

Tesco Development – Plan B

We are in receipt of a set of drawings of the new application reference: DC/04/03193/FULL1.

Drawings and assessments on traffic, noise, light, trees and transport are all available for viewing at Orpington Library.

From analysis of the drawings and planning application:
Tesco propose:

1. To accommodate a similar amount of proposed retail, residential and car parking whilst reducing the impact of the bulk of the building by setting it further back from Orchard Grove and Station Road.
2. The introduction of an additional level of basement car parking and a mezzanine level for Tesco staff accommodation and customer café. The retail sales area has been reduced by c250 sq m in comparison to the appeal submission.
3. To create an extra floor of residential units.
4. To excavate a further 4/5 metres beneath the outline scheme to create an additional basement level car park (for designated leasehold car parking spaces) and reconfiguration of other car parking levels leading to 2 more spaces overall to provide a total of 924.
5. To set back multi-storey car park Tesco/residential units from Orchard Grove by c.6 metres.
6. To set back Station Road elevation by c 1.5 metres to provide a c.7.5 metres distance from kerb at ground floor level.
7. To retail some TPO'd trees.

In summary, the main components of the application comprise:

- a) Tesco retail store 8,004 sq m gross internal area
- b) Medical centre 172 sq m gross internal area
- c) 73 flats of which 43 are for sale and 30 are affordable.
- d) Other floorspace including servicing, bin stores etc 454 sq m gross internal area.
- e) Car park comprising 924 spaces.

The breakdown for car parking is as follows:

- a) 401 Tesco short stay shopper spaces on upper basement and ground floor levels.**
- b) 18 Tesco staff spaces at deck 1 level**
- c) 263 office leasehold spaces at lower basement level**
- d) 32 residential spaces at deck 2 level**
- e) 210 public car parking spaces at decks 2 – 4**
- f) 924 total**
- g) It is proposed that the short stay car park will be managed by a ticket barrier and system operated by Tesco to regulate access and egress. Visitors staying less than three hours and shopping at the Tesco store will not be charged. Long stay visitors will incur a penal charge. The upper level public car park will also be a town centre short term shoppers car park operated by Bromley Council on a pay and display basis.**

The existing public highway at Earls way will be removed.

There will be a zebra crossing over Augustus Lane.

Access for servicing will be from the rear of the building from Augustus Lane. The main vehicular access to the Tesco car park and licensed office parking will be from Station Road directly into the building. The public car parking area will be accessed from Augustus Lane.