

Swineshead Road, Boston Carta Real Estate and Aldi Stores Ltd

Boston Borough Council



Since 2020, Planning Potential have acted for Carta Real Estate promoting retail and food & beverage developments on land south of Swineshead Road, Boston. The development comprises a phased commercial scheme to the west of Boston town centre.

The site is a significant development opportunity on a key arterial route into Boston, comprising undeveloped land adjoining the development limits of Boston. The proposals represent a multi-million-pound investment at an unprecedented time for the UK economy, in particularly for the retail and leisure sector. The developments will enhance local food shopping choice and competition, deliver significant quantitative and qualitative improvements, enable more sustainable convenience shopping patterns as well as expanding the food and beverage offer in the town.

Planning Potential has provided detailed and comprehensive advice on the requirements of the various applications to date and coordinated the preparation of the necessary inputs with the development team. This involved the preparation of detailed bespoke retail impact and sequential assessments, supporting the case for a new retail and leisure uses in an accessible but out-of-centre location.

On the various applications submitted since October 2022, Planning Potential have closely monitored and coordinated swift responses to consultation comments received. This included negotiations for a biodiversity net gain commuted sums secured via legal agreements, discussion around sustainable transport obligations and engaging and responding with the Council's independent Retail Advisor on the food store application. This ensured Officers were comfortable with the key technical points of the submission, allowing them to delegate two approvals for an Aldi foodstore and Costa Coffee drive-thru as of Autumn 2023.

“Planning Potential’s meticulous and hands-on approach helped unlock our site at Boston with the delivery of two planning permissions to date. The Team’s experience and expertise ensured all planning matters were thoroughly addressed to ensure timely planning approvals” Jeremy Hoare, Carta Real Estate

Summary of Achievements:

- Detailed pre-application discussions.
- Negotiations on a Planning Performance Agreement.
- Preparation of various reports in support of the planning submission, including the Planning Statements, Sequential Assessments and bespoke Retail Impact Assessments.
- Providing strong project management, coordinating the preparation and submission of the planning applications.
- Negotiating the S106 Agreement and Conditions.