

Our Ref: SF/JA/85925

13 February 2018

**alder
king**

PLANNING
CONSULTANTS

The Occupier(s)
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For the attention of The Occupier(s)

PRE-APPLICATION CONSULTATION WILLOW BROOK CENTRE, PROPOSED DEVELOPMENT

We have been instructed by the Brookmaker Limited Partnership to prepare a planning application in relation to the Willow Brook Centre (Tesco Extra). The application will seek permission to erect two drive-through food and drink units (McDonalds and Starbucks), and an extension to the existing retail terrace adjacent to Poundstretcher, to provide two further units (non-food retail).

A draft plan of the proposals is enclosed with this letter. It is intended that the development will be carried out in two parts. The first involves the erection of the food and drink units to the north-east of the site on land which currently comprises car parking (Phase 1 – orange outline on attached plan). The second part relates to the non-food retail which will be located to the north of the existing retail terrace also on land currently used for car parking (Phase 2 – blue outline). The second stage will also include a rearrangement of the car park in order to recover spaces lost through redevelopment.

The proposals will diversify the range of food/drink and retail outlets on offer at the Willow Brook Centre. The development will incorporate a high standard of design and great consideration has been given to environmental, ecological and drainage issues. The proposed development will ensure that the amenity of nearby residents is protected in relation to noise, light pollution and cooking fumes. All new tenants and operators will adopt management procedures, including waste and litter policies. The implementation of these procedures will ensure the proposed operations will avoid adverse impacts on users of the centre and neighbours wherever possible.

The submission follows a formal pre-application process which was undertaken with South Gloucestershire Council, in which the planning authority confirmed its in principle support for the proposals. Since the pre-application submission further parking surveys have been undertaken; these indicate that the level of parking remaining at the centre will be sufficient to meet demand.

In advance of the submission we would like to hear the views of local stakeholders. If you have any comments or concerns please contact Alder King Planning by 28 February 2018 and we will endeavour to address the issues via the planning application. Alternatively you will be given an opportunity to make comments directly to the Council once the application has been made. If you would like further information about the proposals please do not hesitate to contact Alder King.

Yours faithfully

ALDER KING PLANNING CONSULTANTS

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