



Field & Fox

Architecture and Planning



SUPPORTING STATEMENT

FULL PLANNING APPLICATION: Extensions to the east seated terrace incorporating a TV gantry, extensions to concrete areas, erection of new toilet blocks, and the conversion of an existing shipping container into a bar facility.

Spalding United Football Club
Sir Halley Stewart Playing Field
Kings Road, Spalding, Lincolnshire, PE11 1DA

Prepared for:

Spalding Football Club

September 2026

RIBA 

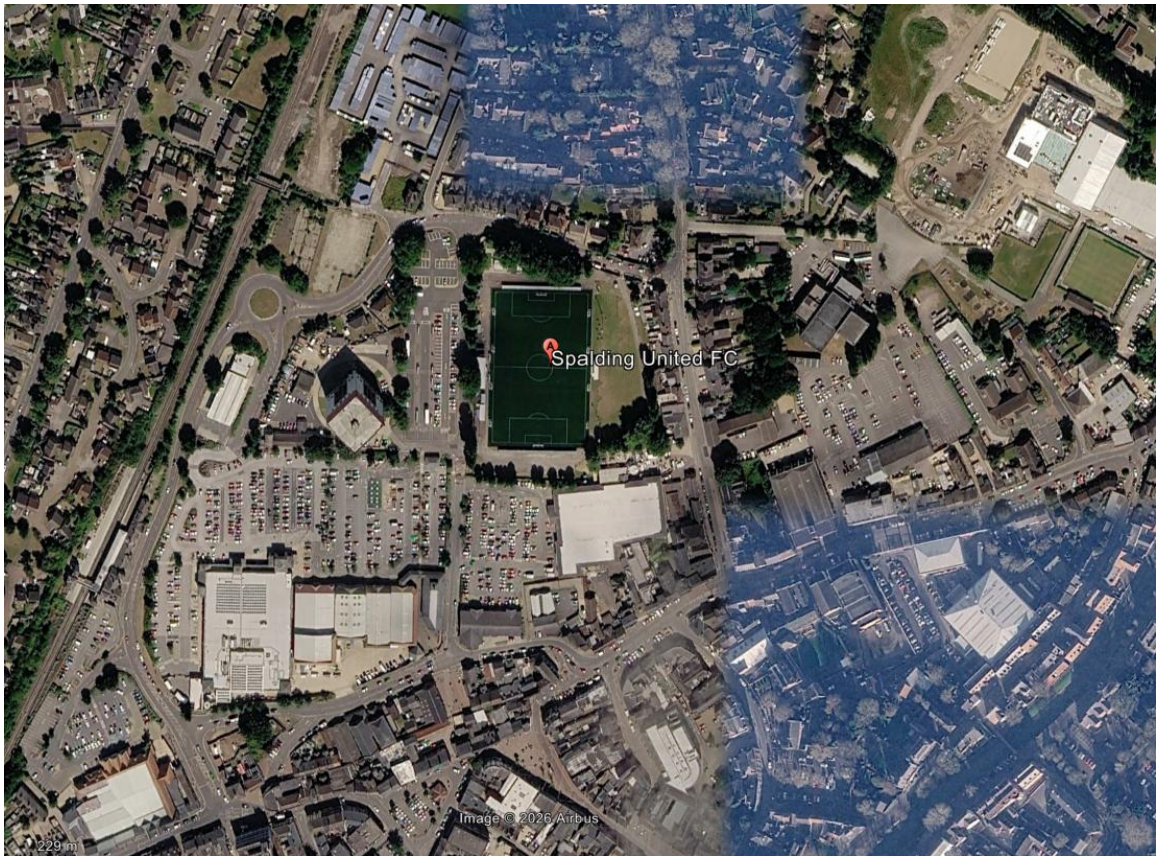
 Architects
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1.0 INTRODUCTION

- 1.1** This Planning Statement supports an application for full planning permission for extensions to the east seated terrace incorporating a TV gantry, extensions to concrete areas, erection of new toilet blocks, and the conversion of an existing shipping container into a bar facility at Sir Halley Stewart Playing Field, Kings Road, Spalding.
- 1.2** The development forms a further phase of improvements to the established football ground. It will enhance spectator accommodation and supporting facilities, provide covered accommodation for wheelchair users and incorporate a dedicated position for match filming and broadcasting.
- 1.3** The proposals are ancillary to the existing sporting use. The planning case is based on improving the quality, accessibility and practical operation of an established football venue, with the benefits and site-specific considerations addressed in this statement.

2.0 SITE AND SURROUNDING AREA

- 2.1** Sir Halley Stewart Playing Field is an established football and sporting venue within the built-up area of Spalding. Kings Road, Winfrey Avenue and surrounding residential and commercial development form the site's urban setting.
- 2.2** The ground contains spectator accommodation, dugouts, perimeter fencing, floodlighting and associated football infrastructure. The pitch and training area are carefully managed for active sporting use.
- 2.3** The application relates to improvements within the wider football ground. The applicant confirms that the area within this application's red line boundary is less than 0.2 hectares.



3.0 RELEVANT PLANNING HISTORY

- 3.1** The site has an established planning history relating to its use and development as a football ground. South Holland District Council granted permission on 8 May 2025 under reference H16-1091-24 for the retrospective erection of a 100-seat spectator stand, standing terrace and two dugout shelters.
- 3.2** That permission concerned a further phase of spectator infrastructure within the ground and was supported by a Flood Risk Assessment, Storm Water Calculation Report, Drainage Strategy and Exceedance Flow Plan.
- 3.3** The earlier decision is relevant to the established sporting character of the site and the provision of facilities supporting that use. The present application concerns a separate phase of development and falls to be determined on its own merits.
- 3.4** A separate retrospective application has been submitted for retention of the northern and southern standing terraces and the 3G pitch. Those works are distinct from the east seated terrace extensions, TV gantry, concrete areas and toilet blocks addressed by this application.



Figure 2 Previously approved and as-built plans relating to the separate pitch and north and south terrace works

4.0 DESCRIPTION OF THE DEVELOPMENT

East seated terrace extension

- 4.1** The proposal extends the covered spectator accommodation on either side of the existing east stand. The covered stand extensions measure approximately 38.2 metres in length and 3.1 metres in depth, with a stand height of approximately 3.7 metres.
- 4.2** The extensions are designed to match the existing seated stands, with corrugated roof and wall cladding supported by a structural frame. The stands at either end will provide covered accommodation for wheelchair users.

TV gantry

- 4.3** A TV gantry will be incorporated into the east terrace extension to provide a dedicated position for filming or broadcasting matches. It forms an integral part of the proposed development and serves the activity taking place on the pitch.

Concrete areas and toilet blocks

- 4.4** Extensions to concrete areas are proposed within the ground. These hard surfaces complement the spectator accommodation and support movement between the facilities.
- 4.5** New toilet blocks will provide sanitary facilities serving the football ground. Together with the terrace extensions and concrete areas, they form a coordinated improvement to spectator comfort and the operation of the venue.

Bar

- 4.6** The proposal includes the conversion and formal integration of the existing shipping container to provide a dedicated bar facility. Situated adjacent to the terrace/concourse area, the container will be adapted with customer serving hatches and internal prep/counter space to serve refreshments on matchdays. The facility will improve spectator amenities, reduce concourse congestion, and support the efficient operation of the venue during events

Security Fencing

- 4.7** To enhance site security, manage spectator access, and clearly delineate operational areas, new 2.0-metre-high V-mesh metal fencing will be installed. Finished in black, the fencing provides a robust yet visually recessive boundary treatment that complements the surrounding ground facilities. (Refer to the submitted Block Plan for exact positioning).

5.0 PURPOSE AND NEED FOR THE DEVELOPMENT

- 5.1** The proposals form part of the ongoing investment in Spalding United Football Club and the Sir Halley Stewart Playing Field. Crucially, the development is required to upgrade the ground's infrastructure to meet the strict FA Ground Grading Criteria (National League System). These physical upgrades—specifically increasing covered spectator accommodation, dedicated broadcasting facilities, and sanitary provisions—are essential to support the club's sporting ambitions and ensure compliance for higher-league promotion.
- 5.2** The proposals form part of continuing investment in Spalding United Football Club and Sir Halley Stewart Playing Field. The terrace extensions will improve seated and sheltered spectator provision, while the wheelchair accommodation will make the facilities more inclusive.
- 5.3** The integrated TV gantry will support match filming and broadcasting. The concrete area extensions and new toilet blocks will improve the supporting facilities needed for the day-to-day operation of the football ground.
- 5.4** Investment in the venue supports first-team football, training, youth and development football, women's and girls' football, grassroots football and wider community sporting use. The proposed facilities complement those activities and contribute to the continued functioning and long-term viability of the club.

6.0 PLANNING POLICY FRAMEWORK

- 6.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2** The principal Development Plan document relevant to the application is the:

South East Lincolnshire Local Plan 2011–2036.

Relevant policies include those relating to:

- Policy 1 — Spatial Strategy;
- Policy 2 — Development Management;
- Policy 3 — Design of New Development;
- Policy 4 — Approach to Flood Risk;
- Policy 28 — The Natural Environment;
- Policy 30 — Pollution;
- Policy 32 — Community, Health and Well-being;
- Policy 33 — Delivering a More Sustainable Transport Network; and
- Policy 36 — Vehicle and Cycle Parking.

- 6.4** The National Planning Policy Framework is also a material consideration and provides support for:
- sustainable development;
 - healthy and safe communities;
 - improved sporting and recreational facilities;
 - high-quality design;
 - sustainable transport;
 - protection of residential amenity;
 - flood-risk management; and
 - effective use of existing land and community infrastructure.
- 6.5** The proposal's contribution to spectator facilities and wheelchair provision is consistent with the objectives of accessible community infrastructure. These benefits are relevant to the assessment under Local Plan Policy 32 and the national policies for healthy communities.

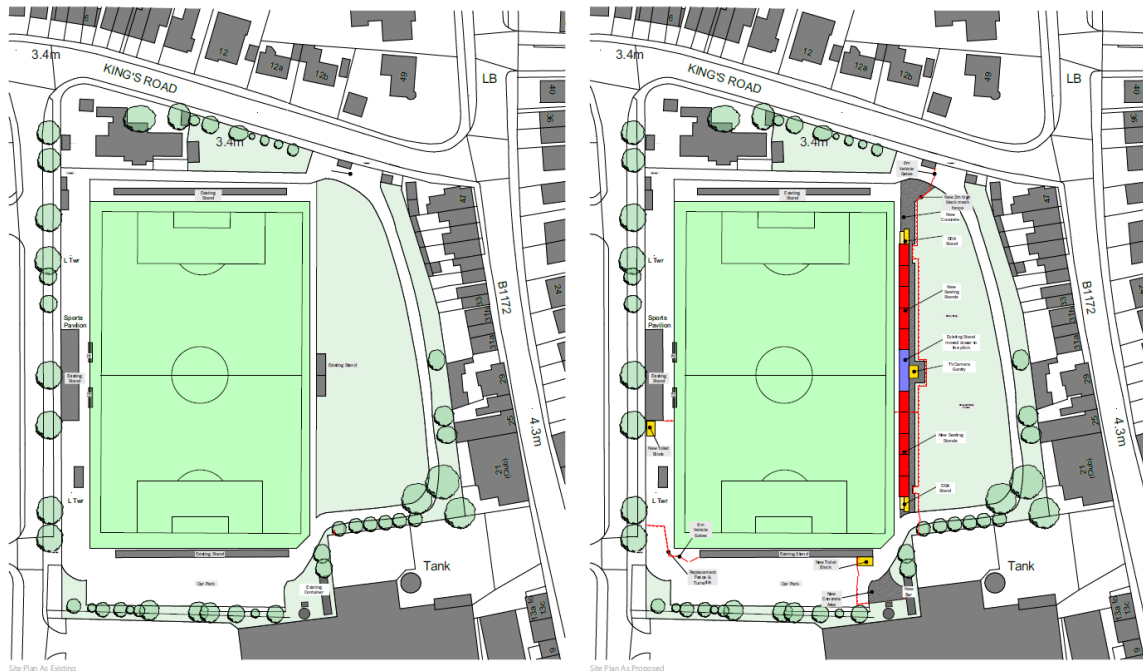
7.0 PLANNING CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT & SUSTAINABILITY

- 7.1** The proposal provides facilities ancillary to an established football ground. Its components have a direct operational relationship with the existing sporting use and are appropriately located at the venue they serve.
- 7.2** The improvements will support the continued use of the land for football and training. Investment in existing spectator and ancillary facilities makes effective use of the established sporting infrastructure and supports the club's continued operation.
- 7.3** The principle of the development is therefore considered appropriate to the site and its urban location. The improvement of existing sporting provision, particularly the inclusion of covered wheelchair accommodation, weighs in favour of the application.

LAYOUT, DESIGN AND CONSIDERATION OF THE CHARACTER AND APPEARANCE OF THE AREA

- 7.4** The stand extensions sit on the eastern side of the pitch and relate directly to the existing east stand. Their approximately 3.7 metre stand height and corrugated roof and wall cladding follow the form and materials of the existing seated accommodation, creating a consistent appearance within the ground.
- 7.5** The TV gantry is integrated into the terrace extension and serves match filming and broadcasting. The concrete areas and toilet blocks perform functions normally associated with a football venue. The proposals are therefore consistent in their purpose and character with the established use of the site.
- 7.6** The applicant considers the extensions to be a proportionate addition to the existing spectator facilities. Their relationship to the established stand and use of matching materials support an appropriate design response in the context of Policies 2 and 3.



IMPACT ON RESIDENTIAL AMENITY/ LAND USERS

- 7.14** Overall, due to the distances from any neighbouring properties, there would be no material overlooking or overshadowing from the proposed stands with the neighbours to the east and north of the site keeping their existing levels of privacy and sun light.
- 7.15** It should be noted that through the increase in seating, in addition to the fact that the club recently gain promotion, that this could lead to an increase in noise pollution. The proposal itself does not necessarily result in an increase to the overall

- quantum visitors that access the site during matches. This is because the supporters would still have access and opportunity to visit the site, to stand around the pitch, without such development. In this regard, the stands do not actually increase the capacity, as it only provides additional spaces for people to be sheltered and seated. As such, there is not considered to be a harmful increase in noise as a result of this.
- 7.16** As detailed above, the scale and design of the proposal is considered to be such that there would be no significant or unacceptable impact on the residential amenities of the occupiers of adjacent properties or land users. As such, the proposal is considered to accord with the provisions of the Section 12 of the National Planning Policy Framework (December 2024), and Policies 2 and 3 of the South East Lincolnshire Local Plan (2019)

FLOOD RISK AND DRAINAGE

- 7.17** The site has been identified as lying within Flood Zone 3.
- 7.18** The site is located in an area of no hazard as identified in the South Holland Strategic Flood Risk Assessment, as such, there is a low actual risk of flooding. Further to this, the site does not feature habitable accommodation in any aspect due to its use and the stands should not increase flood risk on site or elsewhere as the ground in which the stands are located on are hardstanding which of course is not a permeable surface. The accompanying FRA outlines that the proposed development is appropriate for its location, as it is classed as 'water compatible'. In addition, the risk from fluvial flooding is addressed through flood resilient design and a preparation of a Flood Evacuation Plan

ACCESS AND PARKING

- 7.19** There are 70 existing parking spaces in the adjacent public car park with good connections to the site
- 7.20** Covered accommodation for wheelchair users in the stands at either end is a specific accessibility benefit. The concrete areas support circulation within the ground and the relationship between spectator and sanitary facilities. Accessible movement, suitable viewing positions and safe evacuation are integral to the purpose of the wheelchair provision.
- 7.21** The proposed development is to facilitate the comforts of attendees of matches by providing seating and shelter. These facilities are required to comply with the leagues rules and are not related to the number of visitors to the site.

BIODIVERSITY NET GAIN

- 7.22** The application site comprises a carefully managed football pitch and training area in active sporting use. The applicant confirms that the total site area within the application red line boundary is less than 0.2 hectares and therefore meets the site area threshold for the biodiversity net gain exemption for developments of 0.2 hectares or below.
- 7.23** Government guidance updated on 6 August 2026 confirms that this exemption applies from that date, provided the development does not impact on-site priority habitat. The application relies on this exemption, subject to confirmation that no priority habitat is affected. The application plan and supporting information should record the red line site area and substantiate that habitat position.

8. SPORT ENGLAND AND PLAYING FIELD CONSIDERATIONS

- 8.1** The terrace extensions, TV gantry, concrete areas and toilet blocks are ancillary to the football ground and support its continued sporting function. The proposals improve the facilities available to spectators, including covered provision for wheelchair users.
- 8.2** The sporting case is based on enhancement of the existing venue. The continued use of the ground for football and training, together with the improvement in spectator provision, is relevant to the protection and enhancement of sporting facilities under Local Plan Policy 32 and national policy HC7.

9. CONCLUSION

- 9.1** This application seeks full planning permission for extensions to the east seated terrace incorporating a TV gantry, extensions to concrete areas and new toilet blocks at Sir Halley Stewart Playing Field. The proposals form a coordinated programme of improvements to the facilities at Spalding United Football Club, directly supporting the established sporting use of the site.
- 9.2** The stands at either end will provide dedicated accommodation for wheelchair users. This is a clear benefit of the scheme, improving the spectator provision available to disabled supporters and supporting a more inclusive football venue. The extended concrete areas and new toilet blocks will complement the spectator accommodation, while the integrated TV gantry will provide a dedicated position for match filming and broadcasting.
- 9.3** The development represents further investment in an existing football ground and will improve the quality and functionality of its supporting facilities. Each element serves the operation of the ground, providing a clear justification for its location.

The proposals make effective use of an established sporting site and support its continued role as a venue for football and training.

- 9.4** In the planning balance, the benefits of upgrading an established sporting facility and providing dedicated accommodation for wheelchair users weigh in favour of the development. The proposals represent an appropriate enhancement of the football ground and provide a positive basis for approval. South Holland District Council is therefore respectfully requested to grant full planning permission



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