Sequential Test Assessment

Applicant: South Holland District Council

Proposal: Full Planning Application for the Dry and Wet Leisure Facilities and Associated Development Including the Demolition of the Existing Swimming Pool Building.

Site: South Holland Health and Wellbeing Hub and Extra Care Facility, Castle Sports Centre & Swimming Pool, Albion Street, Spalding PE11 2AJ

Date: May 2024 Ref: JEH0085/ Rev2

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Sequential Test Statement

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Sequential Test Statement

1.0 Introduction.

Purpose of statement

1.0 This statement has been prepared by JEH Planning Ltd.on behalf of South Holland District Council to accompany a full planning application for a proposed Health and Well Being Leisure facility on land immediately to the North of Spalding Town Centre which bound by Albion Street to the east, Pinchbeck Road and the Castlefield housing development to the west herein refer to as 'the site'.

1.1 The red line area of the site to which the planning application relates is shown in fiure 1 below Site Location Plan ('the Site').

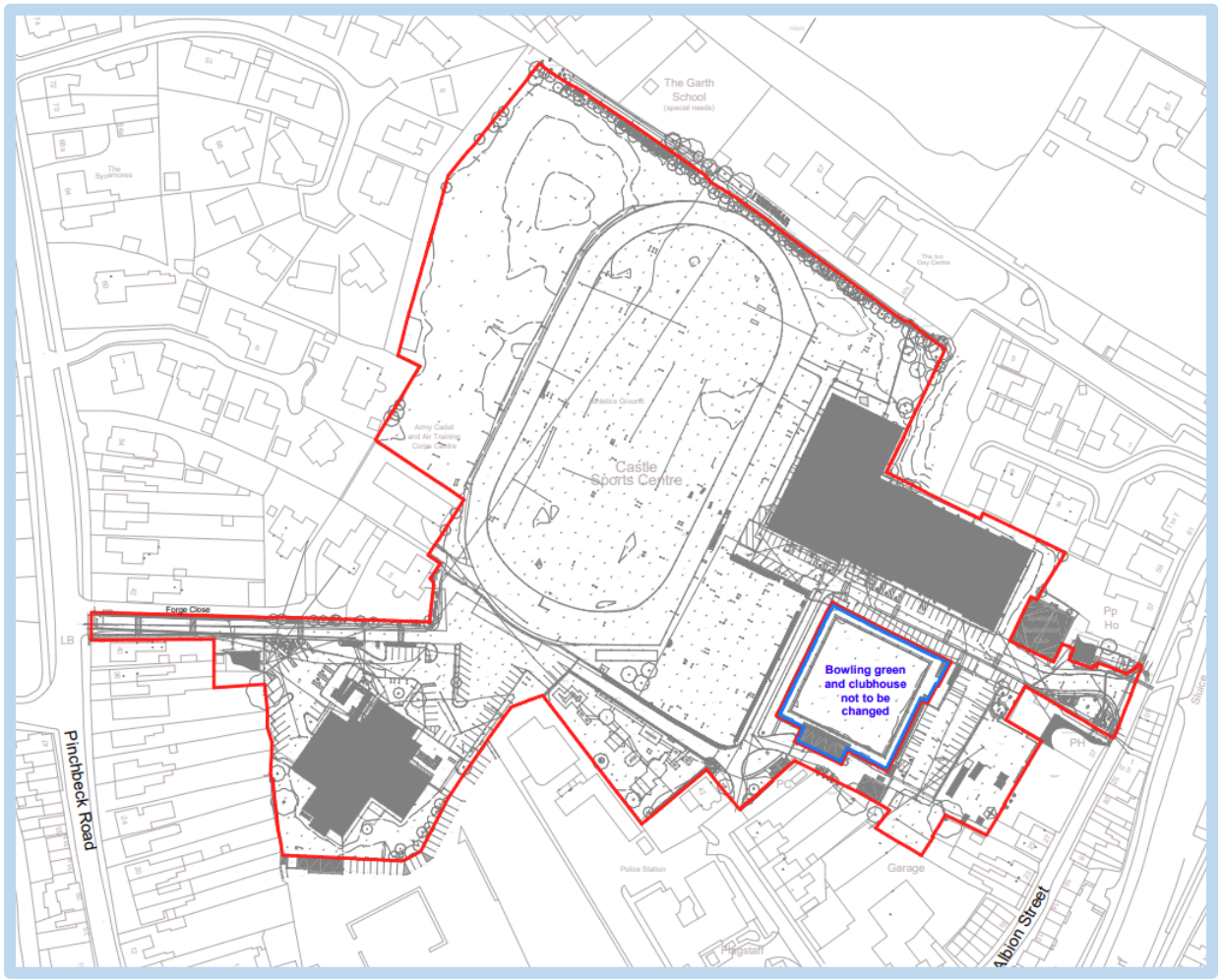


Fig 1 : Site Location Plan

1.2 It has been established that the Site lies within Environment Agency (EA) defined Flood Risk Zone 3. Paragraph 165 of the National Planning Policy Statement (December 2023) ('NPPF') states that:

> *'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere'.*

1.3 The NPPF goes on to make provision for the application of 'sequential' and, where appropriate, 'exception' tests, where development is proposed in areas at risk of flooding. Further details of the applicable policies are given in section 4 of the Planning Statement and section 3 below.

2.0 Background Context and Site Overview

The Site

2.0 The site comprises land and buildings immediately situated to the North of the town centre of the settlement of Spalding, which is a principal town in South Holland District. The site accommodates the existing Castle Sports Leisure Complex and is irregular in shape, covering a total area of approximately 4.99 hectares.

2.1 The site area includes an existing swimming pool building, car parking, children's play areas, an old disused cinder running track with one football pitch in the centre of the running track (changing for this facility are provided in existing swimming pool), a leisure centre comprising upstairs gym, and a sports hall including indoor bowls.

2.2 The existing swimming pool and car park is accessed from Pinchbeck Road and the remaining facilities are accessed from Albion Street. There is a wide tarmac walkway connecting the two facilities. The river Welland runs parallel with Albion Street and is located approximately 85 m to the south-east of the existing Leisure Centre buildings, on the opposite side of Albion Street.

2.3 The existing swimming pool and related car park cover 0.95 hectares that would relate to the extent of the proposed development for the extra care facility.

The Proposal

2.4 The applicant has submitted a full application for the following description of development:

'Full application for the subsequent demolition of the existing swimming pool building following 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. Reconfiguration of the existing building to provide new and upgraded sports facilities and physical activity facilities and related supporting services. The 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.'

Flood Constraint

2.5 It is confirmed by the Environment Agency's online mapping system that the Site is located within Flood Zone 3 (see Figure 1 below), where land is defined as land having a 1 in 100 (1%) or greater annual probability of river flooding or 1 in 200 (0.5%) or greater annual probability of tidal flooding. However, it must be noted that Spalding in its entirety falls within this zone.

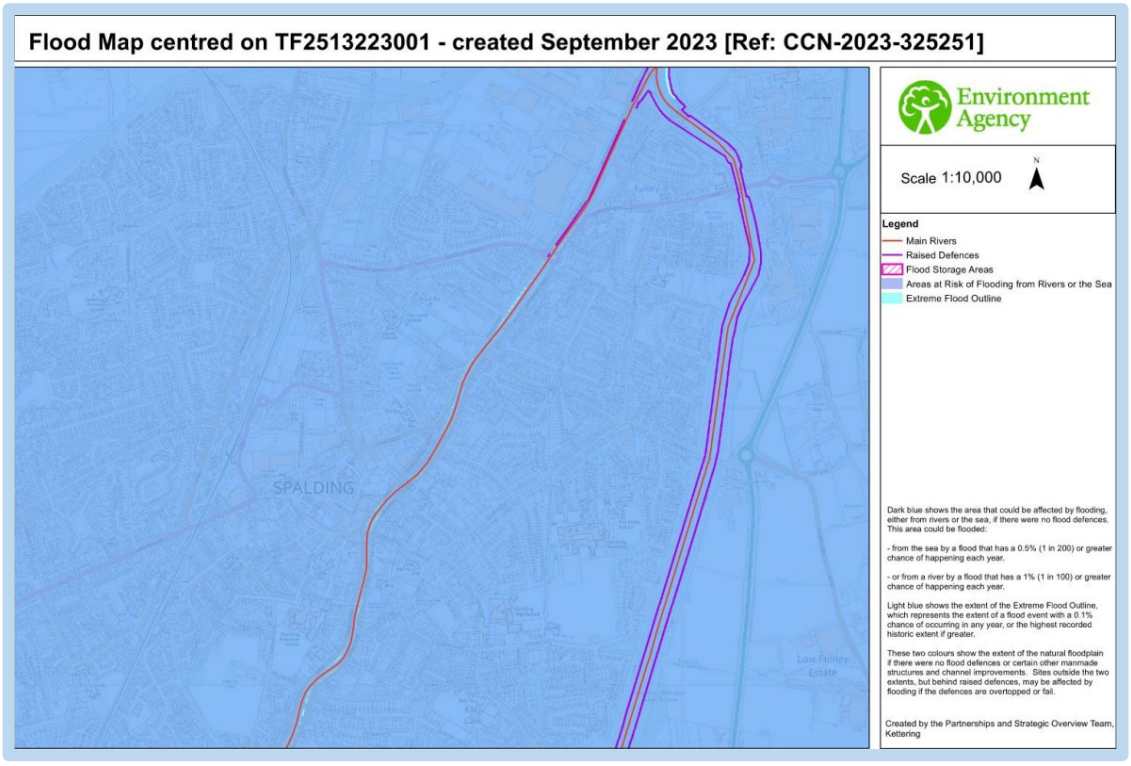


Figure 1 EA Detailed Flood Map

2.6 The South East Lincolnshire Strategic Flood Risk Assessment (SFRA) (March 2017) provides advice on undertaking the Sequential Test for flood risk in South Holland. It identifies that the Site lies outside of the 'Functional Floodplain', and is therefore located within Flood Zone 3a,

2.7 An extract of the surface water flood map is provided in Figure 2 and shows that the risk of surface water flooding is low across the site with small areas of medium risk due to the site's generally flat topography.

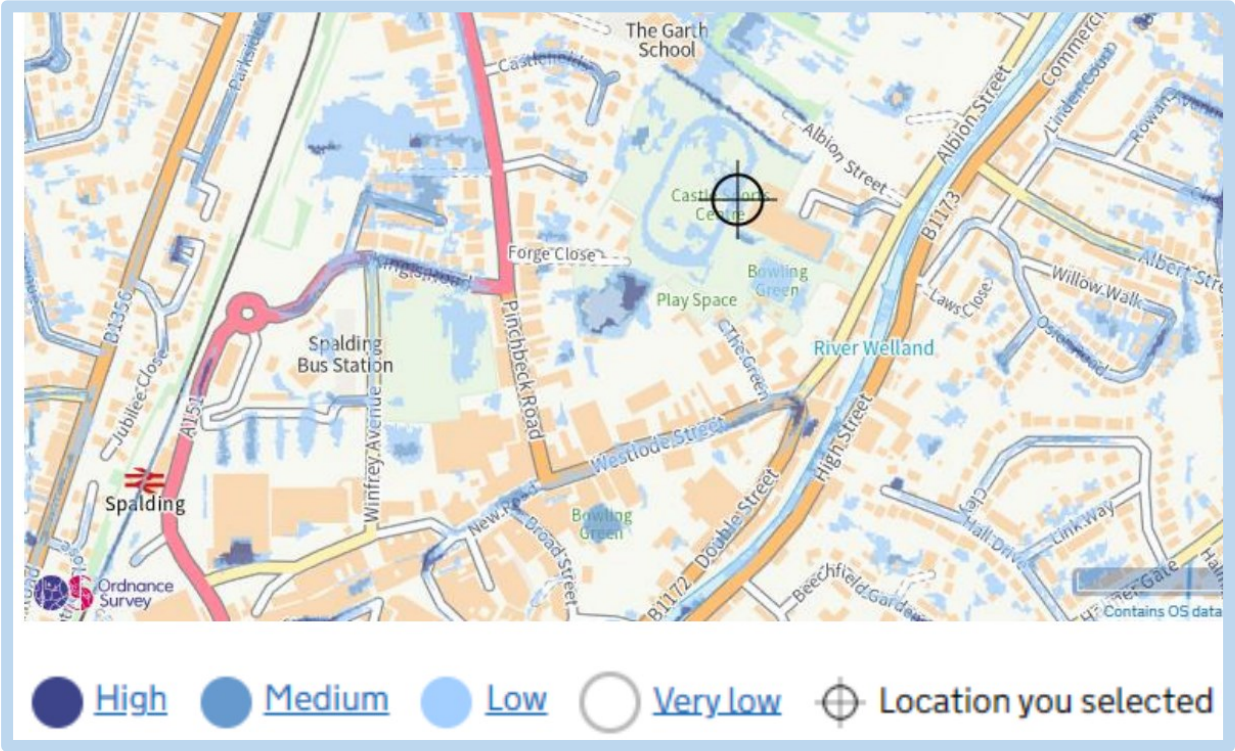


Fig 2 EA Extent of Flooding from Surface Water Map

2.8 The existing running track and segments of the green landscaping confined inside appear as a low laying area. Additionally surface water is shown to be present wrapping around the eastern side of the existing leisure centre. The car park in front of the existing building towards the west shows a small area of medium surface water flooding.

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3.0 Planning Policy Considerations

National Planning Policy Framework (NPPF) 2023

3.0 The National Planning Policy Framework ('NPPF') sets out that inappropriate development in areas at risk of flooding should be avoided. Paragraph 168 states that the aim of the Sequential Test is to steer new development to areas with the lowest risk of flooding from any source and that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

3.1 Paragraph 163 continues, stating that if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the Exception Test may have to be applied. This depends on the potential vulnerability of the Site and development proposed, in line with the Flood Risk Vulnerability Classification. Residential development, such as that proposed, is classified as 'more vulnerable' development in Annex 3 of the NPPF.

3.2 Paragraph 170 states that the application of the Exception Test should be informed by a Flood Risk Assessment. To pass the Exception Test, it must be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall

3.3 Both elements of the Exception Test should be satisfied for development to be permitted.

3.4 Paragraph 173 of the NPPF states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific floodrisk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the Sequential and Exception Tests, as applicable) it can be demonstrated that:

'a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

d) any residual risk can be safely managed; and

e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.'

Planning Practice Guidance

3.5 Planning Policy Guidance ('PPG') was updated on 25th August 2022 to bring it in line with the changes introduced to the NPPF in 2021. There are now clearer requirements for multifunctional SUDS; the Sequential and Exception Tests have been updated to consider surface water; the definition of functional floodplain (Flood Zone 3b) has been changed; and there is increased promotion of Natural Flood Management (NFM) in new developments.

3.6 PPG indicates that where necessary, planning authorities should apply the Sequential Test and, if needed, the Exception Test, to ensure that flood risk is minimised and appropriately addressed.

3.7 The sequential approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding, including areas at risk of surface water flooding.

3.8 Paragraph 024 states that "*The Sequential Test ensures that a sequential, riskbased approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. Where it is not possible to locate development in low-risk areas, the Sequential Test should go on to compare reasonably available sites:*

- *Within medium risk areas; and*
- *Then, only where there are no reasonably available sites in low and medium risk areas, within high-risk areas .”*

3.9 Paragraph 024 also states that *“Initially, the presence of existing flood risk management infrastructure should be ignored, as the long-term funding, maintenance and renewal of this infrastructure is uncertain.”*

3.10 With respect to planning applications, Paragraph 027 states that the Sequential Test should be applied to major development proposed in areas at risk of flooding, and that “*For individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases, it may be identified from other Plan policies. For example, where there are large areas in Flood Zones 2 and 3 (medium to high probability of flooding) and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives.* ***Equally, a pragmatic approach needs to be taken where proposals involve comparatively small extensions to existing premises (relative to their existing size), where it may be impractical to accommodate the additional space in an alternative location*** ” (our emphasis).

3.11 Paragraph 028 gives a definition of ‘reasonably available sites’ as “*those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development. These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered ‘reasonably available’*”.

3.12 Paragraph 029 states that "*Relevant decision makers need to consider whether the test is passed, with reference to the information it holds on land availability. The planning authority will need to determine an appropriate area of search, based on the development type proposed and relevant spatial policies. The applicant will need to identify whether there are any other 'reasonably available' sites within the area of search, that have not already been identified by the planning authority in site allocations or relevant housing and/or economic land availability assessments, such as sites currently available on the open market. The applicant may also need to check on the current status of relevant sites to determine if they can be considered 'reasonably available'*"

3.13 Paragraph 029 concludes that "*Ultimately the local planning authority needs to be satisfied in all cases that the proposed development would be safe throughout its lifetime and not lead to increased flood risk elsewhere* ".

3.14 PPG builds on Paragraph 170 of the NPPF in terms of Exception Testing. Paragraph 031 explains that it "*is not a tool to justify development in flood risk areas when the Sequential Test has already shown that there are reasonably available, lower risk sites, appropriate for the proposed development. It would only be appropriate to move onto the Exception Test in these cases where, accounting for wider sustainable development objectives, application of relevant local and national policies would provide a clear reason for refusing development in any alternative locations identified*".

3.15 PPG sets out the circumstances where the Exception Test will be required.For this application, the proposed development is considered 'Less Vulnerable' as it is a building used for leisure.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Figure 3 – Table 3: Flood risk vulnerability and flood zone compatibility - NPPF

The Development Plan

3.16 The Development Plan for the Site Comprises the South East Lincolnshire Local Plan (adopted in 2019). The following adopted policies are considered within the context of assessing Flood Risk:

Strategic Policy 4: Approach to Flood Risk (Extract)

Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted, where:

'1. It can be demonstrated that there are no other sites available at a lower risk of flooding (i.e. that the sequential test is passed). The sequential test will be based on a Borough or District wide search area of alternative sites within the defined settlement boundaries, unless local circumstances relating to the catchment area for the development justify a reduced search area, i.e. there is a specific need for the development in that location. The sequential test is not required for sites allocated in the Local Plan, minor development1 or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site).

2. It can be demonstrated that essential infrastructure in FZ3a & FZ3b, highly vulnerable development in FZ2 and more vulnerable development in FZ3 provide wider sustainability benefits to the community that outweigh flood risk.

3. The application is supported with a site-specific flood risk assessment, covering risk from all sources of flooding including the impacts of climate change and which:

a. demonstrate that the vulnerability of the proposed use is compatible with the flood zone;

b. identify the relevant predicted flood risk (breach/overtopping) level, and mitigation measures that demonstrate how the development will be made safe and that occupants will be protected from flooding from any source;

c. propose appropriate flood resistance and resilience measures (following the guidance outlined in the Strategic Flood Risk Assessment), maximising the use of passive resistance measures (measures that do not require human intervention to be deployed), to ensure the development maintains an appropriate level of safety for its lifetime;

d. include appropriate flood warning and evacuation procedures where necessary (referring to the County's evacuation routes plan), which have been undertaken in consultation with the authority's emergency planning staff;

e. incorporates the use of Sustainable Drainage Systems (SuDS) (unless it is demonstrated that this is not technically feasible) and confirms how these will be maintained/managed for the lifetime of development (surface water connections to the public sewerage network will only be permitted in exceptional circumstances where it is demonstrated that there are no feasible alternatives);

f. demonstrates that the proposal will not increase risk elsewhere and that opportunities through layout, form of development and green infrastructure have been considered as a way of providing flood betterment and reducing flood risk overall;

g. demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development;

h. ensures suitable access is safeguarded for the maintenance of water resources, drainage and flood risk management infrastructure.

Development in all flood zones, and development over 1 hectare in size in Flood Zone 1, will need to demonstrate that surface water from the development can be managed and will not increase the risk of flooding to third parties.

Change of use of existing buildings will be supported providing they do not pose an increase in risk to people. Change of use that would result in self-contained ground floor residential accommodation in areas of hazard rating 'danger for some', 'danger for most' and 'danger for all' will not be supported. In these areas unrestricted access to a habitable room above the flood level and an emergency evacuation plan will be required.

Caravans, mobile homes and park homes intended for permanent residential use will not be permitted in areas at risk of flooding. Caravan, chalet, log cabin, camping and touring sites at risk of fluvial flooding where there is a 'danger for most' and 'danger for all' will not be permitted. Occupancy of caravan, chalet, log cabin, camping and touring sites at risk of tidal flooding will not be permitted to open between 1st November in any one year and the 14th March in the succeeding year.

No development will be permitted within a 50m buffer from the toe of the raised Witham Haven Banks (flood defences), as shown on the indicative Plan contained in Appendix 10, to allow access for construction and maintenance.

Flood risk management infrastructure shall be provided at the strategic level, where development opportunities allow, to reduce the hazard and probability of flooding.'

Other Material Considerations

The South East Lincolnshire Strategic Flood Risk Assessment ('SFRA')

3.17 The South East Lincolnshire Strategic Flood Risk Assessment (SFRA) (March 2017) provides advice on undertaking the Sequential Test for flood risk in South Holland. It identifies that the Site lies outside of the 'Functional Floodplain' and is therefore located within Flood Zone 3a.

3.18 The SFRA also confirm that a large part of the South Holland District is a high probability of flooding – approximately 74% lies within the floodplain. Paragraph 8.1.4 confirms it is for this reason it is necessary to use the refined flood risk information (hazard map and depth map in that order) to assist with the application of the sequential test. Nevertheless paragraph 8.3.6 of the SFRA confirms that where there are functional requirements of the development then a reduced area of search can be agreed.

Planning Policy Summary

3.19 The above shows that there a range of national and local policy and guidance documents which consider the flood risk Sequential Test. These have been used to inform the methodology of the Flood Risk Sequential Test, set out in Section 4. It shows that there is not a clearly consistent approach to the key components of the Sequential Test which heavily impact on the methodology and quantum of analysis required.

4.0 Methodology

4.0 Considering the policy and guidance outlined in Section 3 of this report, we have defined the parameters of the Sequential Test in discussion with the LPA.

4.1 We submitted a draft Methodology Statement to the LPA on 15th April 2024 which can be found in Appendix 1. The case officer responded in an email dated 13th May confirming the following:

> *'Sequential test sports centre – this can be largely avoided however on site justification will still be needed for why the site is chosen where it is (topographical context etc along with reasons why the wider layout plan has progressed to where it is today). Again, I caveat this by saying any submission still needs to be checked by the relevant consultees and the onus is on the applicant to ensure a robust submission'*

4.2 Prior to submitting this planning application, we have also submitted our methodology to the Local Lead Flood Authority for review as advised by the case officer, but to date no response has been received.

Proposed Extension of Existing Premises

4.3 In terms of applying paragraph 027 of the NPPG guidance above, it recommends that a pragmatic and realistic approach should be taken to the term 'comparatively small extension' We would suggest that compared to the loss from the demolish of the existing swimming pool (a footprint of 1,575 sm), the proposed new replacement swimming pool extension will increase in size to a footprint of 2,046 sqm. This equates to an increase of under 30% of the existing built floorspace of the swimming pool which we consider to be relatively small in scale.

4.4 Therefore, we consider the development would qualify under the terms of this aspect of the NPPG guidance. In any event it would be operationally impractical to accommodate the additional space in an alternative location as a close functional and geographical relationship needs to be maintained in terms the location of the replacement swimming facilities compared to the existing pool.

4.5 In addition, a strong operational synergy is required in order to continue to support and enhance the existing sporting and leisure facilities that already feature within the existing leisure building that is proposed to be upgraded and extended. Based on this rationale we consider that it would be impractical to accommodate the additional space in an alternative location so a sequential test of alternative sites is not deemed appropriate.

Needs Case

4.6 As referred to above, it is important to note that a key element of the proposal is the replacement and upgrading of the existing swimming pool facility located on the same site.

4.7 The South Holland Sports Facilities Strategy 2019 identifies the need for improvements to Castle Sports Centre at Spalding and highlights the following:

> *"The pools at the Castle Sports Complex were built in 1974 and are therefore nearing the end of their planned life. As a result, the quality of provision of many elements of the facilities is poor. Many users are highly critical, and it is evident from the responses to the local community survey that many people are travelling outside the district to access better quality facilities elsewhere."*
>
> *"One of the pools is a diving pit, with a depth of 5m. This has very little use for its primary purpose, its dimensions are not well suited to other forms of swimming for which there is higher demand, such as swimming lessons and the volume of water is expensive to run in terms of utilities costs."*
>
> *"The location of the pools in a standalone building separate from the dryside facilities at the Castle Sports Complex creates additional operational complexity and extra management costs."*

4.8 There is a clear need to re-develop and provide upgraded facility in Spalding to meet swimming requirements for local residents, provide a facility which is fit for purpose and replaces the old aging facility.

4.9 More generally, the significant investment of providing the upgraded and new replacement facilities would ensure the longevity and ongoing future prospects of delivering sporting provision at this already established sport and leisure location to support Spalding as a thriving Regional Centre in accordance with the Local Plan spatial policies.

4.10 This leisure proposal and the associated need for these new facilities should also be seen as a special and unique case specific to the Castle Sport Complex site as it forms part of a successful Levelling Up Funding award for £20 million. This funding would not only update the existing swimming pool facilities with a new facility but also upgrade and revamp a wider range of both indoor and outdoor sporting and leisure facilities that already form part of the functioning of the site.

4.11 A key objective to be delivered through the Levelling Up funding initiative is a transformational scheme that will inspire residents of Spalding and the district as a whole to be active and healthy, enabling them to live longer healthy lives, tackling longstanding health inequalities. The Hub integrates significantly the proposed re-developed swimming pools, and other indoor and outdoor leisure facilities, with health provision, and community spaces.

4.12 All these factors contribute to making an overwhelming needs case for the project. Given the unique benefits and circumstances offered by the existing Castle Leisure Complex, we consider it is impractical to assess alternative sites as part of the sequential test for this proposed development.

Catchment Area and Site Identification

4.13 Based on both the policy position and the needs case outline above, it is considered that the site represents a unique situation which makes it impractical to consider alternative sites to assess and so there is no requirement to define a catchment area in the context of applying the sequential test.

4.14 However, based on the comments received from the case officer, we have reviewed alternative location options for the new swimming pool facility within the site itself.

Site Assessment

4.15 The assessment of the site options within and immediately adjacent to the application site itself has considered the following factors:

- Site Levels and flood risk;
- Contamination and previous land use;
- Archaeology;
- Ecology
- Easement Constraint
- Landownership

4.16 The site options have also been considered in the context of overall operational efficiency, securing cost-effective measures and best value outcomes given the obligations associated with the release of LUF grant funding in terms of offering local community services as well as seeking to maximising the use of the whole site to deliver enhanced facilities.

Exceptions Test

4.17 Notwithstanding the outcome of the Sequential Test, the PPG in Table 2 (Ref ID 7-079-20220825) confirms that for 'less vulnerable' developments such as for leisure proposals within Flood Zone 3, the Exception Test is not required. Therefore, we do not intend to undertake this work although the application is being supported with a Flood Risk Assessment which outlines suitable mitigation measures for the proposed development.

5.0 The Sequential Test

5.0 This Flood Risk Sequential Test work has considered a total of six site options within and adjacent to the applications using as a starting point, information from a number of sources including a desk-based site analysis undertaken by Royal Haskoning which can be found in Appendix 2. This data provides a thorough review of the potential alternative site options and was initially used as part of the feasibility work at the start of the project in 2019.

5.1 This Section sets out how the site options have been analysed and the findings of the assessments.

Sites Assessed

5.2 The Site Plan below in figure 4 is an extract from the Royal and Haskoning desk based report which identifies the site locations that have been assessed in detail.



Figure 4 – Extract from Royal and Haskoning desk based report 2019

5.3 The preferred site location which forms the basis of this planning application is Site 3 which would comprise a side extension on the north west elevation of the current facility to deliver the new swimming pool facility.

Flood Risk

5.4 In relation to fluvial flood risk, the following was initially concluded by Royal Haskoning:

- Areas labelled as 1 and 5 are likely to be located wholly outside the flood extent shown within the SFRA;
- Areas 2 and 4 are partially outside the flood extent; and
- Areas 3 and 6 are located wholly within the flood extent, albeit close to the edge of the flood extent.

5.5 Royal Haskoning review of the proposed re-development locations found that in relation to surface water flood risk:

- Area 5 appears to be at very low risk from surface water flooding;
- Areas 1, 2 and 3 include localised areas of increased surface water flood risk associated with the periphery of existing buildings, hardstanding and the existing running track; and
- Areas labelled as 4 and 6 are most likely to be at risk from surface water flooding, namely around the northern side of the existing swimming pool building and around the existing running track.

5.6 Our flood risk consultants, Engueniti have reviewed the findings of Royal and Haskoning and have provided some additional findings. They have confirmed that it is important to assess the flood risk of the site over the lifetime of the development. The Residual Peak Depth Spalding – Year 2115 map for 1% fluvial (1 in 100 year) and 0.5% tidal (1 in 200 year) events. As shown in Figure 5 below, the majority of the site has a flood depth 0.5m-1m.

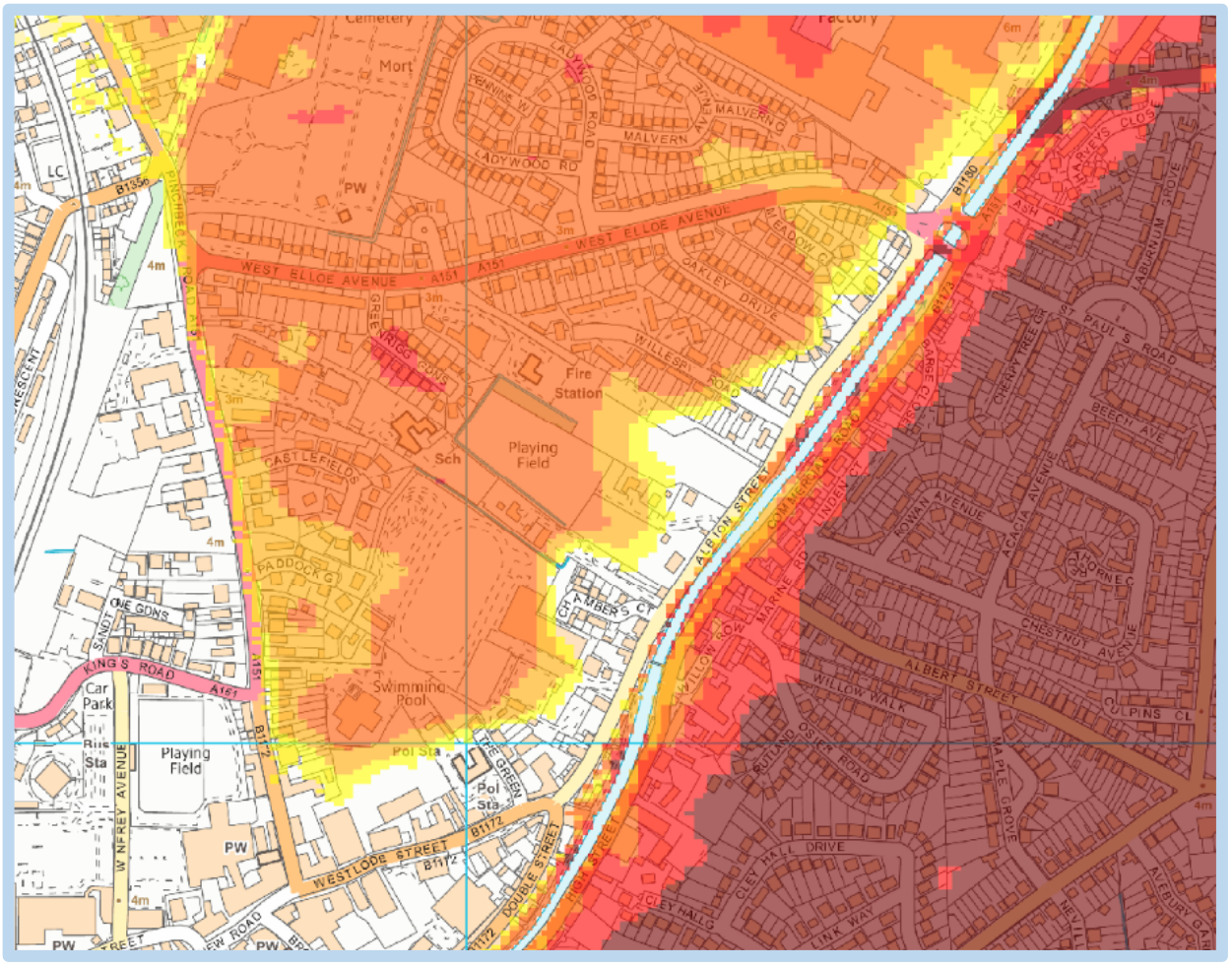


Figure 5 - Extract of flood depth mapping for year 2115 from updated South Holland SFRA

5.7 It can be seen from Figure 5 that areas labelled 2, 3, 4 and 6 are wholly located within the 0.5m-1m extent. Area 1 is located across the 3 levels of banding from 0m-1m, whilst area 5 is located within the 0m-0.5m extent. In line with the South East Lincolnshire Standing Advice Matrix, contained with the SFRA, development in all these areas is suitable with appropriate mitigation, which has been included in the site specific Flood Risk Assessment.

5.8 In so far as the proposed extension options are concerned, raising the land or building thresholds are not appropriate due to the extension tying into the existing building FFL of approx. 3.51m and therefore other mitigation measures are suggested in the submitted Flood Risk assessment.

5.9 None of the six sites analysed in this assessment have no risk of flooding: all sites have some risk. As such, regardless of the other issues raised relating to availability, planning constraints and operational requirements, it would not be possible to locate the development on the site with no risk of flooding.

5.10 There is not a site location which is sequentially preferable to the preferred Site 3 for the proposed development on the basis that the whole site does not have any risk of flooding from any source within the given parameters.

5.11 On the basis of the flood risk to the Site, and the possible locations of the building extension and additional facility, the report concludes that the proposed re-development can be delivered in accordance with the guidance on flood risk as set out in the NPPF.

Land contamination and land use

5.12 A feasibility desk study to identify potential contamination sources and land use was undertaken to determine the potential for unacceptable risks to human health or the environment because of the ground conditions at the site.

5.13 The assessment notes that the site is located in a mixed residential and commercial area and from the evidence it confirms that the feasibility study has identified several potential sources of contamination that could represent an unacceptable risk to sensitive receptors. However, these issues are unlikely to represent significant constraints to redevelopment of any of the site options considered.

Heritage

5.14 An initial baseline understanding of the whole site to input into the feasibility report was established by references searches of the relevant local online Historic Environment Records (HER) and other relevant online Listing data from Historic England.

5.15 The high-level review of historic environment data identified a low potential for a new development based on the six locations identified to impact the setting of heritage assets, and a low to moderate potential for unknown heritage assets (buried archaeology) to be impacted by construction works within the site options.

Ecology

5.16 The high-level ecological review indicates that the ecological risks associated with the proposed development are anticipated to be low and therefore none the locations of the development based on the six areas are likely to have a greater or lesser impact on ecological habitats.

5.17 Since the initial assessment undertaken by Royal Haskoning more in depth ecology assessment work has been undertaken with the preparation of a Preliminary Ecological Assessment which does not alter the findings of the initial desk based assessment work.

Easement Constraints

5.18 As part of reviewing the site constraints, we have recently uncovered the exact location of a double high pressure foul raising mains that traverses through the middle of the site travelling in an east west direction.

5.19 The alignment of these pipes run parallel to the front of the existing leisure center and there is a 3m easement zone to ensure access for maintenance purposes.

5.20 The easement constraint has direct implications for proposed extension site options 1 and 2 that lie immediately to the front of the existing Leisure Building as it would not be possible to secure a build over agreement and so automatically rules them out as being available site options.

Landownership

5.21 A key benefit of providing the proposed Leisure Centre on the existing site is that it is council-owned land, so there will be no additional land purchase costs. Therefore location 5 is discounted due to this land not belonging to the Council and is not available in any event.

Operational Considerations

5.22 Site 4 is not an ideal location for a new build alternative, as being on the existing swimming pool site, would mean a loss of this service for a significant period of time whilst the existing Centre was demolished, and then the new pool was constructed and fitted out.

5.23 Site 6 was considered a reasonably a good location for a new build facility but would impinge on the existing open space that would incorporate a range of upgraded sporting facilities including an adult size 3G pitch.

5.24 A structural soundness assessment of the existing sports complex was undertaken and this work determined that building the new swimming complex on to the existing sports complex would be feasible and the most cost-effective option. Combining the new facilities with existing sports provision would provide both a logical and practical approach. It would deliver an integrated package of facilities and create opportunities to upgrade a wider range of indoor sporting and leisure activities in one venue. By extending the existing building this would also maximize the use of the whole site in terms of the delivery of other proposed outdoor facilities.

5.25 The options that involve extending the existing leisure building with the proposed swimming pool would also have the added benefit of allowing consideration of an alternative reuse for the existing swimming pool site (site 4). In this regard, the applicant is promoting an Extra Care facility in this location as part of a separate but related outline planning application. This Extra Care facility proposal will complement the proposed Health and Wellbeing activities associated with this application as evidenced by the successful Levelling Up grant that has been secured from Central Government. There is also evidence to suggest that this proposed re use would also satisfy a specific need within the local community.

Summary

5.26 Based on the above assessment the following can be summarized:

- Site 1 and 2 can be discounts due to the raising mains easement constraint running through the site and so are not available.
- Site 3 is the preferred option due to its availably, unconstrained nature and has significant operational and practical benefits connected to the functioning of the existing indoor leisure uses.
- Site 4 would encounter continuity issues in terms of closure of the exist swimming pool during construction of the replacement facilities which would not serve the best interests of the local community.
- Site 5 is not owned by the Council and is not available.

- Site 6 was considered a reasonably a good location for a new build facility but would impinge on the open space that is proposed to incorporate a range of upgraded sporting facilities including an adult size 3G pitch. Therefore, maximizing the delivery of enhanced outdoor sporting facilities would be comprised if this location was chosen.

6.0 Conclusions

6.0 This Flood Risk Sequential Test and Exception Test has been prepared by JEH Planning on behalf of South Holland District Council (the 'Appellant') in support of an application for the proposed Health and Wellbeing Leisure Hub.

6.1 In conclusion, we have reached agreement with the LPA that the area of search can be limited to consider locations within the site application due to the nature of the proposal and its unique set of circumstances regarding the needs case, funding arrangements and operational activities.

6.2 It is evident that no reasonable alternative or available site options for the Proposed Development exists. The sites have been assessed in terms of their suitability having regard to flood risk considerations, other technical and environmental constraints, landowner and operational considerations.

6.3 It is demonstrated by application of the Sequential Test that there is no reasonably available alternative site for the application proposal. It is evident that no alternative sites exist to accommodate the development proposals in a location that meets the Applicant's criteria, or which would be more suitable for its uses, can replicate the sustainability benefits to Spalding, and that presents any lesser risk than the application site.

6.4 In addition to the above, there are clear public benefits to the proposals, which would contribute towards meeting an identified leisure need across South Holland. These wider public benefits weigh heavily in favour of bringing the site forward in its current form.

6.5 The development is considered to be acceptable in flood risk terms and passes the sequential tests established in local and national planning policies.

6.6 The detailed site assessment shows that Site 3 is the only site which is in a suitable location for the type of development proposed and delivering the objectives the applicant is seeking to achieve.. It also has a reasonable prospect of being available to be developed at the point in time envisaged for the development which is important given the stringent delivery timescale obligations imposed on meeting the requirements of Central Government in order to release the LUF grant funding.

6.7 We therefore conclude that the site chosen is the sequentially preferable site for the development.

Appendices

Appendix 1 Draft Methodology Statement 15th April 2024

Appendix 2 Spalding Leisure Centre - Desk Study dated 15th March 2019 by Royal Haskoning DHV

Appendix 1 Draft Methodology Statement 15th April 2024

South Holland Health and Wellbeing Centre Proposed Development
Sequential Test Exceptions Test Methodology V2

Introduction

Flood risk is a material planning consideration in the determination of planning application. As set out in national policy, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

This paper sets out a Sequential Test and Exceptions Test Methodology for the forthcoming application for a proposed Health and Wellbeing Centre as part of our ongoing pre application discussions with the Council so that key assumptions and the approach can be agreed to allow the applicant to proceed with confidents regarding undertaking the assessment required.

The Proposal

The site accommodates the existing Castle Sports Leisure Complex and is irregular in shape covering a total area of approximately 4.99 hectares.

The description of development for the planning applications will be as follows:

'*Full application for the demolition of the existing 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. Reconfiguration of the existing building to provide upgraded sports facilities and related supporting services. The provision of a new 3G artificial turf pitch (ATP), a multi games use area (MUGA), outdoor play areas, a 'Park Run' running 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'*
'

Planning Policy Position

The relevant policy in the South East Lincolnshire Local Plan 2011-36 adopted in March 2019 is as follows:

Policy 4: Approach to Flood Risk

'*Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted, where*

1. *It can be demonstrated that there are no other sites available at a lower risk of flooding (i.e. that the sequential test is passed). The sequential test will be based on a Borough or District wide search area of alternative sites within the defined settlement boundaries, unless local circumstances relating to the*

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catchment area for the development justify a reduced search area, i.e. there is a specific need for the development in that location.' (Our emphasis).

Therefore, if a specific need in a certain location can be demonstrated, then the area of search for the catchment area can be reduced accordingly.

At national level the NPPG (ID 7- 027-20220825) provides guidance on how the sequential test should be applied to planning applications. It states:

'*For individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases, it may be identified from other Plan policies. For example, where there are large areas in Flood Zones 2 and 3 (medium to high probability of flooding) and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives. Equally, a pragmatic approach needs to be taken where proposals involve comparatively small extensions to existing premises (relative to their existing size), where it may be impractical to accommodate the additional space in an alternative location.*'

The SE Lincolnshire Strategic Flood Risk Assessment March 2017 confirm that a large part of the South Holland District is a high probability of flooding – approximately 74% lies within the floodplain. Paragraph 8.1.4 confirms it is for this reason it is necessary to use the refined flood risk information (hazard map and depth map in that order) to assist with the application of the sequential test. Nevertheless paragraph 8.3.6 of the SFRA confirms that where there are functional requirements of the development then a reduced area of search can be agreed.

Proposed Extension of Existing Premises

In terms of applying the NPPG guidance above, it recommends that a pragmatic and realistic approach should be taken to the term 'comparatively small extension' We would suggest that compared to the loss from the demolish of the existing swimming pool (a footprint of 1,575 sm), the proposed new replacement swimming pool extension will increase in size to a footprint of 2,046 sqm. This equates to an increase of under 30% of the existing built floorspace of the swimming pool which we consider to be relatively small in scale.

Therefore, we consider the development would qualify under the terms of this aspect of the NPPG guidance. In any event it would be operationally impractical to accommodate the additional space in an alternative location as a close geographical relationship needs to be maintained in terms the location of the replacement swimming facilities compared to the existing pool.

In addition, a strong operational synergy is required in order to continue to support and enhance the existing sporting and leisure facilities that already feature within the existing leisure building that is proposed to be extended. Based on this rationale we

consider that it would be impractical to accommodate the additional space in an alternative location so no sequential test is proposed to be undertaken.

Needs Case

As referred to above, it is important to note that a key element of the proposal is a replacement and upgraded an existing swimming pool facility located on the same site.

The South Holland Sports Facilities Strategy 2019 identifies the need for improvements to Castle Sports Centre at Spalding and highlights the following:

> *"The pools at the Castle Sports Complex were built in 1974 and are therefore nearing the end of their planned life. As a result, the quality of provision of many elements of the facilities is poor. Many users are highly critical, and it is evident from the responses to the local community survey that many people are travelling outside the district to access better quality facilities elsewhere."*
>
> *"One of the pools is a diving pit, with a depth of 5m. This has very little use for its primary purpose, its dimensions are not well suited to other forms of swimming for which there is higher demand, such as swimming lessons and the volume of water is expensive to run in terms of utilities costs."*
>
> *"The location of the pools in a standalone building separate from the dryside facilities at the Castle Sports Complex creates additional operational complexity and extra management costs."*

There is a clear need to re-develop / provide a facility in Spalding to meet swimming requirements for local residents, provide a facility which is fit for purpose and replaces the old aging facility.

More generally, the significant investment of providing the upgraded and new replacement facilities would ensure the longevity and ongoing future prospects of delivering sporting provision at this already established sport and leisure location to support Spalding as a thriving Regional Centre in accordance with the Local Plan special policies.

This leisure proposal should also be seen as a unique needs case specific to the Castle Sport Complex site as it forms part of a successful Levelling Up bid for £20 million to not only update the existing swimming pool facilities but also upgrade and revamp a wider range of both indoor and outdoor sporting and leisure facilities that are already associated with the site.

A key objective to be delivered through the Levelling Up funding initiative is a transformational scheme that will inspire residents of Spalding and the district to be active and healthy, enabling them to live longer healthy lives, tackling longstanding health inequalities. The Hub integrates significantly the proposed re-developed

swimming pools, and other indoor and outdoor leisure facilities, with health provision, and community spaces.

All these factors contribute to making an overwhelming needs case for the project. Given the unique benefits and circumstances offered by the existing Castle Leisure Complex, we consider it is impractical to assess alternative sites as part of the sequential test for this proposed development.

Defining a Catchment Area

Based on both the policy position and the needs case outline above, it is considered that the site represents a unique situation making it impractical to consider alternative sites to assess and so there is no requirement to define a catchment area in the context of applying the sequential test.

Identify Appropriate and Available Sites

No alternative sites to be identified.

Site Assessment

No alternative site to be assessed.

-

Exceptions Test

Notwithstanding the outcome of the Sequential Test, it confirms in Table 2 of the NPPG Ref ID 7-079-20220825 that ‘less vulnerable’ developments such as for leisure proposals within Flood Zone 3 that the Exception Test is not required. Therefore, we do not intend to undertake this work although the application would still be supported with a Flood Risk Assessment.

15th April 2024

Appendix 2 Spalding Leisure Centre - Desk Study dated 15th March 2019 by Royal Haskoning DHV

REPORT

Spalding Leisure Centre - Desk Study

Draft

Client: Saunders Boston Architects

Reference: PB9125-RHD-ZZ-XX-RP-Z-1000
Status: Draft/P01.02
Date: 15 March 2019

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Executive Summary

Saunders Boston Architects commissioned Royal HaskoningDHV to provide a desk study report to support a feasibility study for the development of the Castle Sports leisure centre in Spalding, Lincolnshire.

It is understood that the development would incorporate an extension the existing leisure centre and the construction of a new building to provide further leisure facilities. The final mix of facilities is yet to be determined, however it is likely to include:

- Swimming pool;
- Fitness suite;
- Studios; and
- Sports hall.

The desk top study was to include the following subject areas:

- Flood Risk.
- Previous land usage.
- Contamination.
- Archaeology.
- Ecology.

Flood Risk

The Site is located within approximately 85 m of the River Welland and is classed as being within Flood Zone 3 ignoring the presence of defences. A review of the available data indicates that the Site is at risk of fluvial and tidal flooding. However, flood risk information received from the Environment Agency indicates that the Site is protected by flood defences which provide protection up to a 1% (1 in 100 year) fluvial event and 0.5% (1 in 200 year) tidal event.

The vulnerability classification for the proposed re-development is most likely to be *"Less Vulnerable"*. This is considered appropriate, in line with NPPF guidance for the existing flood risk to the Site. In addition, the proposed re-development is aligned with the policies set out in the Local Plan.

As the built footprint / impermeable area is likely to increase, mitigating measures are likely to be required to minimise the effects of any increased runoff from the Site.

Safe access and egress can be maintained in line with the existing flood risk and evacuation routes. It is recommended that the existing FWEP is reviewed and updated where necessary for both the construction and operational phase of the proposed scheme.

A review of the proposed re-development locations annotated as Areas 1 – 6 on the Site Plan found that in relation to fluvial flood risk:

- Areas labelled as 1 and 5 are likely to be located wholly outside the flood extent shown within the SFRA;
- Areas 2 and 4 are partially outside the flood extent; and
- Areas 3 and 6 are located wholly within the flood extent, albeit close to the edge of the flood extent.

A review of the proposed re-development locations annotated as Areas 1 – 6 on the Site Plan found that in relation to surface water flood risk:

- Area 5 appears to be at very low risk from surface water flooding;
- Areas 1, 2 and 3 include localised areas of increased surface water flood risk associated with the periphery of existing buildings, hardstanding and the existing running track; and
- Areas labelled as 4 and 6 are most likely to be at risk from surface water flooding, namely around the northern side of the existing swimming pool building and around the existing running track.

It is anticipated that a review of the flood risk aspects above will aid the Client in identifying potential locations for the proposed re-development.

On the basis of the flood risk to the Site, and the possible locations of the building extension and additional facility, it is concluded that the proposed re-development can be delivered in accordance with the guidance on flood risk as set out in the NPPF.

Contamination and land use

The key objective of the feasibility study was to develop an initial Preliminary Conceptual Site Model (PCSM) to aid in the identification of potential sources of on-site and off-site contamination.

The proposed development is in an area of predominately residential land use and has historically be used for sports and recreational activates since the 1960s.

Information presented on the British Geological Survey (BGS) online viewer indicates the ground conditions comprise superficial Tidal Flat Deposits overlying bedrock of the Oxford Clay Formation. Both the superficial deposits and bedrock are classified as unproductive strata. The sites are not located within a source protection zone. There are no abstractions for potable water use within 500m of the sites.

The feasibility study has identified several potential sources of contamination that could represent an unacceptable risk to sensitive receptors.

Made ground is anticipated in several areas of the site and of particular concern are the areas of infilling both on and off the site, as it is not uncommon and historically was normal practice for demolition materials containing PCOC to be buried on sites during site redevelopment works. Areas of infilling off-site also represent potential sources that could impact the site, such as ground-gases. For the remaining area of the site whilst there is the potential for other contaminants associated with recreational use such as herbicides and pesticides to have impacted the site through general site operations, it is considered that any residual chemicals would be unlikely to represent an unacceptable risk to site users or the environment.

Whilst these issues are unlikely to represent significant constraints to redevelopment of the site, the local authority regulator will require a Preliminary Risk Assessment where the outcome will likely be a requirement for some level of intrusive investigation to confirm soil and groundwater conditions.

Heritage

In summary, there are no scheduled monuments, registered battlefields or registered parks and gardens within the study area. There is a total of 95 listed buildings. the nearest of which are located c.70m from the Proposed Development. Evidence for buried archaeological remains of Roman to modern date has also been identified within the immediate vicinity of the current leisure centre.

This high-level review of freely available historic environment data has identified that there is a low potential for a new development to impact the setting of heritage assets, and a low to moderate potential for unknown heritage assets (buried archaeology) to be impacted by construction works within the Proposed Development options as they currently stand. It is recommended that a thorough Historic Environment Desk-Based Assessment (DBA) is undertaken, which includes data from a paid Historic Environment Record Search. The DBA would form a supporting document to any planning application submitted to the Local Planning Authority (LPA).

It is expected that following the production of the DBA, there is the potential for the LPA to include a condition for archaeological evaluation or monitoring on any planning consent, dependant on the scope of the final project design.

Ecology

Although the findings from the high-level ecological review indicate that the ecological risks associated with the proposed development are anticipated to be low, it is recommended that an ecological ground truthing survey (i.e. an Extended Phase 1 Habitat Survey) is undertaken.

These surveys can be undertaken throughout the year but optimal surveying window is between March and September. This survey would also include undertaking preliminary assessments in respect to protected species, e.g. potential for buildings to support roosting bats.

The findings from this survey would inform the requirement for (or not) of species specific surveys. The findings of the Extended Phase 1 Habitat Survey would be reported within a standalone ecological report.

It should be noted that if the proposed development requires planning permission, the planning application will need to be accompanied by an ecological survey report.

Opportunities for net gain should be considered as the proposed development. Such opportunities may include the implementation of a landscaping plantings scheme, creation of a pond or inclusion of bird/bat boxes within the design proposals.

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Appendices

A1 Appendix A1 – Environment Agency Product 4 data package, dated 4th March 2019

A2 Appendix B1 – Envirocheck data

A3 Appendix C1 – Heritage

1 Introduction

Saunders Boston Architects commissioned Royal HaskoningDHV to provide a desk study report to support a feasibility study for the development of the Castle Sports leisure centre in Spalding, Lincolnshire.

It is understood that the development would incorporate an extension the existing leisure centre and the construction of a new building to provide further leisure facilities. The final mix of facilities is yet to be determined, however it is likely to include:

- Swimming pool;
- Fitness suite;
- Studios; and
- Sports hall.

Any associated ancillary space required to provide such a development would also form part of the proposed redevelopment on Site.

The desk top study was to include the following subject areas:

- Flood Risk.
- Previous land usage.
- Contamination.
- Archaeology.
- Ecology.

The proposed leisure centre is in the centre of Spalding at the site of the existing Castle Sports leisure complex. The site area includes an existing swimming pool building, car parking, children's play areas, a bowls lawn, an old running track with centre field, a leisure centre comprising upstairs gym, a sports hall, and café, and a 'BMX park'.

The swimming pool and car park is accessed from Pinchbeck Road via Forge Close; and the remaining facilities are accessed from Albion Street. There is a wide tarmac walkway connecting the two facilities.

The River Welland runs parallel with Albion Street and is located approximately 85 m to the south-east of the existing Leisure Centre buildings, on the opposite side of Albion Street.

An indicative site plan showing six potential site options based upon client drawing reference 1695-SBA-XX-XX-DR-A-502 is provided overleaf **Figure 1.1**.

The information contained within this document is based on a review of the publicly available information as listed above. Royal HaskoningDHV accepts no liability for the accuracy of this information.

It is anticipated that the information within this note will aid in the development of the masterplan for the proposed re-development.

Figure 1.1: Site Plan



2 Flood risk

2.1 Approach

The purpose of the flood risk desk study is to identify the key flood risk constraints and potential future requirements for additional work to address flood risk to the site.

The flood risk work used guidance set out in the National Planning Policy Framework (NPPF), including a review of all potential sources of flood risk, vulnerability of the proposed development and its suitability in accordance with the sequential approach set out in NPPF.

The initial high-level desk study comprised a desk-based review of available existing information relating to the site, using publicly available online data. This focused on existing flood risk to the site, current planning policy and future development proposals.

To provide the high-level flood risk assessment, the following information has been reviewed:

- Environment Agency publicly available flood risk online resources, including the Flood map for Planning, Reservoir Flood Risk map and Risk of Flooding from Surface Water map;
- South East Lincolnshire Local Plan;
- South East Lincolnshire Strategic Flood Risk Assessment; and
- Environment Agency Flood Risk data (Product 4) for the Site.

2.2 Background

2.2.1 Existing site and surrounding area

The Site is located in Spalding and is formed of the existing Leisure Centre buildings, running track, pitches and car parking facilities. The Site is surrounded by Pinchbeck Road and King's Road to the west. Westlode Street to the south and Albion Street to the east.

The River Welland is located approximately 85 m to the south-east of the existing Leisure Centre buildings, on the opposite side of Albion Street. The River Welland is classified as an Environment Agency Main River. In addition, Coronation Channel is located approximately 1 km to the south-east of the existing Leisure Centre buildings and is also classified as an Environment Agency Main River. The Coronation Channel is a diversion channel, opened in 1953, which connects to the River Welland at both its northernmost and southernmost points, upstream and downstream of the Site.

2.2.2 Geology

British Geological Survey (BGS) online mapping identifies that the bedrock geology of the Site is the Oxford Clay formation formed of mudstone, and that the superficial geology is Tidal Flat Deposits formed of clay and silt.

All six of the possible locations for the extent of current facilities and the new facility are partially or wholly developed. As such it is likely that a layer of Made Ground would be located above the superficial geology.

2.2.3 Topography

A Topographic Survey is not available for the Site; however Light Detection and Ranging (LiDAR) data is publicly available online. LiDAR data has been obtained for the Site at 1m resolution. The LiDAR data used is a composite dataset and as such is made up of data from multiple years. This data shows topographic levels vary between approximately 4.06 mAOD to the south of the Site, on the existing car park area, and 3.2 mAOD to the north of the Site on the existing sports pitches.

2.3 Flood risk review

FLOOD RISK POLICY

2.3.1 Flood Risk and Drainage Management Strategy

The Joint Lincolnshire Flood Risk and Drainage Management Strategy 2012-2025 establishes a shared strategic vision for managing flood risk and drainage across Lincolnshire. The document states that both structural (e.g. building defences, retaining walls, weirs) and non-structural (flood warnings, deployment policies, strategies and plans) will be implemented as flood mitigation measures depending on the degree of risk across the county.

2.3.2 Strategic Flood Risk Assessment

The South East Lincolnshire Strategic Flood Risk Assessment (SFRA) published in March 2017 superseded the Boston Borough Council SFRA (October 2010) and the South Holland SFRA (January 2010). It stated that the low-lying nature of the area makes it vulnerable to flooding from both rivers and the sea, and that the River Welland is tidally influenced. The SFRA states that the area is protected from flooding by an extensive network of raised engineered defences, which provide varying levels of defence.

South Holland District Council published an updated SFRA report and series of maps and model extents in February 2017. The Environment Agency in their Product 4 data package (see Appendix A) provides guidance on modelled hazard mapping and recommends the use of the updated 2016 maps in South Holland District Council's hazard mapping, undertaken for their SFRA.

The South Holland SFRA present day flood extent map, for Spalding, indicates that the Site is at risk of flooding during the 1% fluvial (1 in 100 year) and 0.5%t tidal (1 in 200 year) events taking into account the presence of current flood risk management measures such as flood defences, as shown in **Figure 2 1** below. However, the flood depth is likely to be relatively low (i.e. 0 – 0.25 m), as shown in **Figure 2 2** below.

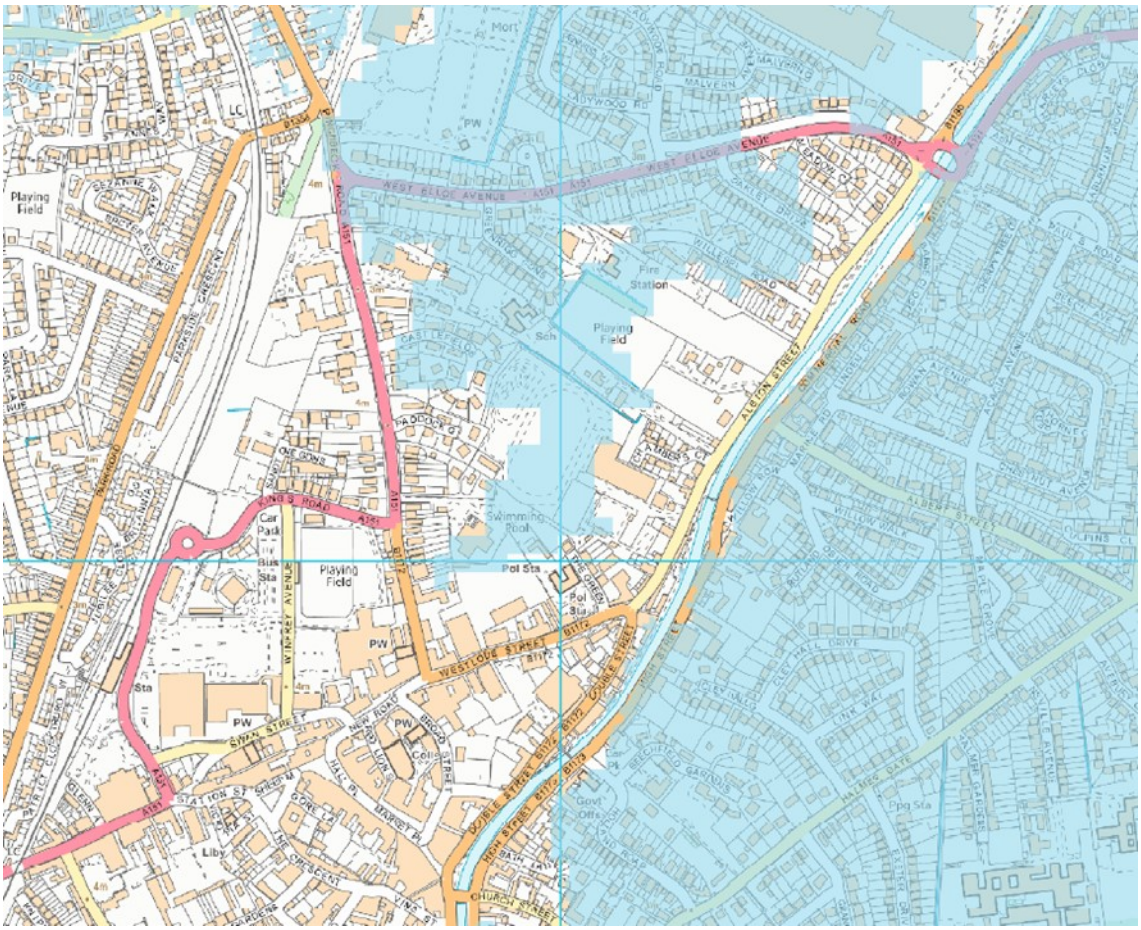


Figure 2-1: Extract of flood extent mapping taken from South Holland SFRA 2016 update[1]

[1] *South Holland SFRA 2016 Update (Flood Extent mapping for Spalding) Accessed: 09/03/19 Available online at: http://www.southeastlincslocalplan.org/2016-update-of-south-holland-strategic-flood-risk-assessment-spalding-maps/*

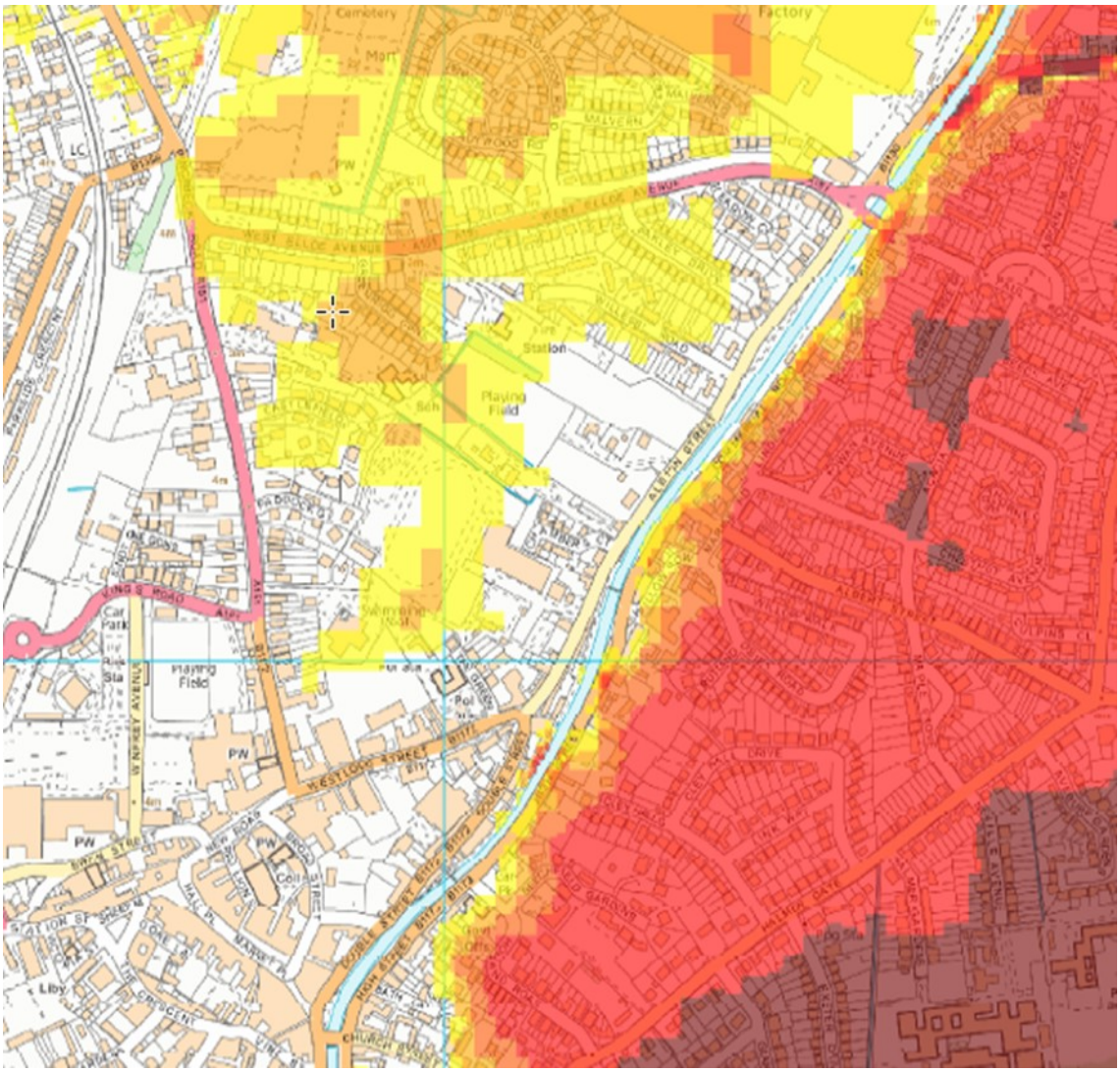


Figure 2-2: Extract of flood depth mapping taken from South Holland SFRA 2016 update[2]

2.3.3 Local Plan

The South East Lincolnshire Local Plan 2017 will guide development and the land use in South East Lincolnshire from April 2011 to March 2036, shaping how the area will change over this period. It was subject to proposed modifications in 2018 and adopted on 8th March 2019 subject to the adoption of the Main Modifications.

The Local Plan Inset Map No. 2 indicates that the Site is partially located in an area designated as Recreational Open Space, as shown in **Figure 2 3.** Land designated as Recreational Open Space was subject to Policy 28, in the original Local Plan and has been re-numbered as Policy 32 in the adopted Local Plan.

[2] *South Holland SFRA 2016 Update (Flood Extent mapping for Spalding) Accessed: 09/03/19 Available online at: http://www.southeastlincslocalplan.org/2016-update-of-south-holland-strategic-flood-risk-assessment-spalding-maps/*

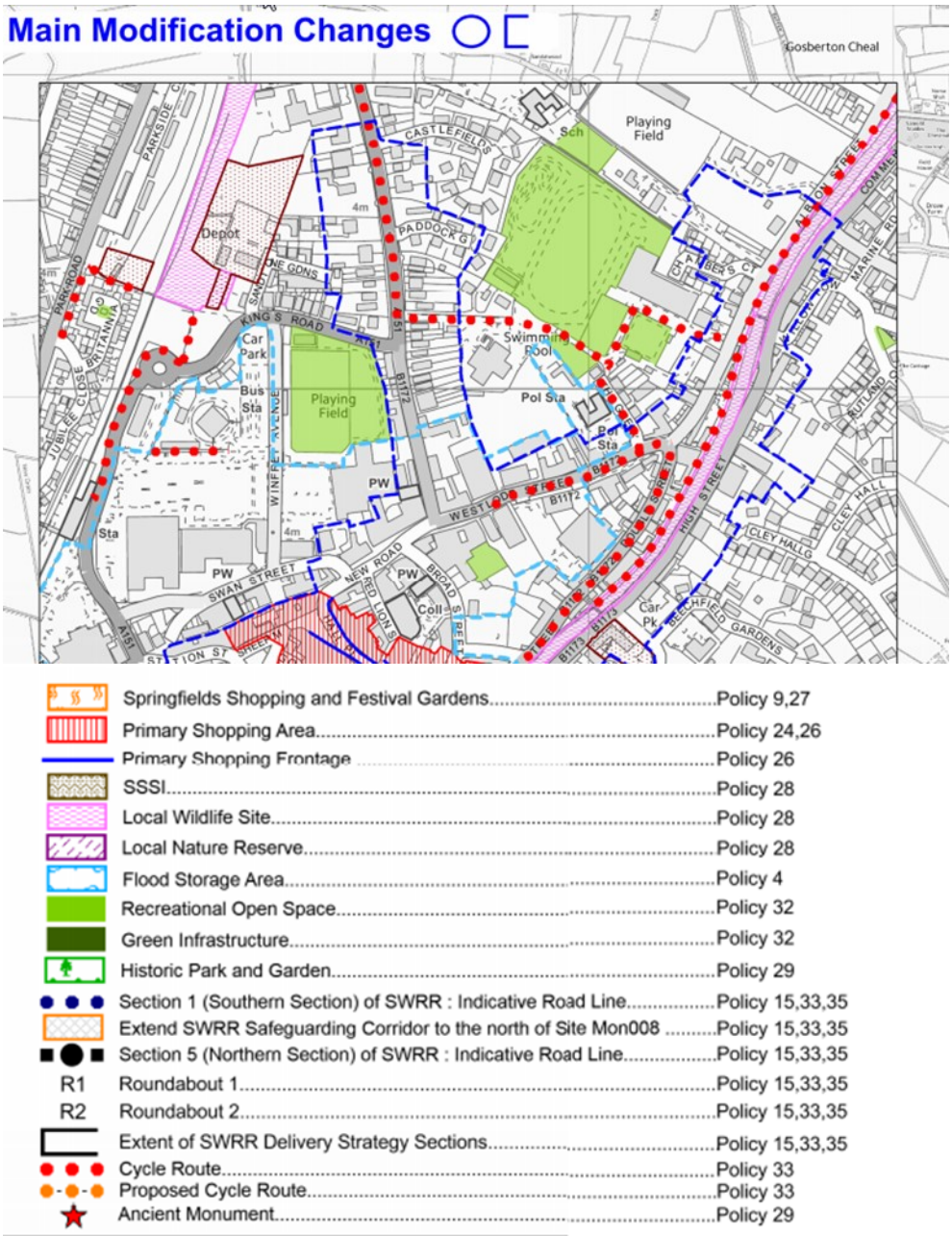


Figure 2-3: South East Lincolnshire Local Plan Policies Map Inset No. 2 – Spalding & Pinchbeck. Source: South Holland District Council, 2018.

Policy 32: Community, Health and Well-being states:

"Development shall contribute to: the creation of socially-cohesive and inclusive communities; reducing health inequalities; and improving the community's health and well-being. To this end, development will not be permitted unless it (where possible and appropriate):

1) *protects and enhances existing public rights of way, and creates new links to the rights of way network; and*
2) *creates environments which:*
    a. *discourage crime and disorder, and do not create the fear of crime;*
    b. *encourage healthy eating and local food growing;*
    c. *are accessible to all sections of the community;*

d. *facilitate walking, cycling and public transport use; and,*
e. *encourage community use.*

Where a development will increase the need for community facilities (education, childcare, teenage services, emergency services, social care, health care, libraries, museums, other cultural facilities, places of worship, community halls, sports facilities, recreational open space, or other green infrastructure), it will not be permitted unless it (where necessary) supports the provision of new facilities, and/or the enhancement of existing facilities in accordance with Policy 5.

Policy 32 notes that in the case of sports facilities, recreational open space and other green infrastructure, provision will be required for a number of specific elements and that ratios have been set for these based on hectares / 1,000 additional persons. It then sets out further requirements as follows:

As first preference, this provision should be made in a suitable location on-site. Where on-site provision is not feasible or suitable, consideration will be given to a financial contribution towards the creation of a new facility nearby, or the improvement of an existing nearby facility. Whenever new provision is made, appropriate mechanisms must be put in place to ensure its satisfactory maintenance and management.'

The redevelopment or change of use of an existing community facility will be permitted only if:

1. *an assessment has been undertaken which has clearly shown that the facility is:*
   a. *surplus to requirements; or*
   b. *not economically viable; or*
   c. *unfit for purpose; and*
   d. *in the case of recreational open space, does not make an important contribution in amenity, visual or nature conservation terms; or*

2. *the loss resulting from the proposed redevelopment or change of use will be replaced by equivalent or better provision (in terms of quantity and quality) in a suitable nearby location; or*

3. *(in the case of sports facilities or recreational open space) the redevelopment or change of use is for alternative sports or recreational provision, the need for which clearly outweighs the loss.*

The development of new community facilities will be supported, provided that they are located so as to be;
1. *as close as possible to the community they will serve;*
2. *readily accessible by public transport, on foot, and by bicycle*:
3. *compatible with nearby uses and the character and appearance of the neighbourhood; and*
4. *located and designed to enable (where possible) shared use with other services/facilities."*

The aim of these amendments to the Local Plan policy wording is to improve its clarity and effectiveness and ensure that it plans positively for the provision of community facilities as required by national guidance.

This note concludes that the proposed re-development meets the general requirements of Policy 32 of the Local Plan. As planning and layout for the re-development progresses, consideration should be given to minimising the impact on the existing Recreational Open Space so that all requirements of Policy 32 can be fulfilled.

2.4 Sources of Flood Risk

2.4.1 Flooding from rivers (fluvial) and sea (tidal)

The Environment Agency flood map for planning indicated that the Site is within Flood Zone 3, with a high probability of flooding. This is land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding **assuming no flood defences exist**.

A Product 4 data package was received from the Environment Agency dated 4th March 2019. The flood risk information received from the Environment Agency within the Product 4 data package indicates that the Site benefits from flood defences in the form of earth embankments and / or upstream flood storage reservoirs. The Environment Agency indicates that the defences are in good condition and that the defences reduce the risk of flooding (at the defence) to a 1% (1 in 100) chance of occurring in any year. The Environment Agency notes that they inspect these defences routinely to ensure potential defects are identified.

At the time of writing, a request has been sent to the Environment Agency to clarify in greater detail the nature of the flood defences that provide protection for the Site and the nature of the residual risk of flooding to the Site.

The Site is located approximately 15 km inland from The Wash. The River Welland is tidally influenced downstream of Spalding; however, the presence of Fulney Lock and Marsh Road Sluice downstream of the Site ensures it is not at risk from tidal flooding.

Based on the above information from the Environment Agency there is likely to be a fluvial flood risk to the Site. However, the Site is not located in Flood Zone 3 and the presence of the defences may reduce the risk such that it is classed as a residual risk.

It is recommended that as proposals for the re-development progress then discussions are held with the Environment Agency to understand any potential concerns related to fluvial flood risk to the Site.

2.4.2 Surface Water Flooding

The Environment Agency long term flood risk map indicates that the majority of the Site is at very low or low risk of flooding, as shown in **Figure 2.4**.

The map indicates a small area towards the west of the Site, in proximity to the existing swimming pool building, may be at medium to high risk of surface water flooding. This appears to coincide with the presence of the existing car park.

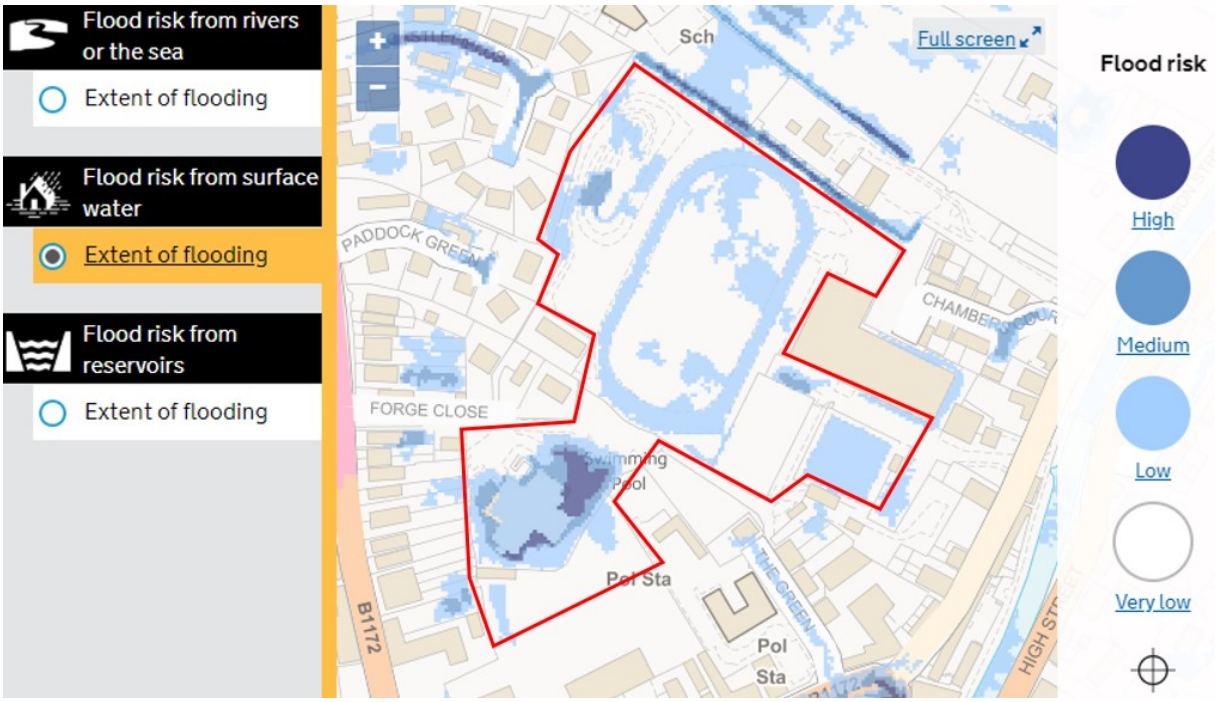


Figure2.4: Environment Agency Long Term Flood Risk Map – Flood Risk from Surface Water. Red line boundary highlighted. Source: Environment Agency (Accessed online: 06/03/2019)

2.4.3 Groundwater flooding

Groundwater flooding can occur when water stored beneath the ground reaches the surface and is generally associated with porous rocks e.g. sands and gravels. As both the bedrock and superficial geology of the Site indicates the presence of clay, it is expected that the Site is at low risk from groundwater flooding.

2.4.4 Flooding from other sources

The Environment Agency long term flood risk map indicates that the Site is at no risk from flooding from reservoirs.

2.5 Vulnerability Assessment

The vulnerability of different types of development is set out in NPPF (Ministry of Housing, Communities & Local Government, 2018). The descriptions of Highly Vulnerable, More Vulnerable, Less Vulnerable and Water Compatible, as set out in the NPPF, are as follows:

Highly Vulnerable – Buildings used for: Police, ambulance and fire stations and command centres; basement dwellings; caravans and mobile homes; and installations requiring hazardous substances consent.

More Vulnerable – Buildings used for: hospitals; dwellings and accommodation; residential institutional accommodation; non-residential health services, educational facilities; drinking establishments; nightclubs and hotels.

Less Vulnerable – Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food and takeaways; offices; general industry and storage etc.

Water Compatible – Development used for: flood control infrastructure; amenity open space, nature conservation and outdoor sports facilities; water / sewerage pumping stations; docks marinas and wharves; and navigation facilities.

The NPPF sets out the compatibility of development types based on the Flood Zone and the Flood Risk Vulnerability, which is reproduced as **Table 2-1** below.

Table 2-1: Flood risk vulnerability and flood zone 'compatibility', reproduced from NPPF Table 3

Flood risk vulnerability classification		Essential Infrastructure	Water compatible	Highly vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3	Exception Test required	✓	×	Exception Test required	✓
	Zone 3b 'Functional Floodplain'	Exception Test required	✓	×	×	×

Key:
✓ Development is appropriate
× Development should not be permitted

Under the NPPF, the proposed re-development could be considered as either “Less Vulnerable” or “Water-Compatible”. As the proposed re-development is not likely to solely comprise outdoor sports facilities then the vulnerability classification is likely to be “Less Vulnerable”.

As the Site is located within Flood Zone 3 the proposed re-development is appropriate based on the guidance within the NPPF.

2.6 Sequential and Exception Test

The aim of the NPPF Planning Practice Guidance (PPG) (Ministry of Housing, Communities & Local Government, 2014) Sequential Test is to ensure that a sequential approach is adopted to steer new development to areas with the lowest probability of flooding i.e. Flood Zone 1. Where there are no reasonably available sites in Flood Zone 1 the Local Planning Authority can consider reasonably available sites in Flood Zone 2. Only where there are no reasonably available sites for development in Flood Zone 1 and 2, should the suitability of sites in Flood Zone 3 be considered.

Following application of the Sequential Test, if it is not possible for the development to be located in zones with a lower probability of flooding, the Exception Test may be required. Within each flood zone, surface water and other sources of flooding also need to be taken into account in applying the sequential approach to the location of development.

Applying the Sequential Test, there is no other location available for the proposed re-development other than within Flood Zone 3. However, as the Site is protected by flood defences and is therefore not within the Functional Floodplain the Exception Test is not required.

As the Site is allocated for Recreational Open Space within the Local Plan and the proposed re-development proposes to retain a similar use by enhancing the existing leisure facilities then it is aligned with local planning policy. There it is concluded that the proposed re-development is in accordance with NPPF guidance as outlined above.

FLOOD RISK MANAGEMENT MEASURES

The proposed re-development is likely to be classed as "Less Vulnerable" which should be located within this Site due to its proximity to the existing sports complex. Therefore, in line with the NPPF guidance, the Client will need to demonstrate that appropriate flood risk management measures can be implemented to limit the flood risk both to and as a result of the proposed re-development.

2.7 Operational safety during an event

A site-specific Flood Warning and Evacuation Plan (FWEP) should already be in place for the existing Leisure Centre facilities.

The existing FWEP should be reviewed in relation to the proposed re-development and updated where necessary for both the construction and operational phase. It should include practical steps for protecting the proposed scheme and the personnel using the upgraded facilities, be easy to communicate, consider delegated responsibility, and whether personnel are likely to require additional support during a flood event.

A FWEP should include the following:

- a list of important contacts, including Floodline, utilities companies and insurance providers;
- a description or map showing locations of service shut-off points;
- basic strategies for protecting property, including moving assets to safety where possible, turning off / isolating services and moving to safety; and,
- safe access and egress routes.

The Environment Agency operates 'Floodline', a flood warning service available to businesses and residents located in areas of flood risk. On the basis that the proposed re-development forms part of a facility which does not require overnight accommodation, the site may be evacuated on receipt of a flood warning via the egress route set out below.

Currently, access to the Leisure Centre is from Albion Street to the east. There is also an exit route via Forge Close onto Pinchbeck Road and King's Road to the west. The same egress routes would be used for the proposed re-development and these are shown to be outside the flood extent on the SFRA mapping.

2.8 Displacement of flood water

The proposed re-development is partially within the area shown in the SFRA as being within the residual fluvial flood extent taking into account the presence of defences. As there is likely to be an increase in the built footprint this may decrease the volume of floodplain storage or result in the displacement of flood water.

The SFRA mapping indicates that modelled peak depth in this location is primarily likely to be between 0 – 0.25 m during the present day 1% fluvial / 0.5% tidal event probability (*Figure 2-2*).

Areas labelled as 1 and 5 on the proposed re-development site plan are likely to be located wholly outside the flood extent shown within the SFRA. In addition, Areas 2 and 4 are partially outside the flood extent.

Areas 3 and 6 are located wholly within the flood extent, albeit close to the edge of the flood extent.

The wider focus of the modelling is such that the resolution of the mapping may not take into account localised variations in ground level and this should be considered further when locating facilities for the proposed re-development.

2.9 Surface water flood risk and drainage

The Site is shown to be at increased surface water flood risk in a number of locations. Areas numbered as 4 and 6 are most likely to be at risk from surface water flooding, namely around the northern side of the existing swimming pool building and around the existing running track.

Area 5 appears to be at very low risk from surface water flooding. Areas 1, 2 and 3 include localised areas of increased surface water flood risk which appear to be associated with the periphery of the existing buildings, hardstanding for the car park and the existing running track.

The Site is likely to result in an overall increase in impermeable area, although some of the locations comprise existing impermeable surfaces. Therefore, the proposed re-development will be subject to requirements to limit surface water runoff from the Site. This is likely to include the need to attenuate and release surface water from the Site at a controlled rate.

As the Site is already within a built area then it is anticipated that both the possible extension and the potential new facilities would connect to an existing surface water drainage network serving the existing Leisure Centre complex. To minimise the impact of the proposed re-development, mitigating measures such as green roofs and permeable surfacing should be utilised where practical.

2.10 SUMMARY

This desk study considers the existing flood risk associated with the Site identified for the proposed re-development of the Leisure Centre complex at Spalding. The proposed re-development is likely to include the extension of the existing facility building and the building of an additional facility.

The Site is located within approximately 85 m of the River Welland and is classed as being within Flood Zone 3 ignoring the presence of defences. A review of the available data indicates that the Site is at risk of fluvial and tidal flooding. However, flood risk information received from the Environment Agency indicates that the Site is protected by flood defences which provide protection up to a 1% (1 in 100 year) fluvial event and 0.5% (1 in 200 year) tidal event. A request has been issued to the Environment Agency to clarify in greater detail the nature of the flood defences that provide protection for the Site and the nature of the residual risk of flooding to the Site.

The vulnerability classification for the proposed re-development is most likely to be *“Less Vulnerable”.* This is considered appropriate, in line with NPPF guidance for the existing flood risk to the Site. In addition, the proposed re-development is aligned with the policies set out in the Local Plan.

As the built footprint / impermeable area is likely to increase, mitigating measures are likely to be required to minimise the effects of any increased runoff from the Site.

Safe access and egress can be maintained in line with the existing flood risk and evacuation routes. It is recommended that the existing FWEP is reviewed and updated where necessary for both the construction and operational phase of the proposed scheme.

A review of the proposed re-development locations annotated as Areas 1 – 6 on the Site Plan found that in relation to fluvial flood risk:

- Areas labelled as 1 and 5 are likely to be located wholly outside the flood extent shown within the SFRA;
- Areas 2 and 4 are partially outside the flood extent; and
- Areas 3 and 6 are located wholly within the flood extent, albeit close to the edge of the flood extent.

A review of the proposed re-development locations annotated as Areas 1 – 6 on the Site Plan found that in relation to surface water flood risk:

- Area 5 appears to be at very low risk from surface water flooding;
- Areas 1, 2 and 3 include localised areas of increased surface water flood risk associated with the periphery of existing buildings, hardstanding and the existing running track; and
- Areas labelled as 4 and 6 are most likely to be at risk from surface water flooding, namely around the northern side of the existing swimming pool building and around the existing running track.

It is anticipated that a review of the flood risk aspects above will aid the Client in identifying potential locations for the proposed re-development.

On the basis of the flood risk to the Site, and the possible locations of the building extension and additional facility, it is concluded that the proposed re-development can be delivered in accordance with the guidance on flood risk as set out in the NPPF.

2.11 References

Lincolnshire Flood Risk and Drainage Management Partnership Framework. Joint Lincolnshire Flood Risk and Drainage Management Strategy 2012-2015. https://www.lincolnshire.gov.uk/download/44398 (Accessed 06/03/2019)

South East Lincolnshire Joint Strategic Planning Committee, March 2017. South East Lincolnshire Strategic Flood Risk Assessment. http://www.southeastlincslocalplan.org/wp-content/uploads/2017/06/South-East-Lincolnshire-Strategic-Flood-Risk-Assessment-Report-March-2017.pdf (Accessed: 06/03/2019)

South East Lincolnshire Joint Strategic Planning Committee, 2017. South East Lincolnshire Local Plan. http://www.southeastlincslocalplan.org/consultation/ (Accessed 06/03/19)

South East Lincolnshire Joint Strategic Planning Committee, 2019. South East Lincolnshire Local Plan (Adopted). http://www.southeastlincslocalplan.org/wp-content/uploads/2019/02/Local-Plan-text-March-2019.pdf (Accessed 11/03/2019)

3 Land contamination and land use

3.1 Approach

A feasibility desk study to identify potential contamination sources and land use was undertaken to determine the potential for unacceptable risks to human health or the environment because of the ground conditions at the site.

The feasibility study has been completed in general accordance with the recommended approach in Contaminated Land Report 11, (*DEFRA and Environment Agency. 2004. Model Procedures for the Management of Contaminated Land, R & D Publication CLR11*).

The feasibility study is a desk-based study and forms the initial step in the assessment of potentially contaminated land. It precedes a Preliminary Risk Assessment (PRA) and, if required, intrusive investigation, risk assessment, options appraisal, remedial design, implementation planning and completion reporting.

The PRA uses existing information to develop a Preliminary Conceptual Site Model (PCSM). This enables an initial understanding of the key contaminant sources, pathways and receptors that may exist at the site. In addition, the PCSM provides valuable information for the design of any subsequent investigation works that may be required in the event of the PRA identifying potential unacceptable risks associated with the ground conditions. This approach is in accordance with current UK guidance.

The main purpose of the feasibility report is to identify whether there are potential sources of contamination that may present unacceptable risks to human health or the environment and present a significant constraint to the proposed development.

The following desk-based information sources have been reviewed:

- Envirocheck Report (Ref. 195211325_1_1) compromising historical maps, environmental sensitivity data and regulatory records – presented in Appendix 2;
- British Geological Survey (BGS) on-line geology viewer;
- The Coal Authority interactive on-line viewer;
- UK Radon Website (Public Health England)[3];
- DEFRA environmental data available on the data.gov.uk [4]; and
- Publicly available aerial imagery (Google Earth[5]).

3.2 Location

The general area of investigation is located at National Grid Reference 525061, 323131 at Castle Sports Complex. The six identified locations for consideration are centred on the coordinates outlined in **Table 3.1** below. The sites are located in a mixed residential and commercial area.

[3] *Public Health England, 2018 http://www.ukradon.org/*
[4] *http://environment.data.gov.uk/index.html/*
[5] *https://earth.google.com/web*

Table 3.1:Site Coordinates

Site Identification	Coordinates
Site 1	525082, 323090
Site 2	525037, 323087
Site 3	525033, 323154
Site 4	524880, 323030
Site 5	524895, 322958
Site 6	524949, 323110

The site is approximately 2.33 ha and is utilised as a car park (sites 1 and 5), sports fields (sites 2, 3 and 6) and a building (site 4).

3.3 Historical Information

A review of historical maps contained within the Envirocheck report has been undertaken to identify potentially contaminative land-uses. Key on-site and off-site features are identified in **Table 3.2** and **Table 3.3** respectively.

Table 3.2: Historical Information (On-site)

Map Dates	On-site Features
Site 1	
1887 – 1889	Wooded area
1904-1959	Western edge of a structure recorded within the most eastern part of site 1, remainder of site 1 is open ground/wooded area.
1968-1971	Edge of building no longer recorded within eastern part of site 1, the remainder of site 1 is recorded as being part of a larger playing field.
1974-1980	Southern half of site 1 forms part of a bowling green, a small structure is present in the south-eastern corner.
1982-2000	No significant change
2019	Majority of site 1 is a car park area (Google Earth)
Site 2	
1887-1889	Wooded area
1904 - 1959	Open ground
1968 - 1971	Site 2 is incorporated into a larger playing field
1974 - 2000	Tennis courts are recorded within the Site 2 boundary
2019	Northern part of site 2 is used as a car park, the remainder of site 2 is grassed (Google Earth)
Site 3	
1887-1889	Wooded area
1904 - 1959	Open ground
1968 - 1971	Site 3 is incorporated into a larger playing field
1974-2019	Site 3 forms part of a larger running track
Site 4	

Map Dates	On-site Features
1887-1889	Wooded area, open land and a series of small structures recorded within the boundary of site 4
1904 - 1971	No significant change
1974 - 2019	A swimming pool is recorded as occupying the majority of site 4
Site 5	
1887-1889	Wooded area
1904 - 1906	Building is recorded occupying the majority of site 5
1932	The footprint of the building has increased in size
1938 - 1959	No significant change
1968	Building footprint has decreased in size and is recorded as 'works'
1974 – 1980	No significant change
1982 – 1992	An electricity substation is recorded along the north-eastern boundary of site 5
1995	Footprint of the building has decreased and is no longer recorded as 'works', substation is no longer recorded
2000	Footprint of building has further decreased in size
2019	Building is no longer recorded within site 5, Google Earth images record the area as a car park
Site 6	
1887-1958	Open land
1968	Site 6 is incorporated into a larger playing field
1974-1992	Site 6 is recorded as part of Castle Playing Field Sports Complex
1990 - 2019	Running track is recorded as partially being within site 6

Table 3.3: Historical Information (Off-site)

Map Dates	Off-site Features	Distance (m)	Direction
1887-1889	Open land	0	North, east
	Residential properties	>0	North, east, south, west
	Gas works	240	North-east
	River Welland	70	East
	Railway (Lincolnshire loop line & Bourn and Lynn Joint Railway) and station	>440	West, south-west, south
	Cemetery	400	North-west
	Water works	430	North-west
1906	Bourn and Lynn Joint Railway recorded as Midland and Great Northern Joint Railway	960	South
1932	Footprint of the gas works has increased in size	240	North-east
	Football ground	90	West
	Allotment gardens	200	North-east

Map Dates	Off-site Features	Distance (m)	Direction
1938	Cattle market	260	West, south-west
1951	Buildings recorded adjacent to railway	900	North
1968	Depot buildings recorded	35	East, north-east
	Several works recorded around the sites	>100	West, south-east, east
	Cemetery drain recorded	50	North
	Tank recorded	0	West
	Coronation Channel recorded	1000	East
1971	Additional buildings recorded within the gas works	240	North-east
	Depot and works recorded	640	North
	Midland and Great Northern Joint Railway recorded as dismantled railway	960	South
1974-1980	Running track recorded as part of Castle Playing Field Sports Complex	0	North
	Electrical substation recorded	160	South-east
	Several garages recorded	>130	East, west
	Additional buildings (possibly associated with a depot) recorded	0	North
1982-1989	Depot associated with railway recorded	250	West
1992	Football ground recorded as a playing field	90	West
1995	Castle Sports Complex recorded in building adjacent to depot/former depot building	0	North
2000	Part of the Lincolnshire loop line recorded s dismantled railway	800	North-west
	Depot to the north recorded as a factory	600	North

3.4 Ground Conditions

Information on geological conditions at the sites has been collated from the British Geological Survey (BGS) datasets including 1:50,000 scale geological mapping. The anticipated geological sequence, as shown on the BGS online viewer, is outlined in **Table 3.4** below.

Table 3.4: Geology

Stratum	Unit	Description
Superficial Deposits	Tidal Flat Deposits	Normally a consolidated soft silty clay, with layers of sand, gravel and peat. Characteristically low relief, from the tidal zone
Bedrock	Oxford Clay Formation	Silicate-mudstone, grey, generally smooth to slightly silty, with sporadic beds of argillaceous limestone nodules. Over most of the outcrop it comprises a tripartite succession: lower part silicate-mudstone, mainly brownish-grey, fissile, organic-rich ('bituminous'), with subordinate beds of pale to medium grey, blocky mudstone; middle part silicate-mudstone, mainly pale to medium grey, smooth to

		slightly silty, blocky, with subordinate beds of silty shell debris rich mudstone; upper part mudstone, mainly pale grey, calcareous, smooth, blocky.

Royal HaskoningDHV is not aware of any previous site investigation at the sites.

Historical boreholes records were also accessed via the British Geological Survey (BGS) online viewer. One borehole located within site 4 indicated the following ground conditions.

Table 3.5: BGS Borehole Log Summary

Borehole	Depth (m bgl)	Description
TF22SW/9	0 – 0.3	Firm topsoil
	0.3 - 2	Firm brown silty clay
	2 – 9.14	Medium dense grey/brown silty sand
	9.14 – base (12.2)	Dense brown coarse sandy gravel

3.4.1 Mining and Mineral Extraction

There are no British Geological Survey (BGS) recorded mineral extraction sites on any of the sites.

The Coal Authority interactive map viewer shows the sites are not located in a high-risk development area.

3.4.2 Radon Gas

The presence of radon gas is assessed in the UK according to the number of homes likely to be above the Action Level (200 Bq m-3). Under building regulations, the requirement for protection measures (described in BRE, 2015) in the construction of new buildings, conversions or extensions is dependent on Radon Potential3.

According to the Envirocheck report, BGS data indicate that the sites are located within a lower probability radon area, with less than 1% of homes estimated to be at or above the Action Level. Therefore, no radon protective measures are necessary.

3.5 Hydrogeology and Groundwater Vulnerability

Both the bedrock geology and superficial deposits within sites 1 – 6, and the surrounding area, are classified as unproductive strata. This designation is given to geological strata with low permeability that have negligible significance for water supply or base flow.

The Envirocheck Report indicates that the sites are not classified with regards to groundwater vulnerability.

3.5.1 Groundwater Abstractions

There are no licenced groundwater abstractions within the sites or within 250m of the sites.

3.5.2 Groundwater Source Protection Zones

Groundwater Source Protection Zones (SPZs) are defined around abstraction boreholes used for potable water supply, to delineate the area where release of a contaminant into the aquifer could impact on the abstraction[6]. There are no SPZs within 1 km of the sites.

3.5.3 Hydrology

There are no water features within the site boundary for any of the sites. The nearest water feature is located 40m north-east of site 3. The River Welland is located approximately 76m east of site 1. This is shown in the river network map supplied with the Envirocheck report.

The sites are located within an extreme flooding area from rivers or sea without defences (Zone 2).

3.5.4 Surface Water Abstractions

There are no surface water abstractions within the site boundaries or within 1 km of the sites.

3.5.5 Sensitive Land Use

The sites are within the Vernatt's Drain nitrate vulnerable zone (NVZ) and are 69m east of the River Welland nitrate vulnerable zone. There are no other sensitive land use areas within the vicinity of the sites.

3.6 Regulatory Information

Regulatory information relating to potentially contaminative activities in the vicinity of the sites has been summarised in **Table 3.6**.

Table 3.6: Regulatory Information

Environmental Records	On-site	0-250m	Description
Discharge Consents	0	1	There is one discharge consent recorded 82m north-east of site 1. The consent is held by Anglican Water Services Limited for the purpose of sewage discharges – pumping station, the receiving water is recorded as the River Welland. The consent was issued in June 1977, a revocation date is not supplied in the information received.
Pollution Incidents to controlled waters	0	4	There are four reported pollution incidents within 250m of the sites, the closest incident occurred 67m south-east of sites 2 and 6. The pollutant involved in the incident is not known, however, a cemetery drain is noted. The receiving water is reported to be a freshwater stream/river, the name is not noted in the information received. The incident was a Category 3 – minor incident.
Substantiated Pollution Incidents	0	0	There are no substantiated pollution incidents within 250 m of the sites. The closest incident is an Environment Agency Category 2 significant incident (water) related to general biodegradable – blood & offal, oils - unknown 838 m north of the sites. The incident is an EA minor incident in relation to Land and Air impact.
Registered landfill, historic landfill or other waste disposal sites	0	0	There are no registered landfill, historic landfill or other waste disposal sites located within 250m of the sites. The nearest landfill is a historic landfill located

[6] *The Inner Zone (Zone 1) is the most sensitive and certain potentially hazardous activities are restricted in this area. Outside this are the Outer Zone (Zone 2) and the Total Catchment (Zone 3), which indicates the recharge area that contributes to that water supply. The Environment Agency has published SPZs for public water supplies and other significant sources. For potable abstractions without published SPZs there is a default Inner Zone of 50 m radius and, (for sources providing more than 2,000m3) an Outer Zone of 250 m radius.*

Environmental Records	On-site	0-250m	Description
			815m north-west of the sites. The type of waste and operational dates are not recorded within the information received.
Licensed waste management facilities (transfer, treatment and disposal sites)	0	0	There are no licensed waste facilities within 250 m and only one located within 1 km of the sites. The closest waste facility is located 632 m north-east of the sites and is currently not in operation. This site was previously recorded as a household, commercial and industrial transfer station.
Integrated Pollution Prevention and Control authorisations	0	0	There are no integrated pollution prevention and control authorisations within 250m of the sites. The closest permit relates to Geest Foods Limited located 806m north-east of the sites. The activity recorded is described as animal, vegetable & food; treating etc vegetable raw materials for food greater than 300T/Day. The permit is recorded as surrendered, the date of surrender is not reported in the information available.
Local Authority Pollution Prevention and Control authorisations	0	2	The closest pollution prevention control is located 58m south of the site 5, the process type is recorded as Local Authority Air Pollution Control with the permit held by H Leverton Ltd. The authorisation has been revoked, the date of revocation is not recorded in the information received.
Prosecutions Relating to Controlled Waters	0	0	There are no prosecutions relating to controlled waters within 250m of the sites. The closest incident occurred 852m north in June 1991, the prosecution related to the discharge of trade effluent into a cemetery drain.
Fuel sites	0	1	There is one obsolete fuel station recorded 113m south-east of the sites. The nearest active site is located 381m west of the sites.
Contemporary Trade Directory records (active and former)	0	29	There are five active contemporary trade directory entries within 250 m of the sites including: • Frozen food processors and distributions – 38m south-west • Breakdown and recovery – 56m south-west • Photocopiers – 78m south-west • Washing machines servicing and repairs – 101m south-west • Blacksmiths and forgemasters – 103m east There are 25no inactive contemporary trade directory entries between 0-250m of the site including: • Garage services – 21m north-east • Control panels – 38m south-west • Vacuum cleaner sales and service – 40m south • Electrical goods sales, manufacturers and wholesalers – 49m south • Tyre dealers – 66m south-east (two records for the same location) • Commercial vehicle servicing, repairs, parts and accessories – 100m south-west • Car dealers – 101m south-east • Waterproof clothing and rainwear – 124m south-west • Safety glazing – 141m south-east • Car radiator servicing and repairs – 145m east • Garage services – 158m south • Garage services – 160m south • Hi-Fi equipment manufactures and distributions – 174m west • Garage services – 178m east • Engineering services – 191m east • Pet foods and animal feeds – 191m south-east • Car body repairs – 198m east

Environmental Records	On-site	0-250m	Description
			• Car dealers (used) – 209m north-east • Lingerie and hosiery manufacturers and wholesalers – 217m south-west • Telecommunications equipment and systems – 225m south-west • Aluminium fabricators – 238 south • Frozen food processors and distributors – 244m south-west • Car dealers (used) 250m east There are 58no entries between 250 m - 1 km of the sites, including MOT testing centres, central heating supplies and equipment, gunsmiths, pest and vermin control, car dealers, garage services, electrical goods sales, manufacturers and wholesalers, pumps – sales, servicing and repairs, dry cleaners, photographic processors, jewellery manufacturers and repairs, tyre dealers, printers, petrol filling stations, wood burning stoves, furniture – reproduction, wallpapers and wall coverings, air conditioners and refrigeration contractors, meat – wholesale, boilers – servicing, replacement and repairs, window frame manufacturers, oil fuel distributors, fork lift trucks, builders merchants, cemeteries and crematoria, cleaning materials and equipment, agricultural merchants, radio communication equipment and road haulage services.

3.7 Preliminary Conceptual Site Model

3.7.1 Potential Sources

Potential on-site sources of contamination are presented below in **Table 3.7**.

Table 3.7: Potential On-site Sources of Contamination

Potential Source	Potential Contaminants of Concern (PCOC)
Demolished buildings, tennis court and pavilion (Made Ground).	Asbestos is commonly identified in made ground deposits, particularly where localised building demolition has occurred and material has been buried/ used. Other contaminants such as polycyclic aromatic hydrocarbons are also frequently recorded.
Potential for fertilisers, pesticides and herbicides.	Fertilisers (including nitrogen, phosphorous, potassium), pesticides, herbicides.
Former works in site 5	The type of works that previously existed in site 5 is not recorded, as such a range of PCOC may be present.

Several current and historical activities undertaken within 1 km of the sites also have the potential to release contaminants into the ground, which may have subsequently migrated to the sites in groundwater, these are identified below in **Table 3.8**.

Table 3.8: Potential Off-site Sources of Ground Contamination

Potential Source	Potential Contaminants of Concern (PCOC)
Railway	Active and historic railway activity and the proximity to a railway station are potential sources of contamination. These activates are historically (Department of Environment - industry profiles) associated with herbicide, metals, hydrocarbons, sulphates, polychlorinated biphenyl (PCBs) and polycyclic aromatic hydrocarbons (PAHs).
Gas works	Propane, butane, pentane, hexane, heptane and octane. Glycols

Cemetery and cemetery drain	Potential contaminants of concern associated with cemeteries include metals including mercury, solvents (associated with coffins), biological, formaldehyde and herbicides.
Water works	Sewage works discharges may become source of contaminates such as heavy metals and nutrients;
Cattle market	Intensive agricultural discharges may become source of contaminates such as heavy metals and nutrients;
Unspecified works & garages	A number of unspecified works and garages are reported in close proximity to the sites, as the nature of the works is unknown a range of PCOC may be present.
Tank	A tank is recorded to the immediate west of site 5, the contents of the tank are unknown, as such a range of PCOC may be present.
Electricity substation	Metals, hydrocarbons, PCBs

3.7.2 Initial Assessment

The qualitative assessment considers the PCOC, site setting, and site use, to establish whether a feasible pollutant linkage is likely to exist. If a feasible pollutant linkage is identified this is then assessed to determine whether it could represent an unacceptable risk to human health or controlled waters. As such in the absence of detailed information of the proposed site usage, at this stage. This is summarised below in **Table 3.9.**

Table 3.9 Initial Assessment

Source	Pathway	Receptor	Initial Assessment
Potential onsite and offsite sources of soil and groundwater contamination	Dermal contact, ingestion, inhalation	Construction/ maintenance workers	Similar risk and regulatory requirement for further assessment for all development locations.
	Dermal contact, ingestion, inhalation	Site users	
	Contaminant migration via leaching and groundwater transport	Unproductive strata and bedrock	
	Physical transport by surface runoff or due to erosion	Surface waters	
Potential onsite and offsite sources of ground gases and vapours	Gas generation and transport	Construction workers, Future site users Future infrastructure	

3.7.3 Uncertainties in the Conceptual Site Model

The preliminary conceptual site model has identified potential sources of contamination both on and off site. In order to establish any feasible pollution linkages that may present potentially unacceptable risks to property, human health and controlled waters, a qualitative assessment should be conducted as part of a more detailed Preliminary Risk Assessment (PRA) for the proposed sites.

3.8 Conclusions

The key objective of the feasibility study was to develop an initial Preliminary Conceptual Site Model (PCSM) to aid in the identification of potential sources of on-site and off-site contamination.

The proposed development is in an area of predominately residential land use and has historically be used for sports and recreational activates since the 1960s.

Information presented on the British Geological Survey (BGS) online viewer indicates the ground conditions comprise superficial Tidal Flat Deposits overlying bedrock of the Oxford Clay Formation. Both the superficial deposits and bedrock are classified as unproductive strata. The sites are not located within a source protection zone. There are no abstractions for potable water use within 500m of the sites.

The feasibility study has identified several potential sources of contamination that could represent an unacceptable risk to sensitive receptors.

Made ground is anticipated in several areas of the site and of particular concern are the areas of infilling both on and off the site, as it is not uncommon and historically was normal practice for demolition materials containing PCOC to be buried on sites during site redevelopment works. Areas of infilling off-site also represent potential sources that could impact the site, such as ground-gases. For the remaining area of the site whilst there is the potential for other contaminants associated with recreational use such as herbicides and pesticides to have impacted the site through general site operations, it is considered that any residual chemicals would be unlikely to represent an unacceptable risk to site users or the environment.

Whilst these issues are unlikely to represent significant constraints to redevelopment of the site, the local authority regulator will require a Preliminary Risk Assessment where the outcome will likely be a requirement for some level of intrusive investigation to confirm soil and groundwater conditions.

4 Heritage

4.1 Approach

An initial baseline understanding of the site to input into the feasibility report was established by references searches of the relevant local online Historic Environment Records (HER) and other relevant online Listing data from Historic England.

4.2 Findings

4.2.1 Historic Environment

This section details a review of collated historic environment data freely available via online resources.

This includes designated and non-designated heritage assets. The data has then been used to assess the potential for as-yet unknown heritage assets to be within the Proposed Development options, and a high-level assessment of whether any development could indirectly affect any known heritage assets (their setting).

A 500m study area has been implemented for both non-designated heritage assets (buried archaeological remains) and designated heritage assets (listed buildings, scheduled monuments, registered parks and gardens and conservation areas).

Data on identified designated heritages assets (listed buildings) within the study area is included at **A3 - Appendix C1.**

In summary, there are no scheduled monuments, registered battlefields or registered parks and gardens within the study area. There is a total of 95 listed buildings. the nearest of which are located c.70m from the Proposed Development. Evidence for buried archaeological remains of Roman to modern date has also been identified within the immediate vicinity of the current leisure centre.

4.2.2 Historic Background

Spalding has a rich and varied history, with periods of affluence and decline. An authoritative overview of the town's history was produced as part of a conservation area appraisal (South Holland District Council, 2007), which forms the basis of the below historic background.

The earliest known artefacts found within Spalding are of early Roman date. It is possible land reclamation was undertaken within the area during the Romano-British period, and archaeological features of Roman date have been found within Spalding, which suggests there may have been a settlement within the area.

The town is thought to have originated during the Anglo-Saxon period, with the name of the town most probably derived from the name of an Anglo-Saxon tribe named 'Spadlas'. The first documentary evidence for the town is from a charter written in AD716, which identified 'the buildings of Spalding' as being under the control of Crowland Abbey. The town was also mentioned in the Domesday Book of 1086 and was the principal town of the Wapentake of Elloe (a political unit). The Normans built a Motte and Bailey castle on the outskirts of the Saxon settlement of Spalding, remains of which are no longer extant.

Spalding was prosperous from the 11th to 16th centuries thanks to the influential Benedictine Priory within the town. Following the dissolution of the monasteries during the 16th century, the town fell into decline due

to a contraction of the town's economy. By the mid-18th century, fenland reclamation and drainage improvements resulted in improved road links, leading to Spalding becoming a leading market centre for the region through to the late 19th century, with its significant waterway links aiding in its ability to distribute goods. Many of the properties along the riverside were constructed during this period of economic growth.

By the introduction of the railway in the mid-19th century, the importance of Spalding as a market centre declined due to rail freight being quicker and cheaper than river transport. The town adapted and between an important centre for the bulb industry, with over 21 acres of land used in the production of flowers during the 1920's.

Today, the town still holds much of its historic character, due to the historic street layout and wealth of buildings of historic and architectural interest.

4.2.3 Designated Heritage Assets

There are no scheduled monuments, registered battlefields or registered parks and gardens within the 500m study area. There is a total of 95 listed buildings within the study area, including three grade I listed and 13 grade II* listed. The nearest listed buildings to the Proposed Development are a group of 5 grade II listed buildings along Albion Street, 70m to the east. Another group of five grade II listed and one grade II* listed buildings are located at the junction of Pinchbeck Road and Westlode Street, 100m to the southwest. The grade II* listed building is The Grange, a house in a vernacular style with 18th century origins and a 19th century extension (NHLE 1063959). The building is in good condition and a good example of its type.

The nearest registered park and garden, Ayscoughfee Hall, is located 700m to the south of the Proposed Development, on the east side of the river. The nearest scheduled monument is over 4km outside of the study area.

The Spalding conservation area is also within the study area, concentrated along the river.

4.2.4 Non-designated Heritage Assets

A review of recorded non-designated heritage assets has been undertaken through use of the Heritage Gateway website (http://www.heritagegateway.org.uk/gateway/) which is an online database holding Historic Environment Record (HER) data.

Within the study area, many of these HER records relate to archaeological investigations and buried archaeological remains. Some of these archaeological works were undertaken in very close proximity to the Proposed Development. For example, an undated ditch and pit were revealed during a watching brief in 2001 on Albion Street, mapped directly adjacent to the current leisure centre. Similarly, an undated ditch was uncovered at Ivo Day Centre, directly north of the leisure centre's running track (HER record MLI82709).

Several Romano-British features were revealed at Paddock Green, 50m west of the running track (HER record MLI91170). These features were found during a watching brief in 2007. Ditches, pits and dumped deposits containing 2nd to 3rd century pottery was recorded during the work. The remains of a nearby Roman building were suggested due to the recovery of a Roman roof tile from one of the features. A further Roman pit and one medieval pit were found to the north, at Castlefields (MLI85766). These remains were all found approximately 100m to 200m away from the nearest proposed development option.

Other HER data located in the southern half of the study area details archaeological works which show evidence for fluvial and alluvial deposits formed by the (former) River Westlode, along with dumps of material containing 10th to 14th century pottery. All of these archaeological remains were found to have been significantly damaged by the later developments taking place in the vicinity (HER record MLI86982).

Overall, initial assessment of this HER data held on the Heritage Gateway indicates that there is potentially a Romano-British farmstead or settlement located north-west the Proposed Development, whilst medieval to modern buried remains could also survive within the locality. Modern development activity may well have destroyed some or all of these remains however.

4.2.5 Historic map regression

Available historic mapping was reviewed to assess the historic land uses within the area (mapping available at the National Library of Scotland; https://maps.nls.uk/).

The earliest available mapping reviewed is the Ordnance Survey (OS) first edition mapping published in 1887. This shows that the riverfront was well developed by this period, with numerous buildings fronting onto the riverside and Albion Street. A large gasworks is also located just north of the Proposed Development site on this mapping. The layout of the town was well established by the production of this map and is comparable in layout to today. The land currently occupied by the leisure centre forms the back gardens to properties fronting onto Albion Street, along with small fields containing orchards. Following historic mapping through to the 1951 OS mapping, there is no change to land use within the leisure centre area.

Judging from this historic mapping, the land parcel the leisure centre is located upon has seen no development apart from the leisure centre and associated infrastructure. For example, the location of the current playing field is situated within the same footprint as one of the largest fields on the historic maps, and it appears that no development has taken place within that field, having been an arable field during the 19th century, before being utilised as the leisure centre's playing field and running track.

4.2.6 Geoarchaeological Assessment

The Proposed development is situated upon a bedrock of Oxford Clay formation, overlain by superficial tidal flat deposits. Reviewed historic borehole data (BGS: mapapps.bgs.ac.uk/ geologyofbritain/home.html) shows that the local area has approximately 2.5m of fen silts, which overlay fluvial sands associated with palaeochannels. No evidence for deposits of archaeological significance were recognised within the borehole logs reviewed, and as such it is deemed there is a low potential for significant geoarchaeological remains to be found or impacted during any proposed development.

4.2.7 Archaeological potential of the Proposed Development

Following this initial review of the known heritage assets within the study area, the current Proposed Development area has a **low to moderate potential** to impact upon buried archaeological remains of Roman to modern date. This impact would be most probable if a newly proposed building was to be constructed upon land currently in use as a running track, as well as underneath the car park.

Any potential archaeological remains present within the locality of the current leisure centre or other buildings were most likely damaged or destroyed during the leisure centre's construction. If this building was to be extended there is **a low potential** for archaeological remains to be impacted.

4.2.8 High-Level Setting Assessment

A high-level setting assessment of the conservation area and its listed buildings indicates that it has maintained much of its historic character, although modern developments throughout the town do detract somewhat. The river forms a major part of the character of the area, giving an appreciable sense of the river's importance to the town's history. It is judged that the current setting of the conservation area and its listed buildings is a moderate contributor to their significance.

Currently, with no development design and the project currently in an optioneering phase, there is not enough detail to indicate if there will be a change to the setting of any heritage assets. An initial review of the location however, would suggest that there is no intervisibility between the listed buildings and the leisure centre location, with the built-up environment along with tree cover providing coverage that preclude views between them.

4.3 References

- BGS, Geology of Britain online viewer. Available at URL: http://mapapps.bgs.ac.uk/geologyofbritain/home.html
- Heritage Gateway. Available at URL: http://www.heritagegateway.org.uk/gateway/
- Historic England, National Heritage List of England (NHLE). Availibe at URL: https://historicengland.org.uk/listing/the-list/
- National Library of Scotland. Historic Map online viewer. Available at URL: https://maps.nls.uk/
- South Holland District Council (2007). Spalding Conservation Area Appraisal.

4.4 Conclusions

In summary, there are no scheduled monuments, registered battlefields or registered parks and gardens within the study area. There is a total of 95 listed buildings. the nearest of which are located c.70m from the Proposed Development. Evidence for buried archaeological remains of Roman to modern date has also been identified within the immediate vicinity of the current leisure centre.

This high-level review of freely available historic environment data has identified that there is a low potential for a new development to impact the setting of heritage assets, and a low to moderate potential for unknown heritage assets (buried archaeology) to be impacted by construction works within the Proposed Development options as they currently stand. It is recommended that a thorough Historic Environment Desk-Based Assessment (DBA) is undertaken, which includes data from a paid Historic Environment Record Search. The DBA would form a supporting document to any planning application submitted to the Local Planning Authority (LPA).

It is expected that following the production of the DBA, there is the potential for the LPA to include a condition for archaeological evaluation or monitoring on any planning consent, dependant on the scope of the final project design.

5 Ecology

5.1 Approach

A Chartered Ecologist compiled the ecological desk study in line with current ecological best practice and guidance, such as (but not limited to) the Guidelines for Ecological Impact Assessment in the United Kingdom (CIEEM, January 2016), Guidelines for Ecological Report Writing (CIEEM, December 2017) and BS42020 Biodiversity – a code of practice for planners and developers. All relevant UK and EU legislation relating to wildlife was considered when completing the desk survey.

An ecological desk-based review of freely available information relating to the site and up to 2km beyond its boundaries has been undertaken. The data sources used includes:

- A review of the Multi-Agency Geographic Information for the Countryside (MAGIC) website;
- A review of the National Biodiversity Network (NBN) gateway; and
- A review of Google Earth aerial photography.

The MAGIC website (www.magic.gov.uk) was reviewed in February 2019 for information on statutory sites and notable habitats (e.g. ancient woodlands) of nature conservation value within and up to 2km of the site.

A search for water bodies within 250m of the site, with specific reference to great crested newts, was made using Ordnance Survey (OS) maps in February 2019. A search area of 250m was chosen having considered the habitats around the site. Whilst great crested newts can use suitable terrestrial habitat up to 500m from a breeding pond (Great crested newt mitigation guidelines, English Nature, 2001), research suggests that newts are likely to travel no more than 250m from ponds where suitable habitats for foraging and hibernation exist[7]. The water body information derived from the OS maps was then used to identify the potential presence of (and impacts on) great crested newts and on other protected species including otter, water vole and white clawed crayfish which might also use water bodies.

Google Earth aerial photographs were reviewed in February 2019, where available, to assist in identifying any other notable habitats within the site and its surrounding areas. No biological records were requested for the site at the time of preparing this document, however a check of the NBN gateway has been undertaken.

5.2 Findings

5.2.1 Designated Sites

The site is not located within a statutory or non-statutory site for nature conservation. The closest designated site is Vernatts Drain Local Nature Reserve (LNR) which is located 900m north of the site. Part of this site is a wildflower meadow known to support botanical species such as the yellow rattle and knapweed. Such plants are known to support terrestrial insects such as damselflies and small copper butterflies. The remaining parts of this site comprises a mixture of wetland habitats including reedbeds, marsh and a large pond. Water voles and reed warblers are known to be present.

Given the distance of this site and the limited connecting habitat present, it is unlikely that the proposed development would result in direct or indirect impacts on this LNR. Consequently, it is considered that no further surveys and/or mitigation measures would be required. However, this conclusion would need to be

[7] *Cresswell & Whitworth, 2004, An assessment of the efficiency of capture techniques and the value of different habitats for great crested newt Triturus cristatus, ENRR Number 576*

confirmed through consultation with South Holland District Council, as it is understood that they own and manage the LNR.

5.2.2 Habitats and species

A review of the Google Earth aerial photographs indicate that the following habitats are present within the site:

- Areas of amenity grassland;
- Semi-mature/mature trees;
- Buildings; and
- Areas of hard standing.

There are no waterbodies within the site. The River Welland lies less than 100m from the car park entrance to the east of the site off Albion Street. However, there are residential areas between the site and the river and as such the proposed development is unlikely to result in direct or indirect impacts on this habitat.

The likely ecological considerations associated with the site are anticipated to be: potential roosting bats/nesting birds using the existing buildings and vegetation (trees). Therefore, further surveys may be required for these species.

5.3 Conclusions

Although the findings from the high-level ecological review indicate that the ecological risks associated with the proposed development are anticipated to be low, it is recommended that an ecological ground truthing survey (i.e. an Extended Phase 1 Habitat Survey) is undertaken.

These surveys can be undertaken throughout the year but optimal surveying window is between March and September. This survey would also include undertaking preliminary assessments in respect to protected species, e.g. potential for buildings to support roosting bats.

The findings from this survey would inform the requirement for (or not) of species specific surveys. The findings of the Extended Phase 1 Habitat Survey would be reported within a standalone ecological report.

It should be noted that if the proposed development requires planning permission, the planning application will need to be accompanied by an ecological survey report.

Opportunities for net gain should be considered as the proposed development. Such opportunities may include the implementation of a landscaping plantings scheme, creation of a pond or inclusion of bird/bat boxes within the design proposals.

A1 Appendix A1 – Environment Agency Product 4 data package, dated 4th March 2019

A2 Appendix B1 – Envirocheck data

A3 Appendix C1 – Heritage

Listed buildings within study area

List Entry	Name	Grade	Listing Date	National Grid Ref.
1064002	Spalding War Memorial	I	20/11/1975	TF2491722256
1359532	Ayscoughfee Hall	I	29/12/1950	TF2489922366
1359547	Parish Church of St Mary And St Nicholas	I	29/12/1950	TF2502222433
1063953	White Hart Hotel	II*	29/12/1950	TF2478422660
1063959	The Grange	II*	29/12/1950	TF2481322906
1063971	The Limes	II*	29/12/1950	TF2494222710
1063983	Garden Wall to No 21	II*	20/11/1975	TF2511022822
1063991	Willesby	II*	29/12/1950	TF 25223 23195
1063999	Constitutional Club	II*	29/12/1950	TF2485422776
1064006	The Vicarage	II*	29/12/1950	TF2507922462
1169039	Cley Hall	II*	29/12/1950	TF2512922834
1307194	The Sycamores	II*	29/12/1950	TF 24949 22728
1359524	Yew Lodge	II*	29/12/1950	TF 25112 22810
1359525	East Elloe	II*	29/12/1950	TF 25214 22981
1359534	The Masters Lodge	II*	29/12/1950	TF2502322508
1359545	1, Sheep Market	II*	29/12/1950	TF2464422707
1063912	64 And 65, Westlode Street	II	20/11/1975	TF2500222882
1063913	K6 Telephone Kiosk	II	15/04/1988	TF2487522492
1063914	Spalding Town Station	II	16/03/1990	TF 24384 22836
1063933	7 And 7A, London Road	II	02/07/1974	TF 24837 22444
1063934	11-14, London Road	II	19/11/1974	TF 24831 22421
1063949	Stonegate Lodge	II	02/07/1974	TF2512422426
1063950	11, Market Place	II	02/07/1974	TF 24753 22638
1063951	14, Market Place	II	02/07/1974	TF 24736 22649
1063952	Red Lion Hotel	II	02/07/1974	TF2476222674
1063954	25 And 26, Market Place	II	20/11/1975	TF 24823 22614
1063955	3-5, New Road	II	20/11/1975	TF2468922771
1063956	The Black Swan Public House Premises Occupied by Rodi Property Co Ltd	II	02/07/1974	TF2472922800
1063957	Punch Bowl Public House	II	20/11/1975	TF 24755 22778
1063958	7, Pinchbeck Road	II	20/11/1975	TF 24789 22889
1063960	Sessions House	II	20/11/1975	TF2458922618
1063961	1-3, Stone Gate	II	20/11/1975	TF2513422444

List Entry	Name	Grade	Listing Date	National Grid Ref.
1063963	Wall and Gateway to The Parish Church Of St Mary And St Nicholas	II	20/11/1975	TF2502222479
1063964	Beech House	II	02/07/1974	TF2499922488
1063965	20 And 21, Church Street	II	02/07/1974	TF 24938 22517
1063970	Crane Inn	II	02/07/1974	TF2490522671
1063972	Friends' Meeting House	II	29/12/1950	TF 25052 22902
1063973	Warehouse Occupied by F Long	II	02/07/1974	TF 25073 22837
1063974	63, Double Street	II	20/11/1975	TF 25007 22754
1063975	Cromwell House	II	20/11/1975	TF 24990 22740
1063976	18, Hall Place	II	20/11/1975	TF2464522726
1063977	4, Herring Lane	II	20/11/1975	TF 24896 22677
1063978	5, Herring Lane	II	20/11/1975	TF 24892 22677
1063980	9, High Street	II	29/12/1950	TF 24927 22615
1063981	Warehouse Occupied by G W Plowman And Son	II	29/12/1950	TF 24961 22653
1063982	Holland House	II	29/12/1950	TF 25008 22696
1063985	2, 3 And 4, London Road	II	27/07/1973	TF 24838 22472
1063987	5-9, Albion Street	II	20/11/1975	TF2511122961
1063988	Ship Albion Public House	II	20/11/1975	TF2515523037
1063989	Albion House	II	29/12/1950	TF 25176 23106
1063990	69 And 71, Albion Street	II	20/11/1975	TF2521723159
1063992	44, Double Street	II	02/07/1974	TF2510522916
1063994	5 And 6, Bridge Street	II	02/07/1974	TF 24839 22535
1063995	7 And 7A, Bridge Street	II	02/07/1974	TF2483722545
1063996	10, Bridge Street	II	02/07/1974	TF 24834 22559
1063997	High Bridge	II	24/07/1975	TF 24866 22541
1063998	8 And 9, Broad Street	II	02/07/1974	TF2480022804
1064000	17, Broad Street	II	02/07/1974	TF 24847 22663
1064001	3, Chapel Lane	II	20/11/1975	TF2466222759
1064003	Gamlyn'S Almshouses	II	29/12/1950	TF2495222562
1064004	Former Stables to No 3	II	02/07/1974	TF 24964 22531
1064005	5, Church Street	II	02/07/1974	TF 25052 22477
1067614	Broad Street Methodist Church and Attached Sunday School	II	11/08/1995	TF2480222764
1168929	19, Hall Place	II	20/11/1975	TF 24650 22732
1168971	Former Outbuiling To No 5	II	20/11/1975	TF2488022677
1168990	4, High Street	II	29/12/1950	TF 24896 22571
1169015	12, High Street	II	29/12/1950	TF 24956 22638

List Entry	Name	Grade	Listing Date	National Grid Ref.
1169025	15, High Street	II	29/12/1950	TF 24986 22678
1169030	Star Relay Warehouse Adjoining No 19A To the North East And By Abbey Printers To The South West	II	02/07/1974	TF 25079 22774
1169333	Lloyd'S Bank	II	20/11/1975	TF 24746 22682
1169400	24, Market Place	II	20/11/1975	TF 24826 22617
1169459	24 And 25, New Road	II	20/11/1975	TF2479522846
1169513	2 And 4, Pinchbeck Road	II	20/11/1975	TF2482222858
1169618	Police Station	II	20/11/1975	TF2457122584
1306500	1-7 Abbey Buildings	II	29/12/1950	TF2472922505
1306520	Sunday School to Congregational Church	II	20/11/1975	TF 24789 22866
1306616	Barclays Bank	II	02/07/1974	TF 24745 22640
1307212	59, Double Street	II	20/11/1975	TF 25024 22774
1308555	Isobel'S Pantry Ye Olde White Horse Public House	II	29/12/1950	TF 24891 22529
1342126	Kingston Cottage Homes	II	15/06/1993	TF 24380 22281
1356653	Mercia Lodge	II	11/08/1995	TF 24717 23194
1359496	6, Church Street	II	29/12/1950	TF2505822475
1359517	Rear Wing to Ye Olde White Horse Public House, Church Gate Outbuildings Adjoining Ye Old White Horse Public House	II	02/07/1974	TF 24912 22531
1359521	13A, Double Street	II	02/07/1974	TF2496622749
1359522	The White Lion Public House	II	02/07/1974	TF 24900 22580
1359523	Selby House	II	29/12/1950	TF 24976 22670
1359528	Langtoft House	II	29/12/1950	TF 25176 23095
1359529	White House Chambers	II	29/12/1950	TF 25191 23126
1359531	2 And 3, Bridge Street	II	02/07/1974	TF2484322514
1359535	24 And 25, Red Lion Street	II	22/03/1991	TF 24754 22748
1359536	5 And 6, London Road	II	02/07/1974	TF 24839 22459
1359537	8 And 9, London Road	II	02/07/1974	TF 24835 22439
1359543	39, New Road (See Details for Further Address Information)	II	20/11/1975	TF 24693 22743
1359544	The Peacock Public House	II	20/11/1975	TF2481922870
1387167	St Johns Road Footbridge	II	04/05/1999	TF2416522370