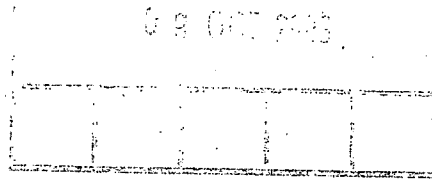


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08 / 008 33 / F U L

7 October 2008

Dear Sir

Beeston – Land at Station Road/Middle Street – Proposed Development on behalf of Tesco Stores Limited

Background

We are instructed by Tesco Stores Limited to submit a revised planning application for the redevelopment of the former Shaw & Marvin site, Station Road, Beeston. The site already benefits from planning permission for a Tesco foodstore of 5,481 sqm gross foodstore with customer car parking for 382 vehicles, a petrol filling station, a Job Centre and a new building for the Beeston Old Boys Association (reference 03/00223/OUT, dated 7 July 2004). Subsequently, reserved matters approval (reference 04/00646/REM) was granted on 15 September 2004.

Since the grant of planning permission, Tesco Stores has been actively involved in relocating a number of the uses that formerly occupied the application site. This has resulted in the construction of the new Pearson Centre for Young People on Nuart Road, the BOBA building to the south of Middle Street and the new Job Centre on Acacia Walk. In addition, the acquisition of the Conservative Club has facilitated its relocation. During this period, site assembly has been completed and most of the necessary demolition and site clearance has taken place.

With the passing of time, Tesco have evolved their plans for the site, taking on board changes in the level of existing retail provision within the Beeston catchment area and the Company's corporate approach to sustainable development. As a consequence, Tesco is now looking to develop more environmentally friendly developments that respond to advances in technology and store design.

In addition, Tesco's new plans for Beeston seek to respond more positively to the potential future redevelopment of The Square, on the opposite side of Station Road. Whilst these proposals are embryonic in nature, it is understood that the Council will be encouraging a significantly enhanced active frontage to Station Road; to include a range of town centre uses that will further enhance the vitality and viability of the town centre.

Planning Policy Background

The proposed development is promoted in the context of established planning policy that seeks to maintain and enhance the role of Beeston Town Centre. This approach is reflected in the

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Broxtowe Local Plan that was adopted in September 2004 and covers the period to 2011. Given the delay in producing the replacement Core Strategy, the Local Plan remains the statutory document against which this application will be assessed. The Local Plan is generally considered to be up to date in so far as it reflects national, regional and county-wide policies that support a sustainable approach to development.

Local policy seeks to ensure that the main town centres within Broxtowe remain the focus for shopping, community and leisure related uses.

Local Plan Policy S1 supports the creation, redevelopment and expansion of town centre uses where they do not adversely impact upon the vitality and viability of a town centre. In addition, Policy K4 promotes the four main town centres within the Borough, including Beeston, as the focus for development; especially where this can be provided without compromising the character and townscape of the centre, accessibility, or the function of the primary shopping frontages.

The application site is located within the designated town centre boundary and Policy S2 confirms its suitability for new retail development. The supporting text to this policy explicitly refers to the previous permission for a new Tesco foodstore, granted in 2004.

Most recently, the Council has published The Beeston Town Centre Plan (June 2008); this has the status of a supplementary planning document. The plan is intended to articulate the Council's vision for the centre over the next 15 years and act as a promotional tool that highlights possible development opportunities within the centre.

The Council's vision for Beeston is to attract new investment and create a high quality environment that is vibrant and attractive. In addition, the Council wishes to encourage a range of town centre uses, increase accessibility, enhance the quality of the public realm and promote the redevelopment of The Square; which when linked with the proposed new transport interchange will revitalise the heart of the town centre. The NET extension serving Beeston is seen as the catalyst to the redevelopment of The Square and the wider improvements to the town centre environment.

At the strategic level, the recently published "*Greater Nottingham Retail Study*" (GNRS), dated January 2008 informs the various local authorities on the quantum and location of future retail floorspace up to 2026. Whilst the application site's location within the town centre means that the proposal does not need to be justified by a detailed retail planning assessment, the GNRS provides a robust and up to date commentary on retail provision, catchment areas and market trends, that supports the proposed development.

In particular, the GNRS recognises that the permission granted to Tesco in 2004 will increase Beeston's market share of expenditure through the claw back of trade. It also reaffirms that the town centre should be the focus for future comparison goods floorspace in order to maintain its vitality and viability in the face of increased competition from neighbouring towns and out of centre retail locations.

In summary, planning policy supports the enhancement of Beeston town centre and the provision of larger format stores that will anchor the town centre's retail offer. In this regard, the larger store now being promoted by Tesco responds to the dynamic trends in the grocery sector and increased customer expectations, both of which have changed significantly since the Council originally granted consent to Tesco in 2004.

In particular, the larger Format store will meet the needs of both residents and visitors to Beeston and will respond to central Government guidance as set out in PPS6 that encourages an efficient, competitive and innovative retail sector.

The new, state of the art, anchor store will compliment existing retailers and businesses within the town centre and by clawing back expenditure from further afield and will provide spin off benefits to the local economy. Although the larger store will increase the non-food retail offer,

the store's overall role and function will remain as a "bulk" food and "top-up" shopping destination.

In overall terms, therefore, the enlarged Tesco store is seen to conform with planning policy at all levels in so far as it will underpin the vitality and viability of the town centre as a whole. The retail implications of the proposed development are explored in greater detail in the accompanying Retail Statement, prepared by Strategic Perspectives LLP.

Planning History

The application site has a relatively extensive planning history that reflects the former mix of activities on the site; including residential, retail, other commercial activities and community uses.

In 1984, the Borough Council granted planning permission for part of the application site to be redeveloped for retail purposes, comprising a medium sized store and three smaller shop units. Although the planning permission was renewed in 1987, the development was never implemented.

In 1992, a slightly larger area retail redevelopment was promoted but this application was subsequently withdrawn.

In the absence of any retailer/developer funding, the Council resolved to compulsorily acquire the site in 1994 to create a 112 space town centre car park. Whilst the CPO resolution was reaffirmed in 1996, no further action was taken.

In 1998, the Council received an application for a semi-enclosed retail mall on two storeys providing 20 units and a café; extending to approximately 6,200 sqm (reference 98/00515/FUL). An alternative application was submitted in the same year for nine single storey retail units, extending to 3,286 sqm, with a two storey bar and restaurant extending to 836 sqm (reference 98/00439/FUL). The Council resolved to grant both applications on 29 February 1999, subject to the developer entering into a legal agreement under Section 106. The legal agreement was never entered into and as a result the development did not proceed.

In March 2003, ING Real Estate Developments secured planning permission to redevelop the whole of the area between Station Road, Middle Street, Union Street and Acacia Walk, including 28 High Road, along with the former Cow Public House on Middle Street, to provide a retail foodstore of 5,481 sqm, associated car parking for 382 vehicles, a petrol filling station, a new building for the Beeston Old Boys Association and a new Job Centre (reference 03/00223/OUT). The Council resolved to grant planning permission on 7 July 2004 subject to a legal agreement under Section 106. Tesco Stores Limited was subsequently named as the occupier of the foodstore and reserved matters approval was secured on 15 September 2004 (reference 04/00646/REM).

Associated permissions were subsequently granted allowing for the relocation of the BOBA Club, the Lads Club (in the form of the Pearsons Young Persons Centre on Nuart Road) and the replacement Job Centre on Acacia Walk. Various other enabling permissions and variations to the original outline have been approved in order to facilitate these associated developments.

The outline planning permission was implemented when the BOBA building was constructed. On this basis, the permission remains extant.

The Revised Proposal

Against this background, Tesco's revised proposal provides for a store with two level trading. The larger mezzanine level is provided within the envelope of the consented store to accommodate an extended comparison goods offer, the café, staff accommodation and storage. The ground floor has been extended to accommodate an increase in the Tesco sales area, a traveller lobby and a new entrance lobby. In addition, a decked car park with 446 parking spaces is proposed, (410 standard spaces, 16 parent and child spaces and 20 spaces for

disabled persons). In order to integrate the decked car park with the two level retail trading area, the traveller will link the upper deck to the ground floor. A further traveller within the store links the ground and mezzanine levels.

To respond to the Council's aspirations for the redevelopment of The Square, the new entrance lobby has been created at right angles to the main building, on the Station Road. This will enhance the street scene and also move the main entrance of the store towards the town centre. This entrance feature will include an area for retail concessions (extending to 255 sqm) that will further add to the vibrancy of this frontage.

The upper deck of the car park will be accessed via a ramp that will be set back from the Station Road frontage, behind a brick façade; in front of which will be an open canopy structure that will direct pedestrians towards the main store entrance. To enliven the street scene, Tesco will run a local competition to design a sculpture that reflects Beeston's past heritage and will commission the winning entrant.

As part of the design review, particular attention has been paid to the pedestrian links to the High Road, careful consideration has been given to the quality of the surfaces and the introduction of tree planting. Other aspects of the development have been re-designed to improve mobility access. The extended glazed elevation to Station Road, including high level roof lights, will increase the level of natural light entering the store and entrance lobby; creating a light and airy atmosphere.

The total footprint of the store and small shops units now extends to 9,185 sqm gross, whilst the Tesco sales area totals 5,770 sqm net, including checkouts/circulation. The net convenience floorspace will total 4,013 sqm and the non-food area 1,757 sqm. The café and toilets (203 sqm) will remain at first floor level. The main bulk store is located to the rear of the store although an additional non-food storage area is provided at the mezzanine level.

No change is proposed to the position of the service yard or to the location and layout of the petrol filling station, to the south of the main vehicular access point.

Access

The principal access for customers and delivery vehicles will continue to be via the traffic light controlled junction on Middle Street which will also serve the PFS, however, a secondary vehicle access is to be taken from Station Road via a left-in only junction. These access arrangements will ensure that the new traffic light junctions on Middle Street continue to work efficiently, even allowing for the increased size of the car park, general levels of traffic growth and predicted changes, post 2013, once the Nottingham Express Transit (NET) has been constructed.

The highway arrangements have the support of the County Council and are detailed in the accompanying Transport Assessment.

Energy and Sustainability

The accompanying Sustainability Appraisal confirms the store's green credentials and in particular the positive benefits associated with the Combined Heat and Power Plant (CMP). The incorporation of air vents at roof top level will improve natural ventilation and reduce the need for air-conditioning. Furthermore waste heat from the refrigeration units and chillers will be recycled. Other benefits include the potential use of timber within the structure of the store through the use of hybrid steel and timber frame and the introduction of timber cladding.

How these measures are integrated within the development is explained in detail in the accompanying Sustainability and the Design & Access Statements.

Noise

The accompanying Noise Assessment concludes that the revised proposal will have no adverse implications for adjacent occupiers and that all plant and traffic noise can be dealt with by the imposition of appropriately worded conditions.

Ground Conditions

The previously consented development was accompanied by a ground conditions survey that confirmed the necessary mitigation for any contamination that might be found upon redevelopment. This assessment was accepted by the Environmental Agency and remains relevant to this application. Should the application be approved, the required Qualitative Risk Assessment will be initiated.

Conclusions

Whilst the 2004 planning permission remains valid, changes in technology and store design have allowed Tesco the opportunity to review its proposals for the site.

The revised application provides a larger store with an enhanced non-food offer which is primarily aimed at addressing the available capacity for additional comparison good floorspace within the town centre. The new store has also been redesigned to ensure that it delivers an inclusive and energy efficient development with reduced carbon emissions. In this regard, the application includes a gas combined heat and power plant, natural ventilation, various waste and water management measures and the use of local materials with low embodied energy.

The store will act as an additional anchor to the town centre and will recapture a greater proportion of the available trade that is currently being spent outside Beeston.

The enlarged car park (which increases from 382 to 446 spaces) will give customers the opportunity to use the town's other shops and services, thereby adding to the vitality and viability of the centre as a whole.

Overall, it is considered that the revised proposal responds to the Council's aspirations for Beeston and, in particular, to the future redevelopment of The Square. In visual terms the enhancement to the Station Road frontage, including the new retail shops, will better integrate the Tesco store and the High Road/ The Square.

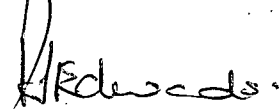
It is against this background that we attach the following:

- The completed planning application forms.
- The relevant certificate under Article 7.
- A cheque to the sum of £32,665.00.
- The following drawings:
 - ✓ ○ ✓ 3653.TSK 25 F – Proposed elevations
 - ✓ ○ ✓ 3653.TSK 30 H – Proposed Layout
 - ✓ ○ ✓ 3653.TSK 31 – Proposed Roof Plan
 - ✓ ○ ✓ 3653.TSK 31 E – Proposed Sections
 - ✓ ○ ✓ 3653.TSK 32 G – Proposed Floor Plans
 - ✓ ○ 3653.RL1 – Application Red Line drawing

- A Design and Access Statement by Smith Smalley Architects.
- A Transport Assessment by Mouchel Parkman.
- A Noise Assessment by Sharps Redmore.
- A Retail Statement by Strategic Perspectives LLP.
- A Flood Risk Assessment by Pinnacle.
- A Sustainability Statement by Faithful & Gould.

We trust you find the application to be in order but should you have any queries please do not hesitate to contact Peter Edwards of this office.

Yours faithfully



For and on behalf of Planning Perspectives LLP

Encl.