



Our Ref: JWID2297/L080

14th November 2025

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

Dear Sir/ Madam

Planning Portal Reference: PP-14487585

APPLICATION FOR FULL PLANNING PERMISSION – EXTERNAL ALTERATIONS TO FACILITATE SUB-DIVISION OF UNIT 43 INTO TWO UNITS

UNIT 43, SPRINGFIELDS OUTLET SHOPPING, 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 external alterations to the existing Unit 43 at Springfields Outlet Shopping & Leisure. The proposals seek permission for works to the external elevations to facilitate the sub-division of the existing unit to create two separate units, to be known as Units 43 and 61.

The works are modest and confined entirely within the envelope of the existing building. They comprise new and replacement shopfront glazing, doors and window openings to both the Camel Gate frontage and side elevations, the replacement of a redundant door with new glazing, and the formation of a new customer entrance. Updated external finishes and detailing, including fluted timber cladding, painted framing and coordinated signage zones, are proposed in keeping with the established palette of materials across the outlet. No increase in overall building footprint, height or floorspace is proposed and the existing retail / leisure function of the unit will be maintained.

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 to secure future occupiers for the units, thereby contributing positively to the vitality and viability of 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, 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;
- Planning Statement;
- Flood Risk Assessment (ref. 1178842-STN-XX-XX-RP-C-9000, Stantec Hydrock Limited);
- Drawing ref. 21927-3-THPW-XX-XX-DR-A-1000_P01 – Site Location Plan;
- Drawing ref. 21927-3-THPW-XX-XX-DR-A-1001_P01 – Existing Site Plan;
- Drawing ref. 21927-3-THPW-XX-XX-DR-A-1002_P01 – Existing GA Plan;
- Drawing ref. 21927-3-THPW-XX-XX-DR-A-1003_P01 – Existing Elevations;
- Drawing ref. 21927-3-THPW-XX-XX-DR-A-1005_P01 – Proposed Site Plan;
- Drawing ref. 21927-3-THPW-XX-XX-DR-A-1006_P01 – Proposed GA Plan; and
- Drawing ref. 21927-3-THPW-XX-XX-DR-A-1007_P01 – Proposed Elevations.

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