ENGENUITI

Technical Note	Review of Existing Access Road
South Holland Health & Wellbeing Hub	02048
03.06.26 By: MM	02048-ENG-XX-XX-TN-0004B

1 Introduction

Planning permission has been granted by South Holland District Council for the proposed re-development of the Castle Leisure Centre in Spalding. The re-development comprises:

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.

The planning application reference is H16-0462-24 and Condition 25 of the Section 73 (Modification) states:

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 development shall be carried out in accordance with the approved details.

The purpose of this Technical Note is to assess the suitability of the existing access road into the site (from Albion Street) to accommodate an 18-tonne vehicle and provide sufficient information to discharge part b of Condition 25.

2 Assessment of Existing Access Road

The existing access road into the Castle Leisure Centre is shown in Figure 1.



Figure 1 – Existing Access Road (from Albion Street)

Observed Condition

During a site visit on 10th Jan 2025 (prior to the commencement of any construction work), the photographs in Figures 2 and 3 were taken of the existing access road. Upon closer inspection, these show localised areas of surface failure. These are likely a result of raveling in the asphalt, which is the progressive separation of aggregate particles from the surface. It is primarily caused by the hardening of the asphalt binder over time but can also be a result of poor compaction during construction, and moisture damage. It is characterised by a rough, pitted, or 'raveling' texture, which is depicted in the photographs.

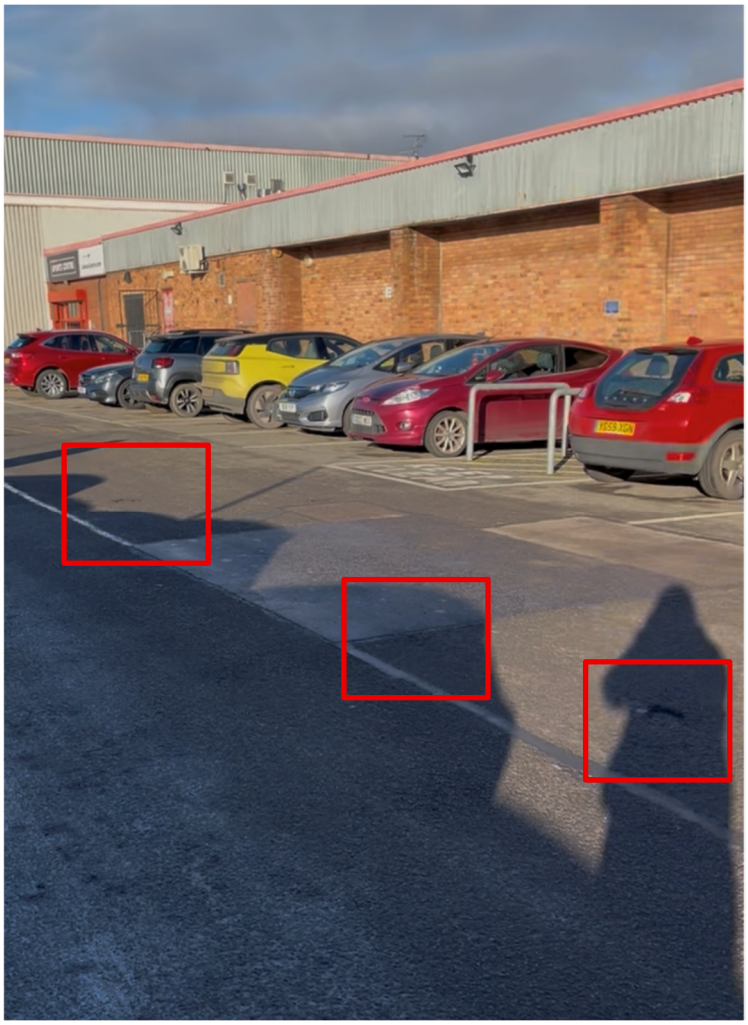


Figure 2 – Existing Access Road (West Towards Leisure Centre)

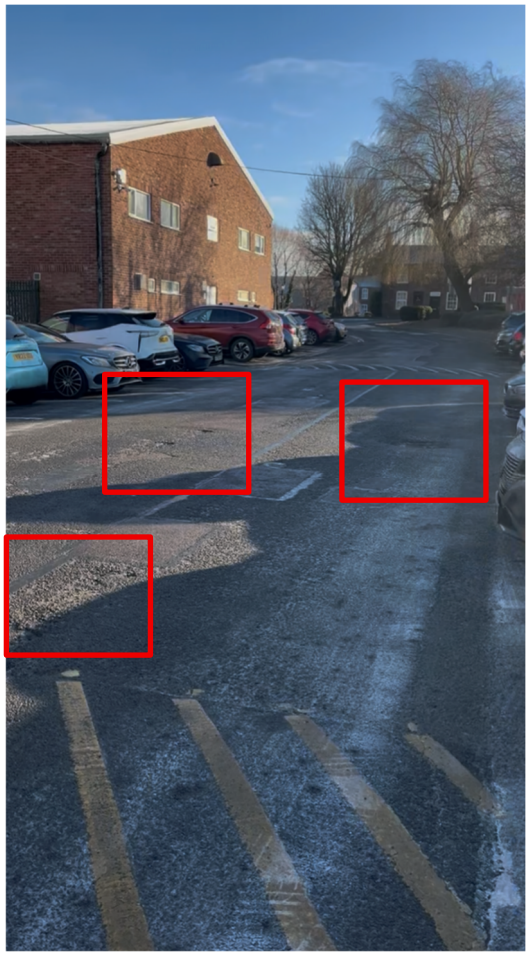


Figure 3 - Existing Access Road (East Towards Albion Street)

Vehicular Use of the Access Road

In an email dated 29th April 2026 from Mark Humphreys (Head of Special Projects Leisure - South and East Lincolnshire Councils Partnership), it is noted that Parkwood, the current leisure centre operator, confirms that the access road is regularly used by a range of heavy vehicles, including:

- Refuse collection vehicles accessing the paladin bins opposite the former sports centre entrance
- Previous attendance by fire and ambulance vehicles
- Articulated lorries delivering gym equipment
- Large delivery lorries accessing the site via Albion Street
- Removal lorries associated with the Bowls Club; and
- Use of the route during the Flower Parade event via the Pinchbeck Road entrance.

The operation of these vehicles along the access road, without evidence of significant structural pavement failure, demonstrates that the existing road currently accommodates occasional heavy vehicle loading in practice.

On this basis, Engenuiti does not have a concern about an 18-tonne vehicle (e.g. emergency services) currently attending site via the existing access road, assuming that it is infrequent access of 1 to 2 times a year. Whilst ongoing maintenance may be required, the vehicle is unlikely to result in significant structural damage.