

Our Ref: JEH
Your Ref: PP- 13989070

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2nd May 2025

Sent through via the Planning Portal Only

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding Lincolnshire
PE11 2XE

FAO Mr D Allen

Dear Sir/ Madam,

Town and Country Planning Act 1990 (As Amended): Approval of Details Reserved by Conditions relating to Full Planning Permission Ref No H16-0462-24 for South Holland Health and Wellbeing Hub, Castle Sports Centre & Swimming Pool, Albion Street, Spalding PE11 2AJ
Applicant: South Holland District Council

JEH Planning Limited has been instructed by South Holland District Council ('the applicant') to submit a discharge of planning conditions application relating to the proposed development for the demolition of the existing Castle Swimming Pool building and the construction of a two storey extension including basement area to the 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.

The proposal also relates to the reconfiguration of the existing leisure building to provide upgraded sports facilities and related supporting services. Within the grounds of the Castle Leisure Centre there will be provision of a new 3G artificial turf pitch (ATP), an Informal Outdoor Games Area (IOGA), other outdoor play areas, an informal running and cycle trail/track, and a health and wellbeing garden. The provision of

supporting infrastructure including additional car parking and, landscaped areas would also be provided.

The planning conditions the subject of this application are as follows:

- Condition 4 - Demolition Construction Method Statement
- Condition 5 - Construction Management Plan
- Conditions 7 - Surface Water Drainage Proposal
- Condition 10 - Foul Drainage Proposal
- Condition 15 - Employment Strategy
- Condition 19 - Archaeology
- Condition 22 - Community Use Agreement

The Application

The application comprises the following documents:

Application Forms

- Duly completed Planning Application Form

Information Submitted to Discharge Conditions

Condition Nos and Matters	Document / Drawing Title	Ref No
Condition 4 - Demolition Construction Method Statement	Construction Management Plan Version 3	RMS-PL-021 Rev-F9 Jul 2024
	CMP Appendix 4 - M00514 Phase 1 Logistics Rev c	M00514-ONE-ZZ-XX-D-L-0107 P01
Condition 5 - Construction Management Plan	Construction Management Plan Version 3	RMS-PL-021 Rev-F9 Jul 2024
	CMP Appendix 4 - M00514 Phase 1 Logistics Rev c	M00514-ONE-ZZ-XX-D-L-0107 P01
Condition 7 - Surface Water Drainage Proposal	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
	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	02048-ENG-XX-XX-TN-0001
	Proposed Below Ground Drainage- Key Plan	M00514-ENG-ZZ-XX-DR-C-3000
Condition 10 - Foul Drainage Proposal	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
	Proposed Below Ground Drainage- Sheet 3	M00514-ENG-ZZ-XX-DR-C-3003
	Procurement Schedule	250210 - M00514

Condition 15 - Employment Strategy	South Holland Wellbeing Hub Delivery Plan	No Reference
Condition 19 - Archaeology	Archaeological Evaluation Report	Report Number AAL 2024140 November 2024
Condition 22 - Community Use Agreement	Draft Agreement relating to arrangements for Community Use	No Reference. Dated 11 April 2025

Planning Fee

We have calculated the statutory planning fee associated with this application amounts to £298 plus a service charge of £85 and this will be paid direct to the authority by our company using the planning portal reference which is PP-13989070.

Context

The full planning permission was granted for this development on 17th January 2025 and was subject to 25 planning conditions (LPA Ref No H16-0462-24).

This application seeks to discharge all the pre-commencement planning conditions except for the offsite ecological compensation package required by Condition 20 which will be covered as part of a separate submission.

This application also covers details of the foul water drainage works. Whilst this condition (no 10) requires details to be approved prior to first occupation, we consider it would be best practice to review at this stage as there is a proposed change in strategy from a gravity system to a pumped system. The revised approach should be considered as soon as possible by the LPA and the LLFA hence the reason for inclusion of the details as part of this submission.

Pre Application Engagement

Prior to submitting this application, we have engaged in constructive pre application discussions with the case officer Daniel Allen.

Following the formal submission, we are willing to continue to engage in discussions to ensure the discharge of conditions are dealt with in an efficient, timely and consistent manner.

Construction Management Plan

The submitted Construction Management Plan and the related drawing at Appendix 4 has been prepared to cover the requirements of both Condition 4 and 5 as there is a degree of overlap in terms of the request for detailed information regarding these elements of the scheme.

Insofar as the method statement for the demolition of buildings is concerned, it will be noted that the information contained in the CMP at Appendix 8 covers those elements that specifically relate to the existing Leisure Centre building that require demolition to facilitate the proposed extension works. It does not include details for the demolition of the existing Swimming Pool Building which will be dealt with later in the construction process.

Foul Water Drainage Strategy

The approved scheme initially proposed a gravity drainage system however following further technical work this is no longer a feasible approach and so the system needs to be revised to provide for a pump foul drainage design. Details of this arrangement have been submitted to discharge Condition 10.

Through our pre application engagement with the case officer, we understand that given the wording of Condition 10, there is flexibility to allow these revised details to be submitted and approved as part of discharging this condition.

You will note that the foul water drainage strategy information and drawings are contained on the same drawings which also show the surface water drainage details that are required to discharge Condition 7.

Employment Strategy

Condition 15 requires the submission and approval of an Employment, Skills and Local Procurement Strategy and we consider the documents that accompany this submission sets out measures to provide local employment, skills and business opportunities during the construction phase of the development are appropriate.

Archaeology

You will note that the submitted Evaluation Report is the same report that features on the list of documents that were formally approved on the decision notice dated 17th January 2025. However, for the avoidance of doubt and to formally discharge Condition 19 this document is resubmitted.

Indeed, we have an email dated 12 February 2025 from Ruben Lopez who is the SHDC Planning Archaeological Advisor, and she confirmed the following:

'I can confirm that the results of the archaeological evaluation provide sufficient information to assess the site. No further archaeological work is required; therefore, you may apply through planning to discharge Condition 19 from the Decision Notice for H16-0462-24.

The report was previously submitted and approved and is available on the SHDC planning portal.

Once we are consulted by planning, I will recommend the discharge of Condition 19.'

Based on this advice we have submitted the Evaluation Report for formal discharge of Condition 19.

Community Use Agreement

The draft Community User Agreement forms part of the planning pack intended to discharge Condition 22

The draft document has been developed in consultation with Halmer Harriers, Spalding Cycling Club, Football Foundation and existing Castle Sports Hall users.

The applicant has also sent this draft version of the CUA to Sport England for their feedback. Whilst no response has yet been forthcoming, the formal discharge of condition application will allow them to provide their comments as part of the consultation process in due course. If required, we would be prepared to engage further with Sport England to allow the CUA to be formally signed off.

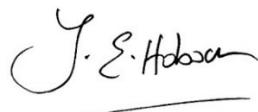
Conclusion

In conclusion, the details submitted to discharge the relevant pre commencement conditions provide sufficient information and accordingly, this application should be approved without delay.

Please note that the timing of the determination process of this application is important as the applicant is programming to start construction of the project during the course of this summer.

Based on the above information we consider the application can be validated. Should you wish to discuss the planning application further, please do not hesitate to contact me.

Yours faithfully



JAMES HOBSON
MANAGING DIRECTOR
JEH Planning Ltd.