

## **Tesco Planning Permission**

Planning permission has been granted for the mixed use scheme proposed by Spenhill on behalf of Tesco on the former C&A site of Jubilee Avenue, in Higham's Park Industrial Estate.

The planning application was considered by the Council's Planning Committee at meetings in September and October 2009. The Committee resolved to grant planning permission subject to a S106 Legal Agreement and over 30 conditions. An earlier application had failed to achieve permission following a public inquiry. That appeal decision set parameters to be satisfied.

The Planning Committee had considered the views of many local residents and forums, following extensive consultation by the Council. Local concerns included impact on local residential amenities, impact on the character of the local area and impact from traffic generation. Having balanced these concerns against the requirement of local plan policy it was considered that the significant regeneration benefits of this scheme should be supported.

In November 2009 the Greater London Authority advised that the Mayor was content for LB Waltham Forest to determine the case. The Secretary of State also declined to intervene. Since that time the Council has been considering the details of the very complex S106 Agreement with the Tesco legal team.

The mixed use regeneration scheme involves the following elements:

- A retail store to be occupied by Tesco (approx 5,500sq m)
- 10 smaller units to be occupied by Class A1 (retail), A2 (financial and professional services) and A3 (food and drink)
- The provision of approx 6,750sqm of business floorspace including flexible starter units.

The information considered as part of the application estimates that the business units could generate 182 jobs, the small retail units 20/30 jobs and the main store 315 job, giving an overall figure of 527. In addition to this are the job opportunities during the construction phase. The S106 legal agreement requires Tesco to appoint a Workplace Coordinator and to enter into Local Employment Partnership with the local Job Centre in order to maximise the number of new jobs that go to local people.

Other important elements of the scheme are

- The provision for an on site health care centre, or in lieu of direct on site provision a health care contribution of over £1m. A year has been allowed for direct negotiations.
- Residential provision of 253 units of which 159 will be market units. The remaining 94 affordable units will be split between 56 Social Rent and 38 Intermediate Affordable Housing. The S106 includes clauses relating to the

phased provision of the social rented units on the site, in relation to timescales for the store opening.

- A contribution of approx £530,000 towards local educational infrastructure.
- Improvements to the Highways infrastructure and local environment through the S106 legal agreement, in respect of:

£353,000 towards Highways improvement works

£171,000 towards environmental improvements and street planting

The establishment of a Home Zone (highways design sympathetic to pedestrian movement) and potential Controlled Parking Zone within the site

£60,000 towards public transport bus stop enhancement

Provision of a Car Club and Travel Plan and

£15,000 towards Air Quality Management Plan