

Millngate and Tesco submit planning application for new environmentally friendly supermarket.

Aerial Photograph - March 2012



Planning Application and Public Consultation

In March 2012, a joint planning application was submitted to Breckland Council for a 37,000 sq ft supermarket on a 3 acre site on Castle Acre Road, Swaffham. This followed a lengthy public consultation period and pre-application discussions with the planning department.

The site is a derelict brown field site on the edge of the Eco-tech Park and is the closest site to the town centre capable of accommodating a supermarket of sufficient size to offer the choice and quality that Swaffham requires.

The submission of the planning application is the culmination of many years work, to find a viable redevelopment option for the site.

Millngate were originally selected by EEDA and Breckland Council as their preferred development partner back in 2008. Many alternative development options were considered, but the supermarket use was ultimately the only development option that could deliver both a sustainable building and many benefits to the local community.

These benefits were clearly recognised by the public following a two day exhibition which attracted over 800 visitors and led to over 70% of those who completed feedback forms, supporting the proposal.

TESCO

millngate

Visualisations



VIEW FROM CASTLE ACRE ROAD



VIEW FROM BROCKS ROAD



MILLS & REEVE



NEWSON
CONSULTING

GreenIssuesCommuniqué



The professional team that has worked on the planning application includes:

- Architects - The Harris Partnership
- Planning Consultants & Surveyors - Chase & Partners
- Project Managers - BD+M
- Lawyers - Mills & Reeve
- Highway & Structural Engineers - Jubb Consulting Engineers
- Environmental & Sustainability Consultants - WSP
- Quantity Surveyors - David Newson Consulting
- Community Consultants - Green Issues Communiqué

Sustainability

Since the submission of the planning application, the government released the long awaited National Planning Policy Framework and introduced 'the presumption in favour of sustainable development.' Jubb Consulting, estimated that the new supermarket would save in excess of 10 million car miles per annum by considerably reducing the distance shoppers would need to travel. This saving, combined with the 'green' attributes of the building design and the use of a derelict brown field site, will deliver many of the sustainable benefits the Government is now seeking.