

Jones Lang LaSalle Incorporated

Retail Statement

Gates Nurseries and Garden Centre, Cold Overton, Melton Mowbray

May 2021

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1. Introduction

- 1.1. JLL is instructed by Gates Nurseries and Garden Centre to prepare this retail statement, which accompanies the planning application for the development of a single storey building which will function as an extension to the existing garden centre, comprising of circa 376 sq.m gross of additional retail (Class E) floorspace.
- 1.2. The proposed new building will be situated adjacent to the building permitted under 18/00407/FUL in 2018. This area is not currently in use for any particular purpose but rather is an area of landscaping separating the main car park from the overflow car park.
- 1.3. The site plan is enclosed at **Appendix 1**.

Structure of the report

- 1.4. The remainder of the report is set out below:
 - **Section 2** - Discusses the application site in greater detail and provides the planning history
 - **Section 3** - Considers the planning policies at a national and local level. This section also considers the need for and purpose of a Retail Impact Assessment and the Sequential Approach.
 - **Section 4** – Addresses the Sequential Test
 - **Section 5** – Addresses the Impact Assessment.
 - **Section 6** – Provides the summary and conclusion

2. Description of the Site, Planning History and Details of the Proposal

Site Description

- 2.1. Gates Nurseries and Garden Centre sits in the small hamlet of Cold Overton. Given its rural location, the closest main centre is Oakham which is 3.7 miles to the south west. The garden centre is an out of centre site that benefits from an open A1 consent. Given the nature of this consent and the recent changes to the Use Classes Order it is pertinent to note that the site does now benefit from the new E use class which encompasses a much wider range of uses than A1.
- 2.2. As the planning history details below the site has evolved over recent years to meet the increasing demands of its customers and to keep up with operator requirements. However, it is important to note that there has been a garden centre on this site since 1948 and its continued success has brought investment and visitors into the area.
- 2.3. North of the site are several houses along Main Street; however, the main character of the surrounding area is open countryside. As well as the garden centre and associated parking the family own circa 500 acres of agricultural land within the local area.

Planning History

- 2.4. The most relevant applications for the proposed extension of the site are the following:

Table 1: Planning History

Reference Number	Proposed Development	Decision	Decision Date
99/00376/FUL	Proposed erection of orangery and sales area on site of demolished glass house.	Permitted	02/09/1999
99/00549/FUL	Proposed polytunnel and general purpose store.	Permitted	21/10/1999
00/00011/FUL	Proposed extension to tea-rooms	Refused	02/03/2000
00/00226/FUL	Proposed extension to tearoom	Permitted	04/05/2000
00/00803/FUL	Proposed extension to increase size of dining room and bedroom.	Permitted	18/12/2000
01/00494/FUL	Proposed conversion of existing store to offices and store.	Permitted	09/09/2001
04/00772/FUL	Proposed alterations and extension to tearoom to relocate kitchen and entrance	Permitted	08/11/2004
05/00744/FUL	Construction of new retail building and surface water lagoon	Permitted	16/11/2005
05/01109/FUL	Retail building to replace existing outbuildings and existing open display area.	Permitted	15/02/2006
08/00991/FUL	Provision of new retail area on site of existing house and outbuildings	Permitted	09/12/2008

Reference Number	Proposed Development	Decision	Decision Date
07/00612/FUL	Horticultural Store and Potting Shed	Permitted	10/07/2007
07/01074/OUT	Retail area on site of existing house and outbuildings and relocation of existing house.	Refused	20/12/2007
08/00991/FUL	Retail area on site of existing house and outbuildings and relocation of existing house	Permitted	04/05/2010
15/00183/FUL	Tarmac Grass Parking Areas	Permitted	05/06/2015
15/00530/FUL	Improvements to existing car park	Permitted	26/08/2015
16/00381/FUL	Use of land for the display and sale of domestic garden buildings. (1770 sq. m). The construction of a shade cover over 16 car parking spaces. (203 sq. m).	Permitted	16/09/2016
16/00345/OUT	Rural Workers Dwelling	Permitted	05/05/2017
17/01019/FUL	Proposed Retail Unit with Offices above	Permitted	23/02/18
18/00407/FUL	Application for full permission for construction of a new retail unit. (A1 use)	Permitted	09/04/2018
21/00156/FUL	Construction of a new grain store and parking	Pending	

Source: Melton Borough Council

- 2.1. As is demonstrated above, several expansions and reconfigurations to Gates Nurseries and Garden Centre have been permitted which have ensured that the business can keep up with consumer demand, remain competitive and ensure the site is economically viable.
- 2.2. The most significant extension was application 08/00991/FUL which represented a large extension to the store that has provided floorspace for a greater diversity of products on offer and provided modernised dining facilities to ensure that the site was a destination shopping experience. This consent has since been implemented and has been invaluable to the vitality of Gates Nurseries and Garden Centre as it accommodates increased shopper capacity on site.
- 2.3. Also, of relevance to this application are the most recent applications for retail units, one granted in February 2018 for a farm shop and the latest granted in April 2018 for an A1 retail unit.
- 2.4. These extensions are relevant to this application as they demonstrate that the increase in retail floor area has not had any adverse impacts on any of the centres in the catchment. As we discuss later, Oakham, the closest centre is very healthy.

Proposal

- 1.5. This proposal is for a small single storey building located to the SE of the main garden centre entrance. It is proposed to be opposite the Farm shop across the car park and will sit adjacent to the small retail extension permitted in 2018.
- 2.5. The proposal is a single storey retail building. The rest of the garden centre buildings will remain unaltered and it will not impact on the operation of the car park. It will require the removal of some landscaping which is addressed in the supporting documents and which provide limited amenity value.
- 2.6. The site currently has open A1 consent; however, we note that A1 use is now part of the new E use class, we therefore are seeking for the proposed new building to fall within the E use class. The requirement for the extra floorspace has arisen due to an expansion in pet products floorspace which has resulted in the loss of the area for kitchenware sales. Although this is the primary purpose for the proposed floorspace, given the dynamic changes in the retail market and the need for Gates Garden Centre to adapt to these changes, the application seeks an unrestricted retail use, so that if and when required, any of the existing garden centre product ranges can be accommodated in the new floorspace.

3. Policy

National Guidance – National Planning Policy Framework (NPPF) (2019)

- 5.1. The National Planning Policy Framework (NPPF) sets out the Government’s economic, environmental, and social planning policies for England. The revised document was published in February 2019, replacing both the previous versions and all the national planning policy statements and guidance notes. The NPPF is a material planning consideration in the determination of the application.
- 5.2. There are a number of critical paragraphs that are relevant to this application. The first is that the NPPF is fundamentally based on the presumption in favour of sustainable development, which paragraph 11 stipulates should apply to plans and decisions.
- 5.3. **Paragraph 7** states that that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.4. **Paragraph 11** continues to state that decision-taking means:
- *‘Approving development proposals that accord with an up-to- date development plan without delay, and*
 - *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies provides a clear reason for refusing the development proposed, or any adverse impacts would significantly outweigh the benefits.’*
- 5.5. As part of sustainable development, there is an underlying economic objective. **Paragraph 8** explains that opportunities should be taken to secure net gains to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places.
- 5.6. **Section 7** of the Framework sets out the Government’s policy in relation to ensuring the vitality of town centres. **Paragraph 86** of the document sets out the requirements of the sequential approach and states that:
- “Local planning authorities should apply a sequential test to planning applications for main town centre which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available should out of centre sites be considered.”*
- 5.7. The criterion for assessing the impact of town centre uses in out of centre locations is set out in **Paragraph 89**. Assessments should cover both:
- *“The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and*

- *The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area.”*

- 5.8. **Paragraph 90** of the NPPF states that where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the considerations in paragraph 89, it should be refused.
- 5.9. With respect to decision-making, **Paragraph 38** states “*local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.*”

Adopted Melton Local Plan 2011-2036

- 3.1. The Melton Local Plan 2011-2036 was adopted by Full Council on October 10, 2018. It sets out the Council’s policies for the use and development of land across the whole of the Borough. It replaces the saved policies of the 1999 Melton Local Plan.
- 3.2. As such, we note the relevant policies within this.
- 3.3. **Policy SS3** is about sustainable communities and states that outside the main urban area the Council will seek to protect and enhance existing services and facilities and support sustainable development proposals.
- 3.4. Relevant to this proposal is **Policy EC2—Employment Growth in Rural Areas** which states that in order to support the rural economy, the Council will allow for:
- new employment land to be provided in rural settlements; and/or;
 - rural employment proposals which create or safeguard jobs.
- 3.5. The following types of rural employment development are acceptable:
- 3.6. The expansion of existing rural businesses, dependent upon the nature of the activities involved, the character of the site and its accessibility if the proposed development is small scale employment development to meet local needs; is of an appropriate scale for its location; and has sufficient off road car parking provided on site or in the nearby vicinity to cater for the use proposed.
- 3.7. The extension to Gates Nurseries will be an expansion of an existing rural business to ensure it remains an economically competitive destination for shoppers.
- 3.8. **Policy EC5** although referring to Melton Town Centre, is relevant in that it requires a sequential assessment for retail proposals outside the defined town centre.
- 3.9. **Policy EC7 Retail Development** in the Borough deals with all retail proposals outside Melton Mowbray Town Centre and requires a retail assessment for any development to ensure it will not impact on Melton Town Centre or the other service centres.
- 3.10. **Policy EC8 Sustainable Tourism** is also relevant, this policy states that sustainable tourism and visitor proposals will be supported where they improve the facilities for visitor’s subject to the proposals; being

of an appropriate scale and having benefit to local businesses in creating the potential to generate revenue.

Rutland Core Strategy DPD

- 3.11. We have also had regard to the Rutland Core Strategy DPD. Given that Gates Nurseries and Garden Centre sits on the southern edge of the Melton District Council boundary and closer to the market town of Oakham rather than Melton we have had regard to the policies for retail. The main retail policy is Policy CS17 which directs new retail floorspace into Oakham Town Centre. This only requires a retail impact assessment for developments of over 500 sq. m.
- 3.12. The Rutland Site Allocations DPD identifies two sites in Oakham as suitable for retail development these are R1 and R2.
- 3.13. Within the emerging Local Plan, (Policy E11) we note that neither of these allocations are being carried forward and that the only allocated site is now R1 the Co-op site on Burley Road which is an out of centre site. The land surrounding R1 is allocated for residential development.
- 3.14. The update to the Retail study 2016 identifies that there is a need for up to 4700 sq. m of additional comparison floorspace in the Local Plan period, although to note this retail study has not been updated and does not reflect the current retail market or forecasting figures.

4. Sequential Assessment

- 4.1. This section considers the sequential approach to site selection, and follows policy and guidance as set out in the NPPF and the companion 'Planning Practice Guidance' (Guidance). The assessment takes into account the operator's business model within its consideration of sequential sites.
- 4.2. The proposal is for the erection of a single storey building, which will all be used for retail sales. The area under consideration is 376 sq. gross, which equates to a net sales area of 282 sq. net. As with the rest of the site, it is intended that the floorspace will be unrestricted retail use to enable the space to be used flexibly.
- 4.3. Paragraph 86 of the NPPF requires applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.
- 4.4. The Guidance does however recognise that certain main town centre uses have particular market and locational requirements which means that they may only be accommodated in specific locations.
- 4.5. Further guidance as to the interpretation of both the NPPF and NPPG has been provided in a number of appeal and court decisions. Key amongst them is the Supreme Court Decision in the case of Tesco Stores v Dundee City Council (2012), where the Court ruled that 'suitable' alternative site means one that is 'suitable for the development proposed by the applicant' not whether there is a site for 'something less than that sought by the developer' or 'suitable for meeting identified deficiencies in retail provision in the area'. In addition, it was made clear that 'the real world is the context...the sequential test criteria "are designed for use in the real world in which developers wish to operate, not some artificial world in which they have no interest doing so."
- 4.6. Therefore, although we acknowledge that some flexibility is required, we also have to consider the purpose of the proposal and the operator requirements and although we review sequential sites, if refused permission, the proposed extension would not be built on any other site.

Operational and Market Requirements

- 4.7. The approach to selecting sequentially preferable sites requires consideration of the operational and the market requirements.
- 4.8. In terms of operation, the proposed new floorspace will form part of the existing garden centre operation. The proposed building will sit adjacent to the existing building and have a frontage facing the car park. It will sell products related to the garden centre use and that compliment the existing offer.
- 4.9. Given the proposed use is an extension of an existing use, and the applicant would not locate an extension in a separate location away from the Garden Centre, this does have some bearing on the application of the sequential test.

Geographical Location

- 4.10. Given this is a small amount of floorspace – 376 sq.m GIA it could be argued that the proposed use could be located in vacant shop premises in a Town Centre. However, this does become a theoretical exercise as

in reality, the building needs to be on site and would not operate as a standalone use in a separate location.

- 4.11. However, in order to be robust, we have considered sites in the closest centre, which is Oakham. Whilst we appreciate that the site sits within the administrative area of Melton, the assessment needs to be proportionate to the application, and given the size of the proposal at 376 sq. m gross, we do not think it is appropriate to consider locating this in a centre 9 miles to the north and a 15 to 20 minute drive away. However, we do provide some further commentary on this below.

Sequential Assessment

- 4.12. There are no development sites within Oakham town centre. The only site allocated for retail development in the emerging Local Plan is the out of centre Co-op site on Burleys Way. We would contend that locating the garden centre use on this site is not sequentially preferable to locating it at Gates Garden centre. In addition, this site is significantly larger than the proposal and it not commercially viable for the floorspace proposed or it would seem available, given that the Co-operative group are still trading from the premises.

Vacant Units

- 4.13. We have searched the CoStar database to ascertain if there any vacant units that the proposed extension could locate in. We have also investigated a local agents properties for sale to ascertain if there are any appropriate properties or land for sale. We attach the results at Appendix 2. We have also double checked these results against our site visit to ensure we have not missed any vacant units and/or included units which have now let.
- 4.14. We attach details of stores both available to lease and for sale, in reality putting aside the fact that Gates Garden Centre would not take any form of space in a town centre, it certainly would not lease retail space and in reality only the units available for sale should be considered.
- 4.15. The proposed retail floorspace is 376 sq. m and even allowing for some flexibility the space required would need to be between 320 and 430 sq.m or 3,438-4,652 sq. ft. (this allows for 15% flexibility).
- 4.16. There are no units of a size that would accommodate the proposal. The largest unit is 18 the High Street which is circa 1150 sq. ft and this is an investment sale with an existing tenant rather than an empty unit.

Melton Town Centre

- 4.17. Given the geographical distance to Melton Town Centre we do not consider it appropriate to search for sequential sites for a small extension of retail floorspace at Gates Garden Centre.

Conclusion

- 4.18. The proposal is for a retail extension to the existing garden centre. To expect the extension to be disaggregated and located in a town centre is not realistic and does not reflect a 'real world' situation.
- 4.19. However, we have considered sequentially preferable sites and given the size of the extension have focused our search on Oakham Town centre.

- 4.20. The emerging Local Plan document for Rutland County Council identifies only one retail development site, which is out of centre, significantly larger than the proposal and currently not available.
- 4.21. There are no vacant units in the centre which could accommodate the proposal.
- 4.22. We therefore conclude that there are no sequentially preferable sites that could accommodate the proposal.

5. Impact

5.1. In regard to Impact the NPPF states the following;

‘When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq. m) (our emphasis).’

5.2. Within the adopted Melton Local Plan, **Policy EC 7** which relates to retail development in the Borough and states that outside Melton Mowbray Town centre and service centres an impact assessment will be required for all proposals.

5.3. We do not provide a full retail impact assessment as this would not be proportionate to the size of the proposal or the policy requirements, but we do provide a general commentary including a healthcheck of Oakham which is the closest town centre to the application site.

Impact Assessment

5.4. The NPPF states that any impact assessment should include:

- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.

5.5. The practice guidance states that *‘The impact test should be undertaken in a proportionate and locally appropriate way, drawing on existing information where possible’.*

Catchment Area

5.6. Given the nature of Gates Nurseries and Garden Centre it has a wide catchment area which includes local residents as well as tourists who arrive both as part of coach trips or as part of a trip out when on holiday in the area. It would therefore be unrealistic to look at the catchment area for the garden centre as a whole, rather we need to consider the localised impact the extension may have.

5.7. The extension represents circa 376 sq. m of new retail floorspace, this is a relatively small extension and is unlikely to attract additional visitors to the garden centre or divert shoppers away from existing shops. It will simply provide improved provision for the existing shoppers.

5.8. We concentrate on the potential impact the proposed extension may have on Oakham rather than Melton Town Centre, Oakham being 3 miles from site and Melton being 9 miles.

Oakham Town Centre

- 5.9. The centre is healthy, with limited vacant units and a good mix of independents and nationals. Attached at Appendix 3 is a series of photographs taken on a site visit on April 30th, 2021. The timing of the site visit allowed for the shops to be open (as from April 12th) so that the impact of the pandemic on Oakham could be fully understood. We note that at the time of the site visit restrictions were still in place in respect of eating inside in food and drink establishments.
- 5.10. As can be seen from the photos the centre is doing extremely well. The car parks and on street parking were busy, the cafes were operating with takeout's and outside seating and as the footfall in the photographs demonstrate the centre was well used.
- 5.11. The centre benefits from a niche shopping function of high end indoor furnishings and decoration, some arts and craft provision, clothing both independent and more high street orientated, and a good mix of high street operators such as Wilko's and Boots, which meet the more everyday shopping needs of the catchment.
- 5.12. On our visit we noted 4 vacancies within the defined shopping centre. This is extremely low and is a very positive indicator of how well Oakham town centre is doing. Four vacant units out of 172 (taken from GOAD) is 2.3%, the national average is currently circa 15% so this clearly demonstrates how well Oakham is trading. In addition, one of the vacant units - 49a the High Street, has been taken off the market but it is not clear if that is because it has let, if so, this further reduces the vacancy rate.
- 5.13. This vacancy rate is lower than in 2018 when at the time of the previous application there were 8 vacancies. In addition, there were really positive signs of a healthy centre with new units opening – a new independent record store and the 'waffle bowl' an artisan ice cream shop.
- 5.14. Within the details contained at Appendix 2 there are more vacant units listed, however 8 Crown Walk is under offer and 34 High Street has a let agreed. In addition, it is pertinent to note that many of the properties listed are currently let and were being sold with existing tenants
- 5.15. It is evident that Oakham is a successful centre, and that the retail floorspace at Gates Garden Centre has no discernible impact on this.

Impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area

- 5.16. The stage that investment proposals have reached is a material consideration in assessing whether impacts are significant and/or adverse. Proposals at an early stage and/or where detail is limited, and where retail mix/retailers are unknown, have limited weight when applying the impact test
- 5.17. The Local Plan for Rutland County Council which covers Oakham identifies requirements for both comparison and convenience floorspace and directs this to Oakham town centre.
- 5.18. There is one site in the emerging Rutland Plan identified for retail development, however as discussed above, in the sequential assessment, this site is much larger than the proposal and is currently in a viable commercial use. The uses identified for this site are comparison and/or bulky goods but these would be more high street type retailers than a garden centre type use, in addition the retail study identified a need

for larger modern units that could accommodate bulky goods retailers, a very different use to the one proposed at the garden centre.

- 5.19. The proposed extension at the garden centre would not impact on future occupiers investing in this site.
- 5.20. We are not aware of any other investment proposals in Oakham that the proposal could harm.
- 5.21. Within Melton the focus for new investment is into the sustainable new neighbourhoods to the north and south of Melton, this proposal for a small increase in retail floorspace will have no impact on the investment required to bring those developments forward.
- 5.22. There are no committed or planned public or private investment in Oakham town centre or within Melton which the proposal could potentially impact. We therefore conclude that impacts on planned investment are neither significant nor significantly adverse.

Impact of the proposal on town centre vitality and viability including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made

- 5.23. The proposal is for an extension that will have open retail consent to reflect the existing use of the site.
- 5.24. The actual sales floorspace of the extension is minimal (282 sq. m) when compared to the existing floorspace on site. The proposed extension will provide an additional area for existing customers rather than diverting trade from Oakham. As set out earlier in the report, it is intended that the floorspace will primarily accommodate some of the products that have been displaced from the main building by the expansion of the pet offer. Therefore, the proposal will not be introducing a new retail experience or offer, just accommodating an expansion of the existing offer. Oakham and Gates are two very different destinations which compliment rather than compete, and shoppers will visit them for different reasons. The garden centre already trades extremely well with no visible impact on the trade of Oakham which also trades well. The proposed floorspace will not change this relationship.
- 5.25. The Practice Guidance states that *'A judgment as to whether the likely adverse impacts are significant can only be reached in light of local circumstances. For example, in areas where there are high levels of vacancy and limited retailer demand, even very modest trade diversion from a new development may lead to a significant adverse impact.'* Oakham town centre is healthy and vibrant; there are very low vacancies and a good representation of a range of retailers, both independent and national. The proposed floorspace will not have an adverse impact on this.
- 5.26. The retail study for Rutland included a household survey to identify where people were undertaking their shopping for the whole range of goods including food and high street goods such as clothes and electricals. Gates Garden centre did not feature as a destination in any of the replies, it is likely it fell within the 'other' category, but this further demonstrates that it does not compete with the centres in Rutland to any significant level.
- 5.27. The proposed small extension will not alter these existing shopping patterns.

Impact on Melton

- 5.28. As previously stated, the proposal, by virtue of its scale, nature and location will not have any impact on investment in Melton Town Centre.

- 5.29. We do not believe shoppers will divert from their existing trips in and around Melton due to the proposed small increase in floor area.

Conclusion

- 5.30. Given the nature and scale of the proposal the main centre to assess is Oakham. This is a healthy centre that is trading well, and which has not been impacted by the existing Garden Centre use or the extensions that have taken place over the last few years.
- 5.31. The proposal is a small increase in retail floorspace that will not impact upon any planned investment into Oakham town centre.
- 5.32. The proposal will not divert trade from Oakham town centre to any significant extent and there will be no adverse impact on the vitality and viability of the centre.
- 5.33. Melton Town Centre has good provision of grocers, butchers, delicatessens etc, plus a street market and the cattle market selling food as well as comparison items, giving shoppers a greater choice locally than if they were to drive to Gates Nurseries and Garden Centre. Therefore, we do expect there to be a significant diversion of trade to the proposed extension.
- 5.34. We therefore conclude that there will be no adverse impact on any existing centres as a result of this application.

6. Conclusion

- 6.1. The application is proposing a small increase in retail floorspace to the existing garden centre.
- 6.2. Given that this is an out of centre location we have undertaken a sequential assessment. However, in doing we are mindful that appeal decisions have indicated that decision makers need to operate in the real world and that if refused consent Gates would not seek locate and sell its goods in a separate retail area in a town centre location. The proposal only works as an extension to the existing use.
- 6.3. Given the scale and nature of the proposal we have only considered Oakham town centre and in doing so we are not aware of any sites that are available or suitable or viable for the proposed use.
- 6.4. The proposal is of a small scale that will not impact upon any planned investment into Oakham town centre or on the proposed expansion of Melton Mowbray.
- 6.5. The proposal will not divert trade from Oakham town centre to any significant extent and there will be no adverse impact on the vitality and viability of the centre.
- 6.6. Although this report deals with the compliance with the retail policy, it is pertinent to note the proposals compliance with other policies in the adopted Local Plan. In particular Policy EC2—Employment Growth in Rural Areas as Gates Garden Centre is an important local employer and its continued success is dependent on its ability to adapt and expand to the changing market.
- 6.7. In addition, Policy EC8 Sustainable Tourism is also relevant, as Gates is a successful destination for tourists who combine a trip to Oakham with a trip to the garden centre. The proposal is in compliance with this policy; being of an appropriate scale and having benefit to local businesses in creating the potential to generate revenue.

Appendix 1

Proposed Site Layout



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Site Plan
Scale 1:1250 at A2

Appendix 2

Available Properties

List Availability Report

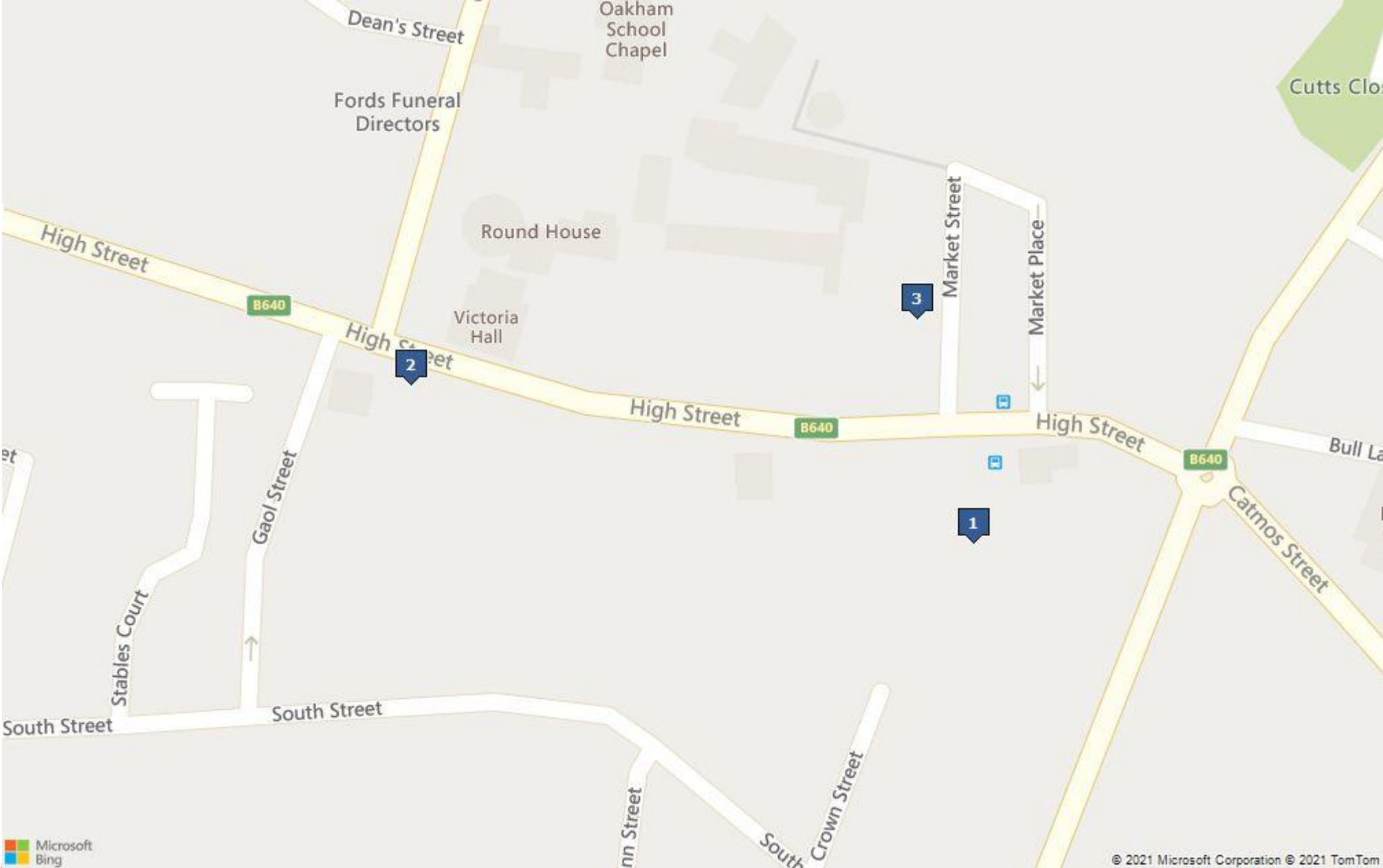
07/05/2021

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List Availability Report



Microsoft
Bing



List Availability Report

8 Crown Walk

Oakham, LE15 6AE
United Kingdom



SF AVAILABILITY

P GRND	500
Total	500

OVERVIEW

Use:	Retail
Term:	3 Years
Type:	Direct
Rent:	£7,950 PA
Rates:	£3,191 PA
Service:	-
Total £:	-

AMENITIES

Common Parts WC Facilities,
Kitchen

LISTING AGENTS

The Culshaw Partnership
John Tookey
015 7282 2791
john@cpship.co.uk

36 High St

Oakham, LE15 6AL
United Kingdom



SF AVAILABILITY

P GRND	355
Total	355

OVERVIEW

Use:	Retail
Term:	1 to 5 Years
Type:	Direct
Rent:	£17,500 PA
Rates:	£6,138 PA
Service:	-
Total £:	-

AMENITIES

Demised WC facilities, Kitchen,
Recessed Lighting

LISTING AGENTS

Mather Jamie
Alex M. Reid
015 0923 3433
alex.reid@matherjamie.co.uk

6 Market St

Oakham, LE15 6DY
United Kingdom



SF AVAILABILITY

GRND	293
Total	293

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£10,500 PA
Rates:	£5,040 PA
Service:	-
Total £:	-

AMENITIES

Demised WC facilities, Kitchen,
Secure Storage

LISTING AGENTS

Richardson Surveyors
Charlie Burrows
017 8076 2433
cburrows@richardsonsurveyors.co.uk



Property Summary Report

36 High St



Oakham Leicestershire, LE15 6AL - Rutland Submarket



BUILDING

Type	3 Star Retail Storefront Retail/Office
Tenancy	Single
Year Built	1920
NIA	764 SF
Floors	2
Typical Floor	423 SF
Land AC - Gross	0.02 AC
Construction	Masonry

LAND

Land Acres	0.02 AC
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FOR LEASE

Smallest Space	355 SF
Max Contiguous	355 SF
# of Spaces	1
Vacant	0 SF
% Leased	100.0%
Rent	£49.30

Retail Avail	355 SF
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AVAILABLE SPACES

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
P GRND	Retail	Direct	355	355	£17,500 PA	1 - 5 Years

Mather Jamie

The property is available freehold with vacant possession or on a new lease for terms to be agreed.

SALE

For Sale	£275,000 (£359.95/SF)
Sale Type	Owner User
Status	Available

TRAFFIC & FRONTAGE

Frontage	34' on High Street
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Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail	1 min drive to Oakham Commuter Rail
Airport	55 min drive to Nottingham East Midlands Airport
Walk Score®	Very Walkable (89)
Transit Score®	Minimal Transit (0)

Property Summary Report

36 High St



Oakham Leicestershire, LE15 6AL - Rutland Submarket

PROPERTY CONTACTS

Leasing Company

Mather Jamie

Weldon Rd

Loughborough, LEC LE11 5RF

01509 233433 (p)

Sales Company

Mather Jamie

Weldon Rd

Loughborough, LEC LE11 5RF

01509 233433 (p)



BUILDING NOTES

The property comprises two storeys of general retail space arranged over ground and first floor ancillary space.

It is located on High Street in Oakham within the Leicester Submarket. It is within Oakham town centre, close to its junction with Gaol Street and Church Street.

SALE HIGHLIGHTS

- Professional Retail premises with offices
- Prominent established Estate agents premises
- With Oakham Town Centre

Property Summary Report

24 Catmos St



Oakham Leicestershire, LE15 6HW - Rutland Submarket



AMENITIES

- Corner Lot

TRAFFIC & FRONTAGE

Frontage 26' on Catmos Street
40' on Mill Street

Made with TrafficMetrix® Products

PROPERTY CONTACTS

Leasing Company

Shouler & Son
Wilton Rd
Melton Mowbray, LEC LE13 0UJ
01664 410166 (p)



Sales Company

Shouler & Son
Wilton Rd
Melton Mowbray, LEC LE13 0UJ
01664 410166 (p)



BUILDING NOTES

The property comprises a building of masonry construction arranged over 3 floors offering retail accommodation within.

The property is located on Catmos Street, Oakham.

BUILDING

Type	3 Star Retail Storefront
Tenancy	Multi
Year Built	1876
NIA	1,293 SF
Floors	3
Typical Floor	737 SF
Land AC - Gross	0.04 AC
Construction	Masonry

LAND

Land Acres	0.04 AC
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SALE

For Sale	Part of a Portfolio - £525,000 (£332.07/SF)
Sale Type	Investment
Properties	2
Status	Under Offer

TRANSPORTATION

Commuter Rail	2 min drive to Oakham Commuter Rail
Airport	55 min drive to Nottingham East Midlands Airport
Walk Score®	Very Walkable (87)
Transit Score®	Minimal Transit (0)

Property Summary Report

18 High St



Oakham Leicestershire, LE15 6AL - Rutland Submarket



BUILDING

Type	2 Star Retail Storefront
Tenancy	Single
Year Built	1928
NIA	2,305 SF
Floors	2
Typical Floor	1,153 SF
Land AC - Gross	0.14 AC
Construction	Masonry

LAND

Land Acres	0.14 AC
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SALE

For Sale	£835,000 (£362.26/SF)
Sale Type	Investment
Status	Available
Last Sale	
Sold Price	Not Disclosed
Date	May 1993
Sale Type	Investment

TRANSPORTATION

Commuter Rail	2 min drive to Oakham Commuter Rail
Airport	55 min drive to Nottingham East Midlands Airport
Walk Score®	Very Walkable (88)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Sales Company	Allsop 33 Wigmore St London, LND W1U 1PN 020 7437 6977 (p) 020 7437 8984 (f)
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True Owner	Marley Pension Trust Ltd Ashford Rd Maidstone, KEN ME14 5PP 01622 826812 (p)
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BUILDING NOTES

DESCRIPTION : Retail unit of about 2,305 sq ft.

Property Summary Report

18 High St



Oakham Leicestershire, LE15 6AL - Rutland Submarket

SALE HIGHLIGHTS

- Attractive and affluent market town
- Potential for redevelopment of the upper floor
- The property is well situated on the south side of High Street

Property Summary Report

2 Mill St - The Maltings



Oakham Leicestershire, LE15 6EA - Rutland Submarket



BUILDING

Type	3 Star Retail
Tenancy	Single
Year Built	1901
NIA	288 SF
Floors	2
Typical Floor	288 SF
Construction	Masonry

SALE

For Sale	Part of a Portfolio - £525,000 (£332.07/SF)
Sale Type	Investment
Properties	2
Status	Under Offer

TRAFFIC & FRONTAGE

Frontage	15' on Mill Street
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Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail	2 min drive to Oakham Commuter Rail
Airport	55 min drive to Nottingham East Midlands Airport
Walk Score®	Very Walkable (88)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Leasing Company	Murray Chartered Surveyors and Estate Agents 5 Market St Oakham, LEC LE15 6DY 01572 755555 (p)
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Sales Company	Shouler & Son Wilton Rd Melton Mowbray, LEC LE13 0UJ 01664 410166 (p)
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BUILDING NOTES

The property comprises a building of masonry construction arranged over two floors providing retail accommodation to the ground floor and residential accommodation above.

The property is located on Mill Street, Oakham. There is good access to the A606 with Oakham Railway Station located in close proximity.

Property Summary Report

5 Mill St

Oakham Leicestershire, LE15 6EA - Rutland Submarket



AMENITIES

- Storage Space

TRAFFIC & FRONTAGE

Frontage 18' on Mill Street

Made with TrafficMetrix® Products

PROPERTY CONTACTS

Leasing Company Reid Commercial
3 Melton Rd
Oakham, LEC LE15 7JN
01572 729050 (p)

BUILDING

Type	2 Star Retail Storefront
Tenancy	Single
Year Built	1882
NIA	1,300 SF
Floors	3
Typical Floor	433 SF
Land AC - Gross	0.01 AC
Construction	Masonry

LAND

Land Acres	0.01 AC
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SALE

For Sale	£235,000 (£180.77/SF)
Sale Type	Owner User
Status	Under Offer

Last Sale

Sold Price	£205,000 (£157.69/SF)
Date	Sep 2019
Sale Type	Owner User

TRANSPORTATION

Commuter Rail	2 min drive to Oakham Commuter Rail
Airport	55 min drive to Nottingham East Midlands Airport
Walk Score®	Very Walkable (88)
Transit Score®	Minimal Transit (0)

Sales Company



Murray Chartered Surveyors and Estate Agents
5 Market St
Oakham, LEC LE15 6DY
01572 755555 (p)

Property Summary Report

5 Mill St



Oakham Leicestershire, LE15 6EA - Rutland Submarket

BUILDING NOTES

The property comprises a building of masonry construction arranged over two floors offering retail accommodation within.

The property is located on Mill Street, Oakham.

SALE HIGHLIGHTS

- An early 18th century Grade II listed property
- Built of dressed stone under slate roof
- Situated on Mill Street being a premiere commercial street in Oakham



New

151 Sq Ft Office at Oakham Enterprises
Ashwell Oakham LE15 7TU
POA
Secure Self Contained office -
151 Sq Ft - Suitable for 1/2 people -
Ample parking for staff and visitors -
Communal kitchen and WC's -
New lease with rolling 3 month break clause after 12 months



Prime Retail Unit on Oakham High Street...
Oakham LE15 6AL
POA
Retail Unit on Oakham High Street
850 Sq Ft Retail space plus
Kitchen/Storage
Prime location next to pedestrian crossing
Now vacant and available immediately.
Offices above also available



364 Sq Ft 2nd Floor office in Oakham
14 Church Street Oakham LE15 6AF
POA
364 Sq. Ft (4 - 6 person) Character Office -
A well-presented 2nd Floor Office with high ceilings -
2 minutes walk to the market square in Oakham. -
Secure access with Audio door release -
Available from June 2021



305 Sq Ft Office Suite - Oakham Enterprises
Oakham Enterprise Park Oakham LE15 7TU
POA
Secure Self Contained office suitable for 3/4 people
Divided into 2 office spaces
Ample parking for staff and visitors
Communal kitchen and WC's
New lease with rolling 3 month break clause after 12 months



500 Sq Ft retail space - Oakham town...
Oakham Rutland LE15 6AH
POA
Prime High Street Location -
Open retail area with office and w/c to rear -
Prime Market town retail position -
Circa 500 Sq Ft ground floor retail space -
Freehold available



2nd Floor Office High Street Oakham
Oakham LE15 6DU
POA
* 233 Sq Ft Office with Shared Kitchen & W/C's
* 2nd Floor Office
* Prime location on Oakham High Street
* Great opportunity for a Start Up Business



Shop unit For sale - Oakham

Gaol Street Oakham LE15 6AQ

£75,000

Freehold Investment Shop unit For Sale
Oakham Town Centre

Circa 290 Sq ft inc ancillary

Store room and W/C

Let until Sept 22 at a rent of £3,300 per
annum



FF Offices in Central Oakham

Oakham Rutland LE15 6EA

POA

512 Sq Ft First Floor Office in 3 separate
Rooms

Ground Floor Reception

Centre of Oakham

Currently Tattoo Studio

Available Immediately

Appendix 3

Oakham Photographs

Oakham Town Centre – 21st April 2021

Mill Street



New occupiers in The Maltings





The High Street and Market Place busy with parking







JLL

East West Building
2 Tollhouse Hill
Nottingham
NG1 5FS
+44 (0)115 908 2120

Tamsin Cottle
Director

+44 (0)115 908 2139
Tamsin.Cottle@eu.jll.com

JLL

45 Church Street
Birmingham
B3 2RT
+44 (0)121 643 6440

Darren Venables
Planning Consultant

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JLL's research team delivers intelligence, analysis and insight through market-leading reports and services that illuminate today's commercial real estate dynamics and identify tomorrow's challenges and opportunities. Our more than 400 global research professionals track and analyze economic and property trends and forecast future conditions in over 60 countries, producing unrivalled local and global perspectives. Our research and expertise, fueled by real-time information and innovative thinking around the world, creates a competitive advantage for our clients and drives successful strategies and optimal real estate decisions.

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