

PLANNING COMMITTEE 08 DECEMBER 2022

MEMBER UPDATES

Item 3.1 19/502969/FULL Land East of Queenborough Road Queenborough

Dear Members

Since the publication of the Planning Committee Agenda, the following additional information is provided:

- A.** Further to discussions with the Chair of Planning Committee and internally within the Department, it has now been decided to drop Reason for Refusal no. 2 from the recommendation to Planning Committee

It therefore follows that the application will be recommended for Refusal based on the following reason only:

1. The proposal would lead to an unacceptable and significantly adverse impact on Sheerness Town Centre contrary to Policies A1 and DM2 (Parts 4a & b) of the Adopted Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017, and in line with paragraph 90b and 91 of the National Planning Policy Framework 2021.

- B.** Representations received on behalf of Tesco Stores Limited – attached to this message

- C.** Recent third-party representations received from local residents:

- I understand that you will be making a decision regarding the new Aldi store proposal on the 8th of December. As a member of the public and a regular Aldi shopper. It would be a very unfortunate decision to decline this proposal. Due to cost of living, this is becoming one of the most used shops on the island, you struggle to get any parking and are sometimes left standing outside waiting for trolleys. Having a bigger store will bring lots of joy to people to be able to shop at an affordable price and can also get parking,

more products and a more of a supply of trolleys. Please consider what I'm writing as this decision is going to affect myself and a lot of people, it benefits the island, and they get an additional shop of home bargains by replacing Aldi. Therefore, people aren't having to travel to Sittingbourne to shop at home bargains. Many thanks, I hope you make the right decision for the community.

- Wish to express my support for the application for the new Aldi store at Neats Court. The Aldi store in Sheerness will be closing regardless of the outcome. With all the new housing surely, it is time for us to get a big new store which will bring business to the island. With regards to the town centre Home Bargains will bring in business but Aldi closing will not affect town centre trade. There is little to attract shoppers at the present. Don't we deserve to always be down trodden. Let's have something new to lift our spirits.
- I was wondering why you are not allowing Aldi to build a new store on Sheppey , which the island needs , your council members have already approved more housing on the island without improving the infrastructure of the roads , I was just wondering if it is more financially interesting for the council to approve housing and not retail ??I think the council should let the people living on the island to decide if they want the store or not . I am sure you were elected to do what your electorate wants and not what you and your councillors decide. Put it to the islanders to vote!!
- I write with reference the proposed new Aldi store and give it my full support. The refusal based on the impact to the Town Centre I feel is ridiculous. The old Aldi store already had a tenant lined up in the form of Home Bargains so it will not be left vacant and unused. This I believe having seen the store in Sittingbourne will see people still using the Town centre. As a long-term islander, I feel that Tesco and Morrisons have had the monopoly on our grocery shop for too long and competition on the same scale is needed. Sheppey always comes last to Sittingbourne which has all major grocery retailers. Start letting Sheppey and its residents benefit from a choice of retailers and let the island grow! You don't stop the amount of new

housing being built here but try to prevent the expansion and growth of shops and infrastructure.

- Please can you approve the planning for the new Aldi store. As this would be greatly benefiting the whole island. The small one is not fit for purpose & needs to be bigger PLEASE PLEASE. As the small one is being sold to home bargains & we will lose Aldi altogether, that doesn't benefit anyone Except Tesco
- I am astonished that the planning application for a new Aldi store has been recommended for refusal. I strongly believe the planning application should be approved. The majority of residents also believe the application should be approved. I hope you take the views of the majority of residents living on Sheppey, who did elect the local councillors.
- I believe the council may be proposing to refuse planning for Aldi on Queensborough Road. I would consider Aldi relocation to be a brilliant move in the right direction. Yes, they would no longer be in the high street, but the residents of the island need this store to best benefit their shopping basket and, it's not far away. It will also benefit being a bigger more up to date supermarket. I really believe you should consider giving this proposal your acceptance. Home Bargains I believe are definitely moving into the current high street store which, is also a great addition to residents however, if planning is not approved for Aldi to relocate, we would all lose out pocket wise on our shopping and, in these times, everyone needs to be thrifty. We need the likes of Aldi and Lidl on the Island; we would never have to leave the island again in pursuit of supermarket bargains. Thank you. My friends and I look forward to hearing a positive response.
- I whole heartedly support a new Aldi store at Queenborough, the extra size would allow more reasonably priced goods for an area of swale that is struggling under the present cost of living crisis.

- Me and my family are supporting the proposal new Aldi store at Queenborough this would benefit the island and the new proposal is fantastic news and i urge you to pass this application
- Just a quick note to tell you most of the people of Sheppey would vote for the new Aldi store I'm just wondering why you wouldn't vote with the majority as one of our councillors. When we have no store at all people will be very upset
- I am emailing you why I support and my clients (I am a carer) support this application for a new Aldi to be built along Queenborough Road. This will help create new job applications for the island and surrounding areas. You say this will impact sheerness Town centre but your quite happy for the empty Bon Marsh to be converted into flats which may off bought another retail shop to the town centre and allow the high street to be filled with cafe charity shops and barbers and hairdresser if you look, I the town how many actual shops are down the High Street there are hardly none, Also your happy to build housing estates and medicem to build along the road we do not have the doctors, dentists to support the amount of houses being built. Also, you have got a Aldi distributor across the road which will impact the amount of carbon footprints as the lorries will not be traveling far to deliver the goods Also Aldi can become a bigger store and be able to provide a wider range of goods. Your happy to build lots of houses on the island and there is not enough jobs on the island for amount of houses being built, if you carry on building houses the island may sink. We are one of areas that full under number of unemployed and poverty line. If Aldi was to ask for, planning permission in Sittingbourne it be granted as the island is the forgotten land all you want to build is houses and medicem new building we do not have a voice as all swale do is forget about us.
- I am emailing you in the hope you will give the people of Sheppey your support for Our new Aldi store at Neats court at the planning meeting Next week. As I've recently seen it is to be recommended to be refused this makes no sense on multiple fronts first of all we

do not want to lose Our Aldi store which will happen if it's not granted. There would be no impact on Sheerness town as home bargains will be going in the old store as for the impact on the not so nice Neats court cottage how can SBC give permission for MediChem/Wellbrock for what is an industrial building right next to the new Aldi store site and also a massive Business Park then say No to a new store please use your conscience and give the people of Sheppey what they need if this gets refused then there needs to be some serious questions asked thanks.

- I am writing to you all to voice support for Aldi planning application! Should it not be granted the people on the island will be deprived of shopping at Aldi as the site in sheerness is already in process of becoming home bargains which is most certainly not comparable. With the presence of a supermarket nearby, Tesco sheerness have to be mindful of the prices it charges, for Aldi to disappear off the island would give them free rein. Morrisons at Queenborough does not cover the stock and quality that Tesco and Aldi provide. Lidl at Queenborough has been granted permission (which again is not of same quality as Aldi.) plus numerous industrial units which brings into dispute why is Aldi likely to be refused? There is no justification, a mention of historical interest in that area can hardly be a reason with all the other permissions being granted. It seems very discriminatory. I look forward to seeing how this goes.
- I would like to stress how important it is for Aldi to have a new store on the island. When their old store shuts where would i shop? I cannot afford Tesco etc prices. The isle of Sheppey needs a new Aldi to move forward. All these new houses need new stores. Everyone I speak to agrees
- As a resident living in Sheerness, I am writing to show my support for the new Aldi store to be built at Neats Court. Having an Aldi store on the island is a godsend! I currently shop at Aldi and pop in from time to time to pick up essentials and the occasional treats that I wouldn't otherwise afford at Tesco or Morrisons. My point being that if Aldi were to be denied building their store this would

have a massive impact on my shopping budget and I would be forced to shop where I would indeed get far less groceries for my money and I would be relying on reduced priced foods etc... I am aware that one of the concerns is the impact it would have to the town. Where the current Aldi is situated, it's not exactly on the high street. I live literally 5 mins from the town centre and very rarely venture into town unless it's for a meal, hairdo or just for something to do which equates to around 5 times a year. However, the people who regularly use the town centre will continue to do so Aldi or no Aldi. One thing that impacts the town is the town itself! So maybe looking at ways of improving what is on offer in the town itself would help improve things. Aldi cannot be blamed for this, if this was the case then Neats Court wouldn't have been built in the first place. Having said all this, Home Bargains who will be replacing Aldi in Sheerness is an extremely popular shop and will guarantee a high number of shoppers to the area. The only loss I can think of is to Aldi competitor Tesco and if we're honest it is them who are making this Aldi proposal so difficult. This shouldn't be about the effect it may or may not have on another supermarket chain who hold the islanders to ransom with over inflated prices especially fuel, it should be about the residents, what's best for them and what they want to see, use and have a choice in where they spend their money. The people should have a say in what they would like to see being developed locally for the future of Sheppey. The proposed store which as far as I'm aware is to be a flagship store. Can you imagine the number of people from off the island coming here to visit that store, the increased revenue, workforce needed and more people to the island visiting Home Bargains? It's a win win situation. I am nobody special, I am a 60-year-old mother caring for my 32-year daughter. Times are hard and it's not going to get easier in the future but by taking away not just for me but thousands here the ability to shop, eat and live as comfortably as we can by having the choice to shop at the cheapest supermarket, well what else can I say. Our situation will become more dire than it already is! Please do not reject the planning permission, residents rely on Aldi

- I have been a resident on the Isle of Sheppey for my whole life. During which time I have observed our island being overlooked and forgotten about when it comes to any form of upgrade apart from house building. We desperately need the provision of jobs. By allowing Aldi to relocate to Queenborough and build a bigger store with potentially more jobs, you will be helping our local economy. Home Bargains has already committed to the old Aldi site in Sheerness, therefore providing jobs there too. We are currently experiencing a dire cost of living situation. People of Sheppey need the opportunity to shop at a lower priced supermarket as the other supermarkets on the island are so expensive in comparison. Trust me, I work at one of the other supermarkets and even with my staff discount, it is cheaper to shop at Aldi. If permission is not granted, Aldi will be leaving the island, and this is incredibly unfair to people who live here and the people who currently work at the Sheerness branch of Aldi. This is not what the people of Sheppey want. We don't want to have to travel off the island to do our shopping. For some it is not economically viable to travel off the island and it is not economically viable to shop on the island if the only supermarkets are Tesco, Morrisons and Iceland. Let's hope the food banks are well stocked! Aldi have also committed to improving pedestrian and cycle access to the new site. This is an area that was massively overlooked when the Neats Court development was approved. I'm surprised no-one has been injured or killed walking from Halfway or Minster to Neats Court. Listen to the residents of the Isle of Sheppey and do the right thing and allow the development to go ahead. Eagerly awaiting your decision
- I would like to express my concerns that you have been recommended to refuse the above application. If you do you are going to remove a retailer from Sheppey. I would like you to explain how you are able to approve an application from another retailer that has applied to build in Queenborough but would consider refusal of this application. Both retailers offer products at affordable prices, with the financial situation we are presently facing it would be logical to have to budget retailers available. I look

forward to hearing your comments and urge you to consider the needs of your constituents when making your decision.

- This definitely needs to go ahead. With all the new dwellings being given planning permission on the island, we need more/bigger supermarkets to accommodate the increase in population. This will bring much needed employment and competition to the island. Home Bargains will replace the current Aldi store which will also be beneficial. Either allow this or stop allowing the ridiculous amount of housing developments planned for our island that simply doesn't have the infrastructure to support it.
- I am emailing in regard to the proposal to refuse the new Aldi supermarket. I have read the report key points, 1 of which is the impact on a heritage assets, which I can't fathom out, where is this impact going to be, the litter from KFC that has been built I'd say has more impact on the area, that is a complete sham. The fields surrounding has building work going on to create 18 units which I can only assume has NO impact on a heritage area. It's a farce. Aldi leaving Sheerness will be great as home bargain actually offer more than Aldi, bringing another brand to the town is good for it. Halifax is closing down I'll be surprised if it's not a other hair dresser, nail shop or tanning shop the town is dead and you are not helping it survive.
- I would like to object to the planning refusal as this will mean Tesco's win again. If any of you have been in Tesco's recently you may have noticed stickers on products stating price matched with Aldi's. This is because Aldi prices in general are cheaper. Your refusal to grant planning permission will probably mean Aldi's will close and disappear from Sheppey for good. Who are the loser's the general public? Who wins Tesco as usual as they did when they objected to other supermarkets building on the Island for many years. also why are Lidl being considered when you wish to refuse Aldi making improvements?

- I write in support of the application for an Aldi store at that location. I believe the majority of people on Sheppey welcome this idea and are fully aware of its impact and implications locally swale councillors are not the only people able to think through the implications, in fact it is an insult to think they are. With that in mind I hope enough people locally decide to write in support, having first considered the implications. As it is Sheppey residents feel swale council places the interests of the mainland above those of Sheppey and as such, I strongly urge you to support the wishes of people on Sheppey whatever the support may be and to be clear I AM IN FAVOUR IF THE DEVELOPMENT.
- I wish to show my support for the new project development of a bigger Aldi store on the Isle of Sheppey. Once again, we as islanders are being forgotten as the lost cousins of the mainland. This store will provide more jobs for islanders, increased product range and more importantly competition. Tesco and Morrisons monopolise the sale of goods to this island, they increase their prices because we are a seasonal location due to holiday makers. Aldi's proposal should be approved, not only to provide high quality competitively priced goods but to increase the island's potential. The local store in Sheerness town will close Tesco will once again be in control of the cost of living for the island. Please approve this plan not for the sake of profit but for the sake of the Isle of Sheppey.
- I support this 100% I think Aldi would be a great asset to Sheppey I would definitely use it I can't believe there wasn't one built when the Aldi warehouse was built. In Queenborough don't understand why this would be turned down when this would be very good for Queenborough and for people like me in Iwade a 5 mins drive I hope this does get passed
- I've read the article linked below with something close to rage this morning. I'm utterly bewildered as to why you @paulgregory@swale.gov.uk would make such a recommendation when so many people are struggling to feed their families without thinking about all of the other astronomical increases in utilities

and the cost of living crisis. Aldi supermarket threatens to leave Sheppey if new development at Neats Court refused (kentonline.co.uk) Of course there will be objections from Morrisons and Tesco – they don't want the competition and are amongst the most expensive of their own brand stores across the country which in itself is outrageous in a poverty stricken area like Sheppey. Morrison's state that there has been insufficient EIA screening, as someone who works within a planning consenting environment, I know only too well that this is not the case, and as Mr Pugh from Aldi states an EIA was not needed as the new site is allocated for large-scale employment use in the borough's Local Plan. Your position I understand is that the relocation of the store will have an adverse impact on the town centre and the people who live at that end of the island. What about everyone else who lives on the island do they not count? I would suggest that the Neats Court location is central to all areas of the Isle of Sheppey and therefore FAIR for all who wish to shop there. Furthermore, if Swale Borough Council were to invest in Sheppey in the same way that they do in Sittingbourne & Faversham then perhaps the more attractive stores would be minded to open shops there – Swale Borough Council's lack of focus for regeneration within Sheerness is shameful and needs addressing very quickly. If as Mr Pugh suggests Aldi pulls out of having a store AT ALL on the island, on your head be that, you will have been responsible for pushing circa 40,000 people further into poverty – isn't it time that the likes of Tesco and Morrisons have to work harder for their customers rather than forcing cheaper alternatives out of the market. You will be aware or if not you should be that Tesco have been censured by the Competition and Markets Authority for preventing competitors from opening supermarkets – DO NOT ALLOW OUR BOROUGH TO BE COMPLICIT IN ALLOWING THIS TO HAPPEN IN SHEERNESS. Cllrs – before you make the wrong decision on the back of your Planning Officer's misguided recommendation please consider the petition that has been set up, I'm sure that Aldi will provide you with the numbers that have signed that petition at committee this evening and also consider the people of the island as a whole. Hopefully someone you know isn't on the breadline in these very hard times,

you don't have to watch a family member visiting food banks to feed their children or have to witness people you know making choices between food and heating their homes. Do the right thing and grant this planning application, you may just be saving someone's life in the process!

Thanks

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