

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H18-1083-25 **Applicant:** Sutton Bridge Parish Council

Proposal: Proposed Sports Pavilion

Location: The Pavilion Memorial Park Bridge Road

Terminal Date: 22nd January 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
29	The Historic Environment
30	Pollution
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-Making
Section 8 - Promoting healthy and safe communities
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1

HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	2	1
OTHER STATUTORY BODIES	0	0	0	3
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is an outline planning application, with all matters reserved, for the erection of a Sports Pavilion at Memorial Park, Sutton Bridge.

The application is supported by a location plan which identifies the wider recreation ground and the proposed red-line application boundary. The plan shows that the proposed pavilion would be sited within the north-western corner of the playing fields, in close proximity to the existing car park. The position of the existing football pitches, which are to be retained, is clearly shown, along with the established play area located to the south of the site.

Site Description

This part of Memorial Park is designated as recreational open space and is also located within Flood Zone 3, as identified by the Environment Agency's Flood Map for Planning.

The proposed pavilion would be sited in close proximity to the existing playing pitches, which are to be retained. There are Tree Preservation Orders within the wider park; however, the application site is located outside of the Root Protection Areas of the protected trees.

The Curlew Centre is accessed from Bridge Road, with established car parking provided to both the front and rear of the building. A children's play area is located to the east within Memorial Park. The proposed pavilion site is positioned so as to avoid encroachment onto the existing playing pitches, ensuring their continued use and function.

History

H18-0055-12 - Part use of first floor accommodation (Rooms B, C, D and E) as either office space for business use (Class B1) or for a purpose ancillary to the community centre. Approved 02-04-12

H18-0793-10 - Proposed multi-use community centre. Approved 10-11-10

H18-0671-09 - Proposed multi-use community centre. Approved 07-06-10

H18-0098-12 - Removal of Condition 5 of H18-0793-10 relating to erection of timber fencing. Approved 10-04-12

H18-1088-23 - Proposed sports pavilion/leisure centre. Approved

Consultations

Parish Clerk

At a meeting on 16th December 2025, Sutton Bridge Parish Council resolved to support the application for a sports pavilion on the Memorial Field.

South Holland IDB

Surface Water - The applicant has indicated on the Application Form that they intend to dispose of surface water via infiltration, however I cannot see that the viability of this proposal has been evidenced. We recommend that ground investigation is carried out to determine infiltration potential, followed by testing in line with BRE Digest 365 if onsite material is considered favourable for infiltration. If infiltration is not feasible at this site, following the drainage hierarchy we would expect the applicant to propose to discharge surface water to a watercourse. In this case, consent would be required under Byelaw 3. The Board recommend that any discharge is in line with the National standards for sustainable drainage systems (SuDS) published in June 2025. Further to the National Standards for SuDS, the Board's policy is to restrict discharges to 2/l/s/ha or annual average flood flow rate (QBar or QMed), whichever is higher. Please note that any consent granted for the discharge of surface water is likely to be subject to a Surface Water Development Contribution fee (SWDC) as outlined within our Development Control Charges and Fees.

Foul Water - I note that the applicant has not indicated how they propose to dispose of foul water from the development. If the applicant proposes to discharge treated foul water to a watercourse, consent would be required under Byelaw 3. Please note that any consent granted for the discharge of treated foul water is likely to be subject to a Treated Foul Water Development Contribution fee (TFWDC) as outlined within our Development Control Charges and Fees.

Environment Agency

We understand that the proposed development falls under the flood risk vulnerability classification of 'water compatible' and therefore this proposal comes under cell C3 of the local flood risk standing advice. It does not appear to fit any other criteria on our consultation checklist, 'When to consult the Environment Agency'.

Highways & Suds Support

The principle of development is acceptable. As this is an outline application with all matters reserved, access and layout have not been considered. Please make the applicant aware of the requirements for any change in the existing access and parking arrangements that may affect this proposal, as detailed within the Lincolnshire County Council Design Approach.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response regarding drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application, and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

Sport England

The Football Foundation has provided comments on the re-siting and smaller size of the building now proposed. They raise concerns about the lack of details provided with the application including details of the floor plan of the building. They also raise concerns that the building could impact on the use of playing pitches at the site.

Sport England continues to support the principle of a replacement sports pavilion at the site as approved under application ref: H18-1083-25. This current application has also been submitted in outline format with all matters reserved. As such the details of the layout, scale and appearance of the building would form later applications for reserved matters approval. Based on the information submitted previously on the pitches marked out on the playing field it is considered that the siting of a pavilion and access path as shown within the red line boundary on Drw No: EX-102 Rev P4 would not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Conclusion: In light of the above, the revised proposal would meet exception E2 of Sport England's

Playing Fields Policy and the requirements of Paragraph 104 of the NPPF (2024) in that the amended siting of the building proposed would not affect the quantity or quality of playing pitches or otherwise adversely affect the use of the playing field. Mechanisms are proposed to ensure that the resultant building would only provide ancillary facilities which support the principal use of the site as a playing field. Therefore, Sport England has no objection to this amended proposal which does meet exception 2 in Sport England's Playing Fields Policy and paragraph 104 of the NPPF provided the following planning condition is attached to any permission granted:

Ecology

Conclusion: There has been sufficient evidence provided to determine this application, however we require further confirmation from the applicant regarding hedgerow planting to be confident that 10% net gain can be achieved for the whole site. We will require a BG Plan and HMMP to be secured pre-commencement due to the significant onsite habitat creation.

Environmental Protection

No comments regarding land contamination

Historic Places Team

Having reviewed the application documents and the updated available Historic Environment information for this application, the proposal is unlikely to have an impact on significant archaeological remains. Consequently, no further archaeological input is necessary for this application. It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Conservation Officer

I wish to raise no objections to this outline proposal. Sutton Bridge does not currently host a conservation area, and whilst the site is within relatively close proximity to the grade II listed St Matthew's Church, a small single-storey proposal, on such an open and wide plot would be unlikely to bear any materially harmful effect upon the appreciation of that designated heritage asset

Representations

This application has been advertised in accordance with the Development Management procedure Order 2015 (as amended). A representation has been received. However the comments note a pizza van located to the front of the Curlew Centre building. This is not relevant to this assessment.

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework (December 2023) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals.

In this instance, no relevant neighbourhood plans have been adopted. The Authority is able to

demonstrate a supply of deliverable sites equivalent to in excess of 5 years through the latest Housing Land Supply Assessment.

Planning Considerations

Principle of Development

The South East Lincolnshire Local Plan sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use of land and to minimise the loss of high quality agricultural land by developing in sustainable locations and at appropriate densities.

Policy 1 of the South East Lincolnshire Local Plan sets out a spatial strategy for delivering sustainable development across South East Lincolnshire until 2036. Policy 1 (Spatial Strategy) expresses the sustainable framework of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy in respect of sustainable development are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

The application site is located within a main service centre of Sutton Bridge as identified by Policies Map inset 9 of the SELLP. Of these areas policy 1 (point 2) states:

Within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

Therefore, the proposal to erect a new sports pavilion, which would be ancillary to and support the existing sporting and recreational functions of the site, is considered to be consistent with and aligned with the overarching spatial strategy set out in Policy 1 of the South East Lincolnshire Local Plan.

Recreational Open Space

Policy 32 of the South East Lincolnshire Local Plan relates to Community, Health and Well-Being and is directly relevant given that the application site lies within an area of allocated recreational open space. The policy (in part) states:

- The redevelopment or change of use of an existing community facility will be permitted only if:*
- 1. an assessment has been undertaken which has clearly shown that the facility is:*
 - a. surplus to requirements; or*
 - b. not economically viable; or*
 - c. unfit for purpose; and*
 - d. in the case of recreational open space, does not make an important contribution in amenity, visual or nature conservation terms; or*
 - 2. the loss resulting from the proposed redevelopment or change of use will be replaced by equivalent or better provision (in terms of quantity and quality) in a suitable nearby location; or*
 - 3. (in the case of sports facilities or recreational open space) the redevelopment or change of use is for alternative sports or recreational provision, the need for which clearly outweighs the loss.*
- The development of new community facilities will be supported, provided that they are located so as to be:*
- 1. as close as possible to the community they will serve;*
 - 2. readily accessible by public transport, on foot, and by bicycle;*
 - 3. compatible with nearby uses and the character and appearance of the neighbourhood; and*
 - 4. located and designed to enable (where possible) shared use with other services/facilities*

The proposal seeks permission for the erection of a new sports pavilion to support the existing sporting use of the Memorial Ground. The new pavilion would be located within the wider playing fields, but outside of the demarcated playing pitches, and close to the existing pavilion currently used by Sutton Bridge United FC. The existing building is relatively small, in poor condition, and positioned close to a row of boundary trees.

The proposed pavilion is required as an ancillary facility to support the continued and effective functioning of the playing pitches at the Memorial Ground, providing improved facilities associated with the established recreational use of the site. The applicant's Design and Access Statement confirms that the pavilion would remain ancillary to the wider sporting and recreational use of the site. As such, the proposal would not result in the loss of recreational open space, nor would it undermine the amenity or recreational value of the Memorial Ground.

Sport England and the Football Partnership (FP) have been consulted and raise no objection to the proposal at this stage, subject to a condition restricting the use of the pavilion so that it remains ancillary to the wider use of the playing fields. Such a condition is considered reasonable and necessary and can be secured as part of any grant of permission. Detailed matters relating to the design of the pavilion would be assessed at the reserved matters stage, at which point the relevant Sport England policies would apply.

Having regard to the above, it is considered that, subject to the imposition of an appropriate planning condition, the proposal accords with Policy 32 of the South East Lincolnshire Local Plan.

Flood Risk & Drainage

Policy 4 of the South East Lincolnshire Local Plan sets out the approach to managing flood risk. The application site is located within Flood Zone 3, as identified on the Environment Agency's Flood Map for Planning, and the Strategic Flood Risk Assessment (SFRA) indicates that the site lies within an area classified as 'danger for all'.

The applicant has submitted a Flood Risk Assessment (FRA) prepared by S M Hemmings, dated 20 September 2023. Whilst the FRA was originally submitted in support of a former planning application, its content and conclusions remain relevant and applicable to the current proposal, having regard to the nature, scale and location of the development. The proposed use is acceptable in principle within this flood risk context, given that the pavilion would be ancillary to the existing recreational use of the playing fields and would not introduce a more vulnerable use to the site.

The Environment Agency has been consulted and raises no objection to the proposal. The Local Planning Authority intends to secure finished floor levels in accordance with the levels set out within the submitted Flood Risk Assessment, together with the implementation of the identified flood resilience and resistance measures, through the use of planning conditions.

Given that this is an outline application, surface water drainage is a matter of principle and it is therefore necessary to secure the submission and approval of a surface water drainage strategy at a later stage. Furthermore, having regard to the separation distance from the Curlew Centre, the means of foul water disposal will also require further consideration. Accordingly, conditions requiring details of both surface water and foul water drainage will be attached to any grant of permission.

Subject to the above mitigation and the imposition of appropriate planning conditions, the proposal is considered to accord with Policy 4 of the South East Lincolnshire Local Plan.

Highway Safety

Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation.

Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Policy 36 is concerned with Vehicle and Cycle Parking it states that "All new development, including

change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities (in Appendix 6).

The highway authority have been consulted and have stated that they have no objections on highway safety or parking grounds in relation to the proposed development. The proposal would utilise an existing access arrangement. Furthermore, sufficient existing parking is available for existing and future users of the facility.

The proposal then in respect of highway safety and parking provision would accord with policies 2, 3 and 36 of the South East Lincolnshire Local Plan as well as section 9 of the National Planning Policy Framework.

Ecology

Policy 28 of the South East Lincolnshire Local Plan relates to the natural environment, with Part 3 specifically concerned with addressing gaps within the ecological network. This policy is relevant to the proposal given the location of the site within an area of recreational open space.

Biodiversity Net Gain (BNG) is now a mandatory requirement for development. A BNG Matrix has been submitted in support of the application and demonstrates that a minimum 10% net gain in biodiversity can be achieved. The Council's Ecologist has reviewed the submitted information and confirms that there has been sufficient evidence provided to determine the application. However, further confirmation is required from the applicant in respect of proposed hedgerow planting to ensure confidence that a 10% net gain can be achieved across the whole site.

Given the scale of on-site habitat creation proposed, the Ecologist advises that a Biodiversity Gain Plan (BGP) and a Habitat Management and Monitoring Plan (HMMP) will be required and secured by planning condition prior to commencement of development. These documents will ensure that the biodiversity enhancements are delivered, managed and maintained in accordance with the submitted BNG strategy.

Subject to the imposition of appropriate planning conditions, including those securing biodiversity net gain, the proposal is considered to accord with Policy 28 of the South East Lincolnshire Local Plan.

Amenity

The proposed pavilion would be an ancillary facility intended to support the existing sporting and recreational use of the Memorial Ground. The development would not introduce a new or incongruous use within the locality, nor would it result in a material change of use of the site. The facility would serve existing users of the sports ground and is unlikely to give rise to any discernible intensification of activity that would adversely affect the amenity of nearby occupiers.

Although the proposed pavilion would be located in relatively close proximity to the boundary with the nearest neighbouring properties, the scale, height and form of the building, together with the separation distances involved, would ensure that no unacceptable impacts would arise in terms of overlooking, loss of privacy or loss of light. Furthermore, given the ancillary nature of the use and the established recreational character of the site, the proposal is not expected to generate noise or disturbance beyond that already associated with the lawful use of the playing fields.

Control over further detailed matters is retained, through the requirement to submit reserved matters.

Accordingly, the proposal is considered acceptable in residential amenity terms and accords with the aims of Policies 2 and 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

Other Matters

The detailed assessment of matters relating to character, appearance, design and residential

amenity, insofar as they arise from the physical form of the development, is reserved for consideration at the reserved matters stage.

In principle, the proposed use of the pavilion is ancillary to the established sporting and recreational functions of the playing fields. As such, the use itself is considered acceptable in this location, subject to the submission and approval of appropriate reserved matters.

Planning Balance

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The proposal for a new sports pavilion at Memorial Park, Sutton Bridge, is considered to comply with the South East Lincolnshire Local Plan and relevant national policy.

The pavilion is ancillary to the established playing fields, supporting existing sporting and recreational activities, and will replace an outdated facility with improved, fit-for-purpose accommodation. It aligns with Policy 1 by supporting the role of Sutton Bridge as a Main Service Centre, and with Policy 32 by enhancing community health, well-being, and access to recreation. Sport England and the Football Foundation raise no objection, subject to a condition restricting the pavilion's use to ancillary purposes.

Flood risk has been addressed through a 2023 Flood Risk Assessment, with finished floor levels and drainage details to be secured by condition. Ecology is protected through mandatory Biodiversity Net Gain, with a 10% gain achievable, and pre-commencement conditions for a Biodiversity Gain Plan and Habitat Management and Monitoring Plan will ensure delivery in accordance with Policy 28.

The pavilion is located outside the Root Protection Areas of protected trees, raises no heritage, highway, or amenity concerns, and detailed design matters will be addressed at the reserved matters stage.

Overall, the proposal delivers clear community and recreational benefits, while impacts are mitigated through conditions. These benefits, in combination with the site's sustainable location, mean the development represents sustainable development and is in accordance with the development plan and the National Planning Policy Framework.

Conclusion

The development supports the role of Sutton Bridge as a Main Service Centre (Policy 1), provides an ancillary community facility within recreational open space (Policy 32), addresses flood risk and drainage (Policy 4), secures a minimum 10% Biodiversity Net Gain (Policy 28), and maintains highway safety and accessibility (Policies 2, 3 and 36). No heritage, amenity, or contamination concerns arise. Overall, the proposal delivers community and recreational benefits consistent with the Local Plan and the NPPF.

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.