DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-0694-26**	**Applicant:**	**South Holland District Council**
Proposal:	Details of surface water drainage strategy (Condition 24 (c) of H16-0854-25)		
Location:	Castle Sports Complex Albion Street Spalding		
Terminal Date:	21st September 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution

National Guidance

National Planning Policy Framework August 2026

Section 18 - Managing flood risk and coastal change

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of condition application providing details of surface water drainage strategy (Condition 24 (c) 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

Consultation Responses

SUDS - The submitted Surface Water Strategy does not include the groundwater monitoring data or evidence of seasonal groundwater variation expressly referenced within the Lead Local Flood authority's condition. Whilst ground investigation information has been provided and the proposed drainage strategy has been developed with regard to the site's hydrogeological context, the level of groundwater evidence submitted is limited. Notwithstanding this, the strategy demonstrates a viable surface water drainage solution incorporating restricted discharge to the adjacent ordinary watercourse at a greenfield runoff rate of 0.9 l/s, attenuation/storage provision, exceedance management for the 1:100 year plus climate change event, and arrangements for future maintenance. The submitted hydraulic modelling indicates that runoff can be managed on site without increasing flood risk elsewhere. Therefore, it is considered that sufficient information has been provided to demonstrate compliance with the objectives of the condition and no objection is therefore raised to its discharge

IDB - No objections, the IDB set out that the boards consent is required to accept the proposed surface water flows.

Planning Considerations

The applicant seeks to discharge condition 24c. Condition 24 has 4 elements to it, it states that:
Use of the Artificial Grass Pitch hereby approved shall not commence until:

(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS) and
(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches
(c) A surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority, That strategy shall be implemented in accordance with the approved details and thereafter retained.
(d) Sample of boundary treatments materials for the AGP.

The agreed details shall thereafter be implemented and retained.

The condition is bespoke to the Artificial Grass Pitch (AGP) and covers a broad list of topics. This application seeks only to discharge part C relating to surface water.

In respect of this the applicant has provided:

·R - 00243 - 001 - SDS - A January 2026 - Surface Water Drainage strategy.

The submitted strategy sets out the proposed approach to the management of surface water associated with the AGP and wider site. The strategy incorporates attenuation and storage measures, a restricted discharge to the adjacent ordinary watercourse at a greenfield runoff rate of 0.9 l/s, and exceedance management for the 1 in 100 year rainfall event plus climate change allowance. The strategy also provides details regarding the future maintenance of the drainage infrastructure.

The Lead Local Flood Authority (LLFA/SUDS) has reviewed the submitted information and raises no objection to the discharge of the condition. Whilst the LLFA notes that the submitted Surface Water Drainage Strategy does not include the groundwater monitoring data or evidence of seasonal groundwater variation expressly referenced within the condition, it considers that the submitted information is sufficient to demonstrate a viable surface water drainage solution. The hydraulic modelling indicates that surface water runoff can be appropriately managed on site without increasing flood risk elsewhere. The LLFA therefore considers that sufficient information has been provided to demonstrate compliance with the objectives of the condition.

The Internal Drainage Board (IDB) has also been consulted and raises no objection. The IDB notes that its consent is required to accept the proposed surface water flows. This is a matter that can be addressed through the relevant drainage and watercourse consenting process and does not prevent the discharge of condition 24(c) for planning purposes.

Having regard to the submitted Surface Water Drainage Strategy, the consultation responses received and the proposed measures for the attenuation, controlled discharge and management of surface water, it is considered that the requirements of condition 24(c) have been satisfactorily addressed. The details are considered acceptable and will provide an appropriate means of managing surface water associated with the Artificial Grass Pitch.
The condition is therefore discharged in respect of part (c).

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.

Conclusion

Condition 24 (c) of H16-0854-25 is hereby discharged.