

THE EVENT

Consolidated Property Group (CPG) has recently secured planning permission for a new retail warehouse scheme to be called Harrogate Spa Retail Park.

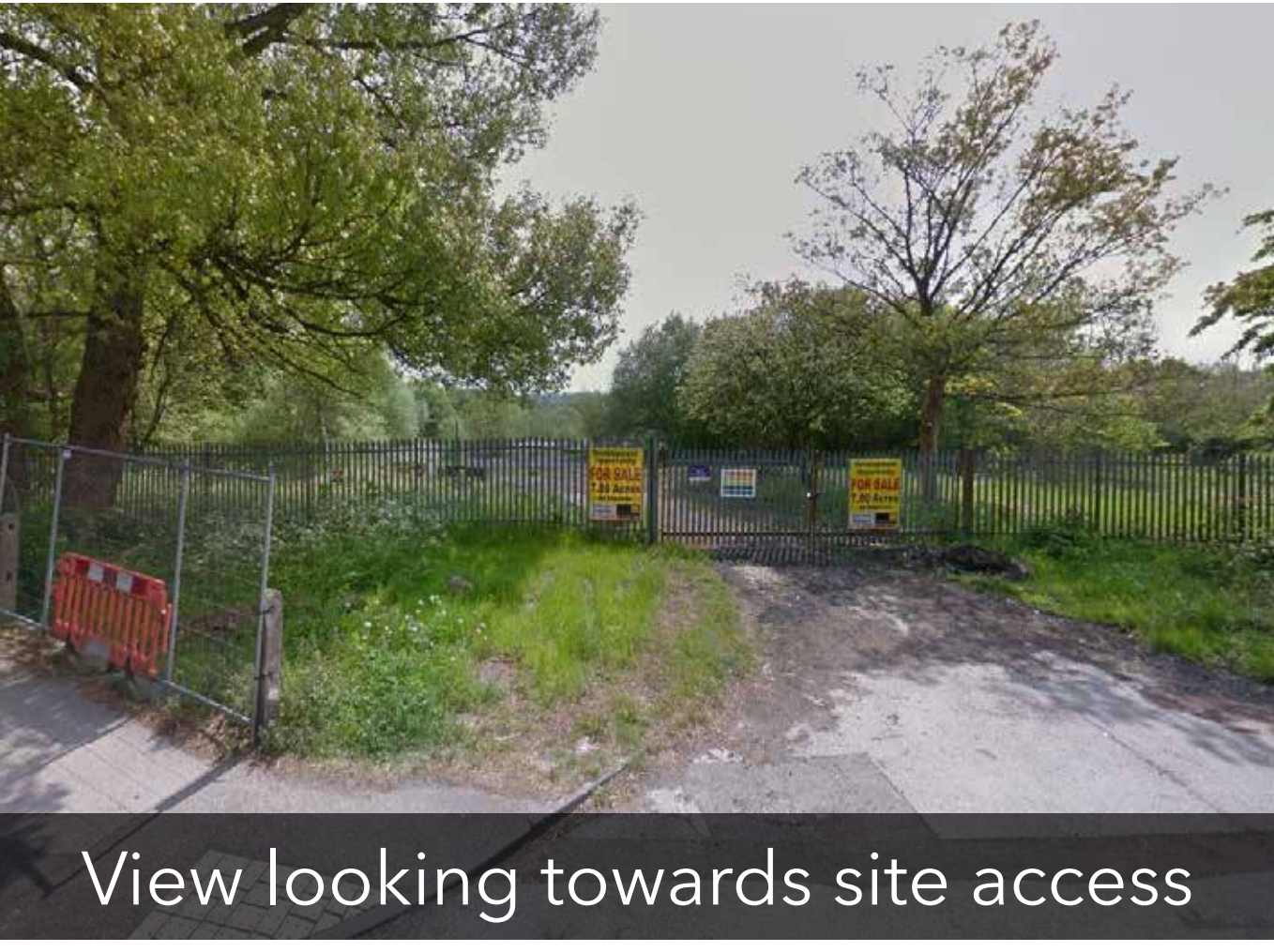
However, CPG has recently received strong interest from discount foodstore operators to locate within the scheme. CPG are therefore seeking to progress with a revised scheme including a discount foodstore. The remainder of the scheme is as previously approved.

To inform the planning application, we are seeking feedback and suggestions from local residents on the proposals. A series of exhibition boards introduce the proposed development and how it will look.

There are comment forms available for you to fill-in or take away. Your feedback is valued and your comments to be considered prior to submission of a planning application.

THE SITE

The site comprises the former Northern Gas offices bounded by Skipton Road to the north and houses on Electric Avenue to the west. Oak Beck forms the eastern site boundary with the Booker unit to the South.



As the plan indicates the land to the east beyond Oak Beck which contains the existing Gas Holder is not part of the application site.

CONSOLIDATED PROPERTY GROUP

CPG is a commercial development company based in Alderley Edge specialising in developing retail parks like the one proposed at Harrogate. The company was set up in 1986 and has since grown to become one of the largest privately owned investment and development companies in the country with assets valued at over £200m.

SITE PLANNING HISTORY

SCHEME 1 - RETAIL WAREHOUSE PARK

Planning permission has recently been granted (November 2018) to CPG for a non-food retail warehouse scheme (12,579 sq. m sales floorspace) comprising up to 8 retail units, including a DIY store, and a coffee shop. The scheme is predominantly for ‘bulky’ retail goods but allowed up to 2,500 sq. m of ‘high street’ non-food goods.

A total of 259 parking spaces (including disabled, parent/child and electric charging) were proposed as well as cycle parking. The site entrance is from Skipton Road (new roundabout).



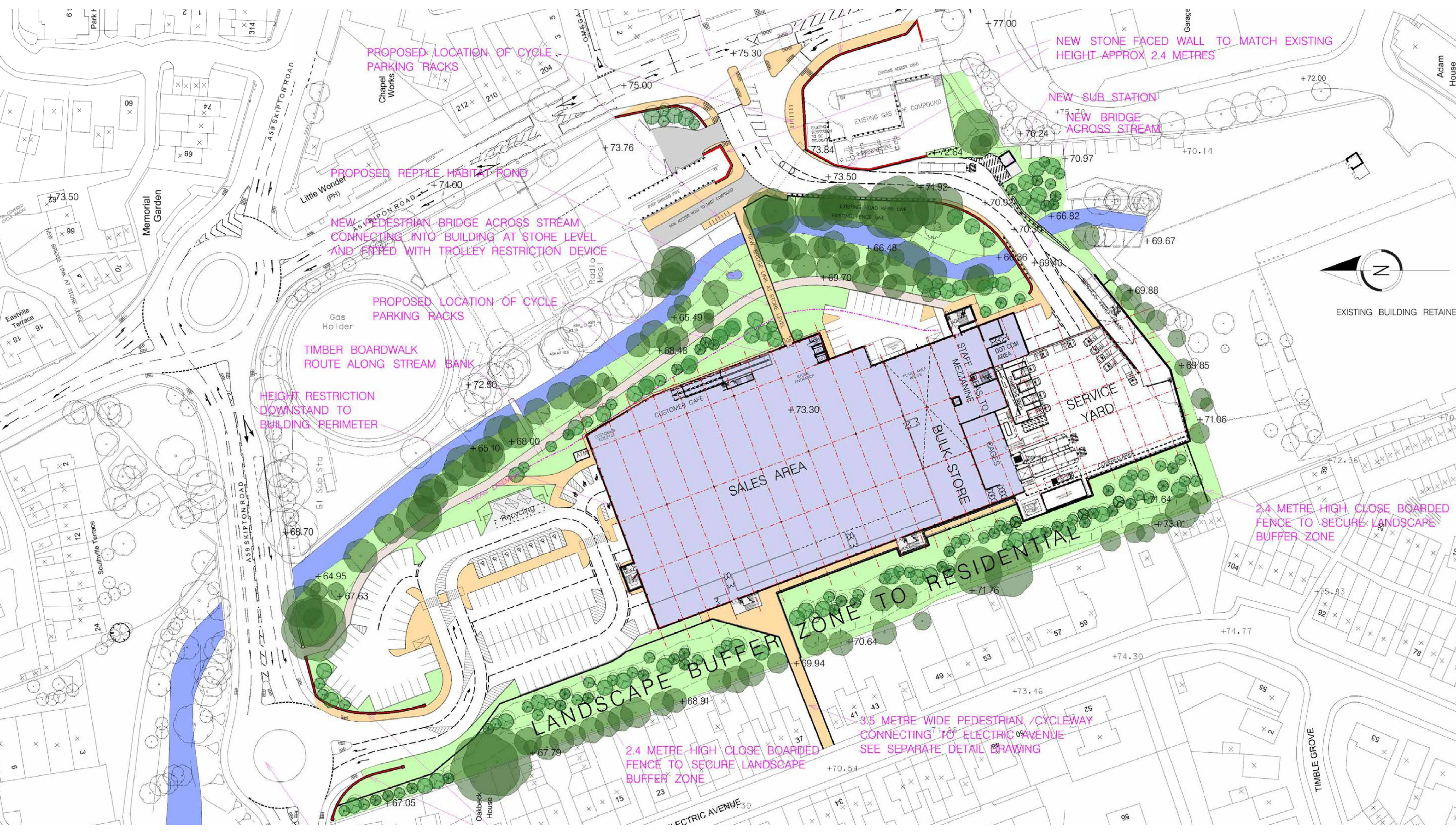
The permission was subject to planning conditions to control how the scheme was to be operated, including:

- **Opening Hours;** the retail units were only to trade between 8am and 10pm Monday to Saturday (including Bank Holidays) and 6 hours maximum on a Sunday. The coffee shop was to trade between 5am and 10pm daily.
- **Servicing;** the main retail units nearest to Electric Avenue can be serviced between 7am and 11pm daily. A delivery management plan for each individual unit, covering the period between 7pm and 11pm, is required.

SCHEME 2 - TESCO FOODSTORE PERMISSION

Planning permission was granted in 2012 for a large Tesco superstore as follows:

- Approved store of 7,345 sq. m gross with a retail sales area of 4,038 sq. m.
- The store was to be on ‘stilts’ with 421 parking spaces at ground floor.
- Vehicle access to the store was proposed from both Skipton Road and Ripon Road. The Skipton Road entrance comprised a new roundabout with a new traffic light controlled junction proposed for the Ripon Way access.
- The store opening hours were not to be restricted but servicing / deliveries were to be permitted only between 07.00 and 23.00 (7 days per week).



After obtaining planning permission the Council confirmed that the Tesco permission had been lawfully started and the permission remains ‘live’. This is a fall-back position in considering the new discount foodstore scheme.

THE NEW DISCOUNT FOODSTORE-LED SCHEME

Whilst the operator of the discount foodstore is not known at this stage, it will either be a new operator not currently present in Harrogate or will involve the relocation of an existing store nearby.

The key elements of the new discount foodstore-led scheme are as follows:

- Introduction of a new discount foodstore extending to 1,880 sq. m (Unit 1).
- Inclusion of a gym use within Unit 6.
- Maintaining a DIY store anchor with outdoor storage / compound (Unit 7).
- Relocation of the coffee shop to Unit 8.
- 262 car park spaces (including disabled, parent/child, electric charging, cycle and motorcycle spaces also proposed).

The total floorspace proposed by the scheme is 10,388 sq. m which is below the recently approved CPG retail warehouse scheme (12,579 sq. m).



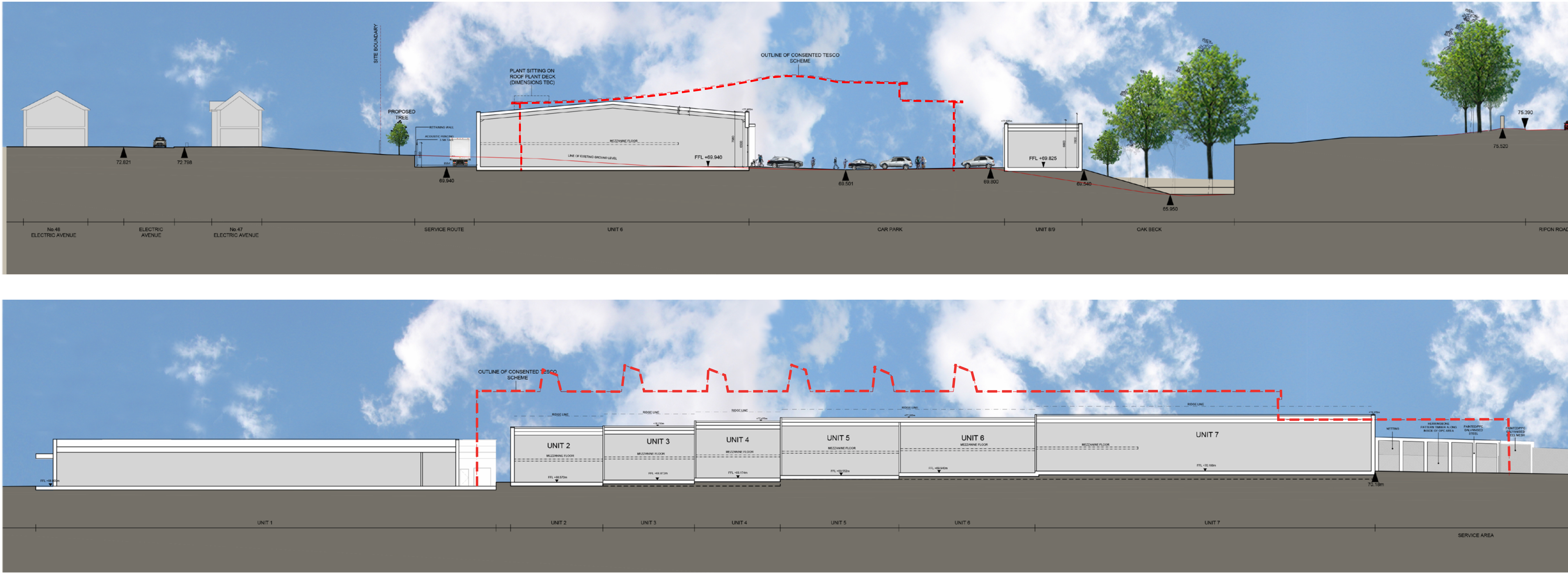
Importantly, consistent with the approved CPG retail warehouse scheme, the current discount foodstore led scheme will:

- Ensure an appropriate landscaped boundary to houses on Electric Avenue.
- Deliver a new roundabout from Skipton Road.
- Maintain the Tree Preservation Orders covering the site.
- Enhance Oak Beck as an ecological feature.
- Ensure local resident amenity by locating car parking to the east of the units.

As with the previous approved scheme, no through route for traffic from Ripon Road is proposed. Additionally, no footpath is proposed from Electric Avenue (as proposed by the Tesco scheme).

SITE LEVELS / BUILDING HEIGHTS

The scheme will benefit surrounding residents by being significantly lower than the approved Tesco with no car park adjoining any residential boundaries.



HOW THE SCHEME WILL LOOK

The following computer-generated images show how the scheme would look.



HOW THE SCHEME WILL OPERATE

The proposed discount foodstore scheme will adopt the same opening hours and delivery times as secured on the recently approved CPG retail warehouse scheme:

- **Opening Hours;** Monday to Saturday (including Bank Holidays) 8am-10pm and 6 hours maximum on a Sunday (10am-4pm or 11am-5pm).
- **Servicing / Delivery Hours;** deliveries to the retail units nearest to Electric Avenue limited to between 7am and 11pm daily.
- **External Lighting;** timed to close 30mins after the store closing.



TECHNICAL REPORTS

Whilst CPG has just secured planning permission for its retail warehouse scheme, it is necessary to establish if a new discount foodstore would generate any additional impacts on the local area. CPG has therefore commissioned the following updates:

- **Transport Assessment**
- **Drainage Surveys**
- **Retail Impact Assessment**
- **Noise Assessment**

All the technical reports will be available to review once the planning application has been submitted to the Council and registered.

HIGHWAYS

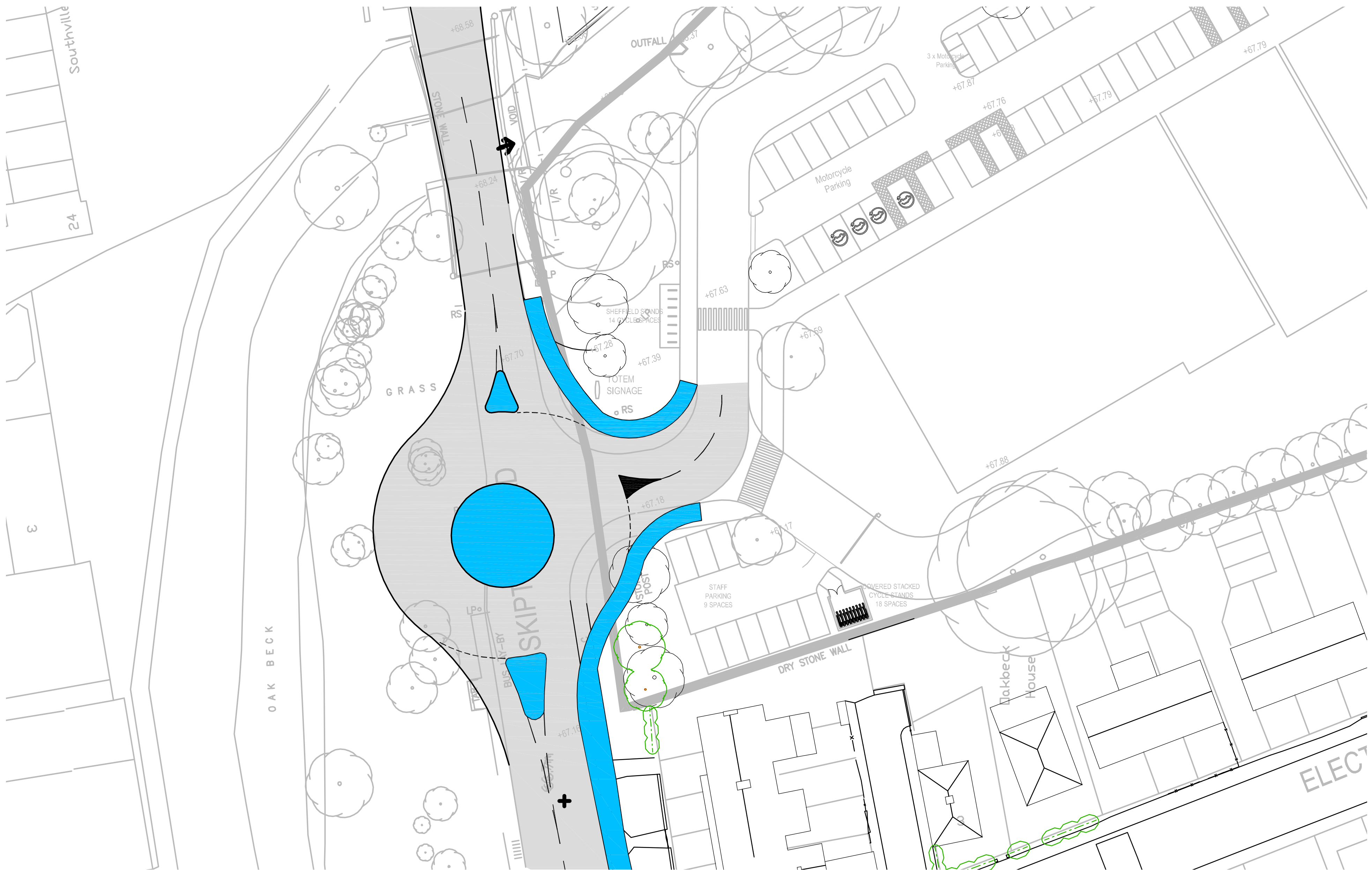
The proposed scheme maintains the new roundabout junction off Skipton Road. An updated Transport Assessment (‘TA’) has however been undertaken to understand what changes to traffic will occur due to the introduction of a new discount foodstore on the site. The key conclusions from the updated TA are as follows:

- **Traffic Flow Comparison;** the net increase in development traffic when comparing the consented and proposed development traffic flows are summarised below.

Peak Period	Scheme	Trip Attraction		
		Arrivals	Departures	Two-Way
PM Peak (1700 – 1800)	Implemented Tesco Foodstore	596	707	1303
	Proposed CPG Discount Foodstore Scheme	159	154	312
	Net Increase	-437	-553	-991
	Approved CPG Non-Food Retail Warehouse Scheme	140	133	274
	Proposed CPG Discount Foodstore Scheme	159	154	312
	Net Increase	19	21	38
Saturday Peak (1200 – 1300)	Implemented Tesco Foodstore	516	516	1,032
	Proposed CPG Discount Foodstore Scheme	273	246	519
	Net Increase	-243	-270	-513
	Approved CPG Non-Food Retail Warehouse Scheme	256	234	490
	Proposed CPG Discount Foodstore Scheme	273	246	519
	Net Increase	17	12	29

The results of the comparison demonstrates that the proposed development will generate significantly less traffic in both the PM and Saturday peaks than the implemented Tesco. The increase between the approved and proposed CPG schemes is small (38 vehicles during the PM peak and 29 vehicles during the Saturday peak).

- **Diversion from Aldi (Harrogate-Oak Beck Retail Park);** the assessment does not account for the likely significant diversion of trade from the existing Aldi to the new discount foodstore proposed on the CPG scheme. Traffic is already on the local network and the proposed scheme will attract existing customers. On site observations identify that the existing parking provision at peak times within Harrogate-Oak Beck Retail Park is insufficient to cater for demand and leads to congestion within and on approaches to the site.
- **Travel Plan;** CPG has already agreed a framework travel plan for the site. An updated version has been prepared for the new discount foodstore-led scheme. Overall the site is highly sustainable and accessible by non-car modes.



THE NEED FOR A NEW DISCOUNT FOODSTORE

There is strong interest from discount foodstore operators to locate within the CPG scheme. The key support for the proposed discount foodstore is as follows:

- ✓ **Fall-back Position;** the site benefits from a lawfully implemented permission for large Tesco foodstore on the site (far bigger than currently proposed). This is a genuine ‘fall-back’ position in support of a new store.
- ✓ **Increasing Competition;** there is an existing Aldi store on nearby Harrogate-Oak Beck Retail Park. The store is extremely busy with a constrained car parking area. A new store, either as competition or a relocation, would alleviate the busy conditions and provide additional choice for local residents.
- ✓ **Enhancing Choice;** there is limited choice of food shopping destinations in the north of the town. A new modern discount foodstore would therefore reduce the need to travel elsewhere in the town.
- ✓ **Meeting Future Needs;** the Borough Council is presently promoting new residential development in the northern part of the town through its local plan. The need for new food shopping destinations and choice is therefore going to increase over time. A new discount foodstore could therefore better meet future needs in the area.

Discount foodstores ultimately do not seek to compete with traditional food shops and do not include:

- Fresh Meat Counter
- Fresh Fish Counter
- Delicatessen / Cheese Counter
- Hot Food Counter
- Home Delivery
- Pharmacy

- Dry-Cleaning
- Post Office Services
- Photographic Shop
- Mobile Phone Shop
- Café / Restaurant

The non-food offer of discount foodstores is mainly focused on household cleaning and health / beauty products but the stores get a twice-weekly delivery of ‘specials’ which are sold on a when its gone, its gone basis...



KEY BENEFITS

The principle of a large retail development on the site is established through the recent approval of the CPG retail warehouse scheme. The approved Tesco superstore permission also establishes a ‘fall-back’ position in support of a discount foodstore on the site. Notwithstanding, the proposed scheme is highly suitable for the site as it will:

- ✓ **Regeneration;** delivering a viable scheme on a long-standing vacant brownfield site.
- ✓ **Creating Choice / Meeting Shopping Needs;** the north of Harrogate has limited food shopping options and the proposal will generate choice for local residents.
- ✓ **Future Needs;** the Borough Council is proposing new residential development in the north of the town. The proposed discount foodstore will assist in meeting current and future needs.
- ✓ **Jobs;** the proposed scheme will create around 130 jobs (full and part time).
- ✓ **Accessibility;** the site will reduce the need to travel outside of Harrogate and enable local residents to shop locally.



NEXT STEPS

We hope you have found the consultation event highly informative and beneficial. Your thoughts on the proposed scheme are welcomed.

All the comments from the public consultation event will be considered in advance of submission of an outline planning application in December 2018.

There will be further opportunities to comment on the scheme to the Borough Council once the planning application has been submitted.

If you have any immediate comments after the event today then please do not hesitate to contact:

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