

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H16-0425-25	Applicant:	South Holland District Council
Proposal:	Details of method statement for demolition and/or construction, construction management plan & method statement, foul water drainage works, employment, skills & local procurement strategy, archaeological work including written scheme of investigation & community use agreement (CUA) (Conditions 4, 5, 10, 15, 19 & 22 of H16-0462-24)		
Location:	Castle Sports Complex Albion Street Spalding		
Terminal Date:	2nd July 2025		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
32	Community, Health and Well-being
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-Making
Section 5 - Delivering a sufficient supply of homes
Section 8 - Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

SHDC INTERNAL	0	0	1	1
OTHER STATUTORY BODIES	0	0	0	3

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of conditions application providing details of method statement for demolition and/or construction, construction management plan & method statement, foul water drainage works, employment, skills & local procurement strategy, archaeological work including written scheme of investigation & community use agreement (CUA) (Conditions 4, 5, 10, 15, 19 & 22 of H16-0462-24)

Site Description

The application site extends across the existing Castle Sports Centre and surrounding playing fields in Spalding Centre, wrapping around the existing bowls club and green to the south east of the site. The application site is not within but abuts the Spalding conservation area boundary to the east, west and south. Surrounding land uses are predominantly residential to the west with Tulip Academy bordering the site to the north and some small-scale commercial to the south. Access to the site is proposed as existing off Albion Street to the east of the site.

History

H16-0462-24 - Demolition of existing swimming pool building following the construction of a two storey extension including basement area to existing Castle Sports Complex building to provide new and upgrade indoor leisure and health related facilities including two new swimming pools, plant area and changing rooms. Reconfiguration of existing building to provide new and upgraded sports facilities and physical activity facilities and related supporting services. Provision of a new 3G artificial turf pitch (ATP), an Informal Outdoor Games Area (IOGA), other outdoor play areas, an informal running trail/track, a health and well being garden and an outdoor splash pad relating to the new swimming pool. The provision of supporting infrastructure including additional car parking and landscaped areas. Approved 17-01-25

H16-0621-24- Construction and operation of a micro energy storage facility - Approved 19th September 2024

Consultation Responses

Anglian Water

Foul Water Comments: The foul strategy as outlined in drawing M00514- ENG-ZZ-XX-DR-C3002 T2 is acceptable to Anglian Water

Surface Water Comments: The surface water strategy as outline din drawing M00514- ENG-ZZ-XX-DR-C-3002 T2 is not relevant to Anglian Water we have no comments to make thereon

Highways & Suds Support

CMP - Can discharge

LLFA - Awaiting final comments on flooding

Historic Environment Officer

Thank you for consulting us on this. I can confirm that the results of the archaeological evaluation provide sufficient information to assess the site, and that the submitted archaeological report meets the required standards. No further archaeological work is required. We therefore recommend full discharge of Condition 19 of H16-0462-24.

Environmental Protection

Provide details of noise attenuation measures for the de-watering plant once discharge arrangements are agreed

IDB

Thank you for your consultation on the condition compliance applications.

Sports Pitch Development Contribution

I notice that current surface water proposals have been amended very slightly and based on the submitted information of a total impermeable area of 0.642 ha and a maximum flow restricted to 0.9 litres/second (which meets the Board's accepted Greenfield run-off rate of 1.4 litres/second/hectare), results in a development contribution of £3,118.77 payable in advance of connection. As well as this the application fee is payable which is currently £50.

Castle Leisure Centre Extension Development Contribution

I notice that current surface water proposals have been amended very slightly and based on the submitted information of a total impermeable area of 1.15 ha and a maximum flow restricted to 1.6 litres/second (which meets the Board's accepted Greenfield run-off rate of 1.4 litres/second/hectare), results in a development contribution of £5,586.59 payable in advance of connection. As well as this the application fee is payable which is currently £50.

Please note that development contributions are subject to annual increase in line with RPI.

Dewatering from Site

The dewatering of site has been mentioned to me recently as well as being approached formally last year by Henry Doyle of Newton Stewart and on 5th July 2024 I explained to him the following: "I've discussed the matter with my engineer and we can accept a maximum flow of 20 litres/second into our system for dewatering purposes, this would equate to a three inch pump being used. The 20 l/s can be discharged via a singular outfall or a few separate outfalls, e.g. 4 x 5 l/s outfalls. Please confirm once known which method will be used and we ask that water is passed through a settlement tank or similar to intercept and prevent silt entering the Board's system.

We also ask that the dyke banks & bed are protected against scour to prevent erosion and that the downstream water levels are monitored so that if there are any rises in water level then pumping ceases temporarily and the situation is reported to the Board immediately in case of blockages.

Once the number of outfalls and the flow rate from each one is decided please provide us with a sketch map detailing this information."

Henry replied at the time conveying that he was willing to work in accordance with our requirements on this matter.

To date the Board never received further information on the matter but I would ask that anyone dealing with the dewatering process now follows the previous advice provided by us and also a pre-inspection of the drain should be undertaken and evidence provided to the Board that there are no blockages in the system prior to dewatering commencing. I would subsequently require being informed of when dewatering will start and the predicted duration for doing so. If this should change during the process I would need to be informed at the time as necessary.

Proposed Siphonic Discharges

For the existing sports hall surface water drainage, we have recently been approached to consider

an alteration away from the existing gravity system to provide advice on a proposed siphonage system as a replacement. We do not believe that a change to siphonage was included in the planning process so are therefore curious as to why we are being asked directly to provide guidance/comments upon this item at this time? The Board seek clarification as to why the existing gravity system needs to be changed before looking to evaluate this proposal.

Sport England

Condition 22 (CUA)

This condition requires the submission and approval in writing of a CUA (following consultation with Sport England) for the community use of the cycle and park run route, the Go-Ride Cycle Course, the sprint straight and running loop, the cycle obstacle course, the cycle rock garden, the Artificial Turf Pitch and the sports hall. A CUA Version 3.0 received by Sport England on 19.05.25 has been submitted with the application along with a Covering Letter dated 02.05.25. Sport England welcomes the amendments made by the applicant to the CUA following comments made by Sport England during pre-application discussions. The Football Foundation, England Netball, England Athletics and British Cycling have all confirmed that they are satisfied with the contents of the amended CUA.

Therefore, Sport England would raise no objections to condition 22 being discharged based on a signed CUA Version 3.0 being submitted to the local planning authority.

Planning Considerations

Condition 4

The condition requires:

No development shall take place until a method statement for the demolition and/or construction of that part of the overall development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement

The applicant has provided:

- Construction Environmental Management Plan
- CMP Appendix 4 - M00514 Phase 1 Logistics Rev c

Both Highways and Environmental Protection have been consulted and have no objections to the submitted details. The condition is therefore discharged.

Condition 5

The condition requires:

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be submitted to, and approved in writing by, the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development.

The applicant has provided:

- Construction Environmental Management Plan
- CMP Appendix 4 - M00514 Phase 1 Logistics Rev c

Both Highways and Environmental Protection have been consulted and have no objections to the submitted details. The condition is therefore discharged.

Condition 10

The condition requires:

No building hereby permitted shall be first occupied until details of the design, implementation, maintenance and management of foul water drainage works have been submitted to and approved in writing by the local planning authority.

The applicant has provided:

- Proposed Below Ground Drainage Key Plan M00514-ENG-ZZ-XX-DR-C-3000
- Proposed Below Ground Drainage Sheet 1 M00514-ENG-ZZ-XX-DR-C-3001
- Proposed Below Ground Drainage Sheet 2 M00514-ENG-ZZ-XX-DR-C-3002 Rev T2
- Proposed Below Ground Drainage Sheet 3 M00514-ENG-ZZ-XX-DR-C-3003
- Proposed Catchment Plan M00514-ENG-ZZ-XX-DR-C-3500
- Technical Note 01 - Discharge of Condition 7

Anglian Water have confirmed that they have no objections. The condition is therefore discharged.

Condition 15

The condition requires:

No work shall commence on site until an Employment, Skills and Local Procurement Strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall set out measures to provide local employment, skills and business opportunities during the construction phase of the development hereby approved.

The applicant has provided:

- South Holland Wellbeing Hub Delivery Plan

The delivery plan is considered acceptable, and the condition is discharged.

Condition 19

The condition requires:

No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions.

The applicant has provided:

- archaeological Evaluation Report

The Historic Places Team have reviewed the information and have no objections to the information provided. The condition is therefore discharged.

Condition 22

The condition requires:

No work shall commence on site until a Community Use Agreement (CUA) has been submitted and approved (in conjunction with Sport England) by the Local Planning Authority. The agreement shall apply to the community use of the cycle and park run route, the Go-Ride Cycle Course, the sprint straight and running loop, the cycle obstacle course, the cycle rock garden, the Artificial Turf Pitch and the Sports Hall. The agreement shall include details of pricing policy, hours of use, access by community users to the land, ancillary facilities and car parking, management responsibilities and a mechanism for review. The development shall be used in compliance with the approved agreement.

The applicant has provided:

- Draft Agreement relating to arrangements for Community Use
The agreement is considered acceptable, Sport England have no objections and the condition is therefore discharged.

Conclusion

Conditions 4, 5, 10, 15, 19 & 22 of H16-0462-24 are hereby discharged.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

- A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
- C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is NOT considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is NOT considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.