

Planning Statement.

In respect of the proposed installation of a new Timpson's concession unit sited within the Tesco demise.

For and on behalf of Tesco Stores Ltd and GJS Design Consultants Ltd.

Date: September 2017.

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1.0 Introduction

1.1 GJS Design Consultants Ltd have been instructed by Tesco Stores Ltd (Tesco) to co-ordinate and manage the submission of an application for planning permission for the installation of a Timpson's Dry Cleaners concession unit within the current demise of the store.

The Timpson's proposed concession unit contains gross floor space only and does not impact upon the nett sales floor space area of the existing Tesco store.

1.2 The purpose of this statement is to describe the proposals and to address the minor developments and other material considerations.

1.3 The sections that follow describe the background to the proposal, the components of the proposed installations and the character and appearance of the site and the surrounding area.

The statement concludes with a summary of the benefits of the proposal.

1.4 This Planning Statement is complemented by inclusion of the following (where applicable):

- Existing Elevations*
- Proposed Elevations*
- Existing Plans*
- Proposed Plans*
- OS Data / location Plan*
- Design and Access Statement.*

2.0 Proposal for Timpson's Dry Cleaners

2.1 Tesco and Timpson's propose to install an external concession kiosk within the store demise where it can be easily accessed by customers wishing to use the facility but also not to impact on existing customers solely using the Tesco store.

2.2 The unit is part of a joint venture between Tesco Stores Ltd and Timpson Ltd. The rationale is to offer the customer the convenience of Timpson's services (Dry Cleaning, Shoe Repairs, Key Cutting, Jewellery / Watch Repairs and Engraving) within the Tesco demise. Dry cleaning will not be undertaken within the unit, items to be cleaned would be dropped off by the customer and collected at the unit.

2.3 Tesco and Timpson Project Managers, Planners and Architects have been involved in the preparation of the design so that aspects such as weather, wind direction, customer flows and existing store provisions, have all been considered.

2.4 Due consideration has been afforded to the movement of customers into the Timpson unit. Any car parking immediately in front of the unit has been relocated such that customers have sufficient space for the manoeuvring in and out of the

proposed unit in safety.

As a result, the design has been carefully considered to offer the customer as many services as possible within a minimum footprint.

2.5 Tesco have evaluated various stores that have a margins within the car park or paved areas to afford the relocation and / or loss of car parking spaces or the equivalent paved area dependant upon the site.

2.6 The overall look of the unit has been designed to retain the recognised Timpson branding whilst blending in with the architectural vista of the Tesco store.

2.7 The position of the unit has been subject to stringent health and safety checks to ensure that the customer is protected from car park traffic.

3.0 The Site and Surrounding Area

3.1 The application site consists of a Tesco store, car parking and associated services and concessions.

3.2 The site is predominantly level.

4.0 Planning History

4.1 The on-line planning records at the Local Planning Authority have been reviewed and there are a substantial number of planning applications relating to this site.

4.2 The history shows that there have been a number of alterations and extensions to The original building and that the site has been established in retail use for a number of years.

5.0 Site Selection

5.1 This site has been selected due to its location to both residential dwellings and industrial / commercial properties.

The site location is suitable, as it will provide the amount of space required.

Tesco have evaluated the store car parking ratio and the loss of any car parking space (where required) meet the requirements of both Tesco and Timpson's.

The car-parking ratio remains sufficient to provide adequate capacity for the proposals even the busiest times of the year.

6.0 Operation of Proposed Use

6.1 Operating times for the Timpson retail unit are subject to confirmation from the operator and are also dependant upon time of year.

The proposed hours of operation should reflect the standard operating hours of the Tesco store.

6.2 With the staffing levels and their expertise, together with the environment will provide security for the facility. Out of hours shutters to the office cabin will afford additional security.

6.3 Traffic movements at the site for the proposal remain as existing.

There will be no imperceptible increase in traffic flow as customers using the Tesco store will freely make use of the Timpson concession unit should they so wish.

As there will be no imperceptible increase in traffic, there will be no impact on the amenity of neighbouring properties and the vehicle servicing and access arrangements will remain as existing.

7.0 Conclusions

7.1 The proposals would use a developed site in an area where significant environmental improvement and economic revitalisation are already taking place and would be well related to and the proposals would enhance the local area.

7.2 The proposals would be accommodated without creating traffic problems either along the Strategic Highway Network or within the site demise. The loss of any car parking spaces is minimal and adequate parking remains available for customers to the Tesco Superstore at peak times.

7.3 The proposal could also be accommodated without detriment to the amenity of occupiers of adjoining and surrounding residential properties.

7.4 The existing grounds and landscaping will be retained. This not only screens the site But also protects the character and appearance of the site and the amenities of neighbouring properties.

7.5 The proposed use is considered appropriate for the site and the area in which it is located and would not harm the amenity of neighbouring properties. The proposal also complies with both national and local planning policies.