

Online Comment

Application H16-0506-24
Location Castle Sports Complex Pinchbeck Road Spalding PE11 2AJ
Proposal Replacement of existing swimming pool building with the erection of an extra care housing facility of up to 70 units together with related support infrastructure including substation, car parking and landscaping areas (All matters reserved for future approval)

Name Gregory Watkinson, Conservation Officer
Address Council Offices Priory Road Spalding PE11 2XE

Date Submitted 12-12-24
For/Against Comments

I wish to raise no objections to this proposal.

This proposal is for the demolition of the existing swimming pool, with outline replacement with an extra care housing facility. Whilst the site is not within the Spalding Conservation Area (SCA), it is directly adjacent and therefore can be considered to have an effect upon the setting of the SCA.

Regarding the demolition aspect, I consider the existing structure on site to be a draw on the setting of the SCA, as a relatively unattractive, large building with a utilitarian design and therefore, the demolition of the swimming pool could be considered to be an enhancement to the setting, providing that provisions are put in place to ensure that the site would not remain undeveloped or vacant following demolition.

As a matter of basic principle, I do not object to the premise of a (up to) 4-storey development on this site. Although it would be technically more visible from public portions of the SCA than the existing, taller buildings are not alien to this region of the SCA and depending upon the final details of the reserved matters stage, the resulting building could be designed to be a positive contributor to the setting.

With the above in mind, the applicant should be made aware that it shall be a basic expectation that the proposal as presented at the reserved matters stage takes full account of the requirements of Sections 12 and 16 of the NPPF (2024) and Policy 29 of the South East Lincolnshire Local Plan in terms of high-quality design and materials, and that should such a proposal fail to satisfactorily address these policy and guidance positions, it could be considered to be of substantial detriment to the SCA.