Planning Statement

On behalf of:
Tesco Stores Limited

In respect of:
Tesco Extra, Upper Shoreham Road, Shoreham

Date:
January 2012

Reference:
12822-5/R001CH

Bedford
Belfast
Cardiff
Leeds
London
Manchester
Newcastle-upon-Tyne

on Clerkenwell Workshops, 31 Clerkenwell Close, London, EC1R OAT Tel: 020 3176 5400 Fax: 020 3176 5418
www.dpp-ltd.com

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1.0 Introduction

1.1 This Section 73 application seeks to retrospectively vary condition 7 of planning permission ref. ADC/0049/06, in order regularise the existing Virgin concession located at Tesco Extra, Shoreham. The following Planning Statement assesses the proposed variation of condition in light of relevant planning policy.

2.0 Site Description

2.1 The existing Tesco Extra store opened in December 1992 and is located within the Holmbush Centre, next to the Marks and Spencer unit. It lies adjacent to the A27 bypass at the Upper Shoreham Road junction on the northern edge of the town.

2.2 The wider surrounding area is a mix of farmland to the north and north west, with residential houses to the west, south and east.



3.0 Application Proposal

3.1 In June 2006, a planning application was approved for extensions to the south (front) and west side of the store (ref. ADC/0049/06). This s73 application proposes to retrospectively vary condition 7 of this planning permission, which states:

"The gross floorspace of the Tesco superstore as proposed to be extended shall not exceed 9,910sqm (of which not more than 2,100sqm shall be used for the sale and display of non-food comparison goods) and it shall not be further extended by internal changes such as the insertion of mezzanine floors nor subdivided into smaller shops or units without permission from the Local Planning Authority on an application in that behalf"

Reason: To prevent unacceptable impact on the vitality and visibility of existing town centres as shopping areas having regard to policy NE10 of the West Sussex Structure Plan and PPS6 'Planning for Town Centres'.

3.2 A Virgin concession is now operating within the former exit lobby of the store, located on the front elevation. This concession is ancillary to the wider store. As such, it was previously considered that the concession was in accordance with the above condition as the concession does not operate independently to the Tesco superstore, due to the fact that there is no external access.

3.3 However, advice was received on 3 January 2012 by Keith Morgan at Adur District Council, stating that the concession does contravene the above condition as it involves the creation of a separate unit. As a result, this s73 application is submitted in order to retrospectively vary condition 7 of planning permission ADC/0049/06, in order to state:

"The gross floorspace of the Tesco superstore as proposed to be extended shall not exceed 9,910sqm (of which not more than 2,100sqm shall be used for the sale and display of non-food comparison goods) and it shall not be further extended by internal changes such as the insertion of mezzanine floors without permission from the Local Planning Authority on an application in that behalf"

4.0 Planning Policy

4.1 The planning policy framework for the District is contained predominantly within the saved policies of the Adur District Local Plan (1996). Policies will be saved until they are replaced by the emerging replacement Local Plan. This is still in the initial stages of preparation and as such the saved policies of the Local Plan (1996) remain the current planning policy for the District.

4.2 Policy AG1 of the Local Plan relates to the 'built-up area', within which the application site is located. The policy states that within the built-up area, development will normally be permitted, subject to other policies within the Local Plan, and it not detracting from the existing local urban environment.

4.3 Policy AS3 of the Local Plan states that the expansion of, or addition to large retail sites within the built-up area will not be permitted where they would adversely affect the vitality and viability of existing town centres.

4.4 From a national perspective, Policy EC10 of Planning Policy Statement 4: 'Planning for Sustainable Economic Growth', states that planning applications which secure sustainable economic growth should be treated favourably. The draft National Planning Policy Framework promotes a presumption in favour of sustainable economic development, and states that a positive and proactive approach should be taken when determining planning applications that promote the effective and efficient use of land.

5.0 Planning Assessment

5.1 The Virgin concession conveniently provides customers with an increased range of services at the store and, in line with emerging national policy, encourages sustainable economic development.

5.2 The concession has an area of 49m² and is located within the former exit lobby on the front elevation of the store. As such, the total gross floorspace of the Tesco store has not increased and the proposal has not resulted in the loss of any car parking facilities.

5.3 Apart from the proposed signage (subject to a separate application, ref. DC/11/2661), no external changes are proposed to the existing store. As such, there will be no effect on the character of the existing building or the surrounding area in accordance with Local Plan Policy AG1.

5.4 The Virgin concession operates as a purely ancillary facility to the wider Tesco superstore. Whilst the Tesco store operates 24 hour trading, the Virgin concession is open from 09.00-20.00 on weekdays, 09.00-19.00 on Saturdays and 10.00-16.00 on Sundays. As such the concession does not operate independently from the Tesco superstore, and can only be accessed from within the store. As a result the concession will not harm the vitality or viability of existing shopping centres, in accordance with the reasoning for the imposition of condition 7, and Policy AS3 of the Local Plan.

5.5 In terms of access, the concession utilises the existing car parking and public transport provision that the Holmbush Centre benefits from. As noted above, pedestrian access to the unit is gained from within the Tesco superstore, with no separate external access to the concession. The existing glass door, positioned on the northern elevation of the proposed concession unit, has been replaced with a 'push-bar' double door, facilitating emergency exit.

6.0 Conclusion

6.1 The application seeks to retrospectively vary Condition 7 of planning permission ADC/0049/06 to enable Virgin Holidays to trade from within the existing Tesco store.

6.2 The Virgin concession is small in size (49m²) and must be accessed from within the store and therefore remains ancillary to the function of the wider store. Further, the concession does not increase the permitted total gross floorspace of the store. As such, the concession will have no impact upon existing shopping centres in accordance with Policy AS3 of the Local Plan.

6.3 No external alterations have been carried out to the existing store and as such the application does not raise any concerns with regard to visual amenity.



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