

It has come to my notice that certain retail outlets and particularly convenience stores are changing their style of trading and evolving into delivery hubs. Thus the area dedicated to public floors space is only one aspect of the business being conducted from the premises and the additional floor area is intended to serve for an INTENSIFICATION of delivery and collection activity. This may well explain why so much additional floor area than that really required for a typical convenience store is being created. With 455 sq m A1 retail specified on the planning application, and the basement of 94 sq.m not mentioned, plus the formation of the existing first floor residential accommodation into a 90 sq.m void area this development has the hallmarks of that long term intention to INTENSIFY activity on the site. This is another reason for great scrutiny of the application.