



Our Ref: JWID2297/L021
16th December 2019

Planning Department
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir/ Madam

Planning Portal Ref: PP-07781735

APPLICATION BY TRITON PROPERTY FUND – SPRINGFIELDS OUTLET SHOPPING AND FESTIVAL GARDENS, SPALDING, PE12 6ET

PROPOSED EXTENSION OF SPRINGFIELDS OUTLET SHOPPING & LEISURE TO COMPRISE DEMOLITION OF EXISTING NFU MUTUAL OFFICES AND PROVISION OF COMPARISON RETAIL FLOORSPACE (A1), FLEXIBLE RETAIL AND/OR COFFEE SHOPS/RESTAURANTS FLOORSPACE (A1/A3), ACCESS, REVISED CAR PARKING, LANDSCAPING & ASSOCIATED WORKS

We act for Triton Property Fund (c/o UBS Asset Management (UK) Ltd) in relation to the above site and are instructed to submit a full planning application on their behalf for the proposed extension of Springfields Outlet Shopping & Leisure to comprise demolition of the existing NFU Mutual offices and provision of comparison retail floorspace (A1), flexible retail and/or coffee shops/restaurants floorspace (A1/A3), access, revised car parking, landscaping & associated works

The proposed development seeks to deliver Policy 27 of the recently adopted South East Lincolnshire Local Plan (May 2019), which allocates approximately 3,700 sqm (net) of comparison floorspace in the short term at Springfields Outlet Shopping & Leisure.

Background & Context

The Springfields Outlet Shopping & Leisure complex is a well established major tourist destination in Spalding, Lincolnshire which draws an annual footfall of some 2.3 million visitors, therefore attracting a significant number of visitors into Spalding who would not otherwise visit the town, with visitors travelling from destinations such as Kings Lynn, Peterborough, Stamford, Grantham and Skegness.

The wider Springfield complex includes a range of outlet stores, garden centre, Festival Gardens, an Exhibition & Conference Centre and leisure facilities.

A number of improvements to Springfields have been delivered over the years, including the recent £1.2million investment in the new Adventure Land located within the Festival Gardens, which opened in 2018 and includes the new JCB Young Drivers Zone and other activities including a Tree Top Village, Springy's Beach, Dino Golf and miniature railway. Combined

with the new Springy's Diner, Adventure Land provides an attractive destination for all the family and complements the outlet offer at Springfields.

However, while the above improvements have assisted in maintaining the role of Springfields as a premier tourist destination including the benefits the outlet centre provides to the town, Springfields needs to continually evolve and develop in order to address challenges the centre is facing to maintain that position.

The recently adopted South East Lincolnshire Local Plan (SELLP) (March 2019) recognises the strategic importance of Springfields as a visitor attraction and a major local employer. To help meet the need for further comparison retail floorspace in Spalding, Policy 27 of the Local Plan (2019) allocates approximately 3,700 sqm (net) of comparison floorspace in the short term at Springfields Outlet Shopping & Leisure.

Development Proposal

The proposed development therefore seeks to deliver Policy 27 of the Local Plan and would provide a modern and attractive extension to the existing outlet centre, comprising the demolition of the existing NFU Mutual offices and provision of new comparison retail floorspace (Class A1), flexible comparison retail and/or ancillary coffee shops/restaurants floorspace (Class A1/A3), access, revised car parking, landscaping and associated works.

The development proposal seeks full planning permission for the expansion of Springfields Outlet Shopping & Leisure to provide 19 new units comprising comparison retail (A1) and flexible comparison retail and/or ancillary food and drink (A1/A3).

The proposed extension to Springfields proposes an extended mall arrangement in the form of an extension at the southern end of the existing outlet centre on the existing South Car Park and NFU Mutual offices and car park and would adjoin the existing Travelodge Hotel and retail units Gap and Radley which form part of the existing outlet centre.

The retail extension would include provision of 15 new comparison retail units (A1) and 3 comparison retail/ ancillary food and drink units (A1/A3), providing 4,276m² gross of retail floorspace plus a new shopping walkway which would connect the extension with the existing outlet.

The application also includes for provision of new public realm between the new retail extension and its frontage on to Camel Gate, creating an attractive gateway for visitors on arrival into Springfields.

Landscaping proposals are also included across the wider site and include provision of new garden features in the adjacent Festival Gardens along with substantial planting along the northern edge of the application site, with substantial replacement tree planting proposed on site.

In terms of car parking, the development would create a further 300 new car parking spaces at Springfields, to be provided to the west of Camel Gate, with temporary staff parking to be provided elsewhere on site at weekends and bank holidays.

The layout of the proposed retail extension has been designed so as to respond to the surrounding site context and create a strong, permeable link between the new development and the existing Springfields Outlet Shopping & Leisure, with the new units and the proposed shopping walkway aligned with the existing retail units and shopping walkway, creating a retail circuit which facilitates the movement of visitors throughout the entire outlet.

A new proposed entrance to the retail extension at the south west corner fronting onto Camel Gate is designed so as to ensure convenient access for those using customer car parks on Camel Gate, travelling by bus to stops on Camel Gate or Holbeach Road and for those arriving by foot or cycle from the main built up area of Spalding, including Spalding Town Centre and residential areas to the south.

The southern side of the extended mall has a circular design, with the curved southern elevation creating visual interest and a sense of arrival for shoppers as it guides visitors towards the new entrance at the south west corner of the outlet extension.

This would be further enhanced by the proposed public realm and opportunity for outdoor drinking and dining, with the 3 flexible retail and/or food & drink (A1/A3) uses fronting onto Camel Gate, creating a strong active frontage for visitors as they arrive along Camel Gate.

The height of the building increases along the southern elevation towards the Camel Gate/Holbeach Road roundabout and creates an attractive gateway building on arrival into Springfields and for those arriving into Spalding from the A16 to the east.

In terms of design, the new retail extension provides a modern and attractive addition to the existing outlet centre and incorporates a high quality palette of materials and architectural design. Further details relating to the design of the proposal are set out in the supporting Design & Access Statement.

The proposed development therefore seeks to deliver Policy 27 of the Local Plan and would provide a modern and attractive extension to the existing outlet centre, comprising the demolition of the existing NFU Mutual offices and provision of new comparison retail floorspace (Class A1), flexible comparison retail and/or ancillary coffee shops/restaurants floorspace (Class A1/A3), access, revised car parking, landscaping and associated works.

The development would result in the creation of 18 new units and would provide a wide range of social, economic and environmental benefits which include:

- The creation of around 350 new jobs in addition to 650 jobs currently provided at Springfields, one of the largest employers in Spalding;
- Increased opportunities for local contractors and suppliers, with the outlet centre currently using 25 local contractors and suppliers;
- Increased annual footfall providing an attractive tourist destination for all the family;
- Spin-off benefits for Spalding and the local economy through increased number of visitors to the town and increased local spend, with Springfields currently having a catchment reaching areas within a 90 minute drive of the town and locations further afield including Norwich and Leicester;
- Measures for town centre improvement including Section 106 funding, the offer of participation in the Spalding Town Centre Steering Group and measures to improve linkages with the centre which include potential use of technology such as the Springfields VIP App to promote the town centre;

- A new and modernised office building for NFU Mutual, helping to retain local jobs;
- Relocation of the Springfields Horticultural Society offices close to their Events/Conference Centre; and
- Environmental benefits including substantial new planting across the site with approximately 10 to 1 replacement tree planting and investment in on site renewable energy supplies.

The application is accompanied by a Planning Statement and a number of technical reports (set out below) which demonstrate the acceptability of the proposal when considered against relevant policies in the SELLP (2019) and the National Planning Policy Framework (2019).

In light of the above, it is considered the proposed expansion of Springfields Outlet Shopping & Leisure would provide significant socio-economic benefits for Spalding and would deliver on the aspirations of the recently adopted SELLP (2019) which allocates Springfields for new comparison retail floorspace. A decision in accordance with the development plan and in light of all material considerations therefore supports the grant of planning permission.

Against this background the submission includes the following documents and plans:

1. Application Forms & Ownership Certificates
2. Cover Letter
3. EIA Screening Report
4. Design & Access Statement
5. Planning Statement
6. Statement of Community Involvement
7. Transport Assessment
8. Travel Plan
9. Flood Risk Assessment & Drainage Strategy
10. Site Drainage Details (As Built & Storm Water)
11. Heritage Assessment
12. Ecological Appraisal
13. Bat Activity and GCN eDNA Report
14. Arboricultural Survey Report
15. Phase I Desk Survey
16. Scheme Plans:

Masterplan

- Site Location Plan (3841-070-L02 P4)
- Site Masterplan (SPFDS-WBA-SI-ZZ-DR-A-90_100-P10)
- Site Masterplan – Detailed (SPFDS-WBA-SI-ZZ-DR-A-90_101-P4)
- Site Masterplan – Phasing (SPFDS-WBA-SI-ZZ-DR-A-90_102-P4)

Retail

- Site Layout (SPFDS-WBA-XX-ZZ-DR-A-20_104-P6)
- Level 00 GA Plan (SPFDS-WBA-XX-00-DR-A-20_105-P16)
- Level 01 GA Plan (SPFDS-WBA-XX-01-DR-A-20_106-P6)
- Roof Plan (SPFDS-WBA-XX-RF-DR-A-20_107-P5)
- GA Sections (SPFDS-WBA-XX-ZZ-DR-A-20_108-P5)
- Elevations (SPFDS-WBA-XX-ZZ-DR-A-20_109-P7)

- Existing NFU Elevations (4328AB-09)
- Red Line & Boundary Distances (SPFDS-WBA-XX-00-DR-A-20_110)

Landscape

- Tree Strategy (M3041_PA_01_V05)
- Landscape Layout for Retail Development (M3041_PA_02_V03)
- Boundary Planting – Arena Site (M3041_PA_05_V02)
- Planting Proposals for Car Parks and Camelgate (M3041_PA_08_V02)
- Appendix G - Landscape Proposals for Garden Edge (with water) (M3041_PA_09_V09)
- Integration Phases 1 to 3 (M3041_PA_10_V10)

Visuals

- SP Phase 3 – View A Rev A
- SP Phase 3 – View A Night Rev A
- SP Phase 3 – View B Rev B
- SP Phase 3 – View C
- SP Phase 3 – View D Rev A

We trust the above is sufficient to validate the application. If you require any additional information at this stage, please do not hesitate to contact me.

Yours sincerely



Jeremy Williams BA (Hons) MA MRTPI
Director

Enc – as detailed above