

SBC 0001

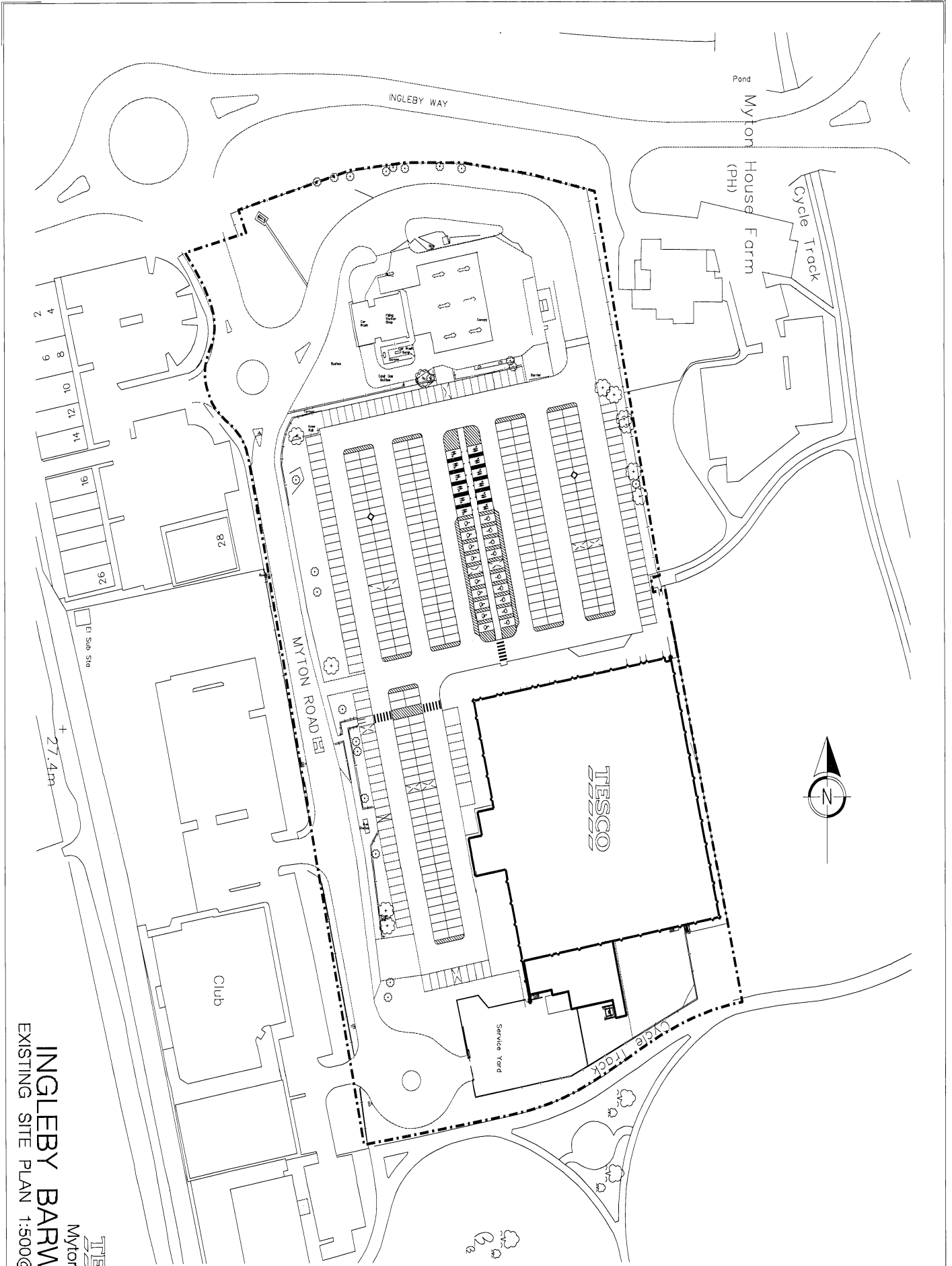
09/1899/--

STOCKTON-ON-BLOOR COUNCIL  
PLANNING  
DATE 29 JUL 2009

4461. P6 J

MYTON ROAD  
INGLEBY BARWICK  
RED LINE PLAN SCALE 1:1250 AT A3

SMITH  
SMALLEY  
ARCHITECTS  
LTD  
GENERAL OFFICE  
27 COLMAN AVENUE  
HEATON TRIANGLE  
LEEDS LS10 2ST  
TEL 01423 53100



EXISTING STORE FLOORPLAN	FLOORPLAN 2B
GROSS EXTERNAL FLOOR AREA	16,394 sqft
NET SALES AREA	34,139 sqft

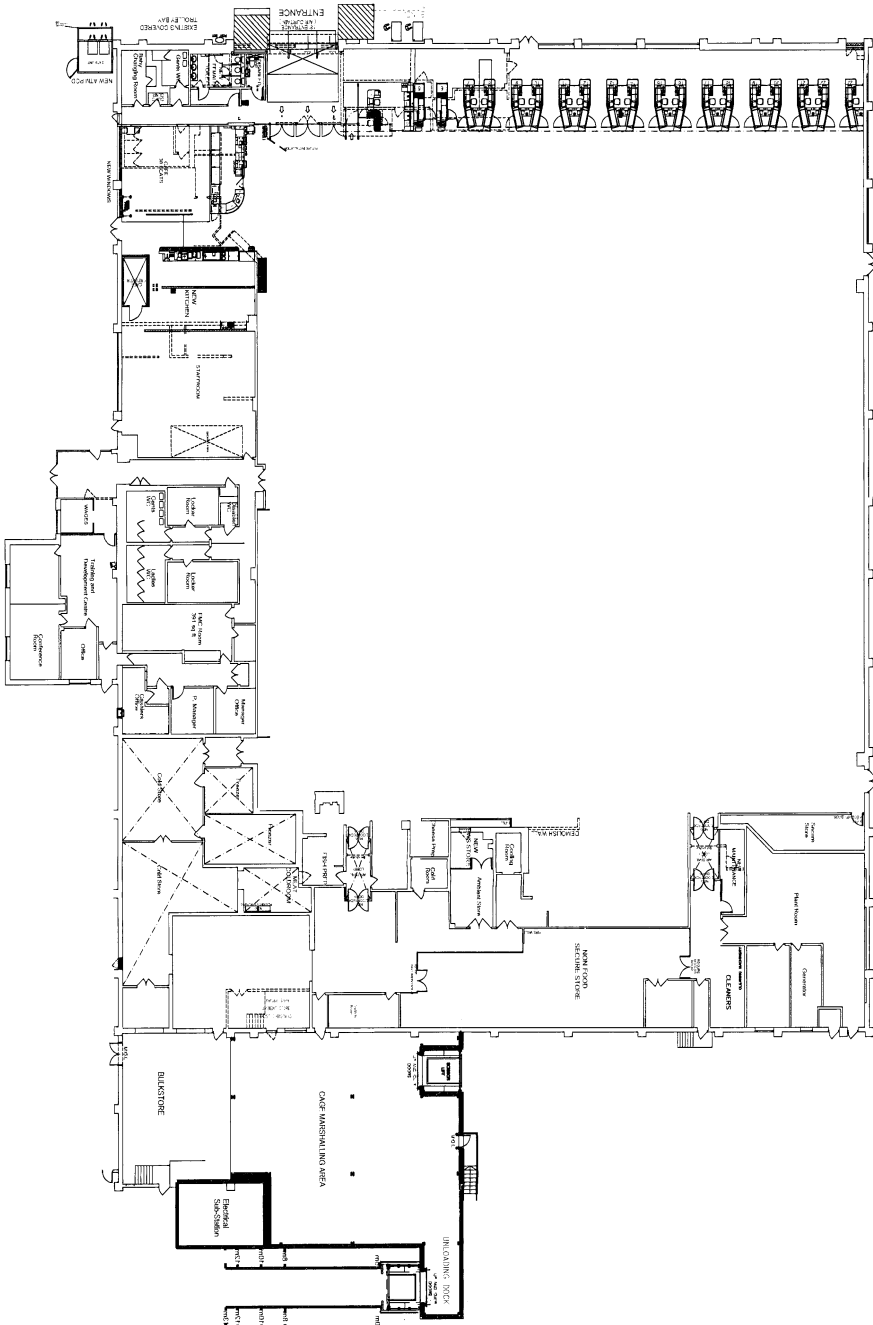
EXISTING PARKING TAYOUT	1:14.06
STANDARD PARKING SPACES	312
PARENT & CHILD SPACES (4x3)	17
SUB-TOTAL	329
DISABLED SPACES (2.4x4)	18
TOTAL PARKING SPACES	347
TROLLEY BAYS	9

**Do Not Use the Existing Floorplan 1:14.06**  
 This drawing is to be used only for information purposes. It is not to be used for construction or other purposes without the written consent of the architect.

4461.P12  
**TESCO**  
 Myton Road  
**SMITH SALES ARCHITECTS LTD**  
 GAVIN FORDE  
 VICKI HARGREAVE  
 TEL: 01452 58100

INGLEBY BARWICK  
 EXISTING SITE PLAN 1:500@A1

09/1889/==



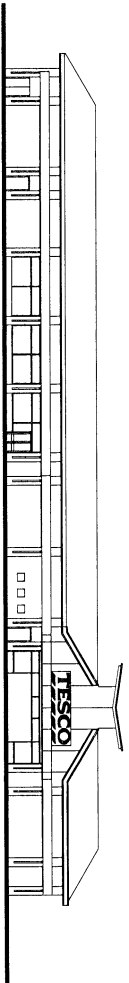
EXISTING BUILDING PLAN

INGLEBY BARWICK  
SCALE : 1:200 @ A1

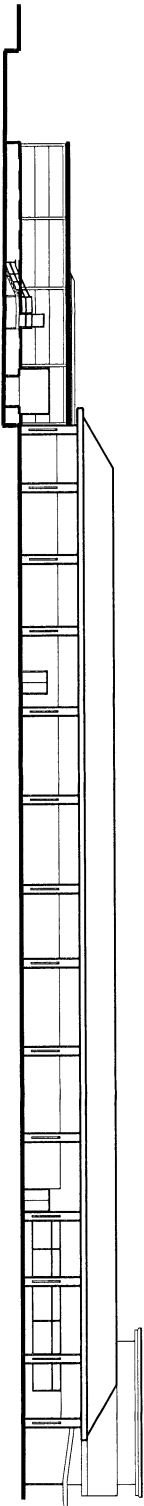
4461 / P11  
**TESCO**  
 ROAD  
**SMITH SMALLER ARCHITECTS**  
 CONSULTING ARCHITECTS  
 100, THE WINDMILL WALK  
 BIRMINGHAM B15 2JF  
 TEL: 0121 717 2200

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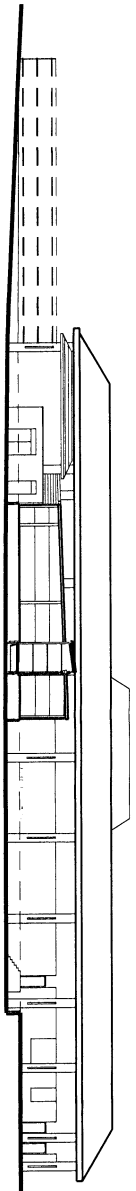




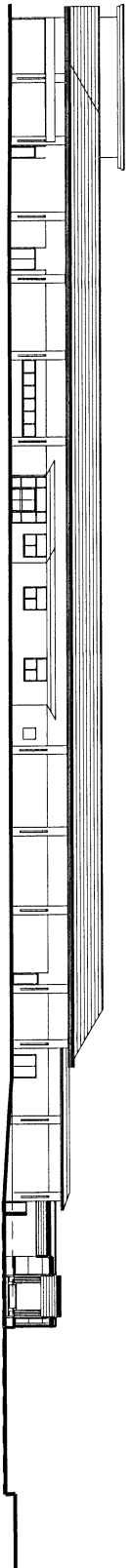
FRONT ELEVATION (NORTH)



SIDE ELEVATION (EAST)



REAR ELEVATION (SOUTH)

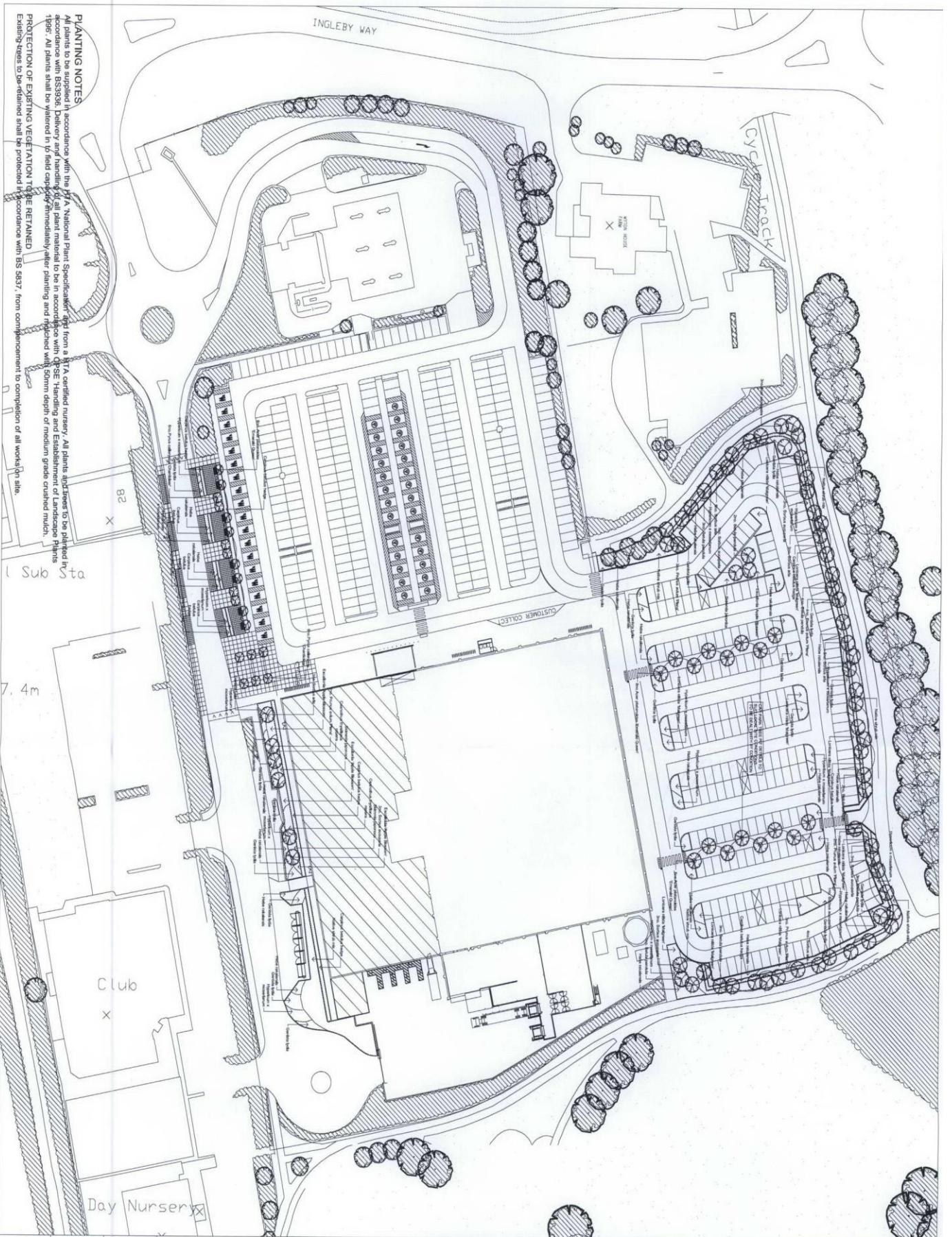


SIDE ELEVATION (WEST)

STOCKPORT ARCHITECTS LTD  
 2.9 MILL BUSH  
 BENTLEY, CHESHIRE, SK10 4JG  
 TEL: 01625 520100

09 / 1899 / 22

4461.P02  
**TESCO**  
 Myton Road  
**INGLEBY BARWICK**  
 Existing Elevations 1:200@A1  
**SMTD ARCHITECTS**  
 OPEN SPACE  
 150-152  
 TEL 01422 58500



**PLANTING NOTES**  
 All plants to be supplied in accordance with the BS 5837:2012 National Plant Specification and approved amendments. All plants to be planted in accordance with BS 5837:2012. Delivery and handling of all plant material to be in accordance with BS 5837:2012. All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch.  
**PROTECTION OF EXISTING VEGETATION TO BE RETAINED**  
 Existing trees to be identified and protected in accordance with BS 5837, from commencement to completion of all works on site.

Sub Sta

7.4m

Club

Day Nursery

4558: TESCO STORES LTD,  
 INGLEY BARWICK  
 aspect landscape planning  
 Plan ASP5: Planting Plan Rev. E

Based on Smith Smalley Architects drawing 4461/P01/W  
 DATE RECEIVED  
 Scale 1:1000@A3  
 0m 10m 20m 40m

25 NOV 2009  
 REVISIONS  
 E 24.11.09 Additional planting within car park  
 D 19.07.09 Finalised planting schedule for park  
 C 19.07.09 Finalised planting schedule for park  
 REV DATE BY  
 DATE RECEIVED  
 PLANNING

**KEY:**

- EXISTING TREES
- EXISTING SHRUBS
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED HEDGE
- GRASS

**PLANTING SCHEDULE**

Species	Size	Pot	Density (m <sup>2</sup> )
<i>Acer campestre</i>	16-18	Rd	-
<i>Acer platanoides</i> 'Emerald Queen'	16-18	Rd	-
<i>Betula pendula</i>	12-14	Rd	-
<i>Prunus avium</i> 'Plena'	12-14	Rd	-
<i>Syringa caleryana</i> 'Chanticleer'	18-20	Rd	-
<i>Sorbus aucuparia</i>	14-16	Rd	-
<b>Shrubs</b>			
<i>Ceanothus thyrsiflorus</i> 'repens'	30-40	3L	3
<i>Escallonia</i> 'Apple Blossom'	30-40	2L	2
<i>Hebe</i> 'Blue Danube'	30-40	3L	3
<i>Hypericum</i> x <i>moserianum</i>	30-40	3L	2
<i>Lonicera nitida</i> 'Malgveen'	30-40	2L	4
<i>Skimmia japonica</i>	20-30	2L	4
<b>Native Shrub Mix - planted at 20m<sup>2</sup></b>			
20% <i>Cornus alba</i>	60-90	br	-
15% <i>Cornus avellana</i>	60-90	br	-
15% <i>Ligustrum vulgare</i>	60-90	br	-
15% <i>Prunus spinosa</i>	60-90	br	-
15% <i>Rhamnus cathartica</i>	60-90	br	-
10% <i>Viburnum lentago</i>	60-90	br	-
10% <i>Viburnum opulus</i>	60-90	br	-
<b>Hornbeam Hedge - planted in double staggered row 4m</b>			
<i>Carpinus betulus</i>	60-90	br	-



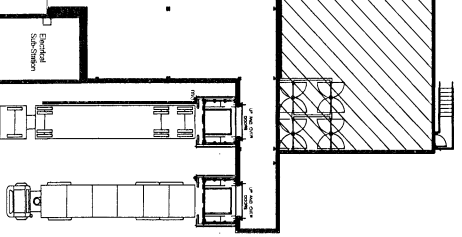
# TESCO

ENTRANCE /  
EXIT LOBBY

SERVICE YARD



EXTENT OF NEW FLOOR AREA



STANDARD  
29 JUL 2008  
DATE PROPOSED

09/1884/E=

4461.P04H

TESCO

Myton Road

INGLEBY BARWICK

PROPOSED GROUND FLOOR PLAN 1:200@A1

**SMITH  
SMITH  
ARCHITECTS  
LTD**  
GAVIN LLOYD  
CHRIS HARRIS  
TEL 01423 23100



## Briefing note

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Our ref      NE21316/JW/DGg  
Date         18 December 2009

**Subject      Proposed Tesco Extension, Ingleby Barwick, Stockton-on-Tees**  
**Review of Supplementary Statements**

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### 1.0            INTRODUCTION

1.1            This note has been prepared by Nathaniel Lichfield and Partners (NLP) on behalf of Stockton-on-Tees Borough Council. It provides a review of the additional information provided by GVA Grimley (GVA) in relation to the current application by Tesco Stores Ltd (Tesco) for an extension to their existing foodstore at Ingleby Barwick, Stockton. In particular, this information includes:

- a summary of vacant units at Thornaby District Centre; and
- a response to issues previously raised in relation to the application, including those set out in the NLP Briefing Note dated 25 September and an email dated 26 October.

1.2            A review of the above information is set out below underneath the relevant headings.

### 2.0            REVIEW OF KEY ISSUES

#### Turnover of the Existing Store

2.1            GVA state that, whilst they cannot provide details of the actual turnover of the existing Tesco store, it is apparent that it is currently trading at a level around 16% above Tesco's company average. It is also indicated that such overtrading impacts upon the operation of the store itself, in terms of congested aisles and checkouts, as well as a busy car parking area. Whilst 16% is not considered to represent significant level of overtrading, this figure does not, in itself, have a major bearing upon the overall conclusions of this note, in terms of the key issues of scale and impact.

#### Trade Draw Assumptions

2.2            In response to the previous issues raised, GVA have undertaken an additional assessment of the trade diversion impact likely to result from the additional comparison goods floorspace proposed. This includes an allowance for a more significant proportion of trade diversion from Thornaby and is based on the



level of turnover of existing facilities as set out in the 2008 Stockton and Middlesbrough Joint Retail Study 2008. It looks at scenarios both before and after implementation of the recent redevelopment in Thornaby Centre.

- 2.3 The trade diversion impacts forecast upon centres and other retail destinations in both of these assessments are all below 1% (with the exception of Ingleby Barwick, reflecting the increase in turnover resulting from the Tesco extension). The level of impact forecast upon Thornaby is 0.8% of its existing turnover under the first scenario, and 0.5% for the second, reflecting the higher level of turnover achieved by the centre following the recent implementation of the redevelopment scheme.
- 2.4 Notwithstanding the further work undertaken, we have some remaining concerns regarding the level and order of impacts forecast. This is particularly given that these impacts still appear to be weighted towards out of centre destinations, including those at Portrack Lane and Teesside Park, where only a relatively limited proportion of the floorspace would compete directly with that proposed by Tesco. This has the effect of potentially understating those impacts forecast upon existing centres, including Thornaby and Stockton.
- 2.5 We have therefore undertaken a sensitivity analysis of the GVA assessment, which examines the likely trade diversions, on the basis of a more cautious approach (see the table appended to this note). This sensitivity analysis also uses a higher turnover figure which takes into account the assumption that extensions normally achieve a level of turnover equivalent to around half that being achieved by the existing store. On the basis that the existing store is understood to be trading at a level around 16% above the Tesco company average, it is forecast that the extension could generate additional comparison goods turnover in the order of £7m.
- 2.6 The table illustrates that, even if 35% of the comparison goods turnover generated by the proposed Tesco extension were to be diverted from Thornaby District Centre - which we consider to represent a worse case scenario - the impact would be just 3.3%. All other forecast impacts would be below 2%. At this level, the impacts forecast are not such that they give cause for concern in relation to the overall vitality and viability of Thornaby, or any other existing centre.

#### Use of 2007 Surveys

- 2.7 GVA acknowledge in their response that, whilst they have used both their own surveys commissioned in 2005, and those undertaken as part of the 2008 Joint Retail Study, the latter provide a more accurate indication of the turnover of existing facilities. On this basis, the additional assessment undertaken by GVA is based upon the latter, which we agree is appropriate

## Appropriateness of Design Year

- 2.8 GVA contend that the use of 2014 as a Design Year for their assessment reflects the fact that construction would be unlikely to start until late 2010/early 2011, thereby opening during 2012. Given that the store extension could be implemented immediately after any grant of planning permission (and discharge of conditions) we consider that it is possible that the store could open in the first half of 2011 and achieve a normal level of trading before then – particularly given the nature of the development as an extension, rather than a new-build store. It is, nevertheless, accepted that the use of an earlier Design Year (e.g. 2012 or 2013) would be unlikely to make a material difference to the conclusions reached above in relation to impact.

## Thornaby District Centre

- 2.9 In relation to Thornaby District Centre in particular, GVA argue in their response that:
- there has been consistently high levels of interest in the vacant units within the centre, and rapid letting of units to national multiple retailers since its opening in April 2009;
  - five of the seven available units at the centre are currently under offer or subject to detailed discussions with likely tenants;
  - additional floorspace has been made available since its opening, through the creation of a new unit adjacent to the entrance to Asda, as well as further potential for a new unit behind this and provision for a new kiosk;
  - the centre is trading well and attracting retailer interest, with letting activity very high, and the majority of vacant units will be let in the immediate short term; and
  - the total amount of vacant floorspace (1,611 sqm) equates to 6.5% of the total within the centre (24,870 sqm), which is lower than the national average (9.1%), on the basis of information provided by Goad.
- 2.10 On the basis of discussions with the letting agents for the new development in Thornaby (Sanderson Weatherall), the information provided by GVA in relation to vacant units in the centre appears correct. It is understood that there are just two units within the centre as a whole which are not either under offer or subject discussions with prospective tenants, including Units SU1 and SU4 (comprising 195 sqm and 221 sqm net respectively). Of the other five units, Unit SU8 and Unit 13 (Wrightson House) have been formally let (to Shoezone and Butterwick Hospice respectively), Unit SU2 is under offer, and terms are being negotiated on Unit SU5 and Unit 10 Wrightson House.
- 2.11 It is important that the development is allowed to reach a normal level of trading, and the potential impact of proposed new developments elsewhere carefully considered. However, the proposed Tesco extension should be viewed in the context of the above, and particularly the likelihood of the

majority of remaining vacant units being occupied within the foreseeable future. It is not, therefore, considered that the existence of these vacant units should provide grounds for refusal of the application.

### **Scale**

- 2.12 It is stated by GVA that the proposed extension would not elevate the position of Ingleby Barwick above that of Thornaby, or create a destination likely to compete with the latter. It is also contended that the overall retail hierarchy will remain the same and that, given the insignificant impact upon Thornaby, there is no reason why the issue of scale should remain a concern.
- 2.13 The proposed development would significantly increase the level of floorspace provided in this centre (by around 65%), and the attraction of the Tesco store, particularly for comparison goods shopping. Furthermore, the proposals would take the floorspace found within the centre to a level significantly greater than that normally found within a Local Centre.
- 2.14 Notwithstanding this, however, it is not considered that the scale of the proposals, in itself, gives grounds for refusal of the application. This is particularly the case given the absence of any significant harm which is likely to result from the proposals, including in terms of the levels of trade diversion forecast.

### **3.0 CONCLUSIONS**

- 3.1 This note has provided a review of the additional information provided by GVA Grimley in relation to the current application by Tesco for an extension to their existing foodstore at Ingleby Barwick. While we disagree with a number of arguments made by GVA (e.g. in relation to an appropriate Design Year, turnover and potential trade diversion impact upon Thornaby) we agree with their overall conclusion that the proposed development should not have a material adverse impact upon Thornaby District Centre. This view takes into account a number of factors, including:
- the low levels of trade diversion forecast upon Thornaby and other existing defined centres, even on the basis of the worst-case scenario assumed for our own additional assessment;
  - the recent investment experienced in the Thornaby District Centre, in the form of the new development; and
  - the fact that all but two of the units currently vacant in Thornaby District Centre are either under offer or subject to discussions with potential tenants.
- 3.2 We remain of the view that the proposals would significantly increase the attraction of the store, and that the extended store would be large, given the defined role of Ingleby Barwick as a Local Centre. Notwithstanding this, however, it is not considered that the scale of the proposals, in itself, gives



grounds for refusal of the application. This reflects the absence of any significant harm which is likely to result from the development.

- 3.3 It is therefore considered that there are no substantive grounds for the refusal of the application in terms of policy contained within PPS6: Planning for Town Centres. On the basis of the above, we therefore conclude that there are no substantive grounds, in PPS6 policy terms, to refuse the subject planning application.

Comparison Goods Impact of Proposed Tesco Extension - NLP Sensitivity Test

	Total Forecast Turnover from JRS Study Area in 2014 - No New Development		Spread of Trade Diversion		Impact of Tesco Extension (%)	Forecast Turnover From JRS Study Area in 2014 - with Proposed Tesco Extension (£m)
	(£m)	(%)	(£m)	(%)		
Ingleby Barwick	7.7	0.0%	0.0	0.0%	0.0%	7.7
Middlesbrough	634.5	20.0%	-1.4	-0.2%	-0.2%	633.1
Stockton	140.6	15.0%	-1.0	-0.7%	-0.7%	139.6
Thornaby	73.7	35.0%	-2.4	-3.3%	-3.3%	71.3
Yarm	11.0	2.5%	-0.2	-1.6%	-1.6%	10.8
Coulby Newham	32.2	2.5%	-0.2	-0.5%	-0.5%	32.0
Portrack Lane	123.9	5.0%	-0.3	-0.3%	-0.3%	123.6
Teesside Park	245.4	20.0%	-1.4	-0.6%	-0.6%	244.0
<b>Total</b>	<b>1269.0</b>	<b>100.0%</b>	<b>-7.0</b>	<b>-0.6%</b>	<b>-0.6%</b>	<b>1262.1</b>

Notes:

1. Total turnover with no new development sourced from Table 1 of November 2009 GVA Note, which is based on 2008 Joint Retail Study and projected forward to 2014
2. Assumes that proposed Tesco extension achieves level of turnover equivalent to half that currently being achieved by existing store (i.e. 16% above company average)
3. Spread of trade diversion takes into account scale, nature and accessibility of existing and proposed floorspace