



The Midcounties Co-operative Society, Highworth

DPDS CONSULTING GROUP
RETAIL PLANNING

Project Description

The Midcounties Co-operative Society Ltd promoted the development of a site in Highworth, a small and attractive town to the north of Swindon with a population of some 15,000 people. The site had been allocated for retail use but was in a Conservation Area and the Council raised fundamental objections which would make any redevelopment for retail use impossible. These issues were resolved, through negotiations with English Heritage, to allow a retail scheme to proceed.

At the same time, the Council granted planning permission for the development of another foodstore on the site of a small shopping parade in an out-of-centre location, which would have made the town centre development unviable. Advised by DPDS, the Co-op applied for leave of a Judicial Review of this decision and on the Grant of Leave, the Council submitted to judgement. This allowed the town centre development to proceed and the Co-op acquired the shopping parade site which has subsequently been developed as a sheltered housing development.



DPDS Involvement

- DPDS worked alongside the architect to make representations on the conversion issues to the Council and English Heritage.
- DPDS made representations to the Council on the planning application on the alternative site, addressing issues such as need, capacity, impact and the weight to be attached to policy and spoke at Committee.
- DPDS worked with the client's solicitors to instruct Counsel and provide a witness statement for the Judicial Review and advised on the purchase of the out-of-centre site.



Client	Midcounties Co-operative Society Ltd
Business Sector	Town Centre, Retail and Leisure
Approximate Contract Value	£10,000
Project Status	Judicial Review
DPDS Key Personnel Involved	Duncan Mc Callum