T.J. MORRIS LTD

home bargains
TOP BRANDS - BOTTOM PRICES

T.J Morris Limited,
Axis Business Park,
East Lancs Road, Gillmoss,
Liverpool, L11 0JA. UK
Tel: +44 (0)151 530 2920
Accounts Fax: +44 (0)151 530 2922
Buying Dept. Fax: +44 (0)151 530 2921
HR/Payroll Fax: +44 (0)151 530 2499

Email: enquiries@tjmorris.co.uk
Web: www.tjmorris.co.uk

Date 18 April 2016
Our Ref James Clarke (Goldthorpe - 577)
Your Ref

Mrs C Temple
Planning Potential Ltd.
14-15 Regent's Parade
Harrogate
HG1 5AW

Dear Claire,

Home Bargains- Goldthorpe

We write in connection with our proposed new store at Barnsley Road, Goldthorpe. Home Bargains is one of the UK's fastest growing discount retailers and have been very active in the commercial property market for a number of years. The company has over 400 stores throughout the UK and plans to expand to over 700 within the next five years, employing over 20,000 staff.

We are fortunate to operate from a number of fantastic locations across the Yorkshire region, including Doncaster, Rotherham and Wakefield, and we have had long term aspirations to locate in the Goldthorpe area. However until now, an available, suitable and viable site has not been available to us.

We are aware that the former Goldthorpe Primary School site in Goldthorpe will become vacant in mid 2016, following the school's move to the new premises at the start of the new school year. Whilst we acknowledge that the Council view the site as a key development location for retail development within the Masterplan for Goldthorpe, we have appraised the site and do not consider this location a viable trading location for our company.

In the case of the application site on Barnsley Road, it is prominent gateway location as you enter Goldthorpe from the west along the A635. Furthermore, by locating next to the new Aldi which provides a complementary discount supermarket offer, this ensures sufficient trade is generated through a combined retail park format offering a commercially viable development.

For these commercial reasons, the Barnsley Road site is the only suitable and viable site for us in Goldthorpe. Therefore, if the school site was the only option for us we would albeit reluctantly withdraw our plans for Goldthorpe altogether.

Collectively with the Developer, we are committed to providing a significant investment of over £4 million into to Goldthorpe continuing the work started by Aldi, providing a significant number of new local jobs. Our proposals will introduce valuable additional shopping choice and competition for Goldthorpe.

Reg. Office Number: 1185076
VAT Number: 220811000 Directors: T.J Morris

We understand that the Developer has engaged extensively with the local community, ward Councillors and Council previously regarding the wider redevelopment of the site and the proposals have overwhelmingly positive. We therefore look forward to working with Barnsley Council to deliver a new Home Bargains store and complete the development of this prominent gateway site.

Yours sincerely

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James Clarke
Group Legal Counsel
T J Morris Limited

james.clarke@tjmorris.co.uk

DD: 0151 530 2220