Station Road, Manningtree

CLIENT

Tesco Stores Ltd

LOCAL AUTHORITY

Tendring District Council

SCHEME DESCRIPTION

Superstore

SERVICES

Community Engagements
Judicial Review
Planning Applications
s106 Negotiation
Second Opinions
Site Appraisals, Planning Strategies and Advice

CASE STUDIES

Retail

Effective consultation with members and key stakeholders alongside high quality technical evidence secures a retail permission in a sensitive location.

The scheme involved a superstore on designated employment land within flood zone 3a and close to the town centre's Conservation Area.

We provided a second opinion and were instructed based on our proposed strategy. It focused on understanding the background behind the reasons leading to refusal and by providing evidence tailored to addressing those concerns. Through encouraging a pilot initiative of a series of member forum meetings (made up of a Panel of Development Control Committee Members and local ward members, along with officers), and extensive consultation with the local Parish Councils and other local stakeholders, we were able to demonstrate how the revised scheme addressed member concerns and much of the local opposition's.

Planning permission was secured and a fresh s106 obligation negotiated saving the client over a million pounds. Following the grant of planning permission, a competing retailer applied for Judicial Review of the decision. Through our work on behalf of the client, as a third party, we assisted the Council in successfully defending itself against the application in both the High Court and Court of Appeal.



