

Porter, Karen

From: Udy, Peter <Peter.Udy@boston.gov.uk>
Sent: 30 July 2025 10:26
To: _planningadvice
Subject: RE: Consultation - H16-0692-25: Land to the South of Holbeach Road

Sam,

The Planning, Economic and Retail Statement infers that contact has been had with the council prior to the application. I have not been involved and so can only assume the application and the supporting reports are based on an agreed approach.

The report also says the site has planning permission for a hotel, pub/restaurant and drive through restaurant that has commenced, confirmed by a LDC (H16-0547-10).

Therefore the contentious part of this application is the food store.

The site is classed as countryside in the local plan and is the last undeveloped quadrant of this junction. As a result, if the retail aspect is accepted, character is heavily defined by the other three quadrant's development and that further east on this quadrant. In addition Policy 1D says 'development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits'.

During the local plan preparation a site abutting this site and running eastwards along Holbeach road was submitted for us to consider allocating for B1, B2 and B8. It was referenced SP013 and the commentary is held on our web site at [MergedFile](#) It was not allocated. The same site was also submitted as a housing site and referenced Stp002. It was not allocated either. The report is also on our web site at [MergedFile](#)

The Planning, Economic and Retail Statement concludes the retail aspect is satisfactory. Is this to be confirmed by our own consultants? It might be useful should a JR be received following any approval.

Peter Udy

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You should be aware that the above is my opinion only and is made without prejudice to any future decision made by the Council. It relates only to Planning and does not cover any other acts or legislation.

From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 29 July 2025 11:43

To: Udy, Peter <Peter.Udy@boston.gov.uk>

Subject: Consultation - H16-0692-25: Land to the South of Holbeach Road

PLANNING CONSULTATION

Reference Number: H16-0692-25

Type: FULL

Proposal: Development of Site to provide a Food Store and Drive-Thru, along with all Associated Works and Access

Location: Land to the South of Holbeach Road Spalding

Applicant: Commercial Development Projects Limited

The Council have received the above application and would be pleased to receive any observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

[Click here to view the application](#)

The deadline for submission of comments is **19th August 2025** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Sam Dewar** who is dealing with this application.

Note:

If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.