



Our ref: A053120

Date: 07.08.12

FAO Mrs. Sally Smith
Planning Services
Havant Borough Council
Civic Offices
Havant
Hampshire
PO9 2AX

Dear Sally,

**Sainsbury's Supermarkets Ltd.,
Former Salvador Caetano Coach Builders, Hambledon Road, Waterloooville, PO7 7UA
Application for the variation of condition 35 of Planning Permission APP/10/00793**

On behalf of our client Sainsbury's Supermarkets Ltd we write to enclose an application to vary condition 35 of planning permission APP/10/00793.

As you are aware, Sainsbury's wishes to implement the approved scheme, but following the detailed design process which occurs following permission, a requirement for a number of slight changes has been identified.

Some of these changes have come about following Sainsbury's assessing the deliverability of the scheme, but some amendments are the result of outside factors such as the presence of previously undetected services and their respective easements, and alterations required to fit the highway layout that has been designed following negotiations with Hampshire County Council.

As confirmed in your email dated 22nd May 2012, the appropriate process to agree these changes is to vary condition 35 of the APP/10/00793 decision notice which currently stipulates the approved plans.

The proposed changes are shown in full detail on the enclosed plans, however, they can be summarised as:

1. A reduction in height of the main building.
2. A realignment / rationalisation of glazing within the store elevations
3. Slight amendments to the highway layout
4. Resultant amendments to landscaping.
5. Other small changes

Following a review of the store design it was identified that the store height could be reduced without impacting on the internal customer shopping environment. This has a sustainability benefit but reducing the amount of materials used. As agreed with you in pre-application discussions, a parapet of one panel height is proposed to maintain the 'stepped' relationship between the atrium and the main roof height.

The glazing has been slightly amended following a review of which locations would benefit most from natural daylight and views, and which areas were not suitable for windows.



The highway layout has been amended since the plans presented a committee as Sainsbury's Transport Consultants Mayer Brown, have been in detailed discussions with Hampshire County Council in regard to an acceptable design for the s278 agreement. Therefore the proposed site plan has been amended to reflect the layout that has been approved by HCC.

The amended highways layout has resulted in changes to the landscaping proposals, as the widening of some junctions, and the shifting of some elements of highway have necessitated the loss of some additional landscaping.

Additional landscaping changes have also been required due to the identification of previously unknown services and therefore more onerous easements than those we had previously designed the scheme around. Therefore certain tree planting can no longer be accommodated due to the strict controls set by Southern Water.

In terms of the other small changes, we thought it prudent to utilise this opportunity to illustrate some of the details that at the time of submission were yet to be confirmed. Such details which are now shown include the flue which serves the approved biomass boiler, and the height of the sprinkler tank located within the service yard.

I trust you will agree that the proposed changes that Sainsburys wish to implement are beneficial to the scheme and will do not constitute a change that is dissimilar from the scheme already approved. Furthermore, I trust you will give due consideration to the requirements of third parties that have resulted in additional changes that we had not anticipated.

For the avoidance of doubt, this application is to vary condition 35 to substitute the following plans:

	Previously Approved	Currently Proposed
Proposed Site Plan	08.8455 PL.103F	08.8455 PL.103G
Proposed Elevations	08.8455 PL.106B	08.8455 PL.106C
Proposed Car Park Plan	08.8455 PL.104E	08.8455 PL.104F
Landscape Proposals	779B-03G	779B-03P
Detailed Hard Landscaping Proposals	(submitted pursuant to pre-commencement condition)	779B-22
Tree Removal	779B-002	779B-13
Tree Protection	779B-002	779B-15

I trust you will agree that the proposed changes are in line with the previously approved scheme, and as such you will be in a position to approve the variation to condition 35.

As agreed with Jackie Clark during a telephone conversation on 03.08.12, no planning application fee is payable in regard to this application as; it is the first modification to permission APP/10/00793, and, it has been submitted within 12 months of the decision notice being issued. For the avoidance of doubt, this provision is set out within Paragraph 91 of Circular 04/08.



I trust you will therefore have all the necessary information to validate this application, and I look forward to receiving confirmation of this in due course.

Yours sincerely,



Adam Sanders
Senior Planner
WYG Planning and Environment

Enc.

CC. Andy Pepler – Sainsbury's Supermarkets Ltd.