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**Subject:** Uttoxeter, The Maltings - Viable alternative Aldi location.  
**Date:** 28 September 2020 12:36:31  
**Attachments:** [image001.png](#)  
[Food Retail Unit Proposal - The Maltings - Coop Site Uttoxeter.pdf](#)

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Dear Mr O'Brien

I have been asked by Central England Co-operative to approach you direct with regards to the proposed Aldi application in Uttoxeter. I act for Coop in seeking to let/sell, their former supermarket in the Maltings, Uttoxeter.

The property has been openly marketed for over 5 years and is adjacent to the Maltings Shopping Centre which is predominantly vacant. Iceland are the main remaining tenant however they are holding over on their lease after reducing their rent so they obviously have no aspirations in the medium / long term to stay in this location.

Unfortunately the town is suffering with temporary lettings and voids resulting in less reasons to visit the town centre with retail spend predominantly taking place on the retail park due to ease of accessibility, free parking and large regular shaped units preferred by retailers.

We have had very little interest in the former Coop store and in this market the only retailers seeking representation are the various discounters. Non food discount retailers are already virtually all represented in Uttoxeter leaving food discount as the only other viable retail alternative, and whilst Lidl are in the town Aldi are now seeking representation. At one point there was a market for gyms but unfortunately they all rejected this location

We believe there is one possible salvation, namely locating the Aldi onto the Coop/ Maltings site (as per the attached). The footprint of the Aldi store is the same as the one on the application site and with a little tweaking the whole of the Aldi including the car parking and the servicing arrangements could be accommodated on the existing Maltings site.

Aldi would still get their preferred store layout in the town but in this location it would also bring substantial pedestrian activity back into the town centre to the benefit of the adjoining retailers which would once again invigorate the town centre. Indeed this is the situation in Leek where Aldi have a store with their own car park in the town centre resulting in customers doing their shopping in store as well as then visiting other town centre shops to the benefit of all.

I understand the Aldi application on Old Knotty Way is due to go to planning tomorrow (29<sup>th</sup> September). The Uttoxeter Masterplan Renewal 2020 initiated by East Staffordshire Borough Council, Cushman and Wakefield, and Lathams already identifies the Maltings as being an issue for the town, therefore this excellent and viable sequentially better alternative site, right in the town centre offers a much better solution for all parties. On behalf of Coop we would therefore request this Aldi application either be rejected or alternatively put on hold whilst the Maltings site is given proper consideration.

Regards

David

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