DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H16-1098-25**	**Applicant:**	**South Holland District Council**
Proposal:	Details of samples of all materials to be used in the construction of external surfaces, full hard & soft landscaping plan, biodiversity gain plan & habitat management & monitoring plan (HMMP), (Conditions 11, 12 & 21 of H16-0462-24)		
Location:	Castle Sports Complex Albion Street Spalding		
Terminal Date:	6th January 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment

National Guidance

National Planning Policy Framework December 2024

Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of charge of conditions application providing details of samples of all materials to be used in the construction of external surfaces, full hard & soft landscaping plan, biodiversity gain plan & habitat management & monitoring plan (HMMP), (Conditions 11, 12 & 21 of H16-0462-24)

Site Description

The application site is located within the settlement limits for Spalding, the site extends across the existing Castle Sports Centre and surrounding playing fields. It wraps around the existing bowls club and green to the south east of the site. The application site is not within but abuts the Spalding conservation area boundary to the east, west and south.

Surrounding land uses are predominantly residential to the west with Tulip Academy bordering the site to the north and some small-scale commercial to the south.

History

H16-0462-24 - Demolition of existing swimming pool building following the construction of a two storey extension including basement area to 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 existing building to provide new and upgraded sports facilities and physical activity facilities and related supporting services. 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. Approved 17-01-25

H16-0854-25 - Demolition of existing swimming pool building following the construction of a two storey extension including basement area to 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 existing building to provide new and upgraded sports facilities and physical activity facilities and related supporting services. 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 - Approved under H16-0462-24. Modification to Condition 2 to allow amendments to previously approved plans & modification to Conditions 3, 7 & 25 to allow amendment to wording. Approved 08-01-26

Consultation Responses

Highways & SuDs

The conditions to be discharged are not conditions that Lincolnshire County Council as Highway and Lead Local flood authority are concerned with.

Fire & Safety

I have viewed the proposed site plan and the fire strategy and have some questions regarding the turning point next to the entrance of the building.

1. S01 ground type (asphalt type 1 pedestrian grade) looks to be part of the proposed turning point for appliances? What is the tonnage rating for this?
2. Could you also provide measurements for the proposed turning points for fire appliances please?
3. Has my colleagues (cc'd in email) previous questions also been answered in relation to the square meterage of the building, as this may dictate the number of access points into the premises as per Approved Document B. Otherwise please could you evidence how you are meeting the criteria of table 15.1 ADB.

Officer notes

This condition is now removed from consideration

Ecology

We are happy with the updates to the HMMP and require no further amendments to be made to this document. We will just require the updated BNG Metric to be provided then we can fully support the discharge of this application.

Planning Considerations

Condition 11 - Samples of all materials

The condition requires:

Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

The applicant has provided:

·External Materials Schedule
·External Envelope Materials
·External Roofing Materials

These materials (which are commensurate with those already approved under H16-0854-25) are considered acceptable. The applicant has put forward an acceptable palate of materials that would benefit the character and appearance of the scheme as well as the wider area. The condition is therefore discharged.

Condition 12 - Hard and soft landscaping plan (Condition 12)

The condition requires:

Notwithstanding the approved plans , no development shall commence other than work to the H&WH building and internal roads and parking areas contained within Phase 1 as shown on drawing number M00514-SBA-00-00-DR-A-0105 Rev P06, until a full hard and soft landscaping plan is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

The applicant has provided:

·Phase 1 - Pavement Plan
·Proposed Site Plan
·Hardworks GA
·Detailed Planting Plan

The landscaping scheme, both hard and soft is considered acceptable. The detailed planting would soften the scheme, integrating it into the setting of the broader area. Whilst the hard landscaping knits together functional elements. This condition is also imposed upon a recent approval H16-0854-25, and these details are commensurate with the scheme approved under that application. The condition is therefore discharged.

Condition 21 - Biodiversity gain plan and habitat management and monitoring plan (HMMP)

The condition requires:

No work shall commence other than the redevelopment of the H&WH building and parking contained within Phase 1 as shown on drawing number M00514-SBA-00-00-DR-A-0105 Rev P06 until the submission of a biodiversity gain plan and habitat management and monitoring plan (HMMP) to be approved by the Local Planning Authority.

The applicant has provided:

·Habitat Management and Monitoring Plan (HMMP) - 3rd December 2025

The updated document (by Estrada) above has been reviewed by the ecologist who has is happy to support the discharge of the condition based upon its content. The condition is also attached to H16-0854-25 (as condition 21). The details inherent are commensurate with that scheme also. On this basis the condition is discharged.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Conditions 11, 12 & 21 of H16-0462-24 are hereby discharged.