



Hybrid permission for an Aldi foodstore and extra care facilities at Edwalton.

After a protracted determination process which involved a collaborative approach across a breadth of technical disciplines, Planning Potential secured permission on behalf of the Aldi's corporate team for an Aldi foodstore (full), a care home and extra care apartments (outline) at the southern edge of Edwalton. The application site formed part of a wider Strategic Allocation which included residential and employment generating development, a neighbourhood centre and other community facilities.

Influenced by pre-application discussions with the Local Planning Authority from the outset, Planning Potential prepared, submitted, monitored and project managed the whole process.

Key to the application's success was demonstrating compliance with this portion of the wider Strategic Allocation, which was shown indicatively for employment generating uses. By referring to previous case study examples, Aldi's bespoke business model and the operating practices of the proposed care home and extra care facilities we were able to highlight the numerous benefits the proposals would introduce at this location, not least the 100+ jobs for local people.

The application also required detailed sequential and impact assessments. As with all applications for town centre uses in out-of-centre locations, this was a key consideration, however the retail impact was heightened still here owing to a parcel of land immediately to the north of the application site which had an extant retail consent for a competing supermarket retailer. But, through the submission of robust and comprehensive retail assessments, sensitivity testing, and responding to all third-party representations received throughout, policy sign off from the Local Authority and their external retail consultants was achieved.

A positive recommendation was secured under delegated powers subject to a S106 being agreed, testament to Planning Potential and the wider development teams hard work in addressing all planning and material considerations to the satisfaction of officers and Ward Members.

Planning Potential were also directly involved in subsequent discussions, advising and helping to progress the legal document resulting in the Decision Notice and legal agreement being issued in December 2018 (Christmas Eve, no less!).

We are continuing to work with the development team to discharge the appropriate conditions so that development can be commenced.

Summary of Achievements

- Coordinated and led an extensive and expansive planning application process
- Produced a comprehensive planning statement & retail impact assessment
- Worked relentlessly to address and overcome all statutory and stakeholder comments & concerns
- Responding to competitor objections
- Prepared materials to generate local support for the scheme
- Positioned Aldi Corporate Property as a business that listens to and works with Local Authorities and to secure appropriate, sustainable development
- Obtained delegated approval at officer level and advised on the legal agreement in the client's best interests

Planning Potential Ltd
14-15 Regent Parade
Harrogate HG1 5AW
T: 01423 502115