

To: South Holland District Council

Application Ref: H16-1089-25

Proposal: **Proposed conversion of existing barns to office use and the development of a padel club on adjacent land**

Location: **Bridge Farm, Holbeach Road, Spalding, PE12 6JP**

With reference to the above application received 24 November 2025

Please note that this interim response does not confirm Lincolnshire County Council's final position regarding the development proposals, as further information, as requested below, is required to enable a full assessment of the proposals. Lincolnshire County Council's final position on any development will only be established following formal consultation (via the local planning authority) of the planning application once this information has been received. This includes any off-site mitigation which may be required as a result of development, be that secured via Grampian condition or S106 contribution.

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that the Local Planning Authority request the applicants to provide additional information as set out below.

ADDITIONAL INFORMATION REQUIRED

I understand that this is a full planning application for the proposed conversion of existing barns to office use and the development of a padel club on adjacent land. In terms of parking provision, 25no. spaces have been allocated to the office building and 14no. spaces to the padel court leisure facility, including cycle storage facilities. The operating hours for the professional services will be Monday-Friday (8am-6pm) and the leisure facility will be Monday-Friday (6am-9pm) and Saturday-Sunday (6am-6pm). Additionally, there will be 20 full time and 4 part-time staff members for the leisure facility, as we understand.

That said, the Highway Authority are of concern with the proposed parking numbers not being sufficient for the proposed use of the leisure facility, this being only 14no. and therefore, we would ask the applicant for further justification on how many appointments will

there be per day, how long the appointments are, spacing of visiting times and, if pre-booking arrangements of appointments is requested, including the number of staff members working at one time or on one shift. Essentially, we need to know how many vehicles will be on site at any one time, to ensure sufficient parking provision has been accounted for and to ensure vehicular movements of those arriving for an appointment, would not meet those departing from an appointment that has ended, if visiting times were equally spaced and for staff members.

Case Officer:

Dean Whitehead

Date: 03rd December 2025