

11th July 2025
L250711- SAV Cover Letter



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SUBMITTED VIA PLANNING PORTAL REF: PP-14152366

Dear Sir/Madam,

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DEVELOPMENT OF SITE TO PROVIDE A FOODSTORE AND DRIVE-THRU, ALONG WITH ALL
ASSOCIATED WORKS AND ACCESS
LAND TO THE SOUTH OF HOLBEACH ROAD, SPALDING
COMMERCIAL DEVELOPMENT PROJECTS LIMITED**

We write on behalf of the above client to apply for planning permission for the development of the site to provide a foodstore and drive-thru, along with all associated works and access at the above site.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This cover letter;
- The completed application forms and certificates;
- Planning, Retail and Economic Statement, undertaken by Savills;
- Air Quality Assessment, undertaken by Hydrock (now Stantec);
- Arboricultural Impact Assessment and Tree Survey, undertaken by Smeeden Foreman;
- CGIs, prepared by The Harris Partnership;
- Design & Access Statement, undertaken by The Harris Partnership
- Desktop Archaeological and Heritage Assessment, undertaken by Prospect Arc;
- Economic Report, undertaken by Savills;
- Flood Risk Assessment undertaken by ARP Associates;
- Drainage Strategy, undertaken by ARP Associates;
- Phase 1 Geo-Environmental Assessment, undertaken by ARP Associates;
- Noise Impact Assessment, undertaken by Dragonfly Consulting;
- Preliminary Ecology Appraisal, undertaken by Smeeden Foreman;
- Statement of Community Involvement, undertaken by Scott Royal;
- Transport Statement, undertaken by AMA;
- Travel Plan, undertaken by AMA;
- The following plans/ drawings, undertaken by The Harris Partnership;
 - DR-A-1500 – 'Site Location Plan';
 - DR-A-1007 – 'Existing Site Plan';
 - DR-A-1000 – 'Proposed Site Masterplan';
 - DR-A-1001 – 'Proposed Pedestrian Links';
 - DR-A-1002 – 'Proposed Boundary Treatment Plan';

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- DR-A-1003 – 'Proposed Unit 1 Layouts';
- DR-A-1004 – 'Proposed Unit 2 Layouts';
- DR-A-1005 – 'Proposed Unit 2 Layouts';
- DR-A-1006 – 'Proposed Site Elevations and Sections';
- DR- 1001 – 'Landscape Masterplan';
- DR-L-1002 – 'Landscape Plan Sheet 1 of 2';
- DR-L-1003 – 'Landscape Plan Sheet 2 of 2'.

As the application has been submitted electronically via the Planning Portal website (**PP-14152366**), the requisite application fee has been paid by BACS transfer.

Conclusion

The technical plans and documents listed above are those which have been agreed are required in order for the Local Planning Authority to register and determine the application.

The plans and documents submitted confirm that the proposal accords with the development plan and there are no material considerations which outweigh the presumption in favour of development. Accordingly, the application should be approved and planning permission granted pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004.

We trust that the details included within this submission provide you with sufficient information to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett-Bass or Brad Wiseman at these offices.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

Savills (UK) Limited
Planning