

Co-op Supermarket

13 High Street,

Warsop,

Nottingham,

NG20 0AG

PLANNING STATEMENT

Wellsfield Associates

80 High Street

Hadleigh

Essex

SS7 2PB

August 2014

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1.0 INTRODUCTION

- 1.1 The existing site has been used as a Supermarket for a number of years and is established in the area.
- 1.2 It is an existing retail unit with established use.

2.0 APPLICATION SITE/LOCATION

- 2.1 The site is located within the Warsop conservation area.
- 2.2 There are links to the main roads with Warsop being equal distance from the M1 and A1.
- 2.3 The location is served by public transport bus routes and is within a short walk of the Town Centre/High Street.

3.0 PROPOSED USE

- 3.1 The proposed use for the application site is to continue its use as a retail supermarket.
- 3.2 The proposal does not include any extensions to the current building.
- 3.3 The existing premises total approximately 982 sq. metres, there are no current proposals to alter this.

4.0 LOCAL DEMAND

- 4.1 The application site is located within a mainly high density residential area and there is a demand for general retail premises to serve this area.

5.0 SCALE/IMPACT

- 5.1 The existing premises are not intended to be extended and having been purpose built for retail use. They are established within the local area and in keeping with the surrounding properties.
- 5.2 The use as general retail will encourage local residents to shop within the local area and will therefore discourage unnecessary journeys to other retail facilities in surrounding areas.

6.0 ACCESSIBILITY

- 6.1 There is a significant foot traffic catchment within the local, high density, residential area.
- 6.2 There are frequent bus services along the High Street with stops adjacent to the application site. The bus routes serve a wide area in the district.
- 6.3 There is good established vehicular access and egress to and from the site. With the existing Car park being adjacent to the store.
- 6.4 There is good access to the store via both steps and a ramped approach.

7.0 **PLANNING POLICIES**

7.1 The proposals comply with the following policy

POLICY BE1

All development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. To those ends, proposals will be expected to meet all of the following criteria:

- (i) development should be imaginative and attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas;
- (ii) development should not detract from the existing street scene and/or landscape and should respect important views, skylines, landmarks or landscape features;
- (iii) space about buildings should provide opportunities to create attractive settings with hard or soft landscaping;
- (iv) relationship with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings;
- (v) the development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing;
- (vi) the development should include measures that achieve sustainable design and construction methods including, where appropriate, energy generated by on-site renewable development;
- (vii) suitable access should be provided for people with impaired mobility. Where necessary and relevant to the development, contributions may be sought to improve accessibility around the development;
- (viii) security and crime prevention measures should be included in the design and layout of building and public areas; and
- (ix) applications should be accompanied by a written statement setting out design principles and illustrative material showing relationship of the development to the wider context.

7.2 The shopfront design is also in accordance with Shopfront design and security Note 4.

8.0 **CONCLUSION**

- 8.1 There is established use for A1 retail space in the Warsop area.
 - 8.2 The application site is positioned within an edge of centre location and therefore positioned to support the existing retail and other uses of the centre.
 - 8.3 Due to the factors noted above it must be considered that the proposals are acceptable for the application site.
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