



South Holland District Council
Planning Department

77 Leisure
c/o KCC House
Scoldhall Lane
Surfleet
PE11 4BJ

Dear Sir / Madam

Additional Supporting Statement for Planning Approval - H16-1089-25

This supporting statement has been prepared in support of planning application H16-1089-25 for a proposed padel facility at Holbeach Road, Spalding. The statement sets out the demonstrable need for the development, provides justification for the proposed edge-of-town location, and outlines the significant health, social and economic benefits the facility will deliver for the local community and the wider South Holland area.

South Holland has experienced increasing concerns in relation to public health, physical inactivity and rising obesity levels¹. The district continues to face challenges in encouraging regular physical activity across all age groups, particularly among those who may not traditionally engage with formal sport or gym-based exercise.²

Padel is one of the fastest-growing sports in the UK and across Europe, largely due to its low-impact nature, social format and ease of participation. It is suitable for all ages and abilities and is widely recognised for its ability to engage new participants, including beginners, older adults and those returning to physical activity after a period of inactivity.

The proposed facility would address a clear gap in local leisure provision by introducing a form of physical activity not currently available within Spalding or the wider South Holland area. By doing so, the development will encourage more active lifestyles, contribute to improved health outcomes, and support the council's wider objectives around wellbeing, prevention and community health.

Justification for the Proposed Location

The site has been carefully selected on the outskirts of Spalding following extensive consideration of alternative locations. There is currently no suitable or available land within the town centre capable of accommodating a leisure facility of this scale and nature. Key constraints associated with town-centre locations include:

¹ [Lincs Online Article](#)

² [Ref 7.6.2 and 7.6.4 - South Lincs Local Plan](#)



- Insufficient plot sizes to accommodate padel courts and associated facilities
- Incompatibility with surrounding uses
- Limited access, parking and servicing opportunities
- High land values rendering leisure development unviable

The edge-of-town location therefore enables:

- Adequate space for courts, safe access and on-site parking
- Reduced pressure on town-centre congestion
- Continued accessibility for residents via short travel distances
- Compatibility with neighbouring land uses

This location represents a balanced and pragmatic solution that enables delivery of a much-needed community leisure facility while respecting established planning and land-use constraints within Spalding town centre.

Landscaping & Visual Impact

The proposed location allows for a strong emphasis on high-quality landscaping and visual mitigation, which would not be achievable to the same extent within a more constrained town-centre site. Sufficient space is available to incorporate meaningful landscaping measures designed to soften the appearance of the development, retain the semi-rural character of the area, and enhance visual amenity.

Landscaping will be used strategically to screen and integrate the facility within its surroundings, particularly when viewed from nearby roads. These measures will ensure the development does not result in unacceptable visual harm and will instead contribute positively to the character and appearance of the area, in line with local design and landscape objectives.

Economic Benefits and Job Creation

The proposed development will deliver both immediate and long-term economic benefits to the local area. Initially, the facility will create employment opportunities, including:

- A qualified padel instructor
- A pilates coach
- A cleaner

As the facility develops, there is clear potential for additional coaching and operational roles. These jobs will support the local economy and provide employment opportunities for residents within South Holland. The facility is also expected to generate indirect economic benefits through increased local spending and visitor footfall.



Community Engagement and Social Value

A central objective of the proposed facility is to deliver genuine and lasting community benefit. We are committed to inclusive and socially responsible initiatives, including targeted engagement with schools and health-focused groups.

Primary School Engagement

The facility will offer free padel lessons to local primary schools. To ensure accessibility and safeguarding:

- A dedicated minibus will be provided to transport pupils
- No other bookings will take place during school sessions
- Sessions will be delivered in a safe and controlled environment

This initiative will introduce children to sport at an early age, support physical education provision, and encourage confidence, teamwork and lifelong healthy habits.

Contribution to Health and Well-being objectives

We also intend to work with local health organisations such as Slimming World as an example, by offering free padel sessions in a supportive, non-intimidating environment. These sessions will provide an accessible pathway into physical activity for individuals seeking to improve their fitness and wellbeing.

The proposed padel facility aligns strongly with national and local planning objectives focused on:

- Improving public health and wellbeing
- Tackling obesity and physical inactivity
- Encouraging sustainable, community-based leisure provision
- Supporting preventative health measures

By providing an accessible, enjoyable and social form of exercise, the development will act as a positive health intervention within South Holland.



The proposed padel facility is consistent with the aims of the South East Lincolnshire Local Plan (2011–2036) and supports a number of its key objectives, as set out below.

3.2 Spatial Strategy

The Local Plan recognises that not all types of development can be accommodated within town centres. In this case, there are no suitable or available sites within Spalding town centre that could reasonably accommodate a padel facility of this scale. The proposed edge-of-town location allows the development to remain accessible to local residents while avoiding additional pressure on the town centre.

This approach is consistent with paragraph 92 of the National Planning Policy Framework³, which allows for edge-of-centre and out-of-centre development where town-centre sites are not suitable or available, provided the site is accessible and well connected. In this case, flexibility has been applied in terms of format and scale, and opportunities to utilise town-centre or edge-of-centre sites have been fully considered before selecting the proposed location.

4.2 Improving South East Lincolnshire’s Employment Land Portfolio

The proposal will provide new local jobs and support a wider range of employment opportunities within South Holland. Although modest in scale, the facility contributes to the Local Plan’s aim of supporting a diverse local economy, particularly within the leisure and service sector.

6.2 Retail Hierarchy

The development is not a retail use and will not compete with or undermine Spalding town centre. As a leisure facility, it does not rely on a central location and its siting outside the town centre is appropriate and consistent with the retail hierarchy set out in the Local Plan.

6.5 Additional Retail Provision

While the proposal is not retail-led, it follows the same principles set out in this section of the Local Plan. Where town-centre sites are not suitable or available, edge-of-town locations can be appropriate. The facility is expected to operate as a destination use and may support some indirect local spending without drawing activity away from existing centres.

7.6 Community, Health and Well-being

The proposed facility directly supports the Local Plan’s objectives around community health and wellbeing. By providing an accessible and inclusive form of physical activity, the development will help encourage more active lifestyles. The planned engagement with local schools and health-focused groups further supports the policy aim of improving health outcomes and access to community facilities.

³ [P.92 National Planning Policy Framework](#)



Taken together, the proposal supports the Local Plan's wider objectives for sustainable development, local employment and community wellbeing. The location has been chosen in response to practical constraints within the town centre, while still ensuring the facility remains accessible and delivers clear benefits to the local community.

Kind regards

Summer Casey

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