M&S Food Hall

Boston

Planning Potential has supported M&S in their return to Boston with a new purpose-built Food Hall at Swineshead Road. The development will deliver a high-quality food store in a sustainable location, complementing other new retail uses coming forward in the area.

The proposals bring M&S back to the town following the closure of their previous store in 2019. The new food hall will provide 2,005 sqm of retail floorspace, 160 customer car parking spaces and create up to 70 new jobs for local people. Located alongside a consented Aldi store and Costa drive-thru, the scheme will form part of new retail cluster serving the local community and wider catchment area.

Planning Potential coordinated the planning strategy and consultation process, ensuring that the scheme was both technically robust and locally supported. The design that the scheme was both technically robust and locally supported. The design of the store has been carefully considered to complement the surrounding commercial development, while retaining existing boundary landscaping. To protect nearby residential amenity, an acoustic fence will enclose the service yard.

By leading early engagement with neighbours and stakeholders, we helped address key considerations around access, design, and amenity. We also promoted the significant benefits the scheme will bring, including investment, job creation, and enhanced retail choice.

Once delivered, the new Food Hall will enable M&S to provide the modern, high-quality shopping experience customers expect, while reinforcing Boston's retail offer for the long term.

Summary of Achievements

- Securing planning permission for a purpose-built M&S Food Hall in Boston

- Coordination of community consultation and stakeholder engagement

- Preparation of a robust planning case, addressing design and amenity considerations

- Supporting M&S in returning to the town and delivering local investment, jobs, and choice