06.06.11

Sally Smith
Development Control
Havant Borough Council
Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Sally,

Proposed Foodstore, Former Caetano Site, Waterlooville
Sainsbury's Supermarkets Ltd

I write on behalf of Sainsbury's Supermarkets Ltd in relation to the above application and following from our meeting held on the 9th May 2011.

To ensure it is clear what elements we are writing to submit, I thought it prudent to follow the order of your emails dated 06.01.11, 24.02.11 and the actions agreed following the recent meeting. In this regard, I can confirm:

Email dated 06.01.11

1.
Landscape drawings 779B-01 (Survey and Schedule) and 779B-04 (Landscape Proposals for Pedestrian Ramp) were submitted to the Council in hard copy by recorded delivery on the 28th January 2011. I wish to highlight that drawing 779B-04 does meet the requirements of Julie Boschi by proposing multi-stem Birch trees.

2.
The landscaped areas on either side of Aston Road are not proposed to be mounded.

3.
The tree to the rear of 18 Hambledon road is not indicated on the plans as it is outside of the application site. As it is outside of the red line boundary, we are not proposing to alter or remove this tree. Furthermore, if the Council wished for additional comfort on this matter, a pre-commencement condition could be imposed which requires details to be submitted to demonstrate the tree will not be affected by the development proposals. The land nearest the tree is due to be used as a landscaping belt, and therefore no excavation adjacent to the tree is required.

4.
Please see enclosed plan SSLWaterlooville.1/44 for existing and proposed road layout as requested. I trust this demonstrates the degree of 'movement' as requested.

5.
Please see enclosed sections 8455.PL115 which illustrate the extended sections.

6.
The submitted plans are scalable, clear and legible in line with best practice, and where required, keys have been included i.e. landscaping proposals.

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7.
Please see enclosed drawing 4483-002 T4 which illustrates how the ramp is connected to the vertical spires, and what the ramp would look like from underneath. The design of the ramp was discussed in great detail at a meeting held with HCC/HBC on 03.06.11 and the design has been accepted in principal, with some final issues relating to future maintenance outstanding for s106 discussions.

Email dated 24.02.11

1.
Points raised in SS email 06.01.11 have been addressed as set out above.

2.
We have updated the application form in regard to questions 14 and 18. For your added clarification I can confirm the breakdown of the existing floor areas (GEA) is 7.943 sqm for the Caetano unit, 234 sqm for Sprintprint and 1,483 sqm for 19A Aston Road. We do not consider that question 19 requires an update as we are correct in stating the existing employees on this vacant site is 0 and the proposed employees' total 350.

3
At the meeting we were pleased to note LH's positive policy comments.

4
No response required.

5.a.b.c.d
As you will be aware, a meeting between Hampshire County Council, Havant Borough Council and SSL's consultants took place on Friday 3rd June 2011 to further progress the final design of the pedestrian ramp, and to further discus wider highways issues. Following this meeting we anticipate that HCC will be in a position to issue their final formal response. We are aware that as a result of the proposal a highways extinguishment will be required and I can confirm the correct procedures including establishing land title will be followed. Discussions are ongoing with HCC but as you may be aware, further work can not be progressed until planning permission is granted. Please see enclosed plan SSLWaterlooville.1/44 for existing and proposed road layout as requested.

5.e
As set out at the meeting, the proposed road layout has been designed in response to the concerns of HCC in relation to the capacity of the junction with the B2150 raised in relation to the previously submitted application 09/58694/007. Confirmation that HCC approve of the submitted layout will be included within their forthcoming formal response. In the meantime, I can confirm that moving the roundabout is not a viable option. Sainsbury's has examined the possibility of varying the design but this was dismissed because it would impact on the geometry of the roundabout. Moving the roundabout further away from the boundary of 18 Hambledon Road would limit the deflection achievable which is required as a safety feature of the junction. It would also result in a very tight radius from Hambledon Road into Aston Road on the approach to the signals and would decrease the stacking space between the signals and the roundabout which is required in capacity terms.

5.f
The current project timetable indicates that the store and the PFS could be built out within the same construction period, therefore the previously discussed scenario of a foodstore operating adjacent to the existing Household Waste Recycling is unlikely to occur. However, as requested, please find enclosed Mayer Brown drawing 1/26 which illustrates the revised HWRC access layout that could be achieved and which results in additional off street queuing capacity for the site's users.

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5.g
Following discussions with HBC and HCC we have removed the customer drop off and pick up point from Hambledon Road.

5.h
As mentioned above, the matter was discussed at the meeting held 03.06.11.

5.i
Please find enclosed drawing 779B-08A (Option 3) which illustrates the Maurepas Way crossing landscape proposals. We have held initial discussions with the Church Hall (due to it including the land they currently use for car parking) and they have confirmed they support the resurfacing scheme. The proposals have been specifically designed to provide a high quality hard landscaping scheme in materials which will link in with the town centre public realm improvements. Furthermore, as discussed 09.05.11, Sainsbury's could potentially contribute towards the Town Centre improvement works fund to enable HBC to extend these works down Hambledon Road to meet the new landscaping by the proposed pedestrian crossing.

5.j
We agree that the proposed linkages from the development site to the town centre could be enhanced by signage and propose to install finger post type signage to fit in with existing signage within the town centre. The locations will be within the public realm area outside the foodstore, and at the town side of the Maurepas Way pedestrian crossing. Furthermore, a town centre information board is proposed, with the exact location to be agreed. It could either be in the external public realm area, or within the store. For your information I enclose details of a "Community Wall" installed in a new edge of centre Sainsbury's in Hythe Kent. The details and installation of this "community Wall were secured by pre-commencement and pre-operational conditions.

5.k
Please see attached drawing 8455.PL114 which demonstrates the linkages from the site to the wider town and MDA.

6.
This item is covered by 5.i above and the associated drawing 779B-08A.

7.
As discussed with David Harris at the meeting 09.05.11, Sainsbury's will be pleased to work with Havant Borough Council and the local Job Centre Plus to target recruitment at the long term unemployed living in and around Waterlooville. Such partnerships have proven to be very successful on other stores Sainsbury's has opened or are developing across the country. For example last year Sainsbury's worked with Colchester Borough Council and Colchester Job Centre Plus to promote the job opportunities created by the new Tollgate store to local residents, particularly the unemployed and those experiencing barriers returning to work. We are also currently working with Southampton City Council to ensure that the job opportunities created by the new Portswood store are focused towards the local unemployed. If required we are happy to provide any further information on these schemes including the Council contacts for your reference.

Sainsbury's is confident the proposed development in Waterlooville will deliver significant improvements to the town, and this includes the economic development associated with the creation of 350 local jobs. To ensure the full benefit of these new jobs is felt, we look forward to working with Havant Borough Council to create a suitably focused recruitment programme. Such a programme could include specifically targeting and securing interviews for the long term unemployed and providing any necessary pre-work training. Sainsbury's are happy to secure such a commitment with the s106.

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8.
Please see attached Landscaping Proposals Drawing 779B-03E which has been amended to specifically address the points raised by Julie Boschi at the meeting 06.05.11 and within previous emails. In summary the main changes include the planting of trees within the car park, relocating the PFS kiosk further into the site to enable screening to its rear, the introduction of more Oak trees, and amending the species adjacent to the Parkwood centre. Sainsbury's were unable to met the request for an ornamental hedge / brick wall along the western edge of the exposed car park due to a requirement to maintain a potential access point for emergency vehicles and to increase natural surveillance of the car park.

9.
We would welcome receipt of the sustainability comments.

10.
Detailed discussions with HCC are continuing and the relevant trigger in the Taylor Wimpey s106 has been passed. Therefore we are confident HCC will be in a position to relocate the HWRC within the appropriate timescales. The next steps can not occur until Sainsbury's has secured planning permission for the proposed development.

11.
We have relocated the customer recycling to a location further away from the residential properties on Hambledon Road. Furthermore, it is now proposed that the recycling bay will be partially enclosed with a 2m fence. Lastly, to appease concerns relating to noise from recycling, the proposed facilities will not include units for the collection of glass.

12.
We await final comments from the Environmental Health Officer, but due to the findings of the submitted noise report and due to the site's location on the edge of a retail and industrial park, Sainsbury's would be seeking opening hours of 07.00 until 23.00 Monday to Saturday with reduced hours on Sunday and the potential for short term seasonal variations such as Christmas. Due to the location of the service yard away from residential properties, and due to the operation of the surrounding uses, Sainsbury's would be seeking unrestricted delivery hours.

13.
Information regarding waste production and green disposal is contained within pages 17 to 19 of the submitted Renewable Energy and Energy Efficiency Assessment. We have experience of other Council's imposing a requirement for further waste management information via the use of conditions, and Sainsbury's would be in the position to provide further information once this scheme moves towards a detailed design stage.

15.
As confirmed in your email 16.05.11, Adele Maher's design concerns have been addressed in the updated elevations. As well as the points raised, enclosed drawing 8455-PL06B also illustrates the relocation of the ATMs to within the atrium.

16.
Thank you for issuing the consultation responses to date. We welcome any further correspondence you may receive.

17.
The submitted plans are clear and legible, and we trust your officers have no concerns relating to the detail provided. In relation to the position of trolleys, these are shown on Proposed Car Park Plan 8455-PL104C as the rectangles with crosses. A total of 8 are located within the car park. Staff members will regularly patrol the car park to collect trolleys and replenish the large trolley storage point contained within the curve of the atrium. If required, further details of trolley management can be secured via a condition.

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Meeting Actions 09.05.11 (in order)

1.
WYG has issued a response to Lucy Howard in regard to the Barton Wilmore (Waitrose Comments). We would welcome HBC final policy comments.

2.
As set out under point 7 (Email 24.01.11) Sainsbury's are committed to working in partnership with HBC and the Local Job Centre to ensure recruitment is targeted at the long term unemployed, and is happy for this to be secured via a s106. I understand Sainsbury's has issued David Harris with a letter of intent, which we trust is sufficient confirmation at this stage. We would welcome confirmation of this in due course.

3. and 4.
These actions are covered by points 5i. and 6 (Email24.01.11) above.

5.
We look forward to receiving details of the town centre improvement works from Julie Boschi. Following which, a potential contribution can be calculated for extending the landscaping works from the town centre to the Maurepas Way crossing point.

6.
I understand Mayer Brown emailed you 12.05.11 setting out why the road layout has been designed in such a way. We would welcome your response in due course. Furthermore, Detailed discussions have been held between Mayer brown and HCC, and I trust the final HCC response will confirm the proposed road layout has been designed to respond to issues raised in regard to application 09/58694/007.

7.
If planning permission is granted, Sainsbury's will arrange and cover the cost of a structural survey to take place at 18 Hambledon Road prior and post construction. Details of such a survey can be secured by condition.
8.
This action is covered by action 6 above.

9.
Please see attached Landscaping Proposals Drawing 779B-03E, which proposes native shrub planting in the strip of land to the rear of the proposed acoustic fence adjacent to 18 Hambledon Road. This land will remain in Sainsbury's ownership.

10.
The enclosed drawings (namely Proposed Site Plan 8455-PL103C and 8455-PL106B Proposed Elevations) indicates the amended scheme which has relocated the ATMs to within the atrium and the removal of the customer / taxi drop of lay-by on Hambledon Road.

11.
The PFS kiosk has been relocated further into the site to allow for sufficient landscaping to the rear. This is illustrated on the enclosed Landscaping Proposals Drawing 779B-03E.

12.
We have relocated the customer recycling to a location further away from the residential properties on Hambledon Road. Furthermore, it is now proposed that the recycling bay will be partially enclosed with a 2m fence. Lastly, to appease concerns relating to noise from recycling, the proposed facilities will not include units for the collection of glass. This is illustrated on enclosed drawing 8455-PL104C Proposed Car Park Plan.

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13.
The enclosed Landscaping Proposals Drawing 779B-03E illustrates the inclusion of some tree planting within the exposed section of the car park. No further tree planting is possible given the location of existing underground services and their associated easements.

14.
More Oak trees have been proposed and this has been picked up on the enclosed Landscaping Proposals Drawing 779B-03E.

15.
We await confirmation regarding potential conditions.

16.
Please see enclosed drawing SSLWaterlooville.1/26 which indicates the potential rearranged HWRC access layout IF the store was built out prior to HWRC relocating. It is important to note this scenario would enable c20 cars to queue off Hambledon Road when visiting the HWRC. Please note, as set out in point 5.f. (Email 24.01.11) above, the current project timetable (off both Sainsbury's and HCC) indicates that this scenario will not occur.

Yours sincerely,



Adam Cundale
Senior Planner
WYG Planning and Design

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