

**10 Hall Place, Spalding, PE11
1SR**

**Change of Use from Use Class E
to Sui Generis (Betting Office),
External Alternations and
Advertisement Consent**

BoyleSports (UK) Limited

19 May 2025

LICHFIELDS

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by Lichfields on behalf of BoyleSports (UK) Limited and accompanies an application for full planning permission seeking the change of use of the ground floor of 10 Hall Place, Spalding, PE11 1SR ('the site') from Use Class E (Commercial, Business and Services) to Sui Generis (Betting Office).
- 1.2 External alterations to the appearance of the application site are proposed to enable the unit to be used as a licensed betting office. The application also seeks Advertisement Consent.
- 1.3 The proposed description of development is:
'Change of use of the ground floor of 10 Hall Place from Use Class E to Sui Generis (betting office), external alternations, and advertisement consent.'
- 1.4 External alterations to the appearance of the application site are proposed to enable the unit to be used as a licensed betting office. The application also seeks Advertisement Consent.
- 1.5 This Planning Statement should be read in conjunction with the following documents forming part of the enclosed application:
- 1 Covering Letter;
 - 2 Completed Application Form, including certificates;
 - 3 Site Location Plan (MAP/240325/01);
 - 4 Bloc Plan 1-500 (MAP/240325/02);
 - 5 Bloc Plan 1-200 (MAP 240325/03);
 - 6 Existing Ground Floor Plan (NL/240325/101);
 - 7 Existing Shopfront Elevation (NL/240325/102);
 - 8 Proposed Shell Layout (FINAL/NL/240325/500);
 - 9 Existing and Proposed Shopfront Elevations and Signage Details (FINAL/NL/240325/501);
 - 10 Existing Rear Elevations and Side Profile (FINAL/NL/240325/502);
 - 11 Proposed Rear Elevations and Side Profile A/C and Sat Dishes (FINAL/NL/240325/503);
 - 12 Existing and Proposed Roof Plans (FINAL/NL/240325/504); and,
 - 13 Existing and Proposed Side Elevation – A/C Condensers (FINAL/NL/240325/505).

BNG De Minimis

- 1.6 Biodiversity Net Gain (BNG) is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Some

types of development are exempt from having to demonstrate BNG, including developments below the de minimis threshold.

- 1.7 The proposed development would not impact any onsite priority habitat, and it impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat. Therefore, the development qualifies for the de minimis exemption for mandatory BNG in line with Regulation 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Report Structure

- 1.8 This statement is structured as follows:
- 1 **Section 2:** provides an overview of the applicant and describes the site and its surroundings;
 - 2 **Section 3:** describes the proposed development;
 - 3 **Section 4:** sets out the planning policy context;
 - 4 **Section 5:** provides a planning assessment; and,
 - 5 **Section 6:** outlines our conclusions.

2.0 **Site Description and Background**

The applicant

- 2.1 Boylesports (UK) Limited provides gambling and betting services and offers a wide range of betting opportunities in horse racing, football, tennis, golf, rugby, cricket, basketball and numbers betting. Boylesports serves customers worldwide.
- 2.2 Founded in 1989 by John Boyle, the business has grown to over 300 shops in Ireland and the UK, offering telephone, mobile and online betting and gaming services in Ireland, the UK and a range of international markets.
- 2.3 More recently, the business purchased a group of 13 shops in the Birmingham area in 2019, which saw the start of their expansion in the UK. Geographic coverage has widened in recent years with additional locations carefully chosen to open additional shops, with the current UK estate size approaching 70 shops. The business seeks to continue this expansion within selected locations.

The site

- 2.4 The site is located along Hall Place and is in the administrative boundary of South Holland District Council.
- 2.5 The site is located within Spalding Town Centre and forms part of the Primary Shopping Area and the Primary Shopping Frontage
- 2.6 The site is located within a Conservation area but is not listed. There are a number of listed buildings along Hall Place and within the surrounding area, the proposed development is unlikely to present any discernible effect on the setting of these heritage assets.
- 2.7 As is the case with the entirety of Spalding, the site is located within Flood Zone 3 meaning there is a high probability of flooding from rivers and sea. The River Welland is located to the east of the site.
- 2.8 The site is not subject to any ecological designations.
- 2.9 The ground floor of the site is currently vacant having previously been occupied by Barclays Bank. We understand that Barclays Bank closed on 10 May 2024.
- 2.10 The site is bound by:
- To the north west a shop (Boots);
 - To the south and south west residential properties located along Gore Lane; and,
 - To the north east is an opticians (Vision Express)

Site Context

- 2.11 The site occupies a central location within Spalding Town Centre and is located within walking distance of a variety of shops, cafes and facilities. Hall Place is a pedestrianised street that is well served by public transport. The nearest bus stop located approximately 160m from the site and is served by the G76 and the S137S buses.

2.12 Parking is available at Sheep Market Car Park which is located approximately 120m from the site.

2.13 There are no Public Rights of Way within or adjacent to the site.

Planning History

2.14 Based on a review of South Holland District Council's planning register, the following is deemed relevant to the application site:

- 1 H16-0254-95 – Replacement of existing metal windows with new double glazed white aluminium units to both first and second floors (Full permission granted March 1995).
- 2 H16-0986-00 – ATM Fascia sign (Advertisement consent granted August 2000).
- 3 H16-0985-00- Installation of cash machine with minor adjustments to sill level (August 2000).
- 4 H16- Update and replace existing external signage and projecting globe (Advertisement consent granted August 2000).
- 5 H16-1262-02- Sitting of projecting sign and ATM box panel sign (part retrospective) (Advertisement consent granted November 2002).
- 6 H16-0307-24- External alterations to include removal of external signage, external ATM, night safe and CCTV camera (Full permission granted July 2024).

2.15 Whilst we have not been able to identify a specific permission for use of the application site as a bank, it is clear from the above history that the application site was in use as a bank as early as 2000, meaning that the use of the Site as a Bank (Use Class E) is established. Planning permission is therefore required for change of use to betting office (sui generis) in order for BoyleSports to operate from the appraisal site.

2.16 We understand that the unit has remained vacant since the closure of Barclays Bank (Class E) in May 2024.

3.0 **Proposed Development**

- 3.1 The Application seeks planning permission in full for the change of use of the ground floor of 10 Spalding Place from Use Class E to Sui Generis (betting office).
- 3.2 Permission is also sought for the following:
- 1 The installation of new internally illuminated sign (detail shown on FINAL/NL/240325/501);
 - 2 The installation of new internally illuminated projecting sign (detail shown on FINAL/NL/240325/501);
 - 3 The removal of existing grey marble powder coated aluminium shopfront and the marble panelled section of shopfront with cut outs for ATM machine, and the installation of new entrance door, stall riser and new aluminium shopfront powder coated blue to match RAL 5002. The existing pilasters are to be clad in powder coated aluminium to RAL 5002 (detail shown on FINAL/NL/240325/501);
 - 4 Installation of 10.8mm laminated safety glass to shopfront and 6.8mm laminated safety glass to entrance door (detail shown on FINAL/NL/240325/501);
 - 5 The installation of 3 no. air condensing units beneath the stairs fixed to the floor (details shown on FINAL/NL/240325/505 and FINAL/NL/240325/503); and,
 - 6 The installation of 2 no. satellite dishes mounted on a pole (details shown on FINAL/NL/240325/503)
- 3.3 To the rear of the building, planning permission is sought for the installation of two satellite dishes, one measuring 800mm in diameter and the other 600mm in diameter. These will be mounted on a pole and affixed to the rear of the building as set out in drawing FINAL/NL/240325/503.
- 3.4 The three AC condenser units are proposed to be installed beneath stairs at the rear of the existing property, they will be fixed to the floor and enclosed within a steel cage. These details are set out in drawings FINAL/NL/240325/505 and FINAL/NL/240325/503. The AC condenser units measure:
- Table 3.1 Dimensions of proposed AC condensor
- | Number of AC condenser | Width | Height | Depth |
|------------------------|-------|--------|-------|
| 1no. | 780mm | 550mm | 290mm |
| 2no. | 940mm | 1340mm | 320mm |
- 3.5 Advertisement Consent is sought for one internally illuminated fascia sign. The aluminium fascia panels will be powder coated 'Blue' to match RAL 5002. There will be 10mm pushed through opal acrylic detail with vinyl to the face. The sign is to be internally illuminated via LED's with a switch start control gear and wired back to timer. These details are shown on drawing FINAL/NL/240325/501.

- 3.6 Advert consent is also sought for one internally illuminated projecting sign. The projecting sign is to be fabricated from aluminium panels powder coated 'Blue' to match RAL 5002. The fabricated aluminium panels will be powder coated with fret cut text backed off in opal acrylic and vinyl detail to face. The graphic detail of the sign will be internally illuminated via LED's. These details are shown on FINAL/NL/240325/501.
- 3.7 The dimensions of the fascia and projecting sign are set out in the table below:

Table 3.2 Dimensions of the proposed singage

Sign Type	Width	Height	Depth	Maximum letter height
Fascia sign	11775mm	975mm	110mm	375mm
Projecting sign	800mm	800mm	160mm	280mm

4.0 Planning Policy Context

4.1 This section of the Planning Statement outlines the relevant local and national planning context for the application, as well as other material considerations.

4.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise

National Planning Policy Framework

4.3 The National Planning Policy Framework (December 2024) sets out the planning policies for England and, which underpin both plan-making and decision-taking. It is a material consideration in determining planning applications. The sections listed below are considered of relevance to the determination of the development proposal:

- Section 2 – Achieving sustainable development;
- Section 6 – Building a strong, competitive economy;
- Section 7 – Ensuring the vitality of town centres; and,
- Section 12 – Achieving well-designed and beautiful places.
- Chapter 16 – Conserving and enhancing the historic environment.

4.4 The central aim of the NPPF is to establish a presumption in favour of sustainable development. Paragraph 8 sets out the three overarching objectives of sustainable development which underpin the planning system; these are interdependent and need to be pursued in mutually supportive ways:

4.5 *“An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

4.6 *“A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing; and,*

4.7 *“An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

4.8 Providing further support for building a strong, competitive economy, paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. To enable this, significant weight should be placed on the need to support economic growth and productivity, taking into account local business need and wider opportunities for development.

- 4.9 To ensure the vitality of town centres, paragraph 90 states that planning policies and decisions should support the role that town centres play at the heart of their local communities, by taking a positive approach to their growth, management and adaptation.
- 4.10 Annex 2 of the Framework identifies leisure development as a ‘main town centre use’ which, in our view and as supported in planning appeals, includes betting offices.
- 4.11 In terms of achieving well-designed and beautiful places, paragraph 135(c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 4.12 In terms of conserving and enhancing the historic environment, paragraph 195 notes that heritage assets should be conserved in a manner appropriate to their significance.

Statutory Development Plan

- 4.13 The statutory development plan for the application site comprises the South East Lincolnshire Local Plan 2011-2036 (adopted March 2019)
- 4.14 The site is located within Spalding Town Centre and is located within the primary shopping frontage. The key policies of relevance are:
- 1 Policy 3: Design of New Development
 - 2 Policy 4: Approach to Flood Risk
 - 3 Policy 24: The Retail Hierarchy
 - 4 Policy 25: Supporting the Vitality and Viability of Boston and Spalding Town Centres
 - 5 Policy 26: Primary Shopping Frontages
 - 6 Policy 29: The Historic Environment

Key planning considerations

- 4.15 Based on the policy context described above, we consider that the following issues are key to the determination of the proposed development:
- 1 The Principle of development;
 - 2 Consideration of economic benefits;
 - 3 Sustainable development;
 - 4 Design and amenity considerations;
 - 5 Conservation and built heritage considerations; and,
 - 6 Flood Risk considerations.

5.0 Planning Assessment

Principle of Development

- 5.1 The site is located within one of the Sub Regional Centres of South East Lincolnshire, that being Spalding and is located within the Primary Shopping Area and Frontage. Policy 24 of the Local Plan identifies the principal function of Sub Regional Centres as providing *‘retail, food and drink outlets, financial and professional services, leisure and tourist related uses (Classes A1-A5, B1, D1 and D2) and residential development.’*
- 5.2 It is important to note that Policy 24 is outdated due to changes to the Use Classes Order (September 2020) and the most recent NPPF (December 2024) which seek to accommodate a greater diversity of uses in centres to respond positively to changing consumer demands. Policy 24, does however identify leisure as a main town centre use, in line with Annex 2 of NPPF, which in our opinion includes betting offices.
- 5.3 Paragraph 6.2.6 specifically identifies betting offices as an over proliferation risk which could negatively impact local amenity and activity. Spalding town centre is relatively large and has around 300 units, of these 4 are betting offices, amounting to approximately 1.3% of the total units. An additional betting office would increase this proportion to 1.6%, it therefore cannot be said that the proposed development would constitute proliferation. Currently, within the Primary Shopping Frontage, there are 2 betting offices. Using the GOAD Plan enclosed at Appendix 1, we estimate that there are 53 units within the Primary Shopping Frontage, meaning betting offices currently account for 3.8% of units. With the addition of the proposed development, this would increase to 5.7%. Again, this does not present proliferation.
- 5.4 Policy 24 stresses the importance of maintaining and enhancing the vitality and viability of town centres. It also notes that uses that attract a reasonable level of footfall will be supported. Betting offices have been shown to support the vitality and viability of centres in numerous appeal decisions as they generate footfall and encourage people to spend longer in the centre, therefore supporting the shopping function of centres. This was demonstrated in an appeal decision in Harrow (APP/M5450/W/19/3241217) whereby the appellant’s betting office was shown to be a strong footfall generator within Harrow Metropolitan Town Centre and was the most visited unit amongst those surveyed.
- 5.5 In addition, the research submitted to the appeal found that those that visit betting offices will go on to shop at other units in the town centre, creating linked trips that provide direct economic benefits to other shops and services in the area. The Inspector concluded that *“the proposed change of use would make a significant contribution to the vitality and viability of Harrow Metropolitan Town Centre and that it would support the retail function of the Metropolitan centre.”* This appeal decision confirms that a betting office is a footfall generating use and that people who visit betting offices also visit and spend money in other shops and services in the town centre. This behaviour demonstrates components of a healthy retail environment and highlights that betting offices positively contribute towards the shopping function and vitality and viability of town centres.
- 5.6 Policy 26 of the Local Plan relates to the loss of A1 units (now Use Class E(a)) within the Primary Shopping Frontage. As established, at the time of the adoption of the development

plan, the use of the application site would have constituted Use Class A2 which now falls under Class E(c), meaning that Policy 26 does strictly apply to this application. Despite this, it can and has been demonstrated that the proposed development will make a positive contribution towards to the vitality and viability of the Primary Shopping Frontage. Betting Offices complement shops aiding in creating a healthy retail environment. The proposed development would not result in the loss of A1 (Or Use Class E(a)) floorspace nor will it restrict the use of the upper floors.

- 5.7 The proposed development would reintroduce an active frontage, that is akin to traditional retailers to a unit that has been vacant since May 2024. We do not consider that the proposed development would undermine the retail function of the Primary Shopping Frontage.
- 5.8 Policy 25 seeks to promote and enhance town centres as destinations for retail and entertainment. The proposed development would bring a long term vacant site back into beneficial use, introducing active frontage and generating footfall - therefore enhancing the existing town centre as a destination.
- 5.9 Changes to the Use Classes Order and NPPF to facilitate changing consumer demands is a key material consideration that should be afforded substantial weight. As demonstrated, as a key footfall generator, betting offices make a positive contribution to the vitality and viability of town centres. The principle of development is therefore, considered acceptable.

Consideration of economic benefits

- 5.10 This proposal, through the direct investment from BoyleSports (UK) Limited, would contribute to the economic growth of Spalding Town Centre. On average, £300,000 is invested by BoyleSports on the fitting out of each new unit and BoyleSports pays an average of £9,500 of business rates per unit, per annum, to the Council.
- 5.11 The proposal would create 3 full time and 3 part time jobs (including a part time cleaner). In addition, each new BoyleSports unit creates 26 temporary construction jobs over the 6-8 week construction period (Shopfront & Signage x3, Joiner x3, Electrician x3, Plumber x2, A/C Contractor x3, Tiler x1, Carpet fitter x2, CCTV & Alarm x2, Technical installation team x3, Painter & decorator x2, General labourer x2). It also creates ongoing, indirect employment, through the supply chain for consumables, waste management and utilities.
- 5.12 It is therefore clear that the proposal would provide for economic growth which aligns with Chapter 6 of the NPPF (building a strong, competitive economy). NPPF Paragraph 85 states that *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt”*. The economic benefits relating to the development proposals are a material consideration that can be afforded substantial weight in the determination of this application and the proposal should therefore be viewed favourably.

Sustainable Development

- 5.13 Policy 3 outlines the sustainable development considerations that applications should meet, this includes amongst other things ensuring the best use of sustainable materials and resources and ensuring that the proposed development is accessible via a range of travel modes. The reuse and adaptation of existing buildings is also supported.

5.14 The proposed development will bring a previously developed long term vacant site back into beneficial use and enhance the vitality and viability of the town centre. Therefore, making best use of resources in accordance with Policy 3. The site is also served by sustainable means of travel, with many buses frequenting the area.

5.15 The proposed development therefore supports the sustainable development principle outlined in the adopted Local Plan and NPPF.

Design and amenity considerations

2.1 Policy 3 of the LDP provides a good design criteria for development proposals. The importance of good design and its role in creating a positive sense of place is recognised. This notion is reiterated in the NPPF with paragraph 131 confirming that *“good design is a key aspect of sustainable development, (as it) creates better places in which to live and work.”*

5.16 Policy 3 states that development proposals should demonstrate how, amongst other things, the following will be secured:

- *“Creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;*
- *Distinguishing between private and public space;*
- *Accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;*
- *crime prevention and community safety*
- *The appropriate treatment of facades to public spaces, including frontages to avoid visual intrusion by advertising and other signage; and,*
- *Residential amenity.”*

5.17 The proposed development will enhance the conservation area by bring a vacant site back into beneficial use, which as established will increase the overall viability and vitality of the town centre and consequently will aid in creating a positive sense of place.

5.18 The proposed development is in keeping with scale, views and the surrounding area which has a range of traditional and contemporary shopfronts. The proposed shopfront materials will match those of the existing shopfront (aluminium) but will be powder coated blue to match RAL 5002.

5.19 The frontage of the proposed betting office will create a clear and defined boundary between public and private space.

5.20 As established, the site is well served by sustainable modes of travel.

5.21 Betting offices generate footfall and include an active frontage that is akin to traditional retailers and consequently will increase pedestrian activity. The fact that they typically operate for longer hours will further increase natural surveillance and encourage people to spend more time in town centres. As a result, the proposed development would help prevent crime and improve community safety by creating a more active town centre.

- 5.22 The proposed development aims to create a vibrant, albeit sympathetic display that compliments the commercial character of Spalding Town Centre. The 110mm deep fascia sign will consist of 2.5mm aluminium panels that would be powder coated blue to match RAL 5002. The lettering would comprise BoyleSports', the business name, and it would consist of individual fret cut acrylic white and light blue letters with a red logo. The double-sided projecting sign will consist of aluminium panels finished in colour RAL 5002. The lettering would comprise 'B' and 'Bet here', it would consist of fret cut acrylic white letters with a red symbol. The graphic detail of the signs will be internally illuminated via LED's. The fascia sign's illumination will be provided by LED fittings with switch start control gear and wired back to a timer. The illumination for both signs will not exceed 250CD/M2. We consider the design, scale and internal illumination of the proposed advertisement and shopfront are appropriate and consistent with the existing character of Spalding town centre. The lighting associated with the development will not create a visual intrusion on the surrounding area.
- 5.23 The proposed development will not have an adverse effect on residential amenity. The A/C condenser units, as shown on drawings FINAL/NL/240325/503 and FINAL/NL/240325/505 will be fixed to the floor beneath the stairs and enclosed within a steel cage. The number of A/C condenser units will reduce from 5 to 3 and are located in a more sympathetic location. It is not envisaged that the proposed A/C condenser units will negatively impact visual amenity, nor will it present noise effects on the residential area located behind the proposed development on Gore Lane. Betterment is envisaged due to the proposed location of the A/C condenser units and due to the reduced number of modern, efficient and quieter proposed equipment.
- 5.24 The proposed development is considered to be compliant with Policy 3 and national policy.

Conservation and built heritage considerations

- 5.25 The site is located within a conservation area. Policy 29 aims to protect the distinctive elements of South East Lincolnshire's historic environment. It is noted that development proposals will '*conserve and enhance the character and appearance of designated and non designated heritage assets ... through high-quality sensitive design*'. Policy 29 highlights that proposals within Conservation Areas should retain buildings and architectural details that contribute to the character and appearance of the area.
- 5.26 The proposed development is located within a commercial setting comprising a mixture of traditional and contemporary frontages. The proposed design is in keeping with the existing character of the building and the conservation area, in which many of the contemporary shopfronts utilise aluminium shopfronts.
- 5.27 As established, we believe that the proposed design is sympathetic to the Conservation Area. The proposed fascia sign's illumination will be provided by LED fittings with switch start control gear and wired back to a timer, illustrating its sympathetic nature. We consider that the proposed development at a minimum preserves the appearance and character of the conservation area.
- 5.28 For the above reasons, we do not believe that the proposal will impact the significance of the Conservation Area. We do not consider that a historic environment assessment is necessary in this instance.

- 5.29 The proposed development aligns with Policy 29 of the Local Plan and Chapter 16 of the NPPF.

Flood risk considerations

- 5.30 The South East Lincolnshire Strategic Flood Risk Assessment Report (December 2017) notes that approximately 74% of South Holland lies within the floodplain, 68% of which is within Flood Zone 3.
- 5.31 The site is located within flood zone 3. However, the South East Lincolnshire Strategic Flood Risk Assessment Report advises that it is not necessary to demonstrate that the Sequential Test has been passed as the proposed development relates to a change of use application.
- 5.32 The application site is considered to comprise a suitable location for a non-vulnerable use. It would be adequately flood resistant and resilient. It would not place additional persons at risk of flooding and will offer a safe means of access and egress. The proposal would not increase flood risk elsewhere through the loss of flood plain storage or impedance of flood flows.
- 5.33 The proposed development is considered to be in compliance with Policy 4.

6.0 Conclusion

- 6.1 This planning statement has described the development proposals at 10 Hall Place, Spalding, for the proposed change of use of the unit from Use Class E to Sui Generis (betting office), external alterations and advertisement consent. It demonstrates that the proposal is in accordance with the Statutory Development Plan and national guidance.
- 6.2 Although betting offices are not specifically identified as acceptable uses within policy 24. The policy is considered out of date and does not reflect changes to the Use Classes Order and NPPF, which seek to accommodate a greater diversity of uses in centres including leisure uses.
- 6.3 It has been demonstrated that the proposed development would not constitute a proliferation of betting offices within the town centre or the Primary Shopping Frontage.
- 6.4 The proposed development would create additional employment in the local area and present significant investment in the fitting out of the new unit. These are matters that are considered material in the determination of the proposal which can be afforded substantial weight.
- 6.5 The scale, design, and illumination of the proposed advertisement and shopfront are appropriate and are consistent with the existing character of Spalding town centre (and the existing unit). The proposed development would maintain the character and appearance of the Conservation Area.
- 6.6 The proposed development is a suitable and appropriate use at this location and the benefits of the proposed change of use to a betting office on the vitality and viability of Spalding town centre are clear. As such, we respectfully request that planning permission is granted.

Appendix 1 GOAD Plan



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises
Rateable Value (2023): £60,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

VAT

VAT is applicable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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