Our Ref: JEH
Your Ref: PP- 14995144

james.hobson@jehplanning.com
12th June 2026

Sent through via the Planning Portal Only

Planning Department

South Holland District Council

Council Offices

Priory Road

Spalding Lincolnshire

PE11 2XE

FAO Mr M Niland

Dear Sir/ Madam,

Town and Country Planning Act 1990 (As Amended): Approval of Details Reserved by Conditions relating to Full Planning Permission Ref No H16-0854-25 for South Holland Health and Wellbeing Hub, Castle Sports Centre & Swimming Pool, Albion Street, Spalding PE11 2AJ
Applicant: South Holland District Council

JEH Planning Limited has been instructed by South Holland District Council ('the applicant') to submit a discharge of planning condition application relating to the proposed development for the demolition of the existing Castle Swimming Pool building and the construction of a two storey extension including basement area to the existing Castle Sports Complex building to provide new and upgrade indoor leisure and health related facilities including two new swimming pools, plant area and changing rooms.

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

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

The planning conditions the subject of this application discharge are for the following:

- 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- For clarification purposes, these details relate to the internal boundary fencing for the bin store enclosure and security fence/gate. There is no external site boundary fencing proposed other than the acoustic fence for the AGP provision which will be dealt with separately under the discharging of Condition 16.
- Condition 12 - Full hard and soft landscaping plan
- Condition 13 - A schedule of landscape maintenance
- Condition 17 - Details of any external lighting – Please note this is a partial discharge of condition only for those areas of the site contracted to Willmott Dixon to deliver.
- 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

The Application

The application comprises the following documents:

Application Forms

- Duly completed Planning Application Form

Information Submitted to Discharge Conditions

Condition No and Matters relating to S73 Application H16-0854-25	Document / Drawing Title	Ref No
Condition 9 - details of the noise from fixed plant and machinery	RIBA Stage 4 MEP Noise Impact Assessment (Planning Condition 9) 5th May 2026 Pace	PC-23-0226-RP3-RevB
	Technical Submission For ASHP and WSHP 25 Feb 2026 Derry Limited	M00514-DER-XX-XX-TS-M-5653

Condition No and Matters relating to S73 Application H16-0854-25	Document / Drawing Title	Ref No
Condition 11 - proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging	Proposed Fence Plan	M00514-ONE-ZZ-XX-D-L-1006 P03
	Hit and Miss Timber Fence Spec Sheet	N/A
	Twin Wire Sports Mesh	N/A
Condition 12 - Full hard and soft landscaping plan	HardworksGASheet1of3	M00514-ONE-ZZ-XX-D-L-1104-P03
	HardworksGASheet2of3	M00514-ONE-ZZ-XX-D-L-1105-P03
	HardworksGASheet3of3	M00514-ONE-ZZ-XX-D-L-1106-P03
	DetailedPlantingPlan_Sht1	M00514-ONE-ZZ-XX-D-L-0201-P08
	DetailedPlantingPlan_Sht2	M00514-ONE-ZZ-XX-D-L-0202-P08
	DetailedPlantingPlan_Sht3	M00514-ONE-ZZ-XX-D-L-0203-P08
Condition 13 - a schedule of landscape maintenance	Landscape Management Plan	M00514-ONE-ZZ-XX-RP-L-0001 P01
Condition 17 details of any external lighting	External Lighting Layout	M00514-DER-EX-ZZ-DR-E-9010 – C05
	External Lighting Strategy	M00514-DER-EX-ZZ-DR-E-9011 – C03
	External Lighting and Controls	M00514-DER-XX-XX-TS-E-6351 - C02
Condition 21- A biodiversity gain plan and habitat management and monitoring plan (HMMP)	The_Statutory_Metric_ NEW SQ-3974. (1) -	B-SHOL2405-MST-V07 - January 2026.(Submitted via email format of the document)
	Biodiversity Gain Plan	Dated 13 May 2026
	Habitat Management and Monitoring Plan (HMMP)	SQ-4268.HMMP 8th April 2026
Condition 25 - A scheme to demonstrate suitable access for a fire appliance and associated equipment	Technical Note	02048-ENG-XX-XX-TN-0004B

Planning Fee

We have calculated the statutory planning fee associated with this application amounts to £309 plus a service charge of £91 and this will be paid direct to the authority by our company using the planning portal reference which is PP-14995144.

Context

Originally, full planning permission was granted for this development on 17th January 2025 (LPA Ref No PL/0029/23 LPA). A further planning application was made under section 73 (s.73) of the Town and Country Planning Act 1990 (as amended) for limited design amendments and the revised wording of certain conditions to ensure deliverability of the proposed development (LPA Ref No H16-0854-25) and this application was approved on 8th January 2025.

Through this S73 planning permission, the applicant wishes to submit the information and details required to satisfy the planning conditions to subject of this discharge of conditions application.

Prior to this application, there has been three other discharge of conditions applications relating to this proposed development with these being as followings:

- 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
- 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
- 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) Conditions 11, 12 & 21 of H16-0462 24)

The information provided with this submission concludes all to details required to satisfy the relevant conditions that need to be approved prior to the Health and Wellbeing development being brought into use. It is however noted that further details are required to specifically deal with Artificial Grass Pitch under the provisions of Conditions 16 and 24 which will be submitted separately by others. Further details of the lighting scheme for some areas of the site relating the Condition 17 also require submission.

The ecology information submitted to discharge Condition 21 relates to the updated S73 approved scheme. The revised BNG provision and strategy has been coordinated and reviewed with the Environmental Bank who are dealing with the trading rules for the offsite element of the BNG provision in order to deliver at least a 10% Net Gain.

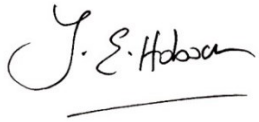
Conclusion

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

Please note that the timing of the determination process of this application is important as the applicant is programming various aspects of the construction process for the project.

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

Yours faithfully



JAMES HOBSON
MANAGING DIRECTOR
JEH Planning Ltd.