

Our Ref: TP/FG/
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Simon Grundy
Planning Department
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Tony Palmer
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6th September 2010

Dear Mr Grundy,

Re: Proposed Development at the former Springs, Teesside Park Retail Park

I write with reference to the joint planning application submitted by Travelodge, Nando's and Mitchell's and Butlers, and in particular to expand on the decision to locate the new Harvester on Teesside Park rather than in Stockton town centre.

First and foremost, Mitchell's and Butlers already have business premises on Stockton High Street, as well as close to the town centre. We have traded in Stockton for many years and have invested in all our premises to support the vitality of the Stockton area as a whole.

Harvester is another Mitchell's and Butlers family led restaurant brand, which sits alongside our other offers. It is located throughout the country on similar retail and leisure parks. It attracts customers already visiting other leisure/retail establishments in the immediate area by offering a unique and value dining experience. The need for such additional restaurant space on Teesside Park is demonstrated by the difficulty of finding tables for families who are visiting the leisure/retail attractions during key trading sessions.

The Harvester restaurant is not normally found in 'stand alone' destination locations and does not trade on the High Street where the prevalence of drinks led establishments do not attract the family/leisure market. We have other brands that cater for this demographic profile and they already have presence in Stockton. We have been advised by our licensing lawyers that the imposition of an Accumulative Impact Area by Stockton's Licensing Department on the High Street means that there is the presumption against the grant of a new premises licence for the sale of alcohol should Mitchell's and Butlers wish to open other suitable brands in that location in any event.

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We have considered a number of other sites around Stockton town centre. What remains critical to Mitchell's and Butlers is the immediate built environment around a site, its heritage as well as its demographic profile as these are all remain crucial to the site's commercial viability over time. Sites closer to the town centre have been discounted on the basis of viability and suitability.

This site offers the opportunity to be part of the regeneration of a run down, derelict eyesore on the entrance to this flagship retail and leisure scheme. The Harvester would complement all the uses on the site and provide something different for those visitors already using Teesside Retail and Leisure Park.

Yours sincerely,

Tony Palmer
Acquisitions Manager
Mitchell's and Butlers Acquisition and Estate Planning Department