Our Ref: JEH
Your Ref: PP- 14472301

james.hobson@jehplanning.com
10th November 2025

Sent through via the Planning Portal Only

Planning Department

South Holland District Council

Council Offices

Priory Road

Spalding Lincolnshire

PE11 2XE

FAO Mr M Niland

Dear Sir/ Madam,

Town and Country Planning Act 1990 (As Amended): Approval of Details Reserved by Conditions relating to Full Planning Permission Ref No H16-0462-24 for South Holland Health and Wellbeing Hub, Castle Sports Centre & Swimming Pool, Albion Street, Spalding PE11 2AJ
Applicant: South Holland District Council

JEH Planning Limited has been instructed by South Holland District Council ('the applicant') to submit a discharge of planning condition application relating to the proposed development for the demolition of the existing Castle 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.

The proposal also relates to the reconfiguration of the existing leisure building to provide upgraded sports facilities and related supporting services. Within the grounds of the Castle Leisure Centre there will be provision of a new 3G artificial turf pitch (ATP), an Informal Outdoor Games Area (IOGA), other outdoor play areas, an informal running and cycle trail/track, and a health and wellbeing garden. The provision of

supporting infrastructure including additional car parking and, landscaped areas would also be provided.

The planning conditions the subject of this application discharge are for the following:

- Condition 11 - Samples of all materials to be used in the construction of the external surfaces of the development
- Condition 12 - Full hard and soft landscaping plan
- Condition 21 - A biodiversity gain plan and habitat management and monitoring plan (HMMP)
- Condition 25 - A scheme to demonstrate suitable access for a fire appliance and associated equipment

It will be noted that the conditions associated with this application would cover all the elements of the scheme that are require to be discharged prior to development progressing above slab level.

The Application

The application comprises the following documents:

Application Forms

- Duly completed Planning Application Form

Information Submitted to Discharge Conditions

Condition No and Matters	Document / Drawing Title	Ref No
Condition 11 - Samples of all materials to be used in the construction of the external surfaces of the development	External Materials Schedule	M00514-SBA-ZZ-XX-SH-A-0150 (P01)
	External Envelope Materials for Planning Approval	M00514-SBA-02-ZZ-DR-A-0151 (P01)
	External Roofing Materials for Planning Approval	M00514-SBA-02-RF-DR-A-0152 (P01)
Condition 12 - Full hard and soft landscaping plan	Proposed Site Plan_	M00514-ONE-ZZ-XX-D-L-0002-P23
	HardworksGASheet1of3	M00514-ONE-ZZ-XX-D-L-0104-P05
	HardworksGASheet2of3	M00514-ONE-ZZ-XX-D-L-0105-P05
	HardworksGASheet3of3	M00514-ONE-ZZ-XX-D-L-0106-P05
	DetailedPlantingPlan_Sht1	M00514-ONE-ZZ-XX-D-L-0201-P07
	DetailedPlantingPlan_Sht2	M00514-ONE-ZZ-XX-D-L-0202-P07
	DetailedPlantingPlan_Sht3	M00514-ONE-ZZ-XX-D-L-0203-P07

Condition No and Matters	Document / Drawing Title	Ref No
Condition 21- A biodiversity gain plan and habitat management and monitoring plan (HMMP)	Biodiversity Gain Plan	July 2025
	Habitat Management and Monitoring Plan (HMMP)	SQ-1630.HMMP Issue 2 7th November 2025
Condition 25 - A scheme to demonstrate suitable access for a fire appliance and associated equipment	Phase 1 - Pavement Plan	M00514-ENG-ZZ-XX-DR-C- 4001 P2
	Ground Floor Proposed Fire Strategy	M00514-02-00-DR-A-0600 P10

Planning Fee

We have calculated the statutory planning fee associated with this application amounts to £298 plus a service charge of £85 and this will be paid direct to the authority by our company using the planning portal reference which is PP-14472301.

Context

The full planning permission was granted for this development on 17th January 2025 and was subject to 25 planning conditions (LPA Ref No H16-0462-24).

We have subsequently received approval (LPA Ref No H16-0425-25) on 23rd July 2025 for the discharge of a planning conditions application relating to the following pre commencement conditions:

- Condition 4 - Demolition Construction Method Statement
- Condition 5 - Construction Management Plan
- Condition 10 - Foul Drainage Proposal
- Condition 15 - Employment Strategy
- Condition 19 – Archaeology
- Condition 22 - Community Use Agreement

A further discharge of Condition Application was granted on 26th September 2025 (LPA Ref No H16-0742-25) relating to the re applied details of surface water drainage scheme and the foul water drainage scheme as well as details of a bespoke offsite ecological compensation package that achieves habitat units (ie Conditions 7, 10 & 20).

Also, there is an outstanding S73 Application (LPA Ref: H16-0845-25) which is currently under consideration by your authority and the key design and site layout changes from the approved scheme are summarised as follows:

- Car Parking Reconfiguration

- Phasing Review (including the proposed rewording of Conditions 3 and 7)
- Internal Building Changes
- External Building Changes
- Other External Layout Changes

I should be noted that due to timings of the applications and the transitioning of the proposal between the original approved scheme and the S73 changes, some of details relating to this application assume these changes have already been approved. This is particularly the case for the external material details and the proposed hard and soft landscaping scheme. As the S73 application is likely to be determined before this application and there are unlikely to be any major issues following the expiry of the formal consultation period and no fundamental objections have been received, we consider it is reasonable to adopt a pragmatic approach. As such, if conditions 11 and 12 are considered acceptable, then they could then be dealt with as compliance conditions in relation to the S73 application.

For the moment, the ecology information submitted to discharge Condition 21 relates to the original scheme, but this could be reviewed during the application process. Furthermore, the requested biodiversity gain plan has already been submitted to discharge condition 20 so this document has been submitted again in the context of discharging condition 21.

In terms of Condition 25, we have provided details of a scheme to demonstrate suitable access for fire appliance and associated equipment. However, further technical work is required to understand the structural integrity of the access road to determine whether it can support an 18 tonnes vehicle. So as not the delay the determination of this batch of conditions, we have entered into discussions with the planning officer to allow an amended wording of Condition 25 to be determined as part of the S73 application so that it becomes a ‘prior to occupation’ condition. Should this approach be accepted and approved, on a without prejudice basis, we may wish to reconsider how we progress with the discharging of this condition in the context of this application.

Pre Application Engagement

Prior to submitting this application, we have engaged in constructive pre application discussions with the Mark Niland, about a range of post planning decision aspects including the details required to discharge Conditions 11, 12, 21, and 25.

Following the formal submission, we are willing to continue to engage in discussions to ensure the discharge of conditions are dealt with in an efficient, timely and consistent manner.

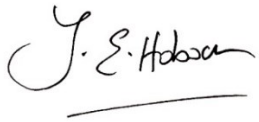
Conclusion

In conclusion, the details submitted to discharge the relevant above slab level conditions provide sufficient information and accordingly, this application should be approved without delay.

Please note that the timing of the determination process of this application is important as the applicant is programming various aspects of the construction process for the project during the course of the next few months.

Based on the above information we consider the application can be validated. Should you wish to discuss the planning application further, please do not hesitate to contact me.

Yours faithfully



JAMES HOBSON
MANAGING DIRECTOR
JEH Planning Ltd.