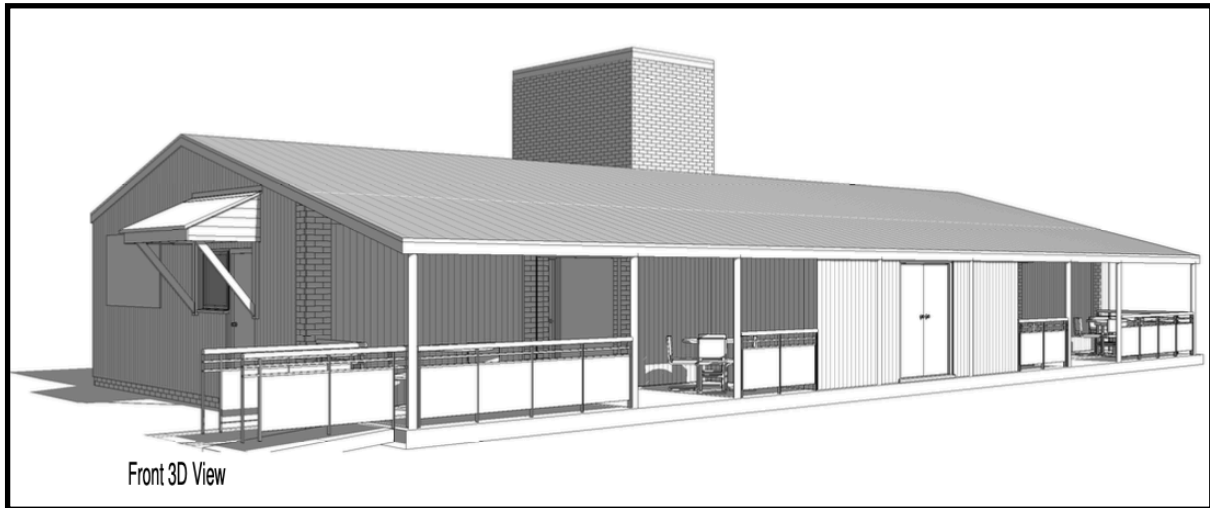


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## DESIGN AND ACCESS STATEMENT

For: Proposed refurbishment of the Sports Pavilion at Monkshouse Lane, Spalding PE11 1LQ

Prepared for: Spalding United Youth Football Club

Prepared by: Austin John Ltd, Rualen, Mill Green Road, Pinchbeck, Spalding PE11 3PU

On Behalf of: South Holland District Council

Written by: Nicola Chamberlain, July 2026

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## 1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the refurbishment of an existing sports pavilion at Monkshouse Lane, Spalding.

The application is submitted on behalf of Spalding United Youth Football Club and seeks to upgrade the existing pavilion to provide modern changing rooms, a small café, and associated facilities in accordance with current Football Foundation and FA guidance.

The proposal represents the improvement of an established community sports facility, ensuring it is fit for purpose and capable of supporting the continued growth of youth football.

## 2. Existing Site

The site is located on Monkshouse Lane on the edge of Spalding town centre and comprises an existing sports pavilion serving three established football pitches.

The surrounding area is characterised by a mix of open recreational land and high-density residential development, with Monkshouse Primary School located immediately adjacent to the site.

The site benefits from:

- Excellent accessibility, including a bus stop adjacent to the site
- Established vehicular access from Monkshouse Lane
- Additional access and parking availability from Pennygate
- Ample off-road parking provision
- Strong natural surveillance within an active community setting
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The site is therefore well suited to youth-focused community use.

The area sits within Flood Zone 3



*Above: The Existing Sports Pavilion on Monkshouse Playing Field*

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## 3. Design Principles

### Amount and Layout

This statement should be read in conjunction with the following Drawings;

AJA-1389-26-00 Existing plans

AJA-1389-26-01 Proposed Plans

Flood Risk Assessment

The proposal consists of significant internal refurbishment and reconfiguration of the existing pavilion, with no extension or increase in footprint.

The layout has been designed in accordance with Football Foundation guidance and includes:

- Separate team changing rooms
- Dedicated officials' changing facilities
- WC and shower provision
- A small café/refreshment area
- Storage and ancillary spaces

The design reflects current best practice, including:

- Adequate changing space and welfare provision
- Integrated shower and WC facilities
- Provision for match officials
- Safe and logical internal layout

These principles align with Football Foundation guidance, which emphasises functional, inclusive, and appropriately sized changing and welfare facilities for grassroots football

A structural appraisal by a suitably qualified structural engineer will accompany the planning application. The appraisal will confirm that the existing structure is capable of conversion without requiring substantial reconstruction, in accordance with Policy 8 of SELLP "The building is of permanent and substantial construction, and is capable of conversion without major or complete reconstruction."

### Scale

All works are contained within the existing building envelope. There is no increase in height, massing, or footprint. There is a proposed free standing galvanised shed annotated for equipment storage.

### Appearance

External alterations are minimal and limited to repair and upgrading of the existing structure.

Materials will complement the existing building, using an anthracite grey cladding, which can be treated with anti-vandalism coating, ensuring a positive change to the visual character of the site. The approach is one of refurbishment and enhancement.

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## 4. Use

The building will continue to operate as a sports pavilion supporting the existing use of the site.

The proposed facility serves:

- 1 full-size 11-a-side pitch
- 1 intermediate pitch
- 1 training pitch (7x7)

The refurbished pavilion will provide:

- Modern changing facilities for youth teams
- Welfare provision for players, officials, and visitors
- A small café solely serving players and their supporters

The café use is ancillary to the primary sporting function.

The level of use is controlled and predictable:

- Use limited to weekends (Saturday and Sunday)
- Occasional use during school holidays
- Maximum of two matches at any one time
- Total users limited to approximately 50 people

This reflects a typical grassroots sports facility and does not represent an intensification of use.

## 5. Access

### Vehicle Parking and Access

Access will continue to be taken from Monkshouse Lane, with additional parking provision accessible from Pennygate.

The site benefits from ample off-road parking, 21 bays adjacent to the site and 3 accessible bays on site with existing dropped kerb and removable access bollard, which is sufficient to accommodate the proposed level of use.

There are no changes to access arrangements.

### Pedestrian Access

Pedestrian movement across the site will follow established routes between parking areas, the pavilion, and the pitches.

The site is easily accessible on foot, particularly given its proximity to surrounding residential areas and the adjacent bus stop.

### Inclusive Access

The refurbished building will incorporate step-free access where practicable and accessible WC provision.

The design reflects best practice guidance which promotes inclusive, safe, and accessible environments for all users, including young people, women and girls, and individuals with disabilities

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## 6. Planning Considerations

### Community Benefit

The proposal delivers clear benefits:

- Improved facilities for youth sport
- Support for physical health and wellbeing
- Enhanced infrastructure for a growing local football club
- Inclusive provision for a wide range of users

The development directly addresses deficiencies in the existing pavilion.

### Compatibility with Surroundings

The site is located within an established residential area and adjacent to a school, where community activity is already an integral part of the environment.

The proposal:

- Retains the existing use
- Does not materially increase activity levels
- Operates within typical daytime and early evening hours

There is therefore no adverse impact on residential amenity.

### Sustainable Location

The site is highly accessible by public transport, with a bus stop immediately adjacent, and is within walking distance of surrounding residential areas.

This reduces reliance on private vehicles and supports sustainable patterns of movement.

### Reuse of Existing Building

The proposal prioritises the refurbishment of an existing structure, representing an efficient and low-impact form of development.

This approach minimises material use and avoids unnecessary new construction.

### Policy Alignment

The development aligns with planning policy objectives supporting:

- Enhancement of community and recreational facilities
- Sustainable development
- Health and wellbeing initiatives

The proposal is therefore acceptable in planning terms.

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## 7. Planning Policy Context and Considerations

The proposal should be assessed against the National Planning Policy Framework (NPPF, December 2024) and the adopted South East Lincolnshire Local Plan 2011–2036 (SELLP).

At national level, the NPPF confirms that the planning system has a social objective to support “strong, vibrant and healthy communities” by fostering places with “accessible services and open spaces” that support health, social and cultural well-being. This is set out at paragraph 8(b). The Framework also confirms at paragraph 11 that decisions should apply a presumption in favour of sustainable development. The proposal accords with those objectives. It secures the continued use and improvement of an existing community sports pavilion, supports youth participation in organised sport, and improves the quality of facilities available to players, officials, families and supporters. This is a straightforward example of development delivering social and community benefit in a sustainable way.

The NPPF is also directly supportive of sport and recreation facilities. Paragraph 103 states that access to “high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”. Paragraph 104 goes on to protect existing sports and recreational buildings and land unless strict tests are met. In this case, the proposal does not involve the loss of sports provision; rather, it improves the supporting built infrastructure associated with the existing pitches. The development therefore aligns with the national objective of protecting and enhancing sporting facilities rather than undermining them.

In transport terms, the NPPF supports development in locations where sustainable movement can be achieved. Paragraph 117(a)-(b) requires applications to give priority first to pedestrian and cycle movements and, so far as possible, facilitate access to high quality public transport, while ensuring safe and suitable access for all users. The site is well placed in this regard, being on the edge of Spalding town centre, within an established residential area, adjacent to a bus stop, and served by existing off-road parking from Monkshouse Lane with accessible parking available off Pennygate.

At the local level, the proposal aligns clearly with SELLP Policy 2: Development Management. Policy 2 states that planning permission will be granted where sustainable development considerations are met, including in relation to: the size, scale, layout and impact on amenity and character; quality of design; access and vehicle generation; the capacity of existing community services and infrastructure; and the impact on neighbouring land uses by reason of noise, disturbance or visual intrusion. The proposal satisfies these criteria because it is confined to the refurbishment and internal reconfiguration of an existing pavilion, does not increase the building footprint, operates on a tightly controlled basis, and remains compatible with the surrounding residential and school context.

The proposal also accords with SELLP Policy 3: Design of New Development. Policy 3 requires development to create distinctive places through high quality and inclusive design and to demonstrate, where relevant, accessibility by a choice of travel modes including public transport, public rights of way and cycleways, provision for parking and bicycles, public accessibility, crime prevention, and the appropriate reuse of buildings. The proposal reflects those aims through the refurbishment of an existing building, the provision of modern and inclusive facilities, and the use of an accessible site with existing transport links and parking provision.

Most importantly, the scheme is strongly supported by SELLP Policy 32: Community, Health and Well-being. Policy 32 requires development to contribute to the creation of socially cohesive and inclusive communities, reduce health inequalities, and improve community health and well-being. It further requires development, where possible and appropriate, to create environments which are accessible to all sections of the community, facilitate walking, cycling and public transport use, and encourage community use. The

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policy also states that where development will increase the need for community facilities, it should support the provision of new facilities and/or the enhancement of existing facilities, including sports facilities.

That is exactly what is proposed here. The application is not for a new unrelated use, nor for an over-intensive form of development. It is for the enhancement of an existing sports facility so that it can continue to function effectively and safely for youth football. It improves changing provision, welfare facilities and ancillary refreshment space within an established sporting site. It also supports healthy lifestyles, structured recreation, and inclusive community participation, all of which sit squarely within the purpose of Policy 32.

The proposal is also consistent with SELLP Policy 36: Vehicle and Cycle Parking, which requires development, including changes of use, to provide vehicle and cycle parking in accordance with adopted standards, unless a high-quality design justifies otherwise. Parking must be fit for purpose and integrated into the development. In this instance, the site already benefits from ample off-road parking on Monkshouse Lane, with accessible parking available from Pennygate, and the proposed use is limited in frequency and intensity, with weekend operation, very occasional holiday use, no more than two matches at one time, and a maximum total user group of around 50 people. On that basis, the parking and access arrangements are proportionate to the use proposed.

Taken together, the NPPF and SELLP provide a clear policy basis for support. The proposal reuses and upgrades an existing community sports building, improves the quality of provision available on site, supports youth health and wellbeing, benefits from a sustainable and accessible location, and gives rise to no material harm in terms of scale, character, amenity, access or parking. It is therefore fully consistent with the development plan and with national planning policy.

## 8. Conclusion

The proposed refurbishment of the existing sports pavilion at Monkshouse Lane is a proportionate and policy-compliant form of development.

It retains and enhances an established community sports facility, improves the quality of accommodation for youth football, provides accessible and inclusive supporting facilities, and does so within the envelope of an existing building on a sustainable and well-connected site.

The proposal accords with the social and health objectives of the NPPF, particularly paragraphs 8, 11, 103, 104 and 117, and with the relevant provisions of the South East Lincolnshire Local Plan, notably Policies 2, 3, 32 and 36. There is clear community benefit and no corresponding planning harm.

Planning permission is therefore respectfully sought.

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