

M&S Foodhall, Boston

Carta Real Estate and M&S

● Planning ● Engagement



Planning Potential secured planning permission for a new purpose-built M&S Food Hall, supporting the retailer's return to Boston in a sustainable out-of-centre location.

Demonstrating our ability to deliver locally supported retail development, combining robust planning strategy, careful design integration, and proactive community engagement to secure approval and long-term commercial confidence.

The Challenge

The proposals sought to bring Marks & Spencer back to Boston following the closure of its previous store in 2019, through delivery of a new food hall at Swineshead Road. The scheme needed to integrate successfully with emerging retail uses while responding to access, design and residential amenity considerations.

As part of a new retail cluster alongside a consented Aldi store and Costa drive-thru, the development needed to demonstrate strong design quality, effective mitigation of servicing impacts, and tangible local benefits.

Without careful planning coordination and engagement, the scheme risked local objection, amenity concerns, and failure to secure investment and employment benefits for the town.

Our Approach

- Coordinated the planning strategy and consultation process for the proposed food hall
- Led early engagement with neighbours and stakeholders to address access and amenity concerns
- Prepared a robust planning case addressing design, servicing and landscaping considerations
- Ensured integration of the food hall with the wider emerging retail cluster
- Promoted the economic and social benefits of the scheme including jobs and investment

The Outcome

- Planning permission secured for a 2,005 sqm purpose-built M&S Food Hall
- Up to 70 new jobs created alongside investment in Boston's retail offer
- 160 customer parking spaces delivered within a coordinated retail cluster
- Marks & Spencer successfully returned to the town for the long term