

11 December 2025

**PROPOSED FOODSTORE AND DRIVE-THRU, SOUTH OF HOLBEACH ROAD, SPALDING**  
**FINAL RETAIL RESPONSE**

1. Further to the Stantec Note (28 August 2025) and subsequent comments (via email 29<sup>th</sup> September 2025), the Applicant has provided some clarifications to the retail work provided and updated the retail impact assessment to take account of likely trade diversion from smaller Spalding town centre stores. Table 8 and 9 of the Retail Assessment now show a n impact on Iceland and town centre stores of 3.7% and 4.2% respectively; and an overall [convenience goods] impact on Spalding town centre of 7%.
2. It is accepted that this retail impact is not significant and the proposals could be supported on this basis.
3. We have no further points to raise.

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Director

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**NWS Planning Limited**