

date: 09 May 2024
your reference: JEH085
our reference: PE-00077-24
ask for: Sam Dewar
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Sent by email to: james.hobson@jehplanning.com

Dear James,

Proposal: EIA screening request for proposed Health and Wellbeing Leisure facility and extra care facility

Site Address: Land immediately to the North of Spalding Town Centre

A Supporting Statement has been submitted in support of a request made to South Holland District Council for a Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. This was accompanied by additional information/documents/plans covering Noise, Transport, biodiversity, Land Contamination, Landscape, Air quality, Flood Risk, and Cultural Heritage.

Taken from the submission and for the avoidance of doubt:

The applicant is proposing to submit two separate planning applications:

- 1. Application 1: Full planning application for the dry and wet leisure facilities and associated development including the demolition of the existing swimming pool building. (Site red line boundary to cover the whole extent of the site See attached Drawing No M00514-SBA-01-00-DR-A-0100 (P01) Existing Location Site Plan - H&WH).*
- 2. Application 2: Outline planning application for the extra care housing facility. (Site red line boundary to cover the existing swimming pool land and buildings as well as an area for parking See attached Drawing No M00514-SBA-01-00-DR-A-0101 (P01) Existing Location Site Plan - Extra Care). All the Reserved Matters detail would be determined at a later stage but key development parameters would be submitted in order to assess its likely impact on the Conservation Area.*

Due to the in relationship between both proposals it is intend that an indicative masterplanning will be submitted for both applications relating to the whole site. The current iteration of the indicative masterplan is attached Drawing No M00514-SBA-00-00-DR-A-0103 (P01).

The site comprises land and buildings immediately situated to the North of the town centre of the settlement of Spalding which is a principal town in South Holland District. The site accommodates the existing Castle Sports Leisure Complex and is irregular in shape covering a total area of approximately 4.99 hectares.

Assessment

EIA procedures apply to all applications for EIA development which is defined as Schedule 1 development or Schedule 2 development which is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. The proposal as described in your submission does not fall into any of the criteria in the definition of Schedule 1 development under the regulations. It is within the threshold of Part 10 (b) of Schedule 2 however is not considered to have significant effects on the environment by virtue of its proposed use, size and location. The site is not within a 'sensitive area' as defined by the Regulations. The threshold for a development in this category is 0.5ha which would be exceeded in this case. As such, the proposal is a Schedule 2 development and a screening opinion is necessary to determine whether significant effects on the environment are likely and hence whether an Environmental Impact Assessment is required.

When screening Schedule 2 projects, the local planning authority must take account of the selection criteria in Schedule 3 of the 2017 Regulations. The submitted information by the Applicant has been used to complete a Town and Country Planning (Environmental Impact Assessment) Regulations 2017 EIA screening matrix which is attached to this screening opinion which assess the proposed development against the criteria of Schedule 3 of the 2017 Regulations.

The proposed development has therefore been screened with reference to the relevant criteria in Schedule 3 and for the reasons explained above, the local planning authority is of the opinion that it is not likely to have significant effects on the environment and as such, the proposed development is not EIA development within the meaning of the Regulations. An Environmental Impact Assessment is therefore not required. The cumulative effects of other developments in the area have been taken into consideration when making this assessment.

You are advised that the local planning authority's opinion on the likelihood of significant environmental effects is reached only for the purpose of adopting this screening opinion under the Environmental Impact Assessment Regulations 2017.

This screening opinion is given without prejudice to any subsequent consideration by the planning authority through the planning application process of the impacts of the proposed development and assessment of the acceptability or otherwise of the proposed development relative to development plan policy and other material considerations.

Yours sincerely,

Mr Sam Dewar BSc MA MRTPI
Planning Consultant
for and on behalf of South Holland District Council