DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0568-26**	**Applicant:**	**South Holland District Council**
Proposal:	Details of noise from fixed plant & machinery, proposed boundary treatments, full hard and soft landscaping plan, a schedule of landscape maintenance, details of external lighting, a biodiversity gain plan and habitat management & monitoring plan (HMMP) and a scheme to demonstrate suitable access for a fire appliance and associate equipment (Conditions 9, 11, 12, 13, 17, 21 and 25 of H16-0854-25)		
Location:	Castle Sports Complex Albion Street Spalding		
Terminal Date:	10th August 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment
30	Pollution
32	Community, Health and Well-being

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving Sustainable Development
Section 4 - Decision-making
Section 8 - Promoting Healthy and Safe Communities
Section 12 - Achieving Well-designed Places
Section 14 - Meeting the Challenge of Climate Change, Flooding and Coastal Change
Section 15 - Conserving and Enhancing the Natural Environment

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of condition application providing details of noise from fixed plant & machinery, proposed boundary treatments, full hard and soft landscaping plan, a schedule of landscape maintenance, details of external lighting, a biodiversity gain plan and habitat management & monitoring plan (HMMP) and a scheme to demonstrate suitable access for a fire appliance and associate equipment (Conditions 9, 11, 12, 13, 17, 21 and 25 of H16-0854-25).

Site Description

The application site is located within the settlement limits for Spalding, the site extends across the existing Castle Sports Centre and surrounding playing fields. It wraps around the existing bowls club and green to the south east of the site. The application site is not within but abuts the Spalding conservation area boundary to the east, west and south.
Surrounding land uses are predominantly residential to the west with Tulip Academy bordering the site to the north and some small-scale commercial to the south.

History

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. Approved 08-01-26

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

H16-0591-25 - 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. Amendments to omit proposed parapet wall that features on the east and north elevations of the existing leisure centre building & omission of proposed canopy on the south elevation. Approved 11-07-25

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

H16-0425-25 - Details of method statement for demolition and/or construction, construction

management plan & method statement, foul water drainage works, employment, skills & local procurement strategy, archaeological work including written scheme of investigation & community use agreement (CUA) (Conditions 4, 5, 10, 15, 19 & 22 of H16-0462-24). Approved 23-07-25

H16-1098-25 - Details of samples of all materials to be used in the construction of external surfaces, full hard & soft landscaping plan, biodiversity gain plan & habitat management & monitoring plan (HMMP) & access for a fire appliance & associated equipment (Conditions 11, 12, 21 & 25 of H16-0462-24). Pending

H16-0742-25 - Details of surface water drainage scheme, foul water drainage scheme and details of a bespoke offsite ecological compensation package that achieves habitat units (Conditions 7, 10 & 20 of H16-0462-24). Approved 26-09-25

Consultation Responses

Highways & Suds

No objections - The proposal is for minor amendments that already has approval under of H16-0854-25. The minor amendments proposed will not have an adverse impact upon the public highway or surface water flood risk. The above conditions are not highways related.

County Fire Officer

Please note that Lincolnshire Fire and Rescue do not wish to make any representants in relation to the above consultation, reference: H16-0568-26

Ecology

This is great, thank you for sending these details across. Having reviewed the unit purchase certificates, we are confident that the appropriate units have been secured for this site and we now fully support the discharge of the BNG condition for this application.

Environmental Protections

The PC-23-0226-RP3 REV3 noise impact assessment of 5.5.26 has been reviewed. I am satisfied that the proposed measures will result in minimal impact from the plant and machinery.

Planning Considerations

Condition 9 - Noise from fixed plant and machinery

The condition requires:

No building hereby permitted shall be first occupied until details of the noise from fixed plant and machinery (which shall not exceed the background noise level by more than 5dB(A) when measured as a 15-minute L(A)eq on any residential boundary not within the applicant's ownership) have been submitted to and approved in writing by the local planning authority.

The applicant has provided:

·RIBA Stage 4 MEP Noise Impact Assessment

The report confirms that the potential noise impact has been assessed following BS4142:2014 + A1:2019 Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas and compared against the Local Authority's criteria, as set out in the relevant Planning Condition. The report concludes that "The calculation and assessment show that the specific cumulative noise from mechanical plant would be expected to meet the requirements of the planning condition, for all assessed periods.".

Environmental Protection have been consulted and following review of the NIA have no objection to

the discharge of the condition. The condition is therefore discharged.

Condition 11 - boundary treatments

The condition requires:

Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

The applicant has provided:

·Proposed Fence Plan

The fencing plan is a site plan showing the location of the proposed fencing across the development. However, it does not include elevations of the proposed fencing, including the 4.5m rebound fence, the 3m games court fencing, or the acoustic fence.

Notwithstanding this, the proposed fencing is considered acceptable given the nature of the sports facilities being provided. Furthermore, Condition 16 provides additional control over the final design, stating:

"Notwithstanding the submitted Environmental Survey & Preliminary Acoustic Design (dated 24 May 2024), before the development hereby permitted is first occupied, full details of all proposed boundary treatment, including extending the proposed acoustic fence at both ends to the west of the AGP, shall be submitted to and approved in writing by the Local Planning Authority."

Accordingly, the elevations and detailed design of the proposed fencing can be agreed through the discharge of this condition.

The Local Planning Authority considers that this approach provides appropriate flexibility for a development involving multiple stakeholders, while ensuring that the final boundary treatments remain subject to its approval.

Condition 12 - full hard and soft landscaping plan

The condition requires:

Notwithstanding the approved plans , no development shall commence other than work to the H&WH building and internal roads and parking areas contained within Phase 1 as shown on drawing number M00514-SBA-00-00-DR-A-0105 Rev P06, until a full hard and soft landscaping plan is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

The applicant has provided:

·Detailed Planting Plan
·Hardworks Plan

The submitted landscaping scheme is consistent with the approved development and is appropriate to the proposed mixed leisure use. It provides hard landscaping around the buildings together with additional planting along the field boundaries, contributing positively to the appearance of the site and its integration into the surrounding landscape.
The Local Planning Authority is satisfied that the submitted details comply with the requirements of the condition. Accordingly, the condition is discharged.

Condition 13 - maintenance details

The condition requires:

Notwithstanding the maintenance details submitted as part of the application, before the first occupation of the development hereby permitted, a schedule of landscape maintenance in perpetuity shall have been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation, long-term design objectives, management responsibilities and maintenance schedules for all landscape areas

The applicant has provided:

·Landscape Management Plan

The Landscape Management Plan sets out the long-term management and maintenance arrangements for the site's landscaping, including both the wider landscape areas and the amenity grassland. The document provides a clear and comprehensive maintenance strategy and is considered to be robust and acceptable.

The Local Planning Authority is satisfied that the submitted details comply with the requirements of the condition. Accordingly, Condition 13 is discharged.

Condition 17 - External Lighting

The condition requires:

Notwithstanding the submitted lighting details, before the development hereby permitted is first occupied, details of any external lighting to be provided in association with the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include times when the external lighting will be switched on. Only external lighting that is in accordance with the approved details, shall be provided on the application site. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) there shall be no other external lighting provided on the application site. Thereafter, all lighting shall be installed in accordance with the approved details.

The applicant has provided

·External Lighting Layout
·External Lighting strategy

The submitted External Lighting Layout identifies the location and specification of the proposed lighting across the site, while the External Lighting Strategy sets out the design approach to ensure that the lighting is appropriate for the proposed development and minimises impacts on the surrounding area.

The Local Planning Authority has reviewed the submitted details and considers the proposed lighting scheme to be appropriate for the development. The Council's Environmental Protection team has also reviewed the submitted information and raises no objection, confirming that the details are acceptable.

The Local Planning Authority is therefore satisfied that the submitted information meets the requirements of the condition. Accordingly, Condition 17 is discharged.

Condition 21 - biodiversity gain plan and habitat management and monitoring plan (HMMP)

The condition requires:

No work shall commence other than the redevelopment of the H&WH building and parking contained within Phase 1 as shown on drawing number M00514-SBA-00-00-DR-A-0105 Rev P06 until the submission of a biodiversity gain plan and habitat management and monitoring plan (HMMP) to be approved by the Local Planning Authority.

·HMMP
·Off Site credits (receipts)

The applicant has provided a Habitat Management and Monitoring Plan (HMMP), prepared by Estrada, which sets out the proposed management, maintenance and monitoring of the on-site habitat creation and enhancement measures over the required management period. The plan includes details of the management objectives, prescriptions, monitoring arrangements and responsibilities to ensure that the biodiversity enhancements are successfully established and maintained.

The Council's Ecologist has reviewed the submitted HMMP and is satisfied that it provides an appropriate and robust framework for the long-term management of the site's habitats.

In addition to the on-site habitat measures, the approved Biodiversity Net Gain strategy includes an element of off-site compensation. The applicant has submitted evidence confirming the purchase of the required off-site biodiversity units in the form of credit receipts. This demonstrates that the off-site component of the approved Biodiversity Net Gain strategy has been secured.

The Local Planning Authority is therefore satisfied that the submitted information complies with the requirements of the condition. Accordingly, the condition is discharged.

Condition 25 - suitable access for a fire appliance and associated equipment

The condition requires:

Prior to the first use of any part of phase 1 a scheme to demonstrate suitable access for a fire appliance and associated equipment has been submitted to and approved in writing by the Local Planning Authority, including (where applicable): a) Suitable access and turning for fire truck to meet entrance of sports centre building b) Hardstanding capable of withstanding 18 tonnes vehicle up to entrance of sports centre building

The applicant has provided

·Review of Existing Access Road

The applicant has provided a technical note assessing the suitability of the existing access road to accommodate fire service vehicles. The assessment considers the access arrangements and demonstrates that the route is capable of safely serving the development in the event of an emergency.

The submitted information has been reviewed by Lincolnshire Fire and Rescue, who have confirmed that they raise no objection to the proposed access arrangements.

The Local Planning Authority is therefore satisfied that the submitted details comply with the requirements of the condition. Accordingly, the condition is discharged.

Conclusion

Conditions 9, 11, 12, 13, 17, 21 and 25 of H16-0854-25 are hereby discharged

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

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

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

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

Human Rights

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

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