DESIGN AND ACCESS STATEMENT

SECTION 73 APPLICATION

VARIATION OF CONDITION No. 2

IMPOSED ON PLANNING PERMISSION No. H16-0610-05

PROPOSED B&M HOMESTORE

FORMER HOMEBASE

WESTLODE STREET

SPALDING

PE11 2AE

PREPARED ON BEHALF

OF

B&M RETAIL LTD

August 2018

MWA
12 The Glenmore Centre
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1.0 INTRODUCTION

1.1 MWA has accepted an instruction from B&M Retail Ltd to submit a planning application seeking a variation in the terms of condition No. 2 imposed on planning permission No. H16-0610-05 dated 9th June 2005.

1.2 A variation in the terms of condition No. 2 is required in order to enable beneficial occupation of the former Homebase store by B&M Retail Ltd trading a "B&M Homestore". The application follows confirmation by Kate Bellamy (Senior Planning Compliance Officer) at South Holland District Council via an email dated 7th August 2018, that the sale of food and drink (not for consumption within the store), is precluded under the terms of the extant permission if said goods were not ancillary to the permitted product ranges[1].

1.3 Condition No. 2 states:

"The retail warehouses hereby permitted shall not be used for the sale of food and drink for consumption off the premises (other than confectionery and pet foods), clothing, fashion accessories (including handbags, luggage, watches and jewellery), footwear, sports goods (equipment and clothing), books, stationery, toiletries and perfume, audio and visual recordings, cutlery, crockery or glassware, unless any of the above are ancillary to, and related to the main ranges of goods permitted for sale".

1.4 The reason for imposing the condition is:

"To ensure that the development does not adversely affect the vitality and viability of Spalding town centre, in accordance with Policy STC4 of the South Holland District Local Plan".

1.5 The planning application seeks a variation in the terms of condition No. 2 to permit the sale of food and drink from [] sq.m. net.

[1] This arose as a consequence of B&M Retail Ltd applying for a licence to sell alcohol from the store.

2.0 THE PROPOSED DEVELOPMENT

(i) Use

2.1 The proposal involves a shop falling within Class A1 of the Town and Country Planning (Use Classes) Order 1987. The store would employ c60 people.

2.2 Condition No. 2 imposed on planning permission H16-0610-05 is proposed to be varied as follows:

"The retail warehouses hereby permitted shall not be used for the sale of food and drink for consumption off the premises (other than confectionery and pet foods), clothing, fashion accessories (including handbags, luggage, watches and jewellery), footwear, sports goods (equipment and clothing), books, stationery, toiletries and perfume, audio and visual recordings, cutlery, crockery or glassware, unless any of the above are ancillary to, and related to the main ranges of goods permitted for sale.

Notwithstanding the above up to 340 sq.m. net of food and drink products can be sold from Unit. The sales of these products on an ancillary basis only while the primary use of the premises is a DIY and Home Improvement store with garden centre."

(ii) Amount and scale

2.3 The existing Homebase store will be occupied by B&M Retail Ltd as follows:

Table 2.1: Proposed floorspace within B&M Homestore

Floorspace	Ground (sq.m.)	Mezzanine (sq.m.)	Total (sq.m.)
Sales area (A1)	1,877	785	2,662
Garden centre (A1)	633	-	633
Warehouse	184	157	344
Amenities	242	42	284
Total	**2,936**	**984**	**3,920**

2.4 The area proposed to be devoted to the sale of food and drink is as follows:

Table 2.2: Proportion of floorspace devoted to the sale of food and drink items

Category	Sq.m. net	% of gross area including garden centre	% of net sales area including garden centre
Food & Drink	340	8.7%	10.3%

2.5 A revised condition is proposed:

"The retail warehouses hereby permitted shall not be used for the sale of food and drink for consumption off the premises (other than confectionery and pet foods), clothing, fashion accessories (including handbags, luggage, watches and jewellery), footwear, sports goods (equipment and clothing), books, stationery, toiletries and perfume, audio and visual recordings, cutlery, crockery or glassware, unless any of the above are ancillary to, and related to the main ranges of goods permitted for sale.

Notwithstanding the above up to 340 sq.m. net of food and drink products can be sold from the retail warehouse. The sales of these products on an ancillary basis only while the primary use of the premises is a DIY and Home Improvement store with garden centre."

2.6 The total number of car parking spaces is proposed to remain as at present.

(iii) Layout and landscaping

2.6 There would be no change in the external or internal layout of the store. There would be no change to the external landscaping of the retail park which is well established.

(iv) Appearance

2.7 There would be no change in the external appearance of the building.

(v) Access and car parking

2.8 The total number of car parking spaces would remain unaltered. The access would also remain unaltered. In this regard the proposed variation involving a minor variation in the range of goods sold will not materially alter the level of trips generated to and from the store. The B&M Homestore is more akin to a DIY store and the overall trip rates are expected to be approximately the same as those associated with a typical retail warehouse.

2.9 Level access is provided into the store and is DDA compliant.

2.10 The service access and yard would remain as at present.