for all landscaped areas for a minimum period of five years following implementation.

The development shall be carried out in full accordance with the agreed details and implementation programme and the landscaped areas of the site shall be made available for the enjoyment of residents of the development hereby permitted. Management of the landscaping shall commence immediately after planting in accordance with the agreed details. All hard and soft landscaping works shall thereafter be retained as such.

If within a period of five years from the date of planting, any tree or plant (or any tree or plant planted in replacement for it) is removed, uprooted or is destroyed or dies or

becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place no later than the end of the first available planting season (October - March inclusive), unless the local planning authority first gives its written consent to any variation.

Reason:

In the interests of the satisfactory appearance of the development, to enhance biodiversity and to provide a high standard of amenity for future residents, in accordance with sections 12 and 15 of the NPPF, policy 2 of the Greater Norwich Local Plan, and policies DM2, DM3 and DM6 of the Development Management Policies Local Plan 2014.

18. Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS). No other operations shall commence on site in connection with the hereby-approved development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the Tree Protection Plan. The approved protective fencing shall be retained in a good and effective condition for the duration of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior written approval of the local planning authority has first been sought and obtained.

Reason

To ensure the satisfactory protection of those trees to be retained on the site and to accord with policy 3 of the Greater Norwich Local Plan 2024 Document 1 and policy DM7 of the Development Management Policies Local Plan 2014.

19. The outdoor gym equipment hereby permitted shall be fit for purpose and maintained in a good state of repair for the duration of its use.

Reason: In accordance with the objectives of paragraph 96 of the National Planning Policy Framework.

## **Informatives**

1. The developer is reminded that prior to any refurbishment commencing on site the building/s to be refurbished are required to be surveyed for the presence of asbestos containing materials in accordance with the Control of Asbestos Regulations 2012. Any asbestos containing materials which are identified shall be managed or removed in accordance with the above regulations and waste regulations. Failure to comply with these regulations could result in prosecution by the relevant authority.

The uncontrolled refurbishment of buildings could result in the contamination of soils on site and in the vicinity of the demolition. This could cause the investigation of the site under Part 2A of the Environmental Protection Act 1990, which may result in the determining of the site as Contaminated Land.

For further help and advice in respect of asbestos removal the applicant/agent is advised to contact the Health and Safety Executive (HSE) on 0845 345 0055 ([www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos))

2. There is potential for unexploded ordnance on site. All work on site should take account of this risk. You are advised that recommendations within report ref: SRP1011-KCX-00-ZZ-T-Z-1002, Detailed Unexploded Ordnance Risk Assessment dated 29/11/2023 should be followed.
3. If vegetable planting or allotments are considered for the site in the future, further assessment of potential land contamination will be necessary.
4. There shall be no burning on site.

## **Biodiversity Net Gain**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Norwich City Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

### Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
  - (i) the original planning permission to which the section 73 planning permission relates\* was granted before 12 February 2024; or
  - (ii) the application for the original planning permission\* to which the section 73 planning permission relates was made before 12 February 2024.



4. The permission which has been granted is for development which is exempt being: 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;

ii) planning permission is granted which has effect before 2 April 2024; or

iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates\* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high-speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

\* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

#### The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

#### **Article 35(2) Statement:**

The local planning authority in making its decision has had due regard to paragraph 38 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments, the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.



Sarah Ashurst  
Head of planning and regulatory services

## Appendix A – Approved plans and documents

Discipline:	Drawing Title:	Author:	Drawing Reference:	Rev:	Date:
Site Location Plan:	Location Plan	LSI Architects	SRP1101-LSI-00-XX-DR-A-1170-S3	P01	-
Existing Site Plan:	Existing Site Plan	SNC Lavalin Atkins	SRP1101-ATK-XX-ZZ-D-A-0001	P02	25/01/2023
	Site Landscaping Plan Existing	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-2000-S3	P06	25/07/2024
	Site Wide Masterplan	Wynne- Williams Associates	SRP1101-WWA-00-ZZ-D-L-1970-S4	P12	25/07/2024
	Access and Security Strategy	Wynne- Williams Associates	SRP1101-WWA-00-ZZ-D-L-1560-S3	P07	04/01/2024
	Access Plan 1	Wynne- Williams Associates	SRP1101-WWA-00-ZZ-D-L-1561-S3	P07	04/01/2024
	Access Plan 2	Wynne- Williams Associates	SRP1101-WWA-00-ZZ-D-L-1562-S3	P07	04/01/2024
	Building Bulletins 103	Wynne- Williams Associates	SRP1101-WWA-00-ZZ-D-L-1971-S3	P06	12/05/2023
	Formal PE Provision Phase 1	Wynne- Williams Associates	SRP1101-WWA-00-ZZ-D-L-2003-S3	P02	25/07/2024
	Formal PE Provision Phase 2	Wynne- Williams Associates	SRP1101-WWA-00-ZZ-D-L-2004-S3	P02	25/07/2024
	Sports Provision Summer	Wynne- Williams Associates	SRP1101-WWA-00-ZZ-D-SK-2010-S3	P02	25/07/2024
	Sports Provision Winter	Wynne- Williams Associates	SRP1101-WWA-00-ZZ-D-SK-2011-S3	P02	25/07/2024
	Demolition Drawings:	Phasing and Logistics Plans	Kier Construction	-	-
Demolition Overall Building Strategy		LSI Architects	SRP1101-LSI-01-01-D-A-1598	P01	18/01/2024
Basement Demolitions Plan Central		LSI Architects	SRP1101-LSI-01-B1-D-A-1590	P01	18/01/2024
EFAA Ground Floor Demolitions Plan Central		LSI Architects	SRP1101-LSI-01-00-D-A-1591	P01	18/01/2024
EFAA Ground Floor Demolitions Plan Eastern Wing		LSI Architects	SRP1101-LSI-01-00-D-A-1593	P01	18/01/2024
EFAA Ground Floor Demolitions Plan Western Wing		LSI Architects	SRP1101-LSI-01-00-D-A-1595	P01	18/01/2024
EFAA First Floor Demolitions Plan Central		LSI Architects	SRP1101-LSI-01-01-D-A-1592	P01	18/01/2024
EFAA First Floor Demolitions Plan Eastern Wing		LSI Architects	SRP1101-LSI-01-01-D-A-1594	P01	18/01/2024
EFAA First Floor Demolitions Plan Western Wing		LSI Architects	SRP1101-LSI-01-01-D-A-1596	P01	18/01/2024

Discipline:	Drawing Title:	Author:	Drawing Reference:	Rev:	Date:
	EFAF Demolition Strategy	LSI Architects	SRP1101-LSI-01-01-D-A-1596	P01	18/01/2024
Main School Building (Building EFAA)- Existing Floor Plans and Elevations	Existing General Arrangement Ground Central	LSI Architects	SRP1101-LSI-01-00-D-A-1501	P01	18/01/2024
	Existing General Arrangement Ground Eastern Wing	LSI Architects	SRP1101-LSI-01-00-D-A-1503	P01	18/01/2024
	Existing General Arrangement Ground Western Wing	LSI Architects	SRP1101-LSI-01-00-D-A-1505	P01	18/01/2024
	Existing General Arrangement First Central	LSI Architects	SRP1101-LSI-01-01-D-A-1502	P01	18/01/2024
	Existing General Arrangement First Eastern Wing	LSI Architects	SRP1101-LSI-01-01-D-A-1504	P01	18/01/2024
	Existing General Arrangement First Western Wing	LSI Architects	SRP1101-LSI-01-01-D-A-1506	P01	18/01/2024
	Existing General Arrangement Basement Central	LSI Architects	SRP1101-LSI-01-B1-D-A-1500	P01	18/01/2024
	Existing General Arrangement Roof Central	LSI Architects	SRP1101-LSI-01-RF-D-A-1520	P01	18/01/2024
	Existing General Arrangement Roof Eastern Wing	LSI Architects	SRP1101-LSI-01-RF-D-A-1521	P01	18/01/2024
	Existing General Arrangement Roof Western Wing	LSI Architects	SRP1101-LSI-01-RF-D-A-1522	P01	18/01/2024
	Existing General Arrangement Central Elevations	LSI Architects	SRP1101-LSI-01-ZZ-D-A-1550	P01	18/01/2024
	Existing General Arrangement EFAA Teaching Sections	LSI Architects	SRP1101-LSI-01-ZZ-D-A-1570	P01	18/01/2024
	Main School Building (Building EFAA)- Proposed Floor Plans and Elevations:	Proposed General Arrangement Basement Central	LSI Architects	SRP1101-LSI-01-B1-D-A-1600	P01
Proposed General Arrangement Ground Central 1 of 2		LSI Architects	SRP1101-LSI-01-00-D-A-1601	P02	25/04/2024
Proposed General Arrangement Ground Central 2 of 2		LSI Architects	SRP1101-LSI-01-00-D-A-1602	P02	25/04/2024

Discipline:	Drawing Title:	Author:	Drawing Reference:	Rev:	Date:
	Proposed General Arrangement Ground Eastern Wing	LSI Architects	SRP1101-LSI-01-00-D-A-1605	P02	25/04/2024
	Proposed General Arrangement Ground Western Wing	LSI Architects	SRP1101-LSI-01-00-D-A-1607	P01	20/12/2023
	Proposed General Arrangement First Central 1 of 2	LSI Architects	SRP1101-LSI-01-01-D-A-1603	P01	20/12/2023
	Proposed General Arrangement First Central 2 of 2	LSI Architects	SRP1101-LSI-01-01-D-A-1604	P01	20/12/2023
	Proposed General Arrangement First Eastern Wing	LSI Architects	SRP1101-LSI-01-01-D-A-1606	P01	20/12/2023
	Proposed General Arrangement First Western Wing	LSI Architects	SRP1101-LSI-01-01-D-A-1608	P01	20/12/2023
	Proposed General Arrangement Roof Central 1 of 2	LSI Architects	SRP1101-LSI-01-RF-D-A-1620	P01	20/12/2023
	Proposed General Arrangement Roof Central 2 of 2	LSI Architects	SRP1101-LSI-01-RF-D-A-1621	P01	20/12/2023
	Proposed General Arrangement Roof Eastern Wing	LSI Architects	SRP1101-LSI-01-RF-D-A-1622	P02	25/04/2024
	Proposed General Arrangement Roof Eastern Wing	LSI Architects	SRP1101-LSI-01-RF-D-A-1623	P02	25/04/2024
	Proposed General Arrangement Central Elevations	LSI Architects	SRP1101-LSI-01-ZZ-D-A-1650	P02	02/07/2024
	Proposed General Arrangement Eastern Wing Elevations	LSI Architects	SRP1101-LSI-01-ZZ-D-A-1651	P03	02/07/2024
	Proposed General Arrangement Western Wing Elevations	LSI Architects	SRP1101-LSI-01-ZZ-D-A-1652	P03	02/07/2024
	Proposed General Arrangement EFAA Teaching Central Sections	LSI Architects	SRP1101-LSI-01-ZZ-D-A-1670	P01	20/12/2023
	Proposed General Arrangement EFAA Eastern Sections	LSI Architects	SRP1101-LSI-01-ZZ-D-A-1671	P01	20/12/2023

Discipline:	Drawing Title:	Author:	Drawing Reference:	Rev:	Date:
	Proposed General Arrangement EFAA Western Sections	LSI Architects	SRP1101-LSI-01-ZZ-D-A-1672	P01	20/12/2023
Swimming Hall (Building EFAF)- Existing Floor Plans and Elevations:	Existing General Arrangement Ground Pool	LSI Architects	SRP1101-LSI-02-00-D-A-1510	P01	18/01/2024
	Existing General Arrangement Roof Pool	LSI Architects	SRP1101-LSI-02-RF-D-A-1530	P01	18/01/2024
	Existing General Arrangement Pool Elevations	LSI Architects	SRP1101-LSI-02-ZZ-D-A-1560	P01	18/01/2024
	Existing General Arrangement EFAF Pool Sections	LSI Architects	SRP1101-LSI-02-ZZ-D-A-1580	P01	18/01/2024
Swimming Hall (Building EFAF)- Proposed Floor Plans and Elevations:	Proposed General Arrangement Ground Pool	LSI Architects	SRP1101-LSI-02-00-D-A-1610	P01	20/12/2023
	Proposed General Arrangement Roof Pool	LSI Architects	SRP1101-LSI-02-RF-D-A-1630	P01	20/12/2023
	Proposed General Arrangement Pool Elevations	LSI Architects	SRP1101-LSI-02-ZZ-D-A-1660	P02	18/01/2024
	Proposed General Arrangement EFAF Pool Sections	LSI Architects	SRP1101-LSI-02-ZZ-D-A-1680	P01	20/12/2023
	Site Wide Masterplan	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-1970-S4	P13	17/09/2024
	Drawing Location Plan	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-1972-S3	P05	20/12/2023
Biodiversity Net Gain:	BNG Existing Areas	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-2021-BNG Existing Areas-S4	1	09/09/2024
	BNG Proposed Areas	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-2022-BNG Proposed Areas-S4	1	09/09/2024
Tree Survey:	Tree Survey 1 of 3	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-1510	P01	12/12/2023
	Tree Survey 2 of 3	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-1511	P01	12/12/2023
	Tree Survey 3 of 3	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-1512	P01	12/12/2023
Tree Protection Plan:	Tree Protection Plan 1 of 3	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-7570	P01	12/12/2023
	Tree Protection Plan 2 of 3	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-7571	P01	12/12/2023
	Tree Protection Plan 3 of 3	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-7572	P01	12/12/2023
Proposed Site	Site Section sheet 1	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-1800-S3	P05	05/12/2023

Discipline:	Drawing Title:	Author:	Drawing Reference:	Rev:	Date:
Sections:	Site Section sheet 1	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-1801-S3	P06	05/12/2023
	Site Section sheet 1	Wynne-Williams Associates	SRP1101-WWA-00-ZZ-D-L-1802-S3	P01	05/12/2023
Lighting:	Proposed External Lighting Layout	TACE	SRP1101-TAC-00-ZZ-D-Z-9005	P02	01/12/2024

Discipline:	Report Title:	Author:	Reference:	Revision:	Date:
Acoustic:	Hewett Academy- Stage 3 Acoustic Report	Adrian James Acoustics Limited	SRP1101-AJA-00-ZZ-T-J-0701	P01	11/03/2023
Arboriculture:	Arboricultural Impact Assessment and Outline Method Statement	Adrian James Acoustics Limited	SRP1101-AJA-00-ZZ-T-J-0701	P01	Dec-24
Archaeology, Heritage and Unexploded Ordnance:	Archaeological Desk-Based Assessment	Allen Archaeology	AAL 2023140	V2.0	Oct-24
	Heritage Significance Statement	Lanpro Services Limited	4567- Heritage Statement-4567_H- December 2023	V1.0	Dec-24
	Heritage Impact Assessment	Lanpro Services Limited	4567_Heritage Impact Assessment_LT_030524	V1.1	May-24
	Detailed Unexploded Ordnance (UXO) Risk Assessment	1st Line Defence	SRP1011-KCX-00-ZZ-T-Z-1002	P02	29/11/2023
Construction:	Outline Construction Traffic Management Report	Velocity Transport Planning Limited		V 3.0	Jan-24
	Construction Phase Plan	Kier Construction	SHEMS-FOR-GR-125B CDM Construction Phase Plan	2.5	01/08/2023
	Environmental Management Plan	Kier Construction	SHEMS-FOR-CON-008	1.8	29/11/2023
	Kier Group Standard - Pollution and Nuisance	Kier Construction	SHEMS-STD-GR-063	V2.5	01/03/2024
Demolition:	Draft Demolition Method Statement	Kier Construction	SRP1101-KCX-XX-XX-T-D-0001	P01	15/01/2024
Design:	Design and Access Statement	LSI Architects	SRP1101-LSI-XX-XX-T-A-0024-S2	P01	Jan-24
	Design & Conservation Supplementary Commentary	LSI Architects	SRP1101-LSI-XX-XX-T-A-0028-S2-P01	P01	May-24
Ecology and Biodiversity:	Preliminary Ecological Appraisal	1st Horizon	HA25-R13	-	16/09/2022

	Bat Preliminary Roosting Features Assessment Report	Richard Graves Associates Limited	RGA245-BAT	V0.2	02/12/2023
	Biodiversity Net Gain Report	Richard Graves Associates Limited	RGA245-BNG	V0.5	09/09/2024
	Statutory Biodiversity Metric Calculator	Wynne-Williams Associates	4567- Statutory Biodiversity Metric Calculator	V0.6	09/09/2024
Energy and Sustainability:	Energy, Water and Construction Statement	TACE	PA1716	P01	Nov-23
	D&A Environmental Strategy	LSI Architects	-	-	Jan-24
	Drainage Strategy & Flood Risk Assessment	Kier Design and Business Services	SRP1101-DBS-00-XX-T-C-0992-DrainageStrategy&FRA-S4	P06	19/07/2024
Ground Investigation:	Phase II Geo-Environmental Desk Study Report	HSP Consulting	HSP2023-C4187-G-GPII-1344	-	28/02/2023
Highways and Transport:	Transport Statement	Velocity Transport Planning Limited	23/210-D001	V5.0	Jan-24
	Outline Travel Plan	Velocity Transport Planning Limited	23/210-D002	V5.0	Jan-24
Lighting Scheme:	External Lighting Plot	TACE	PA1716	-	12/01/2024
Planning:	Planning Statement	Lanpro Services Limited	4567	-	Jan-24
Public Engagement:	Statement of Community Involvement	Lanpro Services Limited	4567	V1	Jan-24
Structural Survey:	Condition Survey Report – Existing Windows	Drayton Windows	E23DW0412	-	06/12/2023
	Stage 01 - Structural Condition Survey	1st Horizon	HA25-R01	A	10/04/2022
	Structural Inspection Report - Swimming Pool	Conisbee	231060/J Stewart	V1.0	14/11/2023
Utilities:	Utilities Statement	TACE	PA1716	P01	22/11/23



## **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

## **Purchase Notices**

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.