

November 2025



# Planning Statement

**EXTERNAL ALTERATIONS TO FACILITATE SUB-DIVISION OF UNIT 43  
INTO TWO UNITS**

**Units 43, Camel Gate, Spalding, PE12 6EU**

On behalf of

UBC Triton General Partner Ltd

Prepared by

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# 1. Introduction

- 1.1 This Planning Statement has been prepared by ID Planning on behalf of UBC Triton General Partner Ltd in support of a full planning application seeking permission for external alterations to the existing Unit 43 to facilitate sub-division. The proposal will facilitate the creation of two separate units, Unit 43 and Unit 61.
- 1.2 The works are modest and limited to the existing building envelope, comprising façade alterations, new openings and shopfront adjustments necessary to accommodate the units. The development will deliver continued investment in the Springfields Outlet and improve the visual appearance and functionality of this section of the centre as well as making it attractive for future occupiers with The Kitchen ending occupation of the existing unit 43.
- 1.3 The application is accompanied by architectural drawings prepared by The Harris Partnership showing how the external appearance of the building towards Camel Gate alters with the works proposed.
- 1.4 This Statement describes the application site and proposed development before assessing the proposal against the development plan and relevant material considerations. The latter includes the requirements of the National Planning Policy Framework (NPPF) and associated guidance.
- 1.5 The report proceeds as follows:
  - Section 2 describes the application site and the proposed development;
  - Section 3 provides an overview of planning policy;
  - Section 4 provides an assessment of planning merits; and
  - Section 5 sets out our conclusions.

## 2. Site Description & Planning History

### Site Description and Background

- 2.1 Unit 43 is positioned within an existing terrace fronting Camel Gate and forms part of the central retail parade. The existing unit was previously occupied by The Kitchen and the external works are to facilitate sub-division into two units for future potential occupiers.
- 2.2 Created Unit 61 will comprise approximately 312 m<sup>2</sup> (3,358 ft<sup>2</sup>) whilst Unit 43 will comprise 157 m<sup>2</sup> (1,690 ft<sup>2</sup>).
- 2.3 The surrounding context is wholly commercial, with no residential uses nearby. The wider outlet centre benefits from extensive shared parking, established landscaping, and good pedestrian and public transport accessibility.

### Planning History

- 2.4 The planning history for the site relates to the Springfields Outlet Complex and comprises the following permissions, the building:
  - H16-0569-98 – Outline - Redevelopment to include leisure/retail/horticultural/food & drink etc with assoc. parking, highways works and landscaping (allowed by Secretary of State February 2001).
  - H16-0361-02 – Reserved Matters - Redevelopment to include leisure, horticultural, food & drink, retail; craft workshop & related uses; associated landscaping; provision of car parking and highway works (Outline application H16/0569/98) (approved September 2002).
  - H16-0645-17 - Proposed Family Entertainment Centre, including change of use of Playbarn from Class D1 (leisure) to Class A3 (cafe and restaurant) use and associated works (approved September 2017).
  - H16-0401-06 - Alterations to Springfields Gardens including additional retail floorspace, hotel, creation of new gardens and revised car parking (approved December 2006).
- 2.5 An extension was also submitted to expand the Springfields Outlet in 2020. However, these do not relate to the site in question and are included in relation to the wider context of the site.
  - H16-0104-20 - Proposed Extension of Springfields Outlet Shopping & Leisure, to comprise demolition of the existing NFU Mutual offices and provision of comparison retail floorspace (Class A1), flexible retail and/or coffee shops/restaurants floorspace (Class A1/A3), access, revised car parking, landscaping and associated works (Approved February 2021).
  - H16-0879-23 - Proposed Extension of Springfields Outlet Shopping & Leisure to comprise demolition of the existing NFU Mutual offices and provision of comparison retail floorspace (Class A1), flexible retail and/or coffee shops/restaurants floorspace (Class A1/A3), access, revised car parking, landscaping and associated works approved under H16-0104-20. Modification of Conditions 2, 6, 7, 11, 12 & 13 relating to approved plans, archaeological

investigation, notification to LCC historic environment, existing & proposed site levels, terrorism prevention measures and contamination including site investigation & remediation strategy. (Approved January 2024).

### 3. Proposed Development

#### Development Proposals

- 3.1 The proposal involves external works to Unit 43 to facilitate subdivision and refurbishment to provide two units within the parade fronting Camel Gate.
- 3.2 The development will deliver the following key components:
- Works to the external elevations to facilitate the subdivision of Unit 43 into two units (with one to be known as Unit 61) and the remainder of the former Unit 43 to retain that number. The units will provide accommodation for future occupiers;
  - Unit 61 will provide a unit extending to approximately 312m<sup>2</sup> gross internal area (3,358ft<sup>2</sup>), while Unit 43 will provide 157m<sup>2</sup> (1,690ft<sup>2</sup>);
  - External alterations including new and replacement shopfront glazing, doors and window openings to both the Camel Gate frontage and side elevations;
  - Replacement of an existing redundant door with new glazing and the creation of a new customer entrance door;
  - Updated external finishes and detailing, including fluted timber cladding, painted framing and coordinated signage zones remaining consistent with the established palette of materials across the outlet;
  - The rear elevation shows where future plant could be accommodated. It has previously been agreed with officers that any such amends elsewhere in the outlet centre and where they are within internal malls or on an elevation not facing Camel Gate they can be considered as internal alterations. Consequently, it is considered that when final plant details are known these would not require separate permission.
- 3.3 The proposals are confined within the footprint of the existing unit and will not increase the overall floor area, height or envelope of the structure. The external works would facilitate subdivision of the unit as described above with an updated façade which will enhance the visual appearance of the unit(s) making it attractive for occupiers and provide a visual refresh in line with ongoing investment across the Springfields Outlet.
- 3.4 The revised elevations maintain the building's strong horizontal emphasis and uses a consistent architectural style across both units.
- 3.5 The proposals will deliver an uplift in the appearance and operation of this part of the centre, contributing to continued regeneration of Springfields as a outlet destination in South Holland.

## 4. Relevant Planning Policy

### Statutory Development Plan

- 4.1 Relevant aspects of the adopted statutory development plan for the area are provided by the South East Lincolnshire Local Plan (SELLP) (2019). The site is allocated within the adopted Local Plan as Springfields Shopping and Festival Gardens.
- 4.2 The most relevant policies are summarised below:
- Policy 1 – Spatial Strategy - Identifies Spalding as a Sub-Regional Centre and the primary focus for new retail, leisure and employment development within South East Lincolnshire. The Plan supports development that enhances Spalding’s role as a destination for retail and leisure activity.
  - Policy 2 – Development Management - Encourages proposals that make effective use of existing land and buildings, integrate well with the character of their surroundings, and deliver economic and social benefits. Development should be of a scale and design appropriate to its context and contribute positively to local distinctiveness.
  - Policy 3 – Design of New Development - Requires new development to be of a high-quality design that enhances local character, incorporates sustainable materials, and provides visual interest. The policy seeks design that is appropriate in scale and form and contributes to the creation of attractive and functional places.
  - Policy 4 – Approach to Flood Risk - Permits development in Flood Zones 2 and 3 only where the sequential and exception tests are satisfied and where appropriate mitigation measures are provided.
  - Policy 9 – Promoting a Stronger Visitor Economy – This Policy states that development within the Springfields Shopping and Festival Gardens will be supported in principle for facilities directly to the functioning of the shopping centre consistent with Policies 24 and 27.

### Material Planning Considerations

#### National Planning Policy Framework (NPPF)

- 4.3 In addition to the development plan, the National Planning Policy Framework (NPPF, 2025) forms a material consideration. The following paragraphs are particularly relevant.
- 4.4 Paragraph 11 sets out the presumption in favour of sustainable development and that proposals in accordance with an up-to-date development plan should be approved without delay.
- 4.5 Paragraph 85 requires significant weight to be placed on supporting economic growth and productivity.
- 4.6 Paragraphs 86–90 encourage planning decisions that sustain and enhance the vitality and viability of existing centres, while recognising that sites for leisure and commercial uses may need to be located outside central areas where they serve established commercial functions.

- 4.7 Paragraph 135 requires that planning decisions ensure new development is well designed, visually attractive, and sympathetic to local character.
- 4.8 Paragraphs 167–169 states that emphasise that development should be directed to areas of lowest flood risk where possible and incorporate appropriate mitigation.
- 4.9 Taken together, the SELLP and NPPF promote sustainable development that reuses existing buildings, supports economic investment, and maintains the vitality of commercial destinations such as the Springfields Outlet Shopping & Leisure.

## **5. Planning Assessment**

- 5.1 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 The development plan in this instance is the South East Lincolnshire Local Plan, which was produced jointly with the South Holland, Boston Borough Council and Lincolnshire County Council.
- 5.3 The NPPF highlights a presumption in favour of sustainable development which is at the heart of the Framework and seeks to ensure that sustainable development is pursued in a positive way.

### **Principle of Development**

- 5.4 The proposed development relates to an established retail and leisure complex within the defined settlement boundary of Spalding and the Springfields Outlet and Gardens. The works will facilitate external works to Unit 43 to facilitate subdivision to provide for potential future occupiers ensuring the continued active use of the building and the long-term vitality of the outlet.
- 5.5 Importantly, the original planning permission for the unit (Ref:H16/0569/98) does not contain any condition restricting subdivision or separate occupation within Unit 43. The external works are therefore simply to facilitate the subdivision into two units.
- 5.6 The proposal accords with Policies 1, 2 and 9 of the SELLP. Policy 9 in particular seeks to promote a strong, sustainable economy by supporting the growth and diversification of existing business areas. The development provides for the modernisation of a long-standing commercial unit, securing investment and employment opportunities consistent with these policy objectives.

### **Design and Visual Impact**

- 5.7 The proposed alterations are modest and designed to complement the outlet's established architectural character. The proposed external alterations complement the existing run of units along Camel Gate and reinforces the visual coherence of the outlet. The use of contemporary finishes and brand-appropriate design detailing adds visual interest while remaining respectful of the centre's unified aesthetic.
- 5.8 The proposals therefore comply with Policy 3 (Design of New Development) of the Local Plan, which requires high-quality and contextually appropriate design, and with Section 12 of the NPPF which promotes well-designed, attractive and sustainable environments.

### **Flood Risk**

- 5.9 As shown on the Environment Agency Flood Map for Planning, the site is located entirely within Flood Zone 3 'High Probability' with the site a low risk of surface water flooding. There are flood defence measures in place with most of the surrounding area in Flood Zone 3.

- 5.10 The proposed use is a less vulnerable use with Table 3 (Flood Risk Vulnerability and Flood Zone Compatibility) indicating that the development is 'appropriate' and the Exception Test is not required.
- 5.11 The Flood Risk Statement identifies that the proposed development is not considered to have any additional adverse effects on flood risk. The works do not result in any change to the building footprint or impermeable areas. As such the proposed development is not expected to increase existing flood risk conditions.
- 5.12 Accordingly, there will be no change to existing drainage arrangements or surface water runoff. The development therefore satisfies the requirements of Policy 4 (Approach to Flood Risk) and Section 14 of the NPPF, which require that development is directed to areas of lowest risk and mitigates any residual risk appropriately.

## **6. Conclusions**

- 6.1 This application seeks planning permission for external alterations to facilitate subdivision of Unit 43 at the Springfields Outlet Shopping & Leisure facility in Spalding.
- 6.2 The proposals represent a modest, design-led form of sustainable development that enhances the flexibility and appearance of the existing building, supports continued economic investment and contributes to the vitality of the outlet.
- 6.3 The scheme accords fully with the South East Lincolnshire Local Plan (2019), in particular Policies 1, 2, 3, 4, 9 and with the National Planning Policy Framework.
- 6.4 For these reasons, it is considered that the development represents sustainable and policy-compliant growth, and planning permission should be granted without delay.