

Statement of Community Involvement

Client: South Holland District Council

Proposal: Full planning application for the dry and wet leisure facilities and associated development including the demolition of the existing swimming pool building. Outline planning application for the extra care housing facility.

Site: South Holland Health and Wellbeing Hub and Extra Care Facility, Castle Sports Centre & Swimming Pool, Albion Street, Spalding PE11 2AJ

Date: May 2024 Ref: JEH0085 /Rev 2

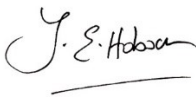
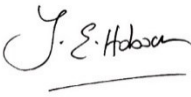
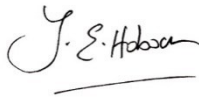


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Statement of Community Involvement

1.0 Introduction.

Purpose of statement

This statement of community involvement (SCI) has been prepared by JEH Planning on behalf of South Holland District Council to accompany two related planning applications for a proposed Health and Well Being Leisure facility and extra care facility on land immediately to the North of Spalding Town Centre which is bound by Albion Street to the east, Pinchbeck Road and the Castlefield housing development to the west herein refer to as 'the site'.

The applicant is committed to consulting stakeholders and the local community about its planning applications and has a strong track record of communicating with members of the local community, community groups, local councillors and other relevant third-party stakeholders about its ambitions.

This document has been produced with the aim of clearly and concisely highlighting the community consultation undertaken by the applicant in respect of its proposal for the site. It provides a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application and the activity that the applicant proposes to undertake post submission.

Structure Of Statement

This statement is structured as follows:

- Section 2 sets out the background to the site and the proposals.
- Section 3 addresses the regulations and national and local guidance regarding community engagement.
- Section 4 set out the key stakeholders that we have approached.
- Section 5 sets out the scope and methodology of the consultation engagement exercise.
- Section 6 provides a summary of the responses received from the consultation.
- Section 7 provides a response to the comments received.
- Section 8 draws conclusions from the consultation exercise.

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2.0 Background

The Site

The site comprises land and buildings immediately situated to the North of the town centre of the settlement of Spalding, which is a principal town in South Holland District. The site accommodates the existing Castle Sports Leisure Complex and is irregular in shape, covering a total area of approximately 4.99 hectares.

The site area includes an existing swimming pool building, car parking, children's play areas, an old disused cinder running track with one football pitch centre field (changing for this facility are provided in existing swimming pool), a leisure centre comprising upstairs gym, a sports hall, and indoor bowls rink.

The existing swimming pool and car park is accessed from Pinchbeck Road via an access road parallel to Forge Close; and the remaining facilities are accessed from Albion Street. There is a wide tarmac walkway connecting the two facilities. The river Weiland runs parallel with Albion Street and is located approximately 85 m to the south-east of the existing Leisure Centre buildings, on the opposite side of Albion Street.

The existing swimming pool and related car park cover 0.95 hectares that would relate to the extent of the proposed development for the extra care facility.

The Proposal

The applicant is submitting two separate but related planning applications:

- A full planning application to construct a two-storey extension to the existing Castle Sports Centre to create a new health and wellbeing hub including new swimming pools; the demolition of the existing swimming pool building. Within the grounds of the existing sport centre, the new facility would also include an artificial turf pitch (ATP), an Informal Outdoor Play Areas, a 'Park Run' running track, a health and wellbeing garden and an outdoor splash pad relating to the new swimming pool.
- An outline planning application with all matters reserved for the replacement of the existing swimming pool building with the erection of an extra care housing

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facility together with related support infrastructure comprising car parking and landscaping areas.

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3.0 Consultation Guidance

This section sets out the national legislation regarding pre-application community consultation, as well as the national and local planning practice guidance. This guidance has informed our methodology and approach to engaging with the community at the preapplication stage.

Localism Act

The Localism Act 2011, Part 6 Chapter 4 Clause 122(61W) sets out a requirement to carry out pre-application consultation. It advises that where a person proposes to make an application for planning permission for the development of any land in England and the development is of a description specified in the development order, the person must carry out consultation on the proposed application in accordance with the following:

'The person must publicise the proposed application in such manner as the person reasonably consider is likely to bring the proposed application to the majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land;

Publicity must set out how the person may be contacted by persons wishing to comment on or collaborate with person on the design of the proposed development; and

Give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.'

However, the secondary legislation (Development Order) which would provide the detail of when this is required and to which developments it is required for has never come forward.

Planning Practice Guidance and NPPF (Dec 2023)

With regards to pre-application community consultation, Planning Practice Guidance advises that:

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“Pre-application engagement with the community is encouraged where it will add value to the process and the outcome. It is mandatory to carry out pre-application consultation with the local community for planning applications for wind turbine development involving more than 2 turbines or where the hub height of any turbine exceeds 15 metres.”

Clearly, pre-application engagement with the community is only encouraged for development which does not relate to wind turbines. As the current proposals do not relate to wind turbine development, it is not mandatory in this instance.

Furthermore, paragraphs 39 and 40 of the revised NPPF (2023) advises that:

“39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

South East Lincolnshire Statement of Community Involvement (April 2012)

This Statement of Community Involvement was published in April 2012 and covers the areas of Boston Borough Council and South Holland District Council. It sets out the Council's commitment for involving and consulting members of the public and stakeholders on the preparation of planning policies and the determination of planning applications in South East Lincolnshire

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Section 3 of the SCI sets out the community involvement recommended before an application is submitted. It is not currently a statutory responsibility, however the three partner LPA's actively encourage developers to seek involvement of the community at this stage.

Public involvement at this stage should ensure that schemes that may give rise to issues of significant economic, environmental or social impact, are well understood by the local community and other interested parties, and allow early consideration of the fundamental issues relating to whether a particular proposal would be acceptable in principle. The scale and scope of consultation exercises should be agreed with Council officers on a case by case basis.

The SCI sets out the type of issues that are likely to inform LPA's judgement on whether an application will be of wider concern within the community and where public consultation will be influenced by this. Public consultation may be undertaken where a planning application:

- Is likely to affect nearby property by causing significantly increased levels of noise, smell, vibration, dust or any other form of nuisance;
- Is likely to attract significantly more people to an area, which will increase noise levels in a generally quiet area; and
- Involves the construction of particularly high buildings in comparison to those that will surround it.

In addition to this, the SCI stipulates those applications relating to conservation areas, listed buildings, major applications, departures, public rights of way and Environmental Impact Assessments will be advertised in the local press and a site notice will be posted on or near the site or neighbouring residents will be sent a neighbour notification letter.

The publicity arrangements of South Holland District Council is set out in Appendix 3 of the South East Lincolnshire SCI. For large-scale development, this underlines that a notice will be placed in the press giving details of the application, how the plans can be inspected and how representations can be made.

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4.0 Engagement

Initial Engagement and the LUF Bid

The initial public engagement process related to a review of the existing leisure provision for South Holland that was commissioned in 2019 and primarily focused on the existing site of Castle Sport Complex and Swimming Pool due to its age and deteriorating state.

As part of this review there was a detailed public engagement exercise undertaken between July – October 2019 which included face to face street survey, online survey and focus groups.

Through this consultation exercise and supported by a wider evidence based assessment, detailed proposals were prepared to identify the most suitable facility mix for a re-provided Castle Sports Complex.

The 2022 Round 2 Levelling Up Fund presented the Council opportunity to use the existing consultation work and consider the whole site more holistically. This led to the concept of a district-wide health and wellbeing Hub being developed through further consultation.

Pre Application with LPA

The SCI states that pre-application discussions with planning officers are strongly encouraged for all applications in order to give applicants the best possible advice.

Pre-application discussions were held with officers with South Holland District Council as part of a formal Planning Performance Agreement which was signed on 8th December 2023 prior to the start of the consultation process which will continue throughout the submission and determination period.

As part of this process, meetings have taken place between the applicant's project team and officers within South Holland Council's Planning Department. These meetings have been invaluable in helping to ensure that both planning applications as submitted are consistent with local planning policy and that the pre-application consultation which has been undertaken was informed by local knowledge about the scope and topics that should be included.

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Pre Application with Sport England

The applicant has entered into constructive pre-application discussions direct with Sport England. We initially had a virtual meeting with Sport England on 8th November 2023. We subsequently submitted a formal pre application to them on 13th March 2024 which included a pack of drawings and a version of our Playing Field Exceptions Assessment prepared by Max Associates which demonstrated that the benefits of an alternative sports facility outweigh the loss of an area of playing field.

Sport England responded with detailed comments in an email dated 5th April 2024. Whilst there were concerns to address, SE confirmed that subject to the satisfactory submission of further details at formal application stage, they considered a re-designed proposal appeared capable of complying with the requirements in their Exception 5 Test (and Paragraph 103c of the NPPF).

Since these comments were received, we have amended the proposal to address the concerns raised or provided further justification to clarify the proposal and our position. These matters are addressed within the updated version of the Exceptions Test Assessment Prepared by Max Associates that accompanies the Health and Wellbeing planning application.

Pre Application with Other Statutory Authorities

We have been in dialogue and consultation with the following organisations:

- Environment Agency
- British Cycling
- England Athletics
- Swim England
- Football Association
- Football Foundation
- Anglian Water

We have actively engaged with these authorities prior to planning submission in order to take on board their comments and adjust the design accordingly.

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Engagement with stakeholders

The wide range of existing Leisure and Sports Stakeholders and Groups who use the facilities have been directly approached and consulted upon during the course of evolving the design process and the list of these organisations can be found and Appendix 1.

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5.0 Community Consultation

The following steps were undertaken to notify and engage local residents, stakeholders and interested parties of the proposed development as part of the pre application engagement: process

Media Relations

To ensure the wider community was aware of the consultation, a detailed press release was issued to several local media publications on 14th March 2024. (See Appendix 2) The press release contained the following information.

- Background to the site
- Details of the virtual consultation
- A brief overview of the proposals
- Benefits of the proposed development
- Details of the exhibition and drop-in events across the District
- Contact information including the project email and the website address,
- Consultation details featured on a dedicated website (Appendix 3);
- Consultation comments invited via the online questionnaire.

The press release was also uploaded to the Council's social media channels and further posts were made through the consultation period.

As a result of the press release this led to the following coverage:

Newspaper	Article	Date
Lincs Online	Residents get chance to explore plans to revamp the Spalding Castle Sports Complex and create a wellbeing hub (lincsonline.co.uk)	28 th March 2024
Linc Online	Images of proposed Spalding Health & Wellbeing Hub revealed – public invited to have	14 th March 2024

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	their say (lincsonline.co.uk)	
The Voice	Views sought on plans for Castle Sports Complex revamp – The Voice (spaldingvoice.co.uk)	14 th March 2024

Neighbourhood Letters

On 8th March letters were circulated to all immediate neighbours to the site inviting them to attend a neighbour engagement drop-in session on Tuesday 19th March at the Castle Sports Centre. The letter also provided full details of other planned sessions if that date was not convenient. (See appendix 3)

Briefing Members

Prior to going live with the public consultation events an All Members Briefing session was organised to explain the project so that District Councillors were fully informed of the proposal.

Online Consultation Website

A project website was created to display information about the proposals.. The website is hosted at: [South Holland Levelling Up – Delivering a new Health and Wellbeing Hub for all of South Holland](#). (See Appendix 4)

The website was made live on 14th March in coordination with the press release. During the public consultation period up to the closure of the event on 5th April there were over 5,000 website views.

The content of the website provided key details about the proposal, set out Frequently Asked Questions, the Exhibition Display Boards, and an Online Questionnaire in order to provide feedback which could be analyzed. Through this channel of feedback, we received 207 responses.

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A copy of the online questionnaire can be found at appendix 5 and the Public Exhibition Boards at Appendix 6. Also a Consultation Poster was also created and displayed to advertise the drop in events (See Appendix 7).

Public Exhibitions/ Drop In Sessions

Six public exhibitions and drop in events we organised during the consultation period between 14th March and 5th April. Two of these events were held at the site but to capture views from the wider district the session went to the following locations:

Date	Time	Venue
March 20 th	2pm – 7:30pm	Castle Swimming Pools, Spalding
March 21 st	9am – 1pm	Holbeach Market
March 21 st	2pm – 7:30pm	Castle Sports Centre, Spalding
March 22 nd	9:30am – 12:30pm	Crowland Market
March 30 th	10:30am – 2:30pm	Spring into Spalding, Spalding Market
April 5 th	9am – 1pm	Long Sutton Market

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The information that was displayed on the website as part of the online exhibition was replicated for the public exhibition together with pop up banners. iPads were also available so that attendees could complete the online questionnaire.

Over 250 people attended the physical session.

Email Address/ Contact Form

As an alternative to completing the online questionnaire we provided the opportunity for people to send their comments direct to the Council via an email address or via the contact form. We received 46 queries/ feedback from this line of communication.

Given the extent of the approach outline above, the consultation process has been carefully planned. Prior to the consultation process we informed the Case Officers of our approach and method. No concerns or objections were expressed.

Summary

The scope of consultation was determined based on the current local and national guidance for pre-application community consultation, as set out in Section 3 of this statement. The approach as set out in this section has evidently been an inclusive and robust process to ensure that all local residents, businesses, stakeholders, members, representatives and the wider community have had the best opportunity possible to engage early in the planning and development process.

All comments, concerns and suggestions raised during the consultation process have been heard and considered prior to the submission of the revised planning application and are summarised in Appendix 8 and addressed in Sections 6 and 7 of this report.

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6.0 Overview of Feedback Received

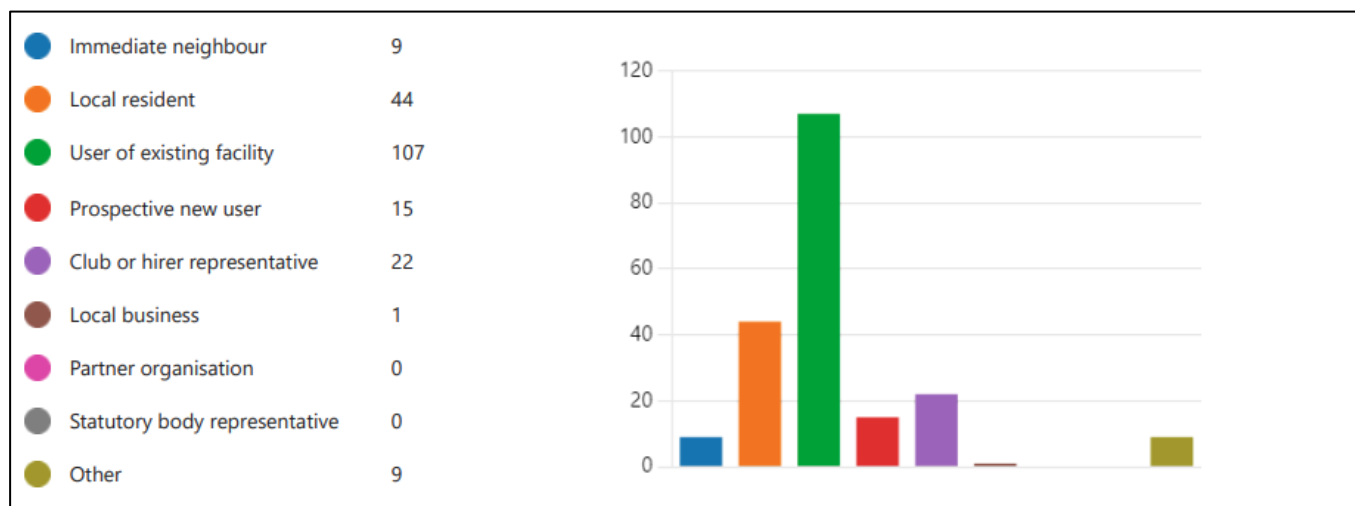
The following review includes all comments received up to 16th April 2024, including online, public exhibition email and postal responses.

The key feedback figures from the consultation process are as follows:

- 5,000 visitors viewed the consultation website during the consultation period.
- 207 people completed and submitted the online questionnaire form.
- 46 responses used the Contact email address to submit their comments.
- 2 paper copies of the questionnaire form were received.

A detailed analysis of the feedback from the online questionnaire can be found in Appendix 9.

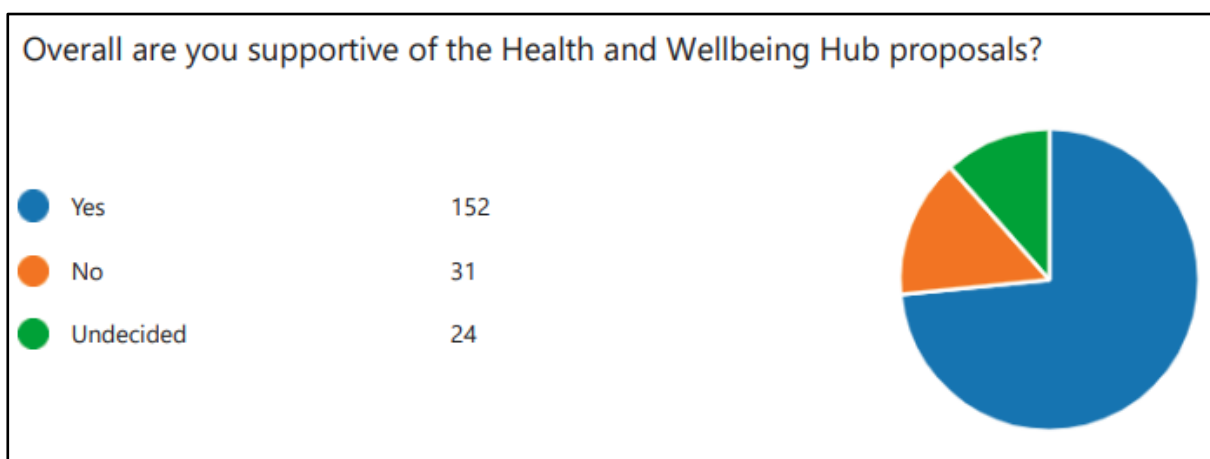
From the graph below the majority of comments were submitted by users of the existing facilities (51%) followed by local residents (21%).



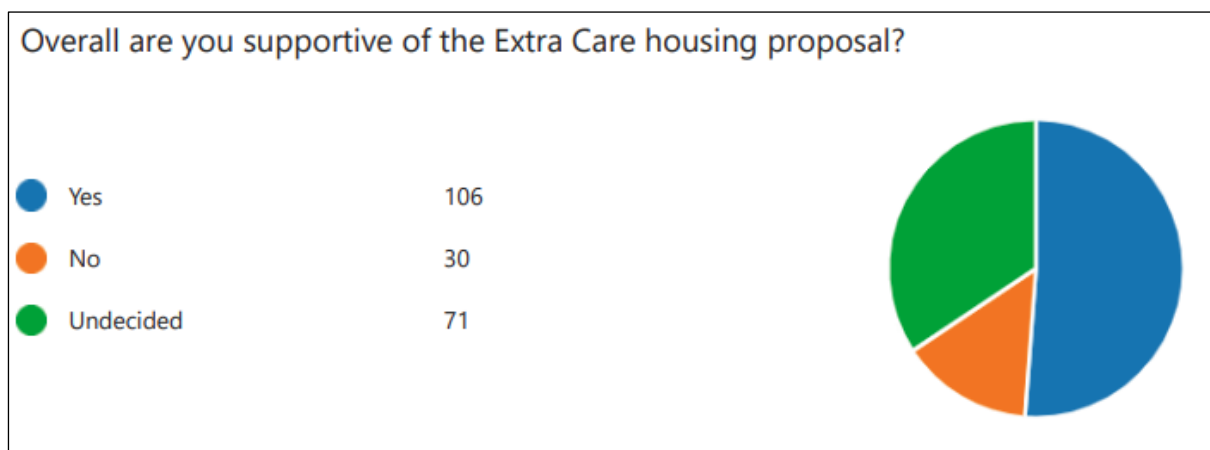
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Of the completed questionnaires, 23 responses confirmed they represented organisations relating to the following: South Lincs Competitive Swimming Club, Deepings Swimming Club, Pedals - Spalding's Cycle Action Group, Trampoline Club, Halner Harriers, Lincoln Pentaqua Swimming Club, Spalding Cycling Club and Spalding Town Cricket Club.

In terms of considering the principle of both development proposals the following responses were received:



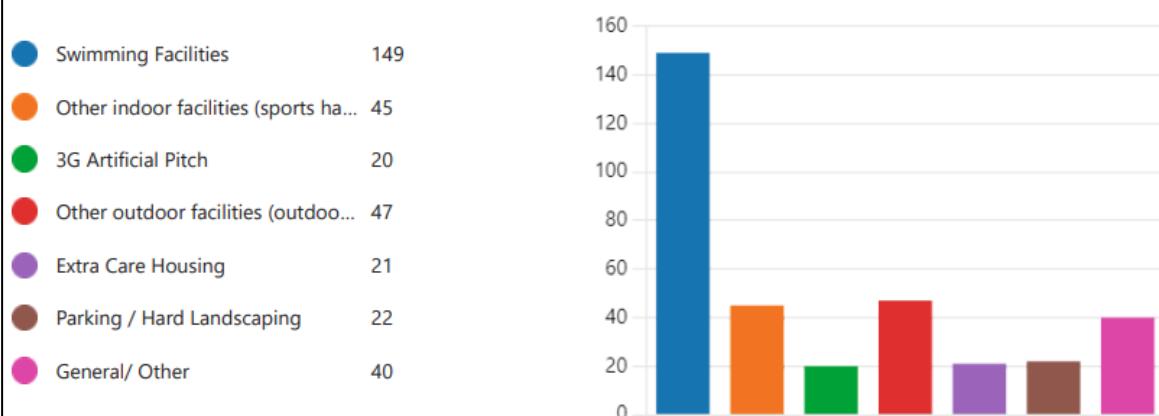
As such over 73% of the people who completed the questionnaire confirmed their support for the Health and Wellbeing Proposed Development. This demonstrates strong support for the principle of the proposal.



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In terms of the proposed Extra Care facility, whilst the support for the principle of this development was not as high as the Health and Wellbeing facility, nevertheless it remained a positive response at over 50% with nearly 35% being undecided at this stage in the process.

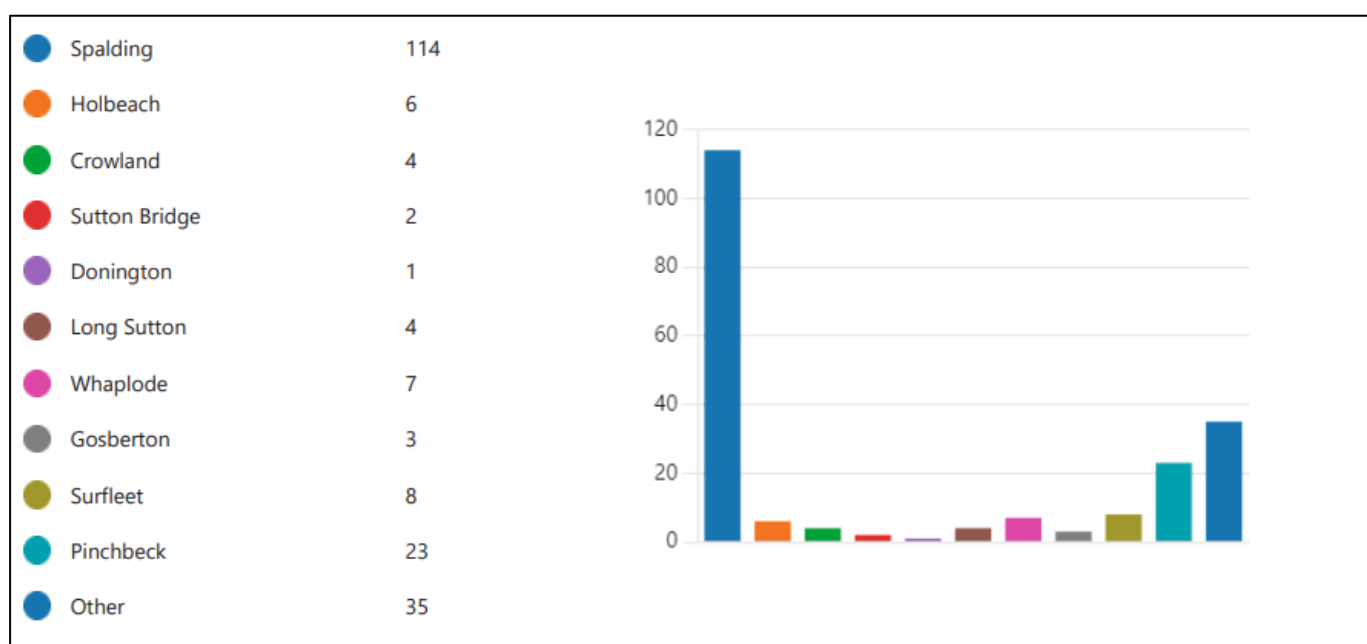
We welcome your comments on the design proposals. Please indicate which areas you would like to make comment on:



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The questionnaire allowed respondents to make specific comments on the different components of the proposals. From the above graph the overwhelming number of comments (72%) were in relation to the swimming facilities. These specific comments have been assessed and our evaluation can be found in Appendix 8.

Finally, we recorded the geographical spread of comments received and the graph below provided the split with Spalding representing about 55% of the completed forms.



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7.0 Applicant's Review of Comments

A wide variety of comments have been submitted in response to question 6 of the questionnaire and we have summarised these topic areas and issues together with providing our response in the schedule at Appendix 9.

Throughout the initial consultation process in 2019 and the more recent pre application consultation we have given careful consideration to the matters raised by respondents.

From the questionnaire responses it is clear that there is a strong level of support for both proposals.

It should be appreciated that many of the comments relate specifically to the detailed composition and proposed range of sports and recreational facilities that a respondent would prefer to see come forward. As such there is only limited concerns expressed regarding typical development control, highway or environmental impacts that could be associated with the two development proposals.

Initially in 2019, the proposals evolved through a needs and technical based assessment process taking into account the project teams' experience of designing such developments, this included taking in to account the standards and guidance of different sporting bodies and mitigation and enhancement measures where appropriate. This initial work was also influenced by the consultation exercise that was undertaken at the time.

The more recent consultation feedback received and summarised in Appendix 9 has been given careful consideration. Many of the matters raised during the community consultation process have been dealt with as part of the design process including the accompanying technical reports which deal with the various matters such as ecology, heritage, landscape, drainage, highways, etc. In addition, the Design and Access Statement provides clear details regarding the design principles that have been adopted and a rationale for the proposed development. These have been developed in the context of the specific constraints and opportunities affecting the area as well as the underlying needs assessment work that was used to support the successful LUF grant funding bid.

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A wide range of concerns have been raised during the public consultation process however we do not consider any of these to be so unsurmountable that they would affect the delivery of the development.

Key Changes

The feedback that has been received from both the collaborative engagement between the council, and technical advisors, as well as through the public consultation process has been used to both help and inform the evolution of the scheme. All comments received in the process have been analysed and discussed in detail. Whilst we have justified in our feedback schedule at Appendix 9 the matters which cannot be amended, the following key changes have been taken on board following this consultation process:

- Ensure pool access arrangements will be fully inclusive to enable easy access for people with disabilities.
- Adjustments have been made to the proposed positioning of poolside seating in response to concerns raised about seating being behind the competition start position.
- Provision of a 'raised end' at one end of the main pool.
- Consideration will be given to having 0.8m shallow end for the teaching pool
- The reception and circulation / café seating area has been slightly increased in size in the final designs
- We will consider the possibility to include 'Go Ride' type markings on some of the service road to enable temporary and occasional use for Go Ride cycling activity.
- Accept controlling hours of use in the late evening for the ATG 3G pitch to ensure there will be no significant adverse harm from this activity.
- Ensure management of the outdoor areas to protect their integrity, importance and security as part of the overall park facility.
- Callisthenics equipment and cycle skill areas will be considered as part of the overall scheme, particularly re-the outdoor play area, upon which there will be further public consultation.

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- In terms of the extra care facility ensuring the massing of the building does not have an adverse impact on the surrounding neighbouring uses and buildings.

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8 Conclusions

The project team responsible for overseeing the two planning applications for the Health and Wellbeing proposal and the related Extra Care facility has undertaken a comprehensive and meaningful consultation process on the evolving proposals. The methods and approach have taken into account relevant planning legislation, Government guidance along with the council's Statement of Community Involvement and relevant planning policies found within the Local Plan.

This Statement of Community Involvement provides details of the consultation process that has been undertaken through the involvement of key stakeholders and the local community.

The public engagement strategy has made sure that the community of Spalding and the wider district was informed about the consultation process and there has been a sufficient level of information to allow them to make informed opinions and judgements.

A large proportion of the respondents that have engaged in the process have expressed support for the proposal in principle and the concerns that have been raised have been dealt with as part of the design process including understanding the local community needs of the proposed facilities and the influences by technical matters such as sporting design regulations, transport, ecology, heritage, and drainage.

We have taken on board the constructive feedback and made refinements to enhance the proposals. Other more detailed matters raised within the community consultation process regarding the composition and types of the sporting and leisure facilities across this site have been considered but many are beyond the level of detail required as part of determining a planning application.

Nevertheless, the project team has listened to the local community and taken its opinions on board where possible to develop a comprehensive redevelopment of the site that they are willing to support.

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Appendix 1 Existing Leisure and Sports Stakeholders and Groups

Strategic Partners and Stakeholders

Name of organisation	Members position (if known)	How engagement took place?	Reason for Engagement	Feedback/Outcome from engagement - Positive / Satisfactory / Negative Engagement
LACE Housing	Co-Opted Member	Face to Face	Option of extra care housing to be built on the current wet-side of the site.	Positive discussion and in support of the concept of the site and extra care housing provision. Work started to design the extra care housing and pull information together.
Sir John Hayes MP	Local MP	Face to Face	As part of the Levelling Up application process, support from the local MP is important. Evidence of MP support for the project is required.	Sir John Hayes in support of the project and happy to provide information required.
Lincolnshire NHS -Clinical Commisioning Group	Programme Director	Teams or Zoom	Engagement as part of the Health and Well-being aspect to the project. Discussions with regards to non-clinical space and health and well-being.	Supportive of the project and has helped us form new contacts that took part in the Health and well-being workshop.
Spalding Town Centre Steering Group	Members of Spalding Town Centre Steering Group	Teams or Zoom	Engagement as part of the town centre steering group.	Overall positive response to Levelling-Up bid including useful suggestions on approach.
Lincolnshire Police	Lincolnshire Police and Crime Commissioner	Phone	Letter of Support to go in with bid application. Current site is subject to ASB that is looking to be designed out in the plans. This is a key point of the Levelling Up guidance.	Agreed to provide letter of support and supportive of project. Nick Worth is dealing with this and engaging with Marc Jones.
Elected Members of SHDC	District Councillors	Face to Face	Prior to officers pursuing the Health and Well-being Hub concept, members sign off required.	Positive engagement, Health and Well-being Hub concept agreed to be focus of Levelling Up bid.
Sports England	Strategic Lead - Major Capital Investment Projects Facility & Planning Relationship Manager	Teams or Zoom	As part of the engagement for the Levelling Up Fund. Conversation concerning support of the councils BID and any financial support available.	Currently no financial support available to support this project. Unable to provide letter of support for the project as part of the evidence to go in with the bid application however would consider information demonstrating engagement with Sports England.
Lincs FA and The Football Foundation	Head of Football Development Chief Executive Officer Delivery Manager (East)	Face to Face and Teams or Zoom	As part of the engagement required for the Levelling Up Fund. Conversation with regards to support of the councils BID and any financial support available. Specifically discussing support for 3G pitches and other sports facilities.	Positive discussion, in support of the Castle Sports complex concept and approach for Levelling Up. Potential of financial support for 3G pitches and potentially other sports facilities. Emily Holmes and Matthew met with Steph Powell and Duncan Jenkinson on site in addition to Teams call.
Active Lincolnshire	Director of Transformation Chief Executive	Teams or Zoom	A strategic partner for the project due to links with health, well-being and leisure in Lincolnshire.	Lorna and Emma are supportive of the project and continue to support the project and its development of the bid. Further meetings to take place further solidifying their support of the project.
Lincolnshire County Council	Assistant Director, Prevention & Early Intervention Public Health Officer	Teams or Zoom	Engagement as part of the Health and Well-being aspect to the project. Part of the Health and Well-being Workshop held on the 19th May 2022. Workshop covered the site requirements/facilities from a non-clinical, Health and Well-being point of view.	Overall positive and supportive response to Health and Well-being Hub. The Workshop consisted of representatives from Tonic Health, local GPs, PCN, Lincolnshire Community and Voluntary Services, LCC, Lincolnshire Community Health Services NHS Trust and Allied Health South Lincolnshire Limited NHS. Information used to form site requirements and needs.
Tonic Health	Chair of Trustees	Teams or Zoom	Discussion about health and wellbeing sevices that can be provided from the hub project. Also engaged with as part of the Health and Well-being Hub Workshop.	Overall positive and supportive response to Health and Well-being Hub. The Workshop consisted of representatives from Tonic Health, local GPs, PCN, Lincolnshire Community and Voluntary Services, LCC, Lincolnshire Community Health Services NHS Trust and Allied Health South Lincolnshire Limited NHS. Information used to form site requirements and needs.
Allied Health South Lincolnshire Limited NHS /Spalding PCN	Operations Director Health and well-being coach Position unknown	Teams or Zoom	Engagement as part of the Health and Well-being aspect to the project. Part of the Health and Well-being Workshop held on the 19th May 2022. Workshop covered the site requirements/facilities from a non-clinical, Health and Well-being point of view.	Overall positive and supportive response to Health and Well-being Hub. The Workshop consisted of representatives from Tonic Health, local GPs, PCN, Lincolnshire Community and Voluntary Services, LCC, Lincolnshire Community Health Services NHS Trust and Allied Health South Lincolnshire Limited NHS. Information used to form site requirements and needs.
Beechfield Medical Centre / Spalding PCN	Health and Well-being coach for Spalding PCN based at Beechfield	Teams or Zoom	Engagement as part of the Health and Well-being aspect to the project. Part of the Health and Well-being Workshop held on the 19th May 2022. Workshop covered the site requirements/facilities from a non-clinical, Health and Well-being point of view.	Overall positive and supportive response to Health and Well-being Hub. The Workshop consisted of representatives from Tonic Health, local GPs, PCN, Lincolnshire Community and Voluntary Services, LCC, Lincolnshire Community Health Services NHS Trust and Allied Health South Lincolnshire Limited NHS. Information used to form site requirements and needs.

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Appendix 2 Press Release Launch

Latest plans for £26 million South Holland Health & Wellbeing Hub, as public consultation and new website are launched

Posted on 14 March 2024

South Holland District Council has today (14 March) launched a public consultation to ask residents for their feedback on a £26 million Government supported project to create a new South Holland Health & Wellbeing Hub.

In 2023 the Council was successful in a bid to the Government's Levelling Up Fund, receiving £20 million of investment for the existing Castle Sports Centre site in Spalding, to address health and wellbeing through the provision of improved sport, recreation and leisure facilities, alongside new health and wellbeing services and facilities for residents.

Following initial design work the Council has now shared images and detailed plans of what the new site could look like. These proposals have been developed in line with the relevant sporting technical standards and building regulations, and with engagement with the various key stakeholder groups including the relevant sports clubs and governing bodies.

The Council is now seeking the views of residents and participants to assist with refining the design based on local knowledge and experience of using the existing facilities ahead of a planning application. There is an intention for construction to get underway in Winter 2024, with the main Hub building opening to the public in Summer 2026.

The plans include the creation of a new swimming facility as an extension to the existing 'dry side' building, featuring an improved six-lane 25 metre pool, as well as a new, larger teaching pool, with an outdoor splash pad for families and young children.

The inside of the Hub would also include a sports hall, gym, play zones for toddlers and older children, indoor cycling and fitness studios, a café, a dedicated assisted exercise area and a health and wellbeing space for appointments and sessions with health practitioners, including services to support with mental health, diabetes, Alzheimer's and dementia support.

Outdoor proposals include a new 3G artificial turf floodlit football pitch as well as a separate outdoor multi-use games area for other sports including basketball, as well as community gardens and a park run track suitable for walkers, runners or cyclists around the edge of the site.

The final part of the project would include plans to help create an extra care housing scheme alongside the main Hub building. This is specialist accommodation made up of self-contained homes combined with communal areas designed to help people continue to live independently for longer.

Residents can find out more about the plans and share their thoughts on a dedicated website has been created, <http://www.southhollandlevellingup.co.uk>, which includes detailed plans and frequently asked questions about the scheme, as well as the latest project updates and a link to the consultation form.

Members of the project team will also be holding a series of exhibition and drop-in events across the District that people can attend to find out more during the consultation period, which runs from Thursday 14 March - Friday 5 April. The full list of dates and locations is:

Wednesday 20 March	2pm - 7.30pm	Castle Swimming Pools, Spalding
Thursday 21 March	9am - 1pm	Holbeach Market
Thursday 21 March	2pm - 7.30pm	Castle Sports Centre, Spalding
Friday 22 March	9.30am - 12.30pm	Crowland Market
Saturday 30 March	10.30am - 2.30pm	Spring Into Spalding, Spalding Market
Friday 5 April	9am - 1pm	Long Sutton Market

Councillor Gary Taylor, deputy leader and the Council's project sponsor, said: "I am delighted that we are able to share the progress that has been made on this exciting and significant project, and to seek the feedback of those residents who will hopefully enjoy and benefit from the new facilities for many years to come.

"A huge amount of work has taken place over the last year to reach this point, and to ensure that we are delivering the best possible end product for South Holland. Transformational investment on this scale does not come around very often and I would encourage everyone, whether you use the current Centre or not, to find out more about the plans, complete the simple online form, and share your views on this landmark development."

This funding is in addition to the £20 million of support for Spalding over the next ten years through the Long Term Plan for Towns, a regeneration initiative to support improvements to towns across the UK.

More information on the project and how to complete the consultation is available at www.southhollandlevellingup.co.uk. The website and online consultation are available in numerous languages, and paper versions of the form will be available at the exhibition and drop-in events, or can be requested by emailing levellingup@sholland.gov.uk or calling 01775 761161.



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**LEVELLING
UP**



Statement of Community Involvement

Appendix 3 Neighbours invitation letter Mar 2024

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«ADDRESS_LINE_3»
«address_line_4»
«address_line_5»

Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

tel: 01775 761161
fax: 01775 711253
www.sholland.gov.uk

Dear Sir or Madam,

**South Holland Health & Wellbeing Hub project
Public Engagement and Site Neighbour drop-in session.**

You may recall that in 2021/22 the Council undertook a programme of community engagement to inform a bid to Central Government's Levelling Up Fund (LUF) in respect of the transformation of the Spalding Castle Fields site and facilities; and that the Council was subsequently successful in being awarded £20M in early 2023. The LUF application and the outcome can be viewed at <https://www.sholland.gov.uk/article/25470/Levelling-Up>. Since that time work has been ongoing to prepare detailed development proposals to enable the Council to bring the project to fruition.

To support the preparation of a planning application for the project, the Council is soon to be holding a series of public exhibition sessions where you can view the project proposals, ask questions of project team members, and provide comments. Additionally, a project website will be launched on 14th March which once live, can be viewed at www.southhollandlevellingup.co.uk. Here you will find full details of the project and be able to complete the feedback form.

As an immediate neighbour of the development site, we are writing to invite you to attend a neighbour engagement drop-in session on Tuesday 19th March between 6.00-7.30pm at the Castle Sports Centre. Full details of other planned sessions are outlined overleaf if this opportunity is not convenient to you.

Please take the time to come along to one of our engagement sessions or to visit and view the details on the website. If you have any general questions in the meantime, these can be raised by email to the address above. We look forward to seeing you.

Yours faithfully,

The South Holland Health and Wellbeing Hub Project Team



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Date	Time	Description	Location
Thurs 14 March		Website made live. Consultation launched.	www.southhollandlevellingup.co.uk
Tues 19 March	6pm - 7.30pm	Dedicated evening event at Castle Sports Centre for neighbouring residents.	Castle Sports Centre, Spalding PE11 2AJ
Wed 20 March	2pm - 7.30pm	Exhibition day at Castle Swimming Pools	Castle Swimming Pools, Spalding PE12 2AJ
Thurs 21 March	9am - 1pm	Day-time drop-in at Holbeach market	Boston Road South, Holbeach PE12 7LR
Thurs 21 March	2pm - 7.30pm	Exhibition day at Castle Sports Centre	Castle Sports Centre, Spalding PE11 2AJ
Fri 22 March	9.30am - 12.30pm	Day-time drop-in at Crowland market	North Street, Crowland PE6 0EG
Sat 30 March	10.30am - 2.30pm	Day-time drop-in at Spring into Spalding	Spalding Town Centre
Fri 5 April	9am - 1pm	Day-time drop-in at Long Sutton market	Market Place, Long Sutton PE12 9JA
Fri 5 April	5pm	Consultation formally closes.	

Statement of Community Involvement

Appendix 4 Website Pages



DELIVERING A NEW HEALTH AND WELLBEING HUB FOR ALL OF SOUTH HOLLAND

[FIND OUT MORE](#)

A £26 MILLION PROJECT TO DELIVER A NEW HEALTH AND WELLBEING HUB ON THE SITE OF THE CASTLE SPORTS COMPLEX IN SPALDING

Receiving £20 million of Government investment to address health and wellbeing outcomes in South Holland, through the provision of improved sport, recreation and leisure facilities, alongside the closer integration of health and wellbeing services and facilities for residents.



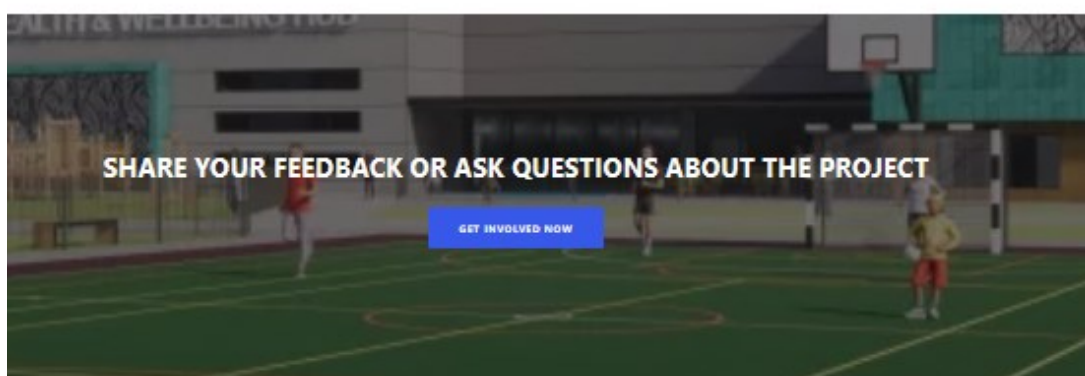
Including gym, swimming pools, studio spaces, sports hall, wellness area, café and activity zones for younger and older children.



With proposals for 3G pitch, community garden, park run, outdoor play, multi-use games area, and splash pad facilities.



Planning permission for specialist accommodation to enable self-care and independent living through design and support services.



SHARE YOUR FEEDBACK OR ASK QUESTIONS ABOUT THE PROJECT

[GET INVOLVED NOW](#)

WHY HEALTH AND WELLBEING?

48%
of children

In South Holland not reaching recommended exercise levels, with the 4th worse adult activity

65+
age group

Forecast to be the largest age demographic in the district by 2036.

12.7%
of residents

Said they "often or always" feel lonely, the highest rate in the whole of Lincolnshire.

LOCAL SUPPORT FOR THE PROPOSALS

What local residents and leaders had to say about the project when the Government bid for funding was made.

REAL BENEFIT FOR SWIMMERS

"This will be good for the local community and swimming clubs, creating a friendly, clean and modern environment for children learning to swim."



Emma Croker
Team GB Junior Swimmer

SOMETHING TO BE PROUD OF

"It will really enhance the development of our footballers, and help us grow, attract new players and develop different kinds of football."



Mike Pallett
Spalding United Youth FC

EXCITING PLANS

"It is fantastic news for the District, which can help to make a real, positive difference for residents for many years to come."



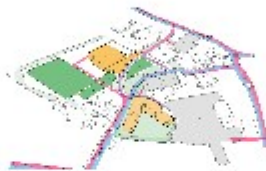
Sir John Hayes
MP for South Holland and the Deepings

PROJECT UPDATES



LATEST PLANS FOR £26 MILLION SOUTH HOLLAND HEALTH & WELLBEING HUB, AS PUBLIC CONSULTATION AND NEW WEBSITE ARE LAUNCHED

South Holland District Council has today (14 March) launched a public consultation to ask residents for their feedback on a £26 million Government supported project to create a new South Holland Health & Wellbeing Hub... [Read more](#)



DISTRICT COUNCIL SECURES £20 MILLION OF GOVERNMENT FUNDING TO TRANSFORM HEALTH AND WELLBEING IN SOUTH HOLLAND

£20million of major investment has been awarded to help transform health and wellbeing in South Holland, after the District Council secured Government Levelling Up funding for the Castle Sports Complex site in Spalding. [Read more](#)

[VIEW THE FULL ARCHIVE OF NEWS AND UPDATES](#)

SEE SOME FREQUENTLY ASKED QUESTIONS ABOUT THE PROJECT

[FAQS AVAILABLE HERE](#)

SOUTH HOLLAND LEVELLING UP

Delivering a new Health and Wellbeing Hub for all of South Holland

levellingup@sholland.gov.uk

ABOUT THE PROJECT



In 2022, South Holland District Council submitted a bid to the Government's Levelling Up Fund to assist with the development of a Health and Wellbeing Hub, to serve the needs of the wider South Holland community.

The council received £20 million of Government investment to address health and wellbeing outcomes in South Holland, through the provision of improved sport, recreation and leisure facilities, alongside the closer integration of health and wellbeing services and facilities for residents.

Alongside a further £6 million of contribution by the Council, this has created a £26 million project, aiming to begin construction in Winter 2024 with the main Hub building opening to the public in Summer 2026.

This funding is in addition to the £20 million of support for Spalding over the next ten years through the Long Term Plan for Towns, a regeneration initiative to support improvements to towns across the UK.

[FREQUENTLY ASKED QUESTIONS](#)



SWIMMING FACILITIES

A new swimming facility will be created as an extension to the existing 'dry side' of the complex.

This would include an improved six-lane 25 metre pool, as well as a new, larger teaching pool aimed at supporting learners of all ages, family swimming and physiotherapy and rehabilitation activity.

A cubicle changing village would be introduced, along with an outdoor splash pad for younger children and families, featuring water fountains and sprayers designed for fun water play and exploration.

INDOOR FACILITIES

Other than swimming, the inside of the main Hub building would include a sports hall and upstairs gym fitness suite. Fun, activity and play zones would be introduced, one for toddlers and one for older children, overlooked by a new café.

Indoor cycling and fitness studios would be available for classes, as well as a downstairs studio suitable as a party space.

There would be a dedicated assisted exercise area and a health and wellbeing space for appointments and sessions with health practitioners, including services to support with mental health, diabetes, Alzheimer's and dementia support.

New Changing Places facilities would be able to be created through the project.

OUTDOOR SPORTS AND LEISURE

Proposals include a new 3G artificial turf floodlit football pitch as well as a separate outdoor multi-use games area, catering for a variety of other sports including basketball.

Alongside the splashpad would be an outdoor play area for children and families to use, with a park run track suitable for walkers, runners or cyclists running around the edge of the site.

A community garden would also be created, allowing residents space to grow and share plants and vegetables in a communal, accessible environment.

EXTRA CARE HOUSING

The project also includes plans to help create an extra care housing scheme alongside the main Hub building.

Extra care housing is specialist accommodation designed to help people continue to live independently for longer, offering additional help with personal care and household chores alongside care, making it suitable for those who need varying degrees of assistance to live independently.

Made up of self-contained homes, it would provide communal spaces for resident dining, reading, meeting and amenities like a hair salon within the site.

By creating this alongside the new leisure facilities, tenants could have easier access to local facilities in support of their health and wellbeing, helping them to create a community around the site.

The Levelling Up Fund application made by the Council in 2022 can be viewed in full on the South Holland District Council website.

[VIEW THE LEVELLING UP APPLICATION](#)

TO GIVE YOUR FEEDBACK OR ASK QUESTIONS ABOUT THE PROJECT:

[GET INVOLVED HERE](#)

NEWS AND UPDATES



LATEST PLANS FOR £26 MILLION SOUTH HOLLAND HEALTH & WELLBEING HUB, AS PUBLIC CONSULTATION AND NEW WEBSITE ARE LAUNCHED

South Holland District Council has today (14 March) launched a public consultation to ask residents for their feedback on a £26 million Government supported project to create a new South Holland Health & Wellbeing Hub. In 2023 the Council was successful in a bid to the Government's Levelling Up Fund, receiving £20 million of investment... [Read more](#)

14 MARCH 2024



DISTRICT COUNCIL SECURES £20 MILLION OF GOVERNMENT FUNDING TO TRANSFORM HEALTH AND WELLBEING IN SOUTH HOLLAND

£20million of major investment has been awarded to help transform health and wellbeing in South Holland, after the District Council secured Government Levelling Up funding for the Castle Sports Complex site in Spalding. [Read more](#)

19 JANUARY 2023

SOUTH HOLLAND LEVELLING UP

Delivering a new Health and Wellbeing Hub for all of South Holland

levellingup@sholland.gov.uk



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[PRIVACY POLICY](#)



GET INVOLVED



PUBLIC CONSULTATION

Thank you to everyone who took part in the public consultation process, which ran from Thursday 14 March until Friday 5 April.

There has been a fantastic response, with hundreds of you sharing your detailed thoughts and feedback. The project team will now take this information away and use it to help refine the final designs, which are due to be submitted in the next few months.

Please keep an eye on the website and social media for more information on these updated plans as they are released and, if you have any questions in the meantime, please feel free to contact the project team using the contact form below or at levellingup@sholland.gov.uk.

PUBLIC CONSULTATION BOARDS

As part of the consultation a series of boards with more details of the plans and indicative images of what the different parts of the project may look like have been created. These can be viewed below, and more information is also available at southhollandlevellingup.co.uk/about.



1 / 2

Alternatively, you can view the boards as a PDF [here](#).

CONTACT US

Got a question, suggestion or some feedback on the project?

Statement of Community Involvement

Appendix 5 Copy of Online Questionnaire

South Holland Health and Wellbeing Hub Questionnaire

This questionnaire has been compiled to gather opinion on the Levelling Up Fund (LUF) project to transform the current Castle Sports Centre and Swimming Pools to a new Health and Wellbeing Hub including a proposed Extra Care Housing facility.

* Required

1. Are you commenting as: *

- ☐ Immediate neighbour
- ☐ Local resident
- ☐ User of existing facility
- ☐ Prospective new user
- ☐ Club or hirer representative
- ☐ Local business
- ☐ Partner organisation
- ☐ Statutory body representative
- ☐ Other

2. Please provide name of organisation you are representing. *

3. Overall are you supportive of the Health and Wellbeing Hub proposals? *

- ☐ Yes
- ☐ No
- ☐ Undecided

4. Overall are you supportive of the Extra Care housing proposal? *

- ☐ Yes
- ☐ No
- ☐ Undecided

5. We welcome your comments on the design proposals. Please indicate which areas you would like to make comment on: *

- ☐ Swimming Facilities
- ☐ Other indoor facilities (sports hall, children's activity zones, fitness studios, cycling studio, assisted exercise facility, café)
- ☐ 3G Artificial Pitch
- ☐ Other outdoor facilities (outdoor play, splashpad, parkrun, Multi-use games area (MUGA))
- ☐ Extra Care Housing
- ☐ Parking / Hard Landscaping
- ☐ General/ Other

6. Please use the box below to provide your comments (if you have indicated multiple areas, please start by noting the area that your comment relates):

7. What gender are you? *

- ☐ Male
- ☐ Female
- ☐ Prefer not to say/ other

8. How old are you? *

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65-74
- ☐ 75 or over

9. Do you have a disability? *

- ☐ Yes
- ☐ No

10. Please let us know where you live: *

- ☐ Spalding
- ☐ Holbeach
- ☐ Crowland
- ☐ Sutton Bridge
- ☐ Donington
- ☐ Long Sutton
- ☐ Whaplode
- ☐ Gosberton
- ☐ Surfleet
- ☐ Pinchbeck
- ☐ Other

This content is neither created nor endorsed by Microsoft. The data you submit will be sent to the form owner.

 Microsoft Forms

Statement of Community Involvement

Appendix 6 Public Exhibition Board

Public Consultation Boards

01|LEVELLING UP FUND BID SOUTH HOLLAND HEALTH & WELLBEING HUB

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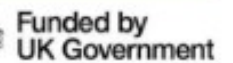
In 2022, South Holland District Council submitted a bid to the Levelling Up Fund to assist with the development of a Health and Wellbeing Hub, to serve the needs of the wider South Holland community.

The bid focused on providing inclusive services to improve health through the development of the existing swimming pool and sports centre site.



02|MASTERPLAN

HEALTH & WELLBEING HUB



01 3G Artificial Turf Pitch



02 Multi Use Games Area



03 Splash Pad



04 Outdoor Play



05 Community Garden



06 Park Run



03|GROUND FLOOR PLAN

HEALTH & WELLBEING HUB

Funded by
UK Government

01 6 Lane Swimming Pool (25m)



02 Teaching Pool



03 Village Change



04 Sports Hall



05 Cafe/Servery



06 Activity Zone - Toddlers



07 Activity Zone - Children



08 Health/Wellbeing Area



09 Assisted Exercise



SOUTH ROLLAND
POWERED BY
LEVELLING UP

04|FIRST FLOOR PLAN

HEALTH & WELLBEING HUB

Funded by
UK Government

01 Indoor Cycling Studio



02 Fitness Studio



03 Fitness Studio



04 Functional & Stretch Zone



05 Strength Zone



06 Cardiovascular Zone



05|3D VISUALISATION/MATERIALS

HEALTH & WELLBEING HUB

Funded by
UK Government

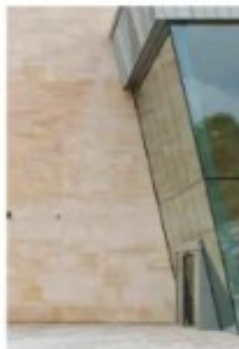


Precedents

New Barnet Leisure Centre



Gundel School Sports Centre



John Lewis & Partners, Leicester



CREW Water, Exeter



Casa dell'Age, Switzerland



Weathered Copper Effect Cladding



Stone Cladding



Glass with Manifestation



Cladding Panel



Timber Columns

06|EXTRA CARE SCHEME

 **Funded by
UK Government**

01 Communal Lounge



02 Communal Seating Areas



03 Residents Dining



Two Typical Extra Care Schemes



04 Resident/Public Services (Hair Salon)



05 Quiet Reading Areas



06 Secure Garden



07|PROJECT TIMELINE

Funded by
UK Government

Autumn 23
LUF Bid confirmed



Winter 23 - Spring 24
Project Design



Winter 24
Start on-site



Summer 26
Open to the public



We welcome your comments on the proposal, please visit the website below or scan the QR code to leave your comments:

WWW.SOUTHOLLANDLEVELLINGUP.CO.UK



Statement of Community Involvement

Appendix 7 Consultation Poster

SOUTH HOLLAND HEALTH & WELLBEING HUB



A £26million project joint-funded by the Government Levelling Up Fund on the Castle Sports Complex site in Spalding.

Find out more and give your feedback on the project online or at one of the following drop-in events:

20 March	2pm - 7.30pm	Castle Swimming Pools, Spalding
21 March	9am - 1pm	Holbeach Market
21 March	2pm - 7.30pm	Castle Sports Centre, Spalding
22 March	9.30am - 12.30pm	Crowland Market
30 March	10.30am - 2.30pm	Spring into Spalding, Spalding Market
5 April	9am - 1pm	Long Sutton Market

WWW.SOUTHHOLLANDLEVELLINGUP.CO.UK



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Statement of Community Involvement

Appendix 8 Consultation Evaluation Feedback Summary 17 May 2024

South Holland Health and Wellbeing and Extra Care Proposed Development Consultation Evaluation Feedback Summary 17th May 2024



Matters/ Comments Raised	Frequency	Our Feedback
Swimming Pool		
Increase the size of Swimming Pool (length, and width) as it doesn't offer the space for competitive swimming requirements	62	The two pool specifications being proposed have been developed taking account of current and future swimming needs of the district. The priorities in design consideration terms have been: 1. Learn to Swim, 2. Lane Swimming & Swimming Development, 3. Swim competition, water polo, sub-aqua etc. The scheme provides primarily for community swimming with sufficiency for local swimming competitions.
Learner pool is disproportionately large in comparison to the main pool	4	The pools specification has been developed to ensure that current and future needs for 'learn to swim' can be fully accommodated as the top priority.
No solid wall between the pools	9	The two pools need to be provided as two separate halls/spaces by way of ensuring that water, ambient air temperatures and humidity levels can be controlled to match the needs of their respective programmed uses; and to ensure sufficient segregation and privacy for users. Consideration will be given to the careful choice of materials to allow flexibility of viewing when hosting larger events.
Diving facilities should be installed	9	There are currently no diving facilities at the existing pool as they were removed some time ago due to not meeting modern day safe diving standards. There is no strategic requirement for specialist modern day diving facilities to be provided in the Town. The project funding envelope is insufficient to cater for modern day diving facilities to be provided, both in terms of capital cost of their provision and the ongoing annual revenue cost.
Concern regarding unisex changing rooms eg safeguarding	3	Privacy and safeguarding matters are critically important in designing communal changing areas. All changing rooms will be in secure cubicles of various sizes with privacy protection measures. All

Matters/ Comments Raised	Frequency	Our Feedback
		showering will be in cubicles. Only 'pre' and 'post' swim cleanse showering will be in open spaces and will always require the wearing of swimming attire.
A raised end or plinth at one end of the pool would be useful	8	A raised end will be provided at one end of the pool.
Concern re minimal amounts of storage space	3	Storage arrangements are acknowledged to be 'tight' within the constraints of the built space that will be available. However, we consider that a suitable amount of storage space is provided
Request for a waterslide and 'fun' family pool features	12	The provision of an outdoor Splashpad is intended to offer permanent wet family fun activity. The pool will also regularly be programmed for family fun sessions, with temporary fun equipment being available including, inflatable features.
Request for an outdoor pool	1	Provision of this type of feature is not possible within the overall project funding envelope. Providing pools indoors ensures that they can be programmed and used all year round.
Concern re: toddler pool being deeper at 0.9m. Its presently 0.8m.	1	Inclusion of a floating floor in the main pool enables shallow water less than 0.9m to be provided for swimming lessons. Consideration will also be given to having 0.8m shallow end for the teaching pool.
Support for disabled access to the swimming pool	1	Pool access arrangements will be fully inclusive to enable easy access for people with disabilities. The plans include graduated walk-in steps to both pools that sit outside of the main swimming lanes to enable easy access into the pool. Both pools will also have a 'Pool Pod' Pool-Pod Pool Lift (approvedbusiness.co.uk) installed as a modern means for less mobile people to access the pool.
Suggestion of graduated disabled steps into the pool	4	Pool access arrangements will be fully inclusive to enable easy access for people with disabilities. The plans include graduated walk-in steps to both pools that sit outside of the main swimming lanes to enable easy access into the pool.

Matters/ Comments Raised	Frequency	Our Feedback
Support for movable swimming pool floor	6	Inclusion of a floating floor will allow the greatest flexibility in programming the main pool.
Object to moveable swimming pool floor	1	Inclusion of a floating floor will allow the greatest flexibility in programming the main pool.
Concern there is not sufficient seating around swimming pool for spectators	19	There will be approximately 250 seats made up of both permanent and temporary arrangements to accommodate swimmers and spectators around the main pool. The teaching pool surround can also be used for temporary seating as an extension to the main pool areas during competition. There will be plinth seating in both pools that can be utilised for seating on day to day viewing basis according to programmed arrangements and venue operator protocols. Adjustments have been made to the proposed positioning of poolside seating in response to concerns raised about seating being behind the competition start position.
No elevated Spectator balcony seating	16	Purpose-built balcony or tiered spectator seating for the swimming pool is not possible within the current plans, but approximately 250 permanent and temporary seats will be available around the main pool for competitions, whilst still ensuring that the facilities cater for the wider community and daily users.
The outdoor splash pad is likely to be more problematic than useful	8	It is intended that use of the outdoor splashpad will be a chargeable activity, with access being through the main centre. The area will also be secured from external interference. The income stream for use of the splashpad will provide a means by which to safeguard its upkeep.
Existing Swimming pool should be upgraded instead.	1	The current pool is very old (1974 build) and expensive to maintain and heat, being a single pool hall space with multiple pools. The deep pool, once a diving pool, provides a depth of water than is unused for the vast majority of time but still has to be heated and treated.

Matters/ Comments Raised	Frequency	Our Feedback
		The changing facilities are very dated and don't meet the needs of families and user groups when attending swim activities. The swim facilities need replacing and it is generally better value for money to provide new than to refurbish the existing. The new building will have greater longevity than upgrading the existing.
Leisure Hub Indoor		
Reception areas looks very small	2	The reception and circulation / café seating area has been slightly increased in size in the final designs.
Concern that the Sports Hall is smaller in size	6	The current large sports hall is not being fully utilised for sports activity with space instead being used as extension to the fitness suite and as an additional group exercise space. By reducing the size of the sports hall to the space required for formal sports such as badminton, netball, volleyball, indoor 5 a side etc, the space within the area can be redeveloped to provide spaces more suited to the activities taking place, such as larger fitness suite and purpose built studios.
Request to include skating	1	Roller skating is an activity that could be provided within the sports hall area if there is sufficient demand, and the floor surface can be suitably protected to avoid damage for the other sports activities.
Gym area requires space for free weights and matts	1	The fitness suite plans include space for free weights and matt area.
Include additional leisure facilities a jacuzzi, sauna and a steam room	32	Due to the extremely high installation, operation and maintenance costs the project is not expected to be able to incorporate sauna or steam room facilities, instead prioritising a wider range of sport, wellbeing and physical activity opportunities.
Bespoke disabled Toilets requested	1	Accessible toilets will be provided in key locations along with a Changing Places facility Changing Places Toilets (changing-places.org)

Matters/ Comments Raised	Frequency	Our Feedback
No mention of proposals for the indoor bowling area	1	The indoor bowling facility will be retained as it is. Remedial works, as determined by the condition survey, which may include external roof works, will be undertaken.
Design and materials of proposed extension- too generic. Stone cladding is inappropriate as Spalding has no local stone. Should use the local vernacular of high quality red brick with rich visually interesting textures and pantiles roofing in a contemporary way	1	External materials will be selected being mindful of the local area, and also the venue's specific setting.
Leisure Hub Outdoor		
Object to Loss of BMX track	7	It was necessary to remove the BMX track early by way of remediating potential public safety concerns and reports of public nuisance. The plans include for less formal park circuit that can be used more generically for cycling. It may be possible to include 'Go Ride' type markings on some of the service road to enable temporary and occasional use for Go Ride activity.
Request for a replacement cycle track/ off road bike track facility	7	The plans include for less formal park circuit that can be used for jogging, running and cycling. It may be possible to include 'Go Ride' type markings on some of the service road to enable temporary and occasional use for Go Ride activity.
Request for retention of running track for athletics	6	The running track has been largely disused, and categorised as such, for a number of years. More formal UK Athletics accredited facilities are catered within reasonable travel distance at the Boston Princess Royal Sports Arena.
Proposed Park Run track surface is self-binding Golden Amber gravel. This surface is not suitable due to ongoing maintenance required (see the state of the current running track) and the tight turns on the track making for a slip hazard.	1	We will apply the most appropriate surface arrangements that can be accommodated within the overall project plans.

Matters/ Comments Raised	Frequency	Our Feedback
Request for beach volleyball	1	This was not a sporting activity that was identified during the needs assessment work.
Do not need 3 G football Pitch. Instead would like to see other sports eg tennis, padel tennis, netball, basketball hockey and croquet	8	The South Holland Local Football Facilities Plan, developed in conjunction with Lincolnshire FA and the Football Foundation, identifies the need for at least one 3G pitch facility in the locality. It is anticipated that Football Foundation funding will be provided to meet this requirement.
Artificial 3G football pitch is not considered environmentally friendly	3	Sport England (SE) provide guidance in respect of the installation, use and maintenance of 3G pitches. Recognised as durable, safe, year-round playing surfaces, they're able to withstand intensive use and all kinds of weather. The SE guidance will be strictly adhered to.
3G Pitch - Query how the community can use it	1	The 3G pitch facility will be programmed and booked in the same way as other spaces within the new facility, and will be managed and controlled by the overall venue operator.
A member of Spalding Hockey Club requested whether there had been any consideration for the proposed 3G artificial turf to be a standard astro turf pitch	1	In looking to secure funding from the Football Foundation as the primary funder of this facility, there sadly isn't the flexibility to install a multi-sport astro-turf carpet. It will be a facility used predominantly for football.
Concern of 3G pitch noise in evening	4	We have undertaken a noise assessment and subject to appropriate mitigation measures, including controlling hours of use in the evening there will be no significant adverse harm from this activity
Object to the 3G floodlighting	4	We have undertaken a lighting assessment and subject to appropriate mitigation measures including controlling hours of use in the evening there will be no significant adverse harm from this activity
Make sure 3G is flood lit 7 days a week	1	An appropriate lighting scheme is proposed for the 3G pitch through the week.
Concerned about ongoing maintenance and management of outdoor facilities	3	The outdoor facilities will form part of the area that is leased and will become the responsibility of the venue operator who will commit to a maintenance and management plan . This will include. CCTV .

Matters/ Comments Raised	Frequency	Our Feedback
The community gardens should be away from the public areas and near the extra care housing where they can be secured and easily accessed by the residents. The location as proposed will lead to ongoing security and maintenance issues.	1	The location and management of these areas will be considered to ensure their integrity, importance and security as part of the overall park facility is not undermined.
Outdoor callisthenics gym, increased grass area, and a cycle skill to replace the community gardens	1	Callisthenics equipment and cycle skill areas will be considered as part of the overall scheme, particularly re-the outdoor play area, upon which there will be further public consultation.
Suggestion of allotment	1	Community gardens provide the opportunity for a much wider number of people in the community to benefit from their inclusion. Allotments serve a much smaller number of people. The project is being provided to support the widest section of the South Holland community as possible.
Landscaping needs to be much improved to create high quality green spaces with more trees. Tree lined roads and footpaths suggested	2	There will be a new landscaping scheme for the redeveloped site that will include measures to ensure net biodiversity gain.
Security measures required for the outdoor area to stop vandalism	3	Internal and external CCTV will be installed to be monitored through the main venue operation. Consideration is being given to improving the arrangements for site security out of hours.
Permeable 'grasscrete' and high quality stone paving and permeable resin bound gravel to reduce surface water flooding.	1	These materials will be considered when selecting and finalising the materials being installed.
High quality landscape required to bring nature right into the heart of the town	1	There will be a new landscaping scheme for the redeveloped site that will include measures to ensure net biodiversity gain of at least 10%.
General		
Some of the resources need to go to rural areas/ existing centres to enable wider adoption at a community level.	7	This Levelling Up Funded project will provide much needed resources to improve the facilities in Spalding for the whole of South Holland District. Other community schemes will be developed and considered as need and funding opportunities dictate.
Loss of Green Space for informal Leisure	1	The site is already used for formal sports and leisure activities and so there would be no loss of informal Green Space

Matters/ Comments Raised	Frequency	Our Feedback
Query - whether there are any facilities for Autistic People	2	Yes. The underlying principle of the development is to ensure that a wide range of activities are proposed to ensure accessible for all members of the community
Overall the proposal will lead to loss of community facilities	1	We have undertaken a detailed assessment of the existing facilities and compared these to the sports and recreational provision we are proposing. On balance we consider that overall, the proposals would provide a better package of community facilities that would lead to an improvement compared to the existing provision.
Flat Roofs are well known for maintenance issues and should be avoid.	1	Where it is necessary to use flat roof areas, such as the current sports hall, for example, appropriate specification and installation requirements will be outlined to ensure its integrity and ease of maintenance.
Use of renewable energy, solar, wind etc?	2	Use of renewable energy sources will be an important factor in the design for the mechanical and electrical solution for the venue.
Transitional arrangement for using the facilities during construction	1	The existing swimming pool will continue to operate until the new facility is ready to open. The existing dry sports facility will need to be closed during the construction period. Consideration is being given to providing alternative temporary fitness and classes facility.
Suggestions on how the design can be improved, with alternative plans/proposals put forward'	2	These comments included detailed feedback and some alternative suggestions regarding the majority of elements of the project mix and design details – all of these points are captured more generally within the breath of comments received and feedback outlined in this schedule, along with the application supporting documents including the design and access statement.
Transportation and Sustainable Travel		
Concerns about increases in traffic and highway safety	2	A detailed Transportation Assessment has been prepared which demonstrates that any increases in traffic as a result of the development would not have a significant adverse impact on the

Matters/ Comments Raised	Frequency	Our Feedback
		existing highway network in terms of congestion or highway safety concerns.
Concerned about the amount of work traffic through Pinchbeck Road which isn't in a good condition	2	Comments noted. This is a matter for the LCC highways team which falls outside the scope of this project.
Request for additional parking spaces/ drop off system/ spaces for coaches and mini buses	7	There will be a number of additional parking spaces provided as part of the overall scheme, and there are adjacent public car parks available. PSV access will be retained from Pinchbeck Road with improvement to drop-off and turning circle arrangements on the site.
How will two proposed parking zones operate?	1	Consideration is being given to the most appropriate arrangements for the operation of on-site car parking to ensure that users of the facilities have priority.
Coach Drop Off. Needs to be adjacent to the pool entrance.	1	Whilst the drop off facility will be slightly further away from proposed swimming pool compared to the existing arrangement, the pedestrian footpath connection will be safe and convenient to use without any vehicular conflict points.
Car park must have decent EV chargers installed	1	EV charging points will be provided
Suggest a zebra crossing on Albion Street.	2	Discussions with Lincolnshire County Council Highways department are being held to determine the extent of any traffic, pedestrian and cycle access and flow improvement measures.
Missed opportunities to improve cycling/ footpath connections/ improve active travel across town. Cycling routes within the development should be connected to off-site cycle routes to maximise cycling opportunities	4	The cycling and footpath routes across the site will be improved. Their linkage to existing cycle routes has been a key consideration as part of the overall design.
At Pinchbeck Road there should be a safe connection with the cycle path on the east side of Pinchbeck Road (part of the Pinchbeck to Spalding cycling route which Lincolnshire County Council has funds to upgrade)	1	Linkage to existing cycle routes has been a key consideration as part of the overall design.
Improvements should be made to the junction with King's Road to make it safer for cyclists traveling between the site and the residential areas on the west side of Spalding.	1	This is a matter for the LCC highways team which falls outside the scope of this project.

Matters/ Comments Raised	Frequency	Our Feedback
Continuous internal footpath from access road from Albion Street to the sports hall	2	Whilst there is no internal footpath proposed from Albion Street, the development will offer an alternative and safe pedestrian link to the sports hall via The Green further to the south of the site.
A convenient, safe cycle route through the site must be retained throughout the construction period	1	Recognised cycle routes form part of the cycle flow through the site and will be retained as far as is reasonably practicable. However it should be appreciated that during construction, the pedestrian and cycle access routes will be closed for a temporary period.
Extra Care Proposal		
Lack of services in the town to support the Extra Care Facilities	2	Spalding Town is recognised in the adopted SE Lincs Local Plan as a Sub Regional Centre which has a wide range of services and facilities and is where the focus of future growth is encouraged in the district.
Extra Care facility too close to a leisure activity which will cause disturbance to the residents	3	As part of the overall masterplan layout and operational use, the proposed outdoor leisure and sporting activities would have regard to the existing residential properties located next to the site. Having regard to the noise assessment work and the control of opening times we are confident that the proximity of the extra care facility can co-exist with the leisure facilities without causing unacceptable disturbance to the residents. Additionally, the close proximity of these health and leisure amenities will be of huge benefit and convenience to occupants of the Extra Care facility, supporting their health and wellbeing.
Too much housing already in Spalding	1	We have demonstrated that there is a need for this type of specialist housing in the district and more specifically within Spalding
Extra Care site should be used for leisure/ community/ public use	6	A recreational and open space needs assessment has been undertaken. This concludes that whilst there would be a modest reduction in area for leisure uses as a result of replacing the existing swimming pool building with the extra care development, overall, the new and upgraded sporting and leisure facilities would be an

Matters/ Comments Raised	Frequency	Our Feedback
		improvement in qualitative terms, operate in a more efficient area, and be better suited to the current community needs. These factors together with the benefits of the extra care facility and its strong relationship to the health and wellbeing development have been weighed-up against the retention of the site for leisure and community uses.
Suggest alternative sites for Extra Care – Bull Monkey Pub/ Old Johnson Hospital	1	The proposed extra care facility has a strong relationship to the adjacent health and wellbeing development and these benefits would not be realised should it be located elsewhere within Spalding
Building should not exceed three stories	1	Whilst the extra care application is submitted in outline, massing modelling work has been undertaken so that key design parameters and principles including overall height can be agreed at this stage having regard to the impact on the adjoining conservation area and relationship to neighbouring uses.

17 May 2024

Statement of Community Involvement

Appendix 9 Questionnaire Responses 8th April 2024

South Holland Health and Wellbeing Hub Questionnaire

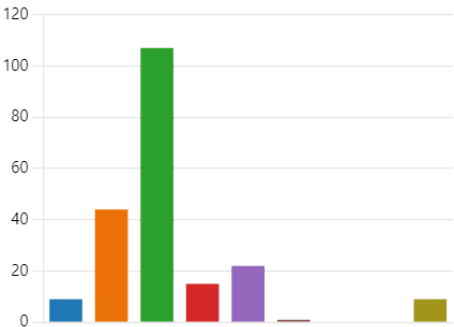
207 Responses

08:41 Average time to complete

Active Status

1. Are you commenting as:

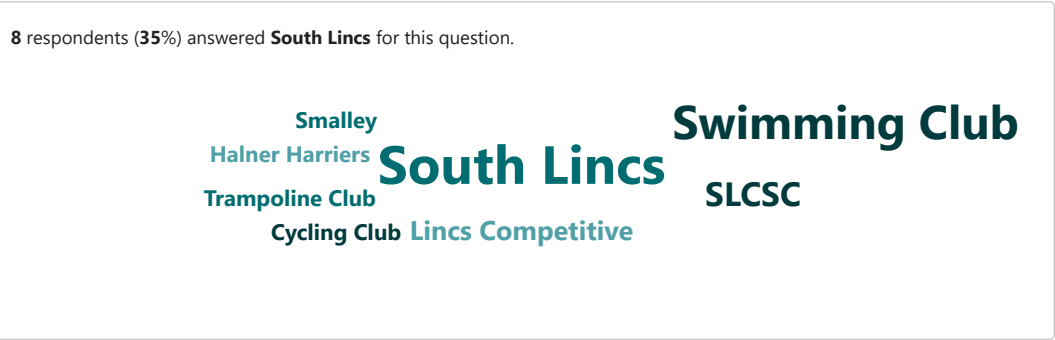
Immediate neighbour	9
Local resident	44
User of existing facility	107
Prospective new user	15
Club or hirer representative	22
Local business	1
Partner organisation	0
Statutory body representative	0
Other	9



2. Please provide name of organisation you are representing.

23 Responses

Latest Responses
"SLSC"
"South Lincs Competitive Swimming Club"



3. Overall are you supportive of the Health and Wellbeing Hub proposals?

Yes	152
No	31
Undecided	24

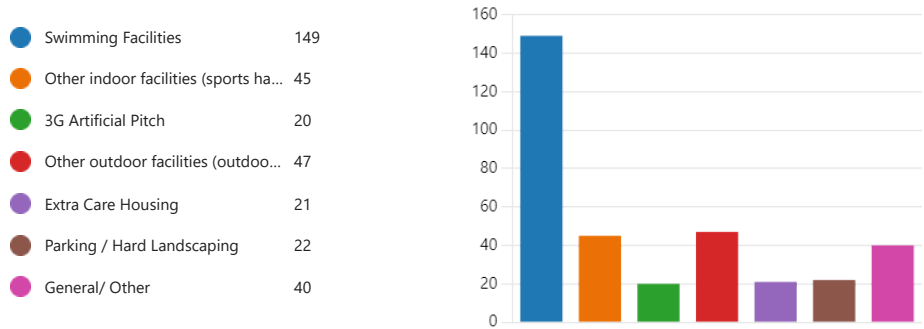


4. Overall are you supportive of the Extra Care housing proposal?

Yes	106
No	30
Undecided	71



5. We welcome your comments on the design proposals. Please indicate which areas you would like to make comment on:



6. Please use the box below to provide your comments (if you have indicated multiple areas, please start by noting the area that your comment relates):

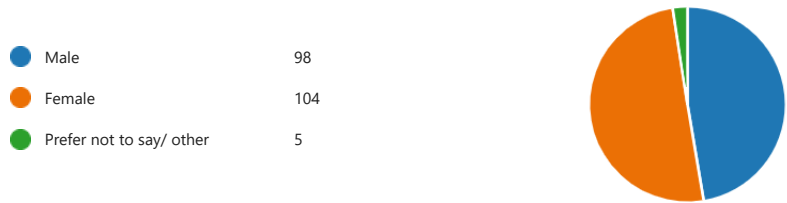
196
Responses

Latest Responses
"Is it not exactly what is already there or even less as no diving pool or elevat..."

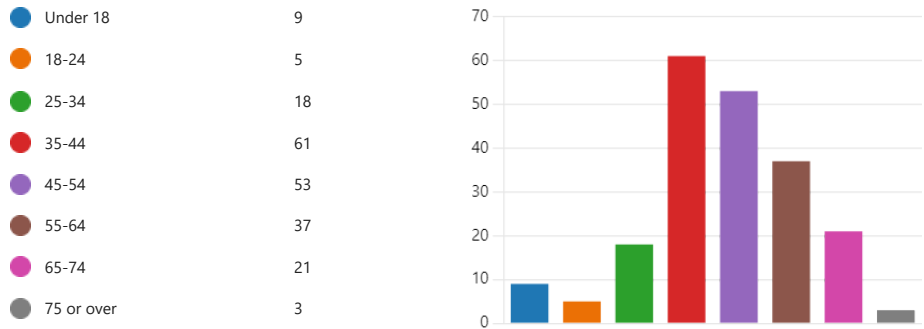
85 respondents (43%) answered **needed** for this question.



7. What gender are you?



8. How old are you?



9. Do you have a disability?

Yes	22
No	185



10. Please let us know where you live:

Spalding	114
Holbeach	6
Crowland	4
Sutton Bridge	2
Donington	1
Long Sutton	4
Whaplode	7
Gosberton	3
Surfleet	8
Pinchbeck	23
Other	35

