

## Agents Comments 9<sup>th</sup> August 2023

- Proposed to employ 7 full time and 11 part time staff;
- Screwfix Direct Limited comprises a B8 trade counter operation aimed at local builders and related services e.g. plumbers, electricians, facilities departments to large organizations such as offices, hospitals, hotels, schools and prisons.
- Their products are also sold over the internet, via a catalogue, over the telephone as well as over the trade counter, which occupies about 5% of the floor space of a unit, with any individual unit servicing its own local area for each of these methods of purchase.
- In addition to the trade counter, there is a separate customer collection point for registered 'Trade Plus' account holders. This area equates to about 3% of floorspace and is only accessible to registered trades people ordering building products on a regular basis in high quantities. The purpose of the customer collection point is to streamline both their product ordering and collection.
- Whilst the units are advertised, this is predominantly in the trade press and is directed at tradesmen.
- It is by no means unusual for businesses involved in the distribution of goods to include a trade counter, where customers can call personally and buy what they need. The percentage of floorspace to be occupied as a trade counter by virtue of the proposal is small, both in itself and by comparison with the whole of the premises.
- In functional terms the trade counter is entirely reliant on the primary storage and distribution use and could not operate as a separate and independent retail unit.
- Various Local Authorities consider the operation of Screwfix Direct to fall within Use Class B8

Howdens would also require a trade counter

The building No 3 would also be targeting the same types of business

Such as Gap needing a trade counter

A dulux centre needing a small trade counter

Without the B8 use class I would not be able to proceed