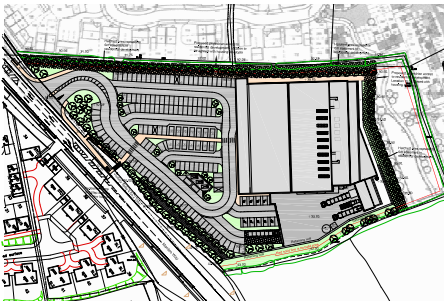




Proposed store



Client Tesco Stores Limited
Consultant Team
 Inspire Design
 DPP
 Aspect Landscape Architects
Project Director
 Julian Clarke

January 2007. Instructed by Tesco Stores to provide transport planning and highway design consultancy services in respect of a new Tesco store in East the Water, Bideford, Devon.

The work included the preparation of a Transport Assessment and staff Travel Plan in support of a planning application to Torridge District Council for a 36,000 sq ft food store with ancillary car parking.

The site is located in an open field on the northern periphery of the town. A new residential development is located opposite the site, while the adjacent site has planning permission for further residential development.

The project involved significant pre- and post-application negotiations with Devon County Council, the local highway authority, with regard to issues such as car parking capacity, traffic generation and the likely impact on local roads and junctions, including the A39 to the north. These were successfully concluded with the County recommending the application for approval.

The Section 106 agreement was also subject to extensive negotiations, involving both the District and County Councils. The agreed planning obligations include: the provision and operation of a new wheelchair-accessible minibus for the local Community Transport Association, serving both the store and other local facilities; the provision of a new Toucan crossing, bus stops and a footway/cycleway outside the site; and cycle parking.