



Our Ref: JWID2297

15th of June 2026

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

Dear Sir/ Madam

Planning Portal Reference: PP-14933710

APPLICATION FOR FULL PLANNING PERMISSION – CHANGE OF USE OF PART OF THE FENScape CENTRE FROM OFFICE FACILITIES INTO PUBLIC TOILETS AND EXTERNAL ALTERATIONS

FENScape CENTRE, SPRINGFIELDS OUTLET SHOPPING & LEISURE, CAMELGATE, SPALDING, PE12 6EU

We act for UBC Triton General Partner Ltd in relation to the above site and are instructed to submit a full planning application for the change of use of part of the existing Fenscape Centre from office facilities into public toilets, together with associated minor external alterations.

The proposals comprise the reconfiguration of part of the existing building to provide upgraded public toilet facilities within the established Springfields Outlet Shopping & Leisure destination. Associated external works include minor alterations to the elevations, including new entrance arrangements and associated canopy works. The proposals are modest in scale and are confined entirely within the envelope of the existing building, with no increase in building footprint, height or overall floorspace proposed.

The site forms part of the established Springfields Outlet within the settlement of Spalding and sits within a wholly commercial context with no nearby residential receptors. The development will support the continued operation and enhancement of the wider outlet destination through the provision of improved visitor facilities, whilst maintaining the overall character and appearance of the existing building.

The proposal is consistent with the adopted South East Lincolnshire Local Plan. In particular, it accords with Policies 1 and 2 which support development that strengthens the role of Spalding as a focus for retail, leisure and tourism activity, and Policy 3 which seeks high quality and contextually appropriate design.

The development also aligns with Policy 9, which supports development within Springfields Shopping and Festival Gardens that directly assists the operation and functionality of the centre. The proposals further accord with the National Planning Policy Framework, which places significant weight on supporting sustainable economic growth and well-designed places.

The accompanying Flood Risk Assessment confirms that the site lies within Flood Zone 3. However, the proposed works do not involve any change to the building footprint, impermeable area or finished floor levels and therefore do not increase flood risk on the site or elsewhere. The proposals are therefore considered appropriate in this location and comply with Policy 4 (Approach to Flood Risk) of the Local Plan and the relevant provisions of the NPPF.

The proposals form part of the continued investment and enhancement of the wider Springfields Outlet Shopping & Leisure destination. The ongoing refurbishment, reconfiguration and improvement of existing units and visitor facilities across the centre will help maintain the long-term vitality, attractiveness and commercial competitiveness of Springfields as an established retail and leisure destination within Spalding. The proposals therefore represent a positive and sustainable investment into the centre through the effective reuse and enhancement of existing buildings.

In light of the above, it is considered that the development represents a modest, sustainable and policy-compliant enhancement to the existing Springfields Outlet destination. Planning permission should therefore be granted without delay.

The submission includes the following documents and plans:

- Completed application forms and ownership certificates;
- Flood Risk Assessment (ref. 1178842-STN-XX-XX-RP-C-9000, Stantec Consulting Limited);
- Drawing ref. 21927-6-THPW-XX-XX-DR-A_(10)00-P01 – Site Location Plan A2;
- Drawing ref. 21927-6-THPW-XX-XX-DR-A_(10)01-P01 – Existing Block Plan A3;
- Drawing ref. 21927-6-THPW-XX-XX-DR-A_(10)02-P01 – Existing GA Plans A2;
- Drawing ref. 21927-6-THPW-XX-XX-DR-A_(10)03-P03 – Existing Elevations A2;
- Drawing ref. 21927-6-THPW-XX-XX-DR-A_(10)10-P01 – Proposed Block Plan A3;
- Drawing ref. 21927-6-THPW-XX-XX-DR-A_(10)11-P02 – Proposed GA Plan A2; and
- Drawing ref. 21927-6-THPW-XX-XX-DR-A_(10)12-P01 – Proposed Elevations A2.

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

Yours faithfully

Matthew Kettleborough MSc
Planner

Enc – as detailed above