

A NEW LIDL AND HOME BARGAINS FOR EDENBRIDGE

RAMAC



example of a new Lidl store

Ramac, a Sevenoaks based property development and investment business, is bringing forward exciting plans for a new Lidl and Home Bargains store on part of the Fircroft Way industrial estate in Edenbridge.

The proposals would:

- provide a significantly improved food and non-food shopping choice for local people
- support other local businesses by retaining shoppers in the town
- deliver substantial investment in the local area and many new jobs across a range of roles
- regenerate a tired part of the industrial estate with a modern and attractive development

The new Lidl and Home Bargains stores would be 1,780sqm and 1,300sqm respectively, with 127 parking spaces provided on-site. Both retailers are committed to the site, subject to planning permission being secured.

The principle of retail has already been established on the site as it is part of a wider site where planning permission was granted in 2014 for a Sainsbury's foodstore, which Sainsbury's decided not to develop. The remainder of this wider site will be retained for industrial uses and occupiers have been secured for this space.

MORE CHOICE FOR LOCAL PEOPLE

Edenbridge currently has only one main supermarket (Waitrose) and a few convenience 'top-up' retailers. A new Lidl supermarket would complement Waitrose by providing a distinctly different offer. The proposed Lidl store would provide an exciting range of products for local people, from household essentials and baby care to award-winning wines and spirits.

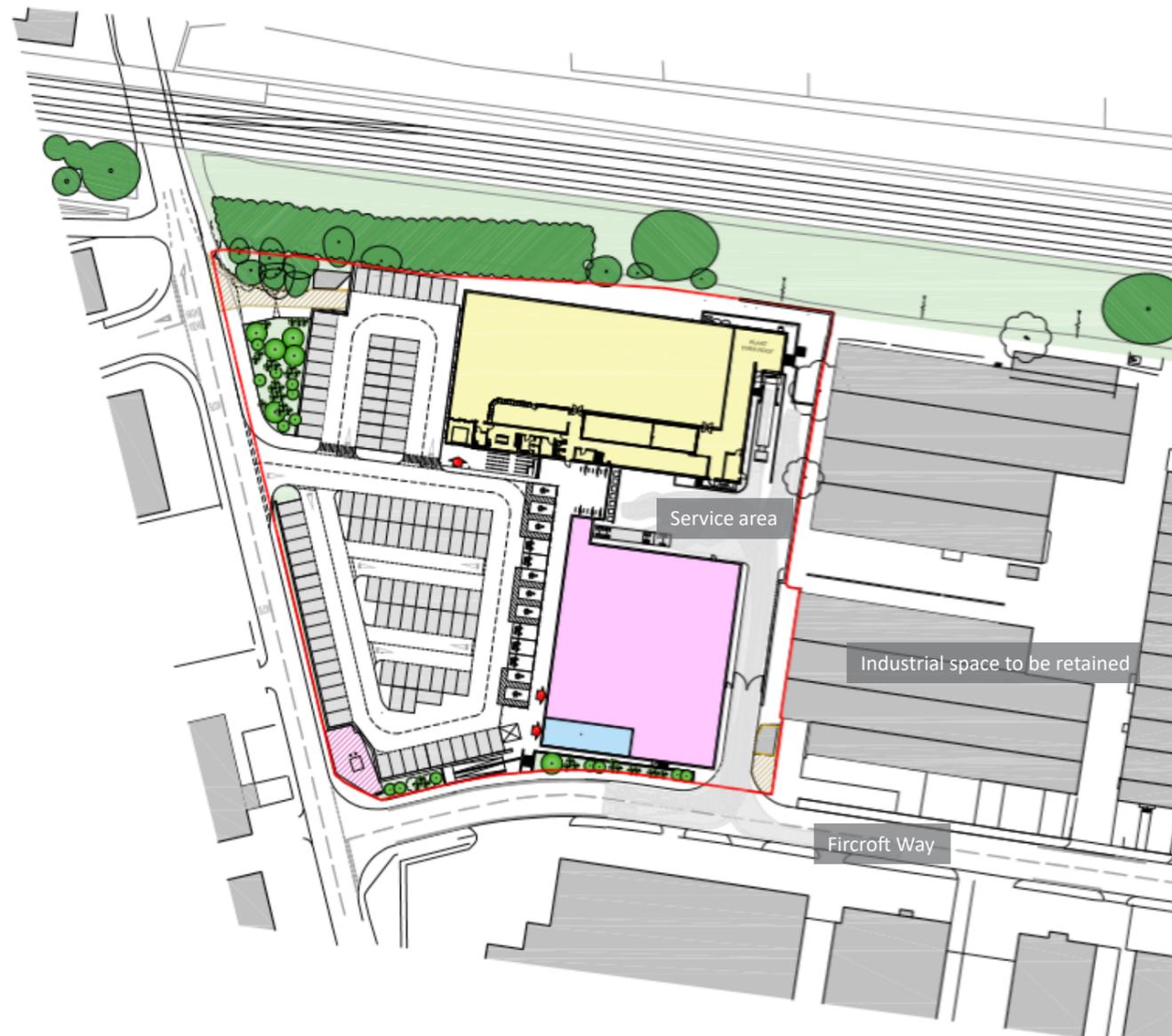
The new Home Bargains store would predominantly sell non-food goods for the home and a limited amount of non-chilled food and confectionary. The variety store would be new in the District and would deliver an offer not currently available in Edenbridge or the surrounding area.

The new stores would mean local people don't have to travel to other towns to shop, thereby retaining expenditure in the town. This would support the existing town centre stores through linked trips.

A retail study published by Sevenoaks District Council in July 2017 found that Edenbridge currently only attracts 1% of comparison (non-food) shopping expenditure in the survey area and the report supported the case for additional provision in the town. Local people have also indicated the need for improved provision with over 90% of consultation respondents supporting the previous Sainsbury's proposals.

Over 70% of the products Lidl sells are from British growers and suppliers. It has not only grown as a UK retailer but also as a UK exporter too. As part of its commitment, Lidl:

- endorses the National Farmers Union (NFU) Back British Farming charter
- has adopted the NFU Fruit and Veg pledge
- works closely with Red Tractor to ensure that British meat and poultry is responsibly sourced
- has increased the price it pays UK dairy farmers
- works closely within its international network to export a huge range of British products



ACCESS AND PARKING

Vehicular access to the site will be from Station Road with a separate access for delivery lorries off Fircroft Way. This delivery access will ensure that lorries are kept separate from customers on the site, helping both vehicle flow and customer safety.

127 parking spaces will be provided within a shared car park for both units, including 8 disabled parking spaces, 5 parent & child spaces and 114 regular parking spaces.

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Home Bargains is the trading name of TJ Morris, the 10th fastest growing UK retailer. Since the first store was opened 40 years ago, the business has grown organically to become one of the biggest privately-owned companies in the UK. New staff at Home Bargains benefit from the following training and development opportunities:

- a company policy of promoting from within based solely on performance
- continuous training and staff development
- a comprehensive, in house training programme for store managers getting employees ready for managerial roles
- an employee 'fast track management training programme' to develop future talent who want to maximise their career potential in the shortest possible time



JOBS AND INVESTMENT

The site is currently in need of regeneration following a period of uncertainty over its future. These proposals would deliver an attractive, modern, new development, which would substantially improve the appearance of the site. The buildings would be set back from Station Road and a low retaining wall would be erected along the frontage with Station Way.

The new Lidl and Home Bargains stores would employ approximately 95 full and part time staff, as well as offer training opportunities. Furthermore, Lidl and Home Bargains are committed to employing staff from the local area wherever possible. Lidl was the first supermarket in the country to adopt the Living Wage Foundation's Higher Living Wage for its employees and both retailers have a policy of no zero hours contracts.

We are currently undertaking improvement works on the industrial units and are letting the units at market rents which in turn will provide more job opportunities for local people. Since Ramac took ownership of the site, vacancies have fallen with only two units remaining unoccupied.



example of a Home Bargains store

YOUR VIEWS

We would welcome your views on the proposals and be grateful if you would complete the enclosed comments form and return it to us **by Monday 8 January 2018**.

Alternatively, please send your comments by email to ramac@devcomms.co.uk

You can also contact us on 0800 080 3169.

Following our consultation and pre-application discussions with Sevenoaks District Council, we will finalise our plans and submit a planning application. Should planning permission be granted, we would expect the new stores to be open in mid-2019.

Lidl takes waste management very seriously. All food waste goes to anaerobic digestion which is widely used as a source of renewable energy. In 2016/17, Lidl recycled:

- 92% of all waste
- over 10,000 tonnes of cardboard and paper
- over 500 tonnes of plastic
- over 160 tonnes of metal

Lidl has further increased its recycling targets for 2017/18.

