SOUTH HOLLAND DISTRICT COUNCIL

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Castle Sports Complex

Address Line 1

Albion Street

Address Line 2

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE11 2AJ

Description of site location must be completed if postcode is not known:

Easting (x)

525068

Northing (y)

323143

Description

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Hogan

Company Name

South Holland District Council

Address

Address line 1

Council Offices

Address line 2

Priory Road

Address line 3

Town/City

Spalding

County

Lincolnshire

Country

United Kingdom

Postcode

PE11 2XE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

James

Surname

Hobson

Company Name

JEH Planning Ltd

Address

Address line 1

Lindley House

Address line 2

Hungate

Address line 3

Bishop Monkton

Town/City

Harrogate

County

N YORKS

Country

United Kingdom

Postcode

HG3 3QL

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

S73 Application: H16-0854-25
Demolition of existing swimming pool building following the construction of a two storey extension including basement area to existing Castle Sports
Complex building to provide new and upgrade indoor leisure and health related facilities including two new swimming pools, plant area and changing rooms. Reconfiguration of existing building to provide new and upgraded sports facilities and physical activity facilities and related supporting services.
Provision of a new 3G artificial turf pitch (ATP), an Informal Outdoor Games Area (IOGA), other outdoor play areas, an informal running trail/track, a health and well being garden and an outdoor splash pad relating to the new swimming pool. The provision of supporting infrastructure including
additional car parking and landscaped areas - Approved under H16-0462-24. Modification to Condition 2 to allow amendments to previously approved plans & modification to Conditions 3, 7 & 25 to allow amendment to wording.

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

Reference number

S73 Application No: H16-0854-25

Original Application No: H16-0462-24

Date of decision (date must be pre-application submission)

17/01/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 9 - Details of the noise from fixed plant and machinery
Condition 11 - Proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging
Condition 12 - Full hard and soft landscaping plan
Condition 13 - A schedule of landscape maintenance
Condition 17 - Details of any external lighting
Condition 21- A biodiversity gain plan and habitat management and monitoring plan (HMMP)
Condition 25 - A scheme to demonstrate suitable access for a fire appliance and associated equipment

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

29/09/2025

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [x] Yes
- [ ] No

If Yes, please indicate which part of the condition your application relates to

Condition 17 - Details of any external lighting - This application covers only those areas of the site contracted to Willmott Dixon to deliver.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

See Table in Covering Letter dated 12th June 2026

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

James Hobson

Date

12/06/2026