



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-14933745

APPLICATION FOR FULL PLANNING PERMISSION – CHANGE OF USE OF EXISTING PUBLIC TOILETS INTO CLASS E UNIT AND EXTERNAL ALTERATIONS

UNIT 62, 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 the existing public toilets into a Class E commercial unit, together with associated external alterations at Unit 62, Springfields Outlet Shopping & Leisure.

The proposals comprise the conversion and refurbishment of the existing public toilet building to facilitate the creation of a new commercial unit within the established Springfields Outlet destination. The works are modest and confined entirely within the envelope of the existing building. They comprise replacement shopfront glazing, new entrance arrangements and associated alterations to the external elevations. No increase in overall building footprint, height or floorspace is 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 enhance the flexibility and appearance of this part of the centre, support continued investment and help secure future occupiers for the unit, thereby contributing positively to the offer in the outlet.

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 makes effective use of existing buildings and strengthens the role of Spalding as a focus for retail and leisure 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 functioning of the centre. The proposals further accord with the National Planning Policy Framework, which places significant weight on supporting economic growth, re-use of existing buildings and high quality, 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 use is categorised as 'less vulnerable' and is appropriate in this location, and no additional mitigation is required. The proposals therefore comply with Policy 4 (Approach to Flood Risk) of the Local Plan and the relevant provisions of the NPPF.

In light of the above, it is considered that the development represents a modest, sustainable and policy-compliant enhancement to an existing commercial unit within an established retail and leisure 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. 21927-4-THPW-XX-XX-DR-A_(10)00_P02 – Site Location Plan A3;
- Drawing ref. 21927-4-THPW-XX-XX-DR-A_(10)01_P02 – Existing Block Plan A3;
- Drawing ref. 21927-4-THPW-XX-XX-DR-A_(10)02_P02 – Existing GA Plan A3;
- Drawing ref. 21927-4-THPW-XX-XX-DR-A_(10)03_P02 – Existing Elevations A3;
- Drawing ref. 21927-4-THPW-XX-XX-DR-A_(10)10_P02 – Proposed Block Plan A3;
- Drawing ref. 21927-4-THPW-XX-XX-DR-A_(10)11_P02 – Proposed GA Plan A3; and
- Drawing ref. 21927-4-THPW-XX-XX-DR-A_(10)12_P02 – Proposed Elevations A3.

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