Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

JEH Planning Ltd
Lindley House
Hungate
Bishop Monkton
Harrogate
HG3 3QL

# TOWN AND COUNTRY PLANNING ACT 1990
# APPROVAL REQUIRED BY CONDITION OF PERMISSION

**Reference:** H16-0568-26 **Date of Decision:** 6th August 2026

**Applicant:** South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

**Location:** Castle Sports Complex Albion Street Spalding

**Description:** 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)

**South Holland District Council hereby give notice that the details submitted pursuant to the conditions outlined within the description above ARE ACCEPTABLE.**

**The requirements of the condition(s) detailed above have been satisfactorily met and can be considered discharged, subject to the approved details being implemented in full, as follows:**

1 The submitted details in relation to 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 are considered to be acceptable, and in accordance with the requirements of conditions 9, 11, 12, 13, 17, 21 and 25 of planning approval

The development permitted shall be undertaken in accordance with these details:

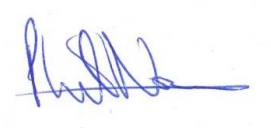
M00514-DER-EX-ZZ-DR-E-9010 Rev C05 - External Lighting Layout
M00514-DER-EX-ZZ-DR-E-9011 Rev C03 - External Lighting Strategy
M00514-ONE-ZZ-XX-D-L-0201 Rev P08 - Detailed Planting Plan Sheet 1
M00514-ONE-ZZ-XX-D-L-0202 Rev P08 - Detailed Planting Plan Sheet 2
M00514-ONE-ZZ-XX-D-L-0203 Rev P08 - Detailed Planting Plan Sheet 3
M00514-ONE-ZZ-XX-D-L-1006 Rev P03 - Proposed Fence Plan
M00514-ONE-ZZ-XX-D-L-1104 Rev P03 - Hardworks GA - Sheet 1 of 3
M00514-ONE-ZZ-XX-D-L-1105 Rev P03 - Hardworks GA - Sheet 2 of 3
M00514-ONE-ZZ-XX-D-L-1106 Rev P03 - Hardworks GA - Sheet 3 of 3
SQ-4268.HMMP - Habitat Management & Monitoring Plan (HMMP)
Specification for Timber Fencing
M00514-DER-XX-XX-TS-E-6351 Rev C03 - Technical Submission for External Lighting & Controls
M00514-DER-XX-XX-TS-M-5653 Rev C01 - Technical Submission for ASHP and WSHP
M00514-ONE-ZZ-XX-RP-L-0001 Rev P01 - Landscape Management Plan
PC-23-0226-RP3-Rev B - RIBA Stage 4 MEP Noise Impact Assessment (Planning Condition 9)
02048-ENG-XX-XX-TN-0004B - Technical Note - Review of Existing Access Road

Notes:

This consent applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw or regulation.

Where appropriate, a condition is not discharged until the development has been constructed/completed in accordance with the approved details.

I would draw your attention to any pre-commencement conditions pursuant to the planning approval referenced within this submission, that may remain outstanding and therefore still require formal discharge from the Local Planning Authority before the development may lawfully commence.



**Phil Norman**
**Assistant Director - Planning and Strategic Infrastructure**
**South Holland District Council**

**BUILDING REGULATIONS:**
This decision refers only to planning permission as granted under the Town and Country Planning


DC_FINAL_DECISION - ODB:14

Act 1990.  The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control team for further information on 01775 764557 or bcadmin@sholland.gov.uk

BUILDING REGULATIONS 2010:

The plans given approval as part of this application, may require the provision of additional information or amendment to show compliance the relevant requirements of the Building Regulations 2010. Typical circumstances include, highly glazed extensions achieving compliance with requirement L1 (Conservation of fuel and power) which may influence the areas of glazed elements/ building elevations, or requirement B1 (Means of warning and escape) which may influence an internal layout for fire safety purposes. Please contact the Building Control team for further information on 01775 764557 or bcadmin@sholland.gov.uk

# RIGHTS OF APPEAL

## Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

## Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

| 12 Weeks | 6 Months | 8 Weeks |
|---|---|---|
| Householder Applications | Planning Permission | Consent to Display Adverts |
| Minor Commercial Development | Listed Building Consent | |
| Agricultural Determinations | Other Prior Approval Applications | |
| Householder Prior Approval Applications | | |

https://www.gov.uk/appeal-householder-planning-decision

https://www.gov.uk/appeal-planning-decision

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

## Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: **https://appeal-planning-decision.service.gov.uk/before-you-start**. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

## Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

## Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.