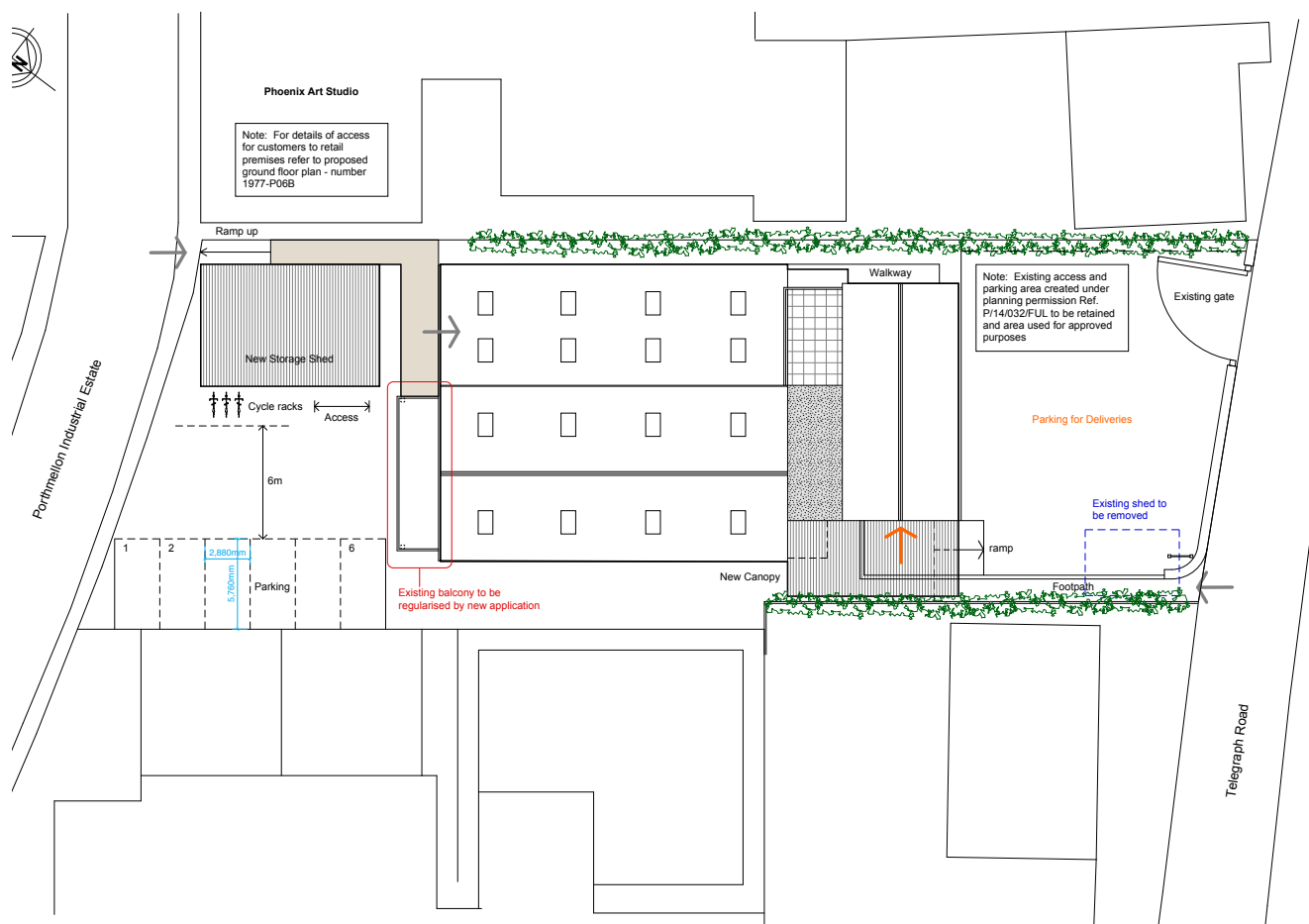


**Alterations and Improvements to  
Scillonia Supplies  
21 Porthmellon Industrial Estate  
For Wright Construction Ltd  
Planning ref. P/19/064/FUL**

**MANAGING THE ‘SHOPPING EXPERIENCE’ AND REDUCING THE RELIANCE ON  
MOTOR VEHICLES**

March 2020

This statement supports the revised access proposals for the above application as illustrated by the extract from the Proposed Site Plan (drawing number 1977-P08E) below.



A number of measures are proposed to ensure that proposed pedestrian and vehicular traffic measures are suitable for the former ‘Scillonia Supplies’ retail operation, to be re-branded as ‘The Store’. These include the following:

**Clearly defined Customer Parking**

The proposed six parking spaces will be for the exclusive use of customers. At present the ‘Scillonia Supplies’ forecourt is an open concreted yard, so parking here is something of a free-for-all. The new parking spaces will be immediately obvious when approaching ‘The Stores’ through the industrial estate as they face the entrance to the property. Clear signage will be erected to direct motorists to the parking spaces. The spaces will be marked out with clear linage so there will be no doubt where vehicles should park. The size of parking spaces

will be the UK norm of 2.4m x 4.8m as approved by the British Parking Association. The manoeuvring space will also be the recommended minimum of 6m, so it will be possible to enter and exit spaces safely on the application site without reversing onto the industrial estate. Planning conditions to ensure that these measures are put in place and maintained are welcomed

### **Pedestrians Encouraged**

Two entrances for pedestrians have been incorporated to make access to The Stores as easy as possible. Whether approaching from Telegraph Road or through the Industrial Estate, there will be safe accessible pedestrian routes from the site boundary to the public entrance. Both routes will be ramped where necessary, so they will be suitable for wheelchair users. The surface of the walkways will be clearly defined from the parking areas and the layout has been carefully designed so no pedestrian crossings are required. The entrance to the building itself will be level so there will be no step hazards. Benches will be provided outside The Stores where customers can gather their belongings or simply take a rest before heading home with their shopping

### **Cyclists Encouraged**

A new cycle rack will be installed in front of the new store next to the access from the Industrial Estate. This will be available for staff or customers to use so it will be easy to park cycles and secure them with bike locks. There will be room to dis-mount away from the manoeuvring area for vehicles

### **Reducing the number of car trips – Home Delivery Service**

The applicant has researched the provision of a home delivery service using zero-emission electric vehicles. The most favourable quote for supplying vehicles suitable for the island's road infrastructure has been received from Oxford based 'Go Green Autos Ltd', a specialist EV supplier of electric cars and vans. The photograph below illustrates the new Saturn City Van which is available as either a box van or flat bed pick-up. The vehicles are cheap to run, can be charged over-night, are quiet on the roads and easy to drive



The applicant has sought advice from the Isles of Scilly's Voucher Scheme on grant funding and will be able to apply for support once planning permission has been granted. This is operated from the Enterprise Centre – a neighbouring building on the Industrial Estate. Mark has found their support to be excellent and is optimistic that a funding package will be approved. Once established, the delivery service will hopefully be a real benefit to households and businesses on St.Mary's and will reduce the number of visits to 'The Store' by private cars

### **'Click and Collect' shopping**

Supermarkets on the mainland are introducing ideas like 'click and collect' to improve efficiency and reduce the time spent in the stores. At 'The Store' customers will be offered the facility to email or phone through orders. Goods can then be selected by staff, pre-packed then quickly collected. This will reduce the 'dwell time' in the store and minimise time spent in the customer parking bay

### **Wholesale Supplies**

It is anticipated that wholesale supplies will represent a high proportion of sales from 'The Store'. The planning drawings identify a Sorting Area for deliveries around St.Mary's and to the off-islands. These goods can be assembled outside peak shopping times during quiet periods. Goods can be loaded onto vehicles in the Telegraph Road yard so there will be no interference with the customer parking area

### **Summary**

In summary, this new venture to change the nature of the applicant's existing retail business has been well considered and thought-through. It will hopefully be a real benefit to residents and businesses alike on the islands. Many of the problems associated with town centre shopping will be avoided and alternative products will be made available to the island community. With any businesses, challenges will be faced but the applicant believes that, in this particular case, the many benefits will more than outweigh any unforeseen problems. Mark Wright and his team are fully committed to developing a quality retail operation and taking a pro-active approach to growing the business and striving to meet market demands.