



Statement of Community Involvement

North Stoneham, Chestnut Avenue/
Stoneham Lane, Eastleigh, SO50 9HT

August 2022

Ref. SP22-1047

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1. Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Simply Planning Limited (SPL) on behalf of our client, Lidl GB. The SCI accompanies a full planning application, submitted to Eastleigh Borough Council (EBC), involving the erection of a new Lidl foodstore at North Stoneham, Chestnut Avenue/Stoneham Lane, Eastleigh, SO50 9HT.
- 1.2 This Statement outlines the applicant's approach to pre-application consultation. It identifies who has been consulted, provides a summary of the responses received thus far and goes on to explain how the application has addressed key issues raised in preparing the proposals for the site (if considered necessary).
- 1.3 Whilst the SCI has been prepared by SPL, the community engagement strategy was organised and managed by Lidl's Southampton Property Team, who also collated and processed the feedback received.

2. Policy Context

- 2.1 Community and stakeholder engagement are a key aspect of the planning process. It is encouraged through national and local planning policy / guidance.

National Planning Policy

Localism Act

- 2.2 The Localism Bill was introduced to Parliament on 13th December 2010, it received Royal assent on 15th November 2011, becoming the Localism Act.
- 2.3 The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and local governments.

National Planning Policy Framework

- 2.4 The National Planning Policy Framework (NPPF) (revised July 2021) sets out the Government's planning policies for England, including guidance in relation to the undertaking of public engagement and consultation on proposed developments.
- 2.5 Paragraphs 39 – 46 relate to pre-application engagement and front-loading. In particular, paragraph 39 highlights that:

“early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.”

- 2.6 The NPPF indicates that local authorities should encourage applicants to engage with the local community before submitting their applications where they think this would be beneficial. Moreover, paragraph 40 states that local planning authorities should:

“encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

Local Policy

- 2.7 Policy S1 of the Eastleigh Borough Local Plan (2022) states that:

“applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.”

- 2.8 In November 2015, Eastleigh Borough Council adopted a Statement of Community Involvement (SCI).
- 2.9 The SCI sets out how the Borough intends to involve the community and a wide range of businesses, organisations and statutory agencies in decisions on planning matters, including new planning policies and planning applications.
- 2.10 The purposes of consultation for planning applications are outlined at paragraph 3.10, these are as follows:
- *To make neighbours and the community aware of development proposals that might affect or be of interest to them;*
 - *To provide an opportunity for neighbours and the community to express their views on the proposals; and*
 - *To enable the Council to take these views into account in determining the applications.*

- 2.11 Methods of consultation are set out at Chapter 4. Here the SCI acknowledges that there are various ways of making contact with the local community and that the choice of method depends on the purposes and stages of consultation and the subject matter on which views are being sought.
- 2.12 Alongside statutory consultation carried out by the LPA, developers are encouraged to employ the following methods of consultation, where necessary:
- “Developers are encouraged to:*
- *Meet parish councils and local groups to explain their proposals and seek local views before they make a planning application.*
 - *Employ workshop techniques to involve communities in the evolution of larger development schemes.*
 - *Hold local exhibitions and undertake local publicity to advise communities of their development proposals and seek views before they submit a planning application.”*
- 2.13 For major applications, paragraph 7.4 of the SCI indicates that applicants will be encouraged to provide additional opportunities for involving the local community on their proposals, following a programme of community involvement that best suits the specific proposals and the site. It notes that the technique which has been most frequently used is a staffed public exhibition with comments sheets and analysis.
- 2.14 An addendum to the SCI was adopted in December 2020. This identified specific measures that could not be achieved owing to the Coronavirus (COVID-19) pandemic, including, for example attending face to face meetings, workshops or exhibitions. The addendum should be read alongside the adopted SCI (2015).
- 2.15 In this respect, a greater emphasis has been placed on adopting more flexible consultation processes. This included the use of online resources and is the approach that has been adopted in this instance.
- 2.16 In accordance with this guidance, this Statement summarises the consultation process which has been undertaken to inform the local community of the proposed development, in advance of the submission of the planning application.

3. Pre-Application Consultation

- 3.1 Lidl have engaged in extensive community consultation prior to submitting the application. Principally, this has taken the form of a dedicated project website which introduced the proposals and sought the views of the community.
- 3.2 Individual letters outlining details of the application were sent to 12,689 households and businesses located in the immediate vicinity of the site in May 2022. A map showing the extent of the proposed letter distribution is provided at **Document 1**. This represented a sensible approach to focus communications on local political and community stakeholders, along with residents in an appropriate catchment area from the site – principally focussed on the new Stoneham community.
- 3.3 The letter included details about the proposal and directed readers to Lidl’s bespoke website for further information. A copy of the letter has been provided at **Document 2**. As this shows, the letter introduced the proposal and included a detailed information leaflet regarding the proposal (**Document 3**), along with a feedback form (**Document 4**) and a Freepost envelope.
- 3.4 Comments were invited by the applicant and a link to the dedicated project website (<https://eastleighstonehamlane.expansion.lidl.co.uk>) was provided and circulated. The website contained further detail regarding the application and provided an additional mechanism through which interested parties could comment on the proposals. Screenshots, as taken from the project website, have been replicated at **Document 5**.
- 3.5 It is the intention that the website will remain ‘live’ throughout the determination period and will be regularly reviewed and updated throughout.
- 3.6 Where necessary consultation responses were responded directly to by the project and design team with focussed (virtual) meetings held with key local stakeholders to better understand the nature of their comments and to talk through the background to the emerging proposals.

4. Consultation Outcomes

- 4.1 At the time of writing, a total 1020 individuals have provided comments on the project directly to Lidl. Lidl have collated all the responses received to date.
- 4.2 While there was overwhelming support for the proposed foodstore some of the most common issues/concerns and suggestions are summarised in the table below, alongside our resolution:

Issue Raised	Further Details	Resolution
Traffic, congestion and highway safety	Respondents were concerned that the development would lead to greater traffic congestion along Stoneham Lane and Chestnut Avenue. They also queried the capability of the existing roundabout to safely control/manage traffic.	Concerns relating to traffic congestion are commonly encountered with any proposed development and this is often due to the common misconception that all new development attracts a large amount of new traffic. The reality, especially in the case of a new food retail development, is that a lot of trips are passing by the site already or are transferred from elsewhere on the road network. The transportation case is provided in the accompanying Transport Assessment, prepared by Mayer Brown. The Transport Assessment considers the trip generation arising from the development and confirms that the vast majority, if not all, of vehicular trips to the proposed foodstore are expected to be associated with a redistribution of existing trips undertaken by residents to/from current foodstore destinations and secondary (linked/passby) trips. The trips are, therefore, already on the local highway network. The development proposals will provide a new vehicle crossing arrangement from Whieldon Way to the west to give priority to pedestrians. The access strategy is discussed, in detail, in the supporting Transport Assessment, however, is considered to be wholly appropriate for this location and scale of development proposed. From our assessment, no existing highways concerns have been highlighted which could indicate any inherent design problems that affect highway safety in the vicinity of the application site. Crucially, the proposals are not predicted to have a significant material impact on the operation or safety of the highway network compared to that already assessed as part of the consented development at this location.
Need for an additional foodstore/supermarket	Respondents felt that there was already suitable provision of supermarkets in Eastleigh	The discount foodstore's limited size and offer provides a strong indication that its catchment area will not be extensive. Lidl, as with other Limited Assortment Discount (LAD) stores, typically trade from a very localised catchment area. Lidl stores do not typically serve as a 'one stop destination', owing to the limited range of goods that they offer. The primary catchment of the store is expected to comfortably lie within a 5- minute drive-time from the site. The need for the Lidl is inherently site specific to Stoneham. It is to form the anchor to the local centre and will deliver clear economic and sustainability benefits to the location. The fall-back position regarding consented retail floorspace at this location is an important material consideration.
Convenience store and alternative amenities	Respondents indicated a preference for a 'smaller' convenience store or alternative amenities/facilities including, for example, a pharmacy or doctors surgery etc.	The Lidl store represents one of the smaller store formats that the company operate. The locational strategy for Lidl is for siting stores within urban areas. Lidl, as with other Limited Assortment Discount (LAD) stores, trade from a localised catchment. In terms of the consented floorspace, the proposed Lidl will be just 342m ² larger than that permitted as part of the local centre. It is also not unreasonable to assume that the market attractiveness of existing vacant commercial units forming part of Stoneham Centre, will invariably increase following the proposals.

Issue Raised	Further Details	Resolution
		In terms of convenience and following comments received, Lidl are exploring provision of greater self-service checkouts to aid convenience for local residents and basket shopping.
Landscaping, loss of green/open space and biodiversity	Respondents raised concern that the development would result in a loss of green and open space.	The application site is not protected open space, nor is it subject to any statutory designations regarding nature conservation. To the contrary, the site has planning permission for commercial uses and comprises primarily hardstanding. It is devoid of any landscape or ecological merit, with the proposals providing an opportunity for both landscaping and biodiversity gains across the site. The application is supported by a Landscape Statement and detailed landscaping plan. This confirms that the proposals offer 21 new mature trees to enhance the wider setting of the development and its surroundings. An Ecology and Biodiversity Note has been prepared by RPS. The site was also previously subject to a suite of ecological surveys to inform the much larger outline development (O/15/76023). Overall, it is considered that the site is of low ecological value. The Note proposes a series of recommendations to protect any populations of nesting birds and proposes a range of enhancements to ensure that the site delivers biodiversity gains. Accordingly, the proposed development has been duly informed by appropriate ecological advice.
Scale and visual impact	Some respondents considered that the proposed building was too large and would cause harm to the character and appearance of the area.	The scale of the building is comparable to that previously consented at this location. It has been assessed from a visual and scale perspective and found to be acceptable in design and heritage terms.
Parking (EV and disabled spaces)	Respondents suggested that the proposals incorporate a greater quantum of disabled parking and EV charging spaces.	Parking provision will be made for up to 88no. vehicles, including 5no. disabled spaces and 2no. EV charging spaces. The Transport Assessment provides a detailed parking assessment at Section 6. It concludes that the level of parking provision on site is appropriate to meet the operational requirements of the store. It also demonstrates that the proposals exceed the requirement to provide a minimum of 5% of total car parking provision for disabled use.
Retail impact	Respondents were concerned/objected to the development on the basis that it could have a negative effect on existing high street shops.	Lidl have identified a requirement for a new discount foodstore in this catchment to serve both existing and planned population growth. The sequential test assessment submitted further concludes that there are no sites within, or adjoining, identified town, district or local centres that are suitable, or available, to accommodate the proposed development. The application submission is also supported by a comprehensive Retail Impact Assessment which shows there to be no significant adverse impact as a result of the proposals. In the context of the retail impact considerations, it is notable that the Council has already supported c.71% of the Lidl floorspace at this location. There is no means by which the additional floorspace could be said to have a significant adverse impact.
Pollution, disturbance and crime	Some respondents raised concern that the development could result in air pollution, noise disturbance, crime and littering.	The application proposals are supported by an Air Quality Technical Note prepared by RPS. This assesses the impact of development in respect of the construction and operational phases of the development. The note confirms that pollution from the construction phase will be 'not significant', subject to effective implementation of appropriate controls and mitigation. Furthermore, once operational, the report confirms that the air quality effect is not considered to be significant.

Issue Raised	Further Details	Resolution
		The application is also supported by a Noise Impact Assessment prepared by Acoustic Consultants Ltd. This confirms that the noise impact of the proposed development falls below the Lowest Observed Adverse Effect Level (LOAEL) of the NPSE and NPPG and, as such, achieves the aims of National Planning Policy Framework (NPPF).

4.3 It should be said that the above feedback reflected a very small proportion of all responses received to the consultation exercise. The majority of the comments were wholly supportive of the proposals.

4.4 Some of the positive comments and feedback received can be summarised as follows:

- *"We think that it's a great idea as there are no shops nearby that are in a comfortable walking distance. It will also be good as it will open more working opportunities for people"*
- *"I whole heartily support the new Lidl store being built at Stoneham Lane. Living in the over 65's development of 26 apartments at Summergate Lodge, this would be ideal as it would be adjacent to the store. Long overdue I say!"*
- *"The sooner Lidl open the shop the better. It will benefit the community especially for people without cars and hopefully take some traffic off the roads as people be able to shop locally. Strongly in favour."*
- *"It would bring much needed jobs to the area, and people living in the area can food shop locally."*
- *"It will be lovely to have a good local store for weekly shopping. Easy to access and will be a great asset for jobs and general wellbeing to all local residents. Fantastic News."*
- *"The area is in need of a local shop within walking distance and it will open more jobs for local people."*
- *"We think that it's a great idea as there are no shops nearby that are in a comfortable walking distance. It will also be good as it will open more working opportunities for people."*
- *"We appreciate being consulted, we acknowledge the positive steps of a cycle link, solar panels, minimising HGV vehicle movements. No objections."*
- *"Good chance to have a better variety of produce to choose from, also good competition for some of the "Stick in the Mud" companies."*
- *"Yes, Yes, Yes!!"*
- *"Given the density of housing in this area a foodstore at this location will reduce traffic along an already congested road in the neighbourhood and reduce pressure on already stretched parking facilities."*
- *"This will be an asset to the area."*
- *"Always good to have competition."*
- *"Being non car driver we will welcome a Lidl at North Stoneham. It will be on a bus route that we use a lot."*
- *"Great idea not so far to travel for us and should ease some of the Eastleigh traffic. Will also provide jobs."*
- *"This area is in desperate need for a decent shop. With it being next to the school I would probably use it daily. Really think it would be perfect for the area."*
- *"What a fantastic idea! This is away from Eastleigh main town centre, easily accessible and a great asset for the community WOW!!"*

- *“Great idea! Local for everyone who doesn’t live in city centre. Better prices for everyone to afford. Fully support great for job opportunities too.”*
- *“Great idea the more competition the better, helps to keep prices reasonable.”*
- *“Lidl do amazing products and one on my doorstep would be great. Great for the community and excellent for more jobs.”*
- *“Having a low cost food store in our local area will be a huge benefit to so many elderly and families who don’t have transport.”*
- *“Yes I support the principle of a new modern food store as part of the Stoneham Local centre and would love a Lidl nearby.”*

4.5 Having regard to the above comments, we feel it is appropriate to reiterate that the proposals have received overwhelming support.

4.6 As part of the feedback form, respondents were asked whether they support the principle of a new foodstore as part of the Stoneham Local Centre.

4.7 Out of the 1020 individuals who have provided a response to date: 843 have supported the application (82.65%), 131 have objected (12.84%) and 46 remain unsure/undecided (4.51%). The results are illustrated by the pie chart below (Figure 1).

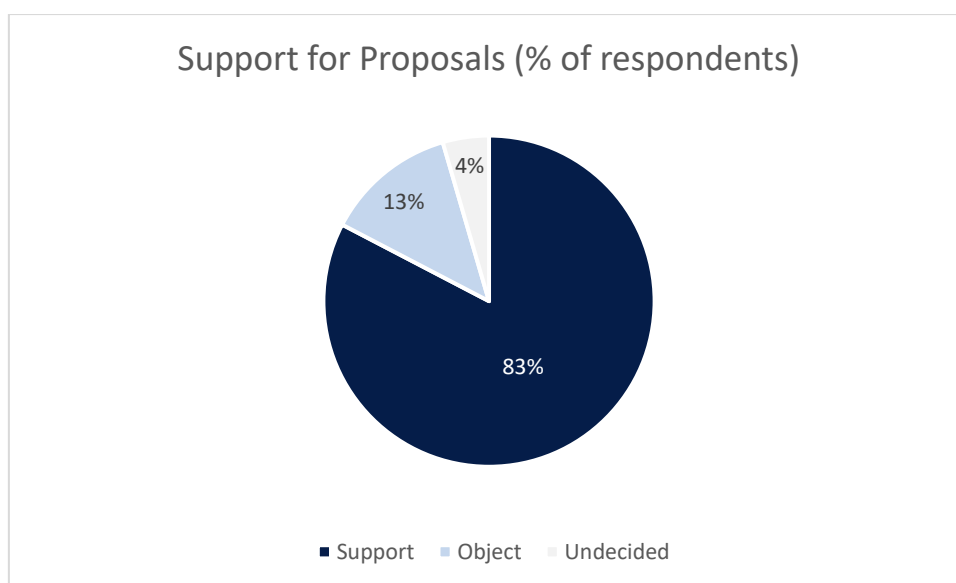


Figure 1: Pie Chart illustrating support for the proposals

4.8 The above figures and comments reflect the current position at the time of writing. An update will be provided to the Case Officer in due course and further responses taken into account accordingly.

4.9 As to be expected, development proposals of the scale proposed often generate a level of interest from the local community. The most common concern related to the perceived traffic and highways impact of the development. This has been considered as part of the application and addressed as part of the technical submission.

4.10 A further matter related to the need for a new foodstore, however, Lidl have identified a need for a store in this location. Moreover 83% of respondents supported the delivery of a new foodstore as part of Stoneham Local Centre.

- 4.11 Overall, all comments raised by residents have been suitably addressed within the technical submission accompanying the application. The proposal has overwhelming public support. There have been no matters raised which either cause a concern to the project team, or necessitate a change to the scheme as currently presented.

5. Conclusions

- 5.1 Lidl have undertaken a comprehensive community engagement strategy writing to over 12,500 households and businesses. A dedicated project website has also been set up to present the proposals the application of a more flexible approach to consultation has sought to reach different groups in society and improve participation.
- 5.2 Those respondents (for which there are few) who raised negative comments were primarily concerns about highways and traffic issues, the need for a foodstore and the loss of open space. All of which have been suitably addressed through the submission.
- 5.3 The Statement of Community Involvement has conclusively demonstrated that there is overwhelming public support for a Lidl at this location (83%). It is clear residents welcome the value for money, choice, and flexibility to the current retail offering within the catchment area without having to travel long distances to meet existing need. The economic and job creating benefits of the proposal are also most welcomed by the community.
- 5.4 No matters have been raised though the consultation that would warrant a change to the design of the proposal and it is encouraging to see the local community firmly in favour of the proposal.
- 5.5 Lidl commit to maintaining the project website, throughout the determination period, and to regularly inform the community regarding progress of the application.



North Stoneham, Chestnut Avenue/Stoneham Lane,
Eastleigh, SO50 9HT

Statement of Community Involvement

Document 1

Letter distribution map





North Stoneham, Chestnut Avenue/Stoneham Lane,
Eastleigh, SO50 9HT

Statement of Community Involvement

Document 2

Informative letter distributed to households and
businesses



Consultation information

Lidl Great Britain Limited

Property Office
Lidl Southampton, RDC
Foxes Park
Brownhill Way
Southampton, SO16 0AW

www.lidl.co.uk

10 June 2022

Dear Resident,

Proposed Lidl foodstore at the North Stoneham development, Eastleigh

I am writing on behalf of Lidl GB, regarding proposals for a new foodstore off Stoneham Lane at the new North Stoneham Local Centre in Eastleigh. A new Lidl store on this mixed-use site will provide fresh choice for shoppers and serve the growing local community.

Before a planning application is submitted to Eastleigh Borough Council, we would like to know what the local community think of the proposals. I enclose an information leaflet detailing the scheme, along with a feedback form and FREEPOST envelope so that you can return any comments to us, free of charge.

Lidl is proud to be involved with the new and growing North Stoneham community. The new store would anchor the Local Centre and provide around 40 new local jobs. These plans would deliver a modern store built to Lidl's latest specifications. The proposals include:

- A 1,198 sq m sales area including Lidl's popular bakery, longer style tills with dual packing, and customer toilets
- 88 parking spaces including accessible, parent and child and Electric Vehicle charging spaces
- A new cycle link to the store and cycle parking at the store front
- Landscaping and planting around the site to protect views to and from the store to Stoneham Park Academy
- Access from Whieldon Way, off Highwood Avenue
- Solar (photovoltaic) panels on the store roof, in-keeping with our commitment to sustainability
- Servicing and refuse collection to Lidl stores is undertaken by the same vehicle, reducing the number of deliveries and HGV delivery vehicle movements to generally between one and two per day. These will take place outside school pick up and drop off times.

If you, your family or friends are keen to see a new Lidl foodstore in Eastleigh, there will be opportunity to submit comments to Eastleigh Borough Council once the planning application has been submitted. To discuss the proposals further, contact the Property Team via email at: southampton.property@lidl.co.uk.

Yours sincerely



For and on behalf of Lidl Great Britain Limited
James Mitchell
Regional Head of Property



North Stoneham, Chestnut Avenue/Stoneham Lane,
Eastleigh, SO50 9HT

Statement of Community Involvement

Document 3

Information leaflet



About Lidl

Since establishing itself in Great Britain in 1994, Lidl has experienced continuous growth and today has more than 27,500 employees, over 920 stores and 13 distribution centres in England, Scotland and Wales.

Social responsibility and sustainability are at the core of the company's daily operations, with the company placing a strong emphasis on its responsibility for people, society and the environment. Lidl is passionate about working with British producers and sources two thirds of its products from British suppliers.



This proposal would deliver up to 40 new local jobs. From March 2022, the entry-level wage at Lidl increased from £9.50 to £10.10 an hour. Lidl does not operate zero hours contracts.

A new Lidl store for Stoneham Lane Eastleigh



Lidl would like to build a new modern neighbourhood foodstore at the North Stoneham development in Eastleigh. A new Lidl store on this mixed-use site would provide fresh choice for shoppers and serve the growing local community. The new store would anchor the Local Centre.

Before a planning application is submitted to Eastleigh Borough Council we would like to know what the community thinks about the plans.

Have Your Say

Please tell us what you think by completing the enclosed feedback form and return it using the freepost envelope provided. Alternatively, comments can also be made through our website

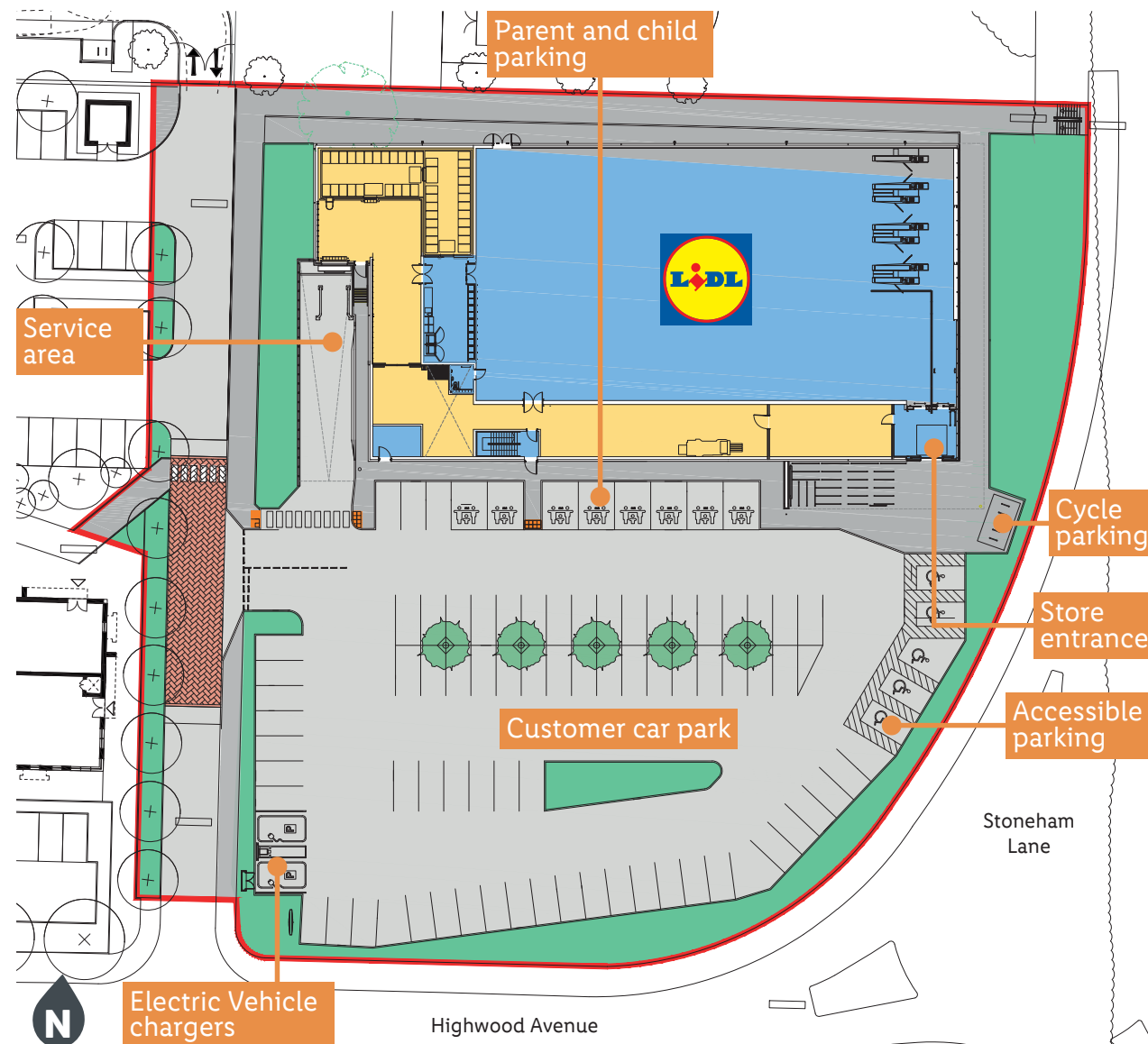
EastleighStonehamLane.expansion.lidl.co.uk or by email to Southampton.property@lidl.co.uk

The proposals

Lidl's proposals would deliver a fresh choice for local shoppers and new jobs for local people at the established and growing North Stoneham development serving as the retail anchor to the approved Local Centre.

The proposals are expected to include:

- A 1,198 sq m sales area including Lidl's popular bakery, longer style tills with dual packing, and customer toilets
- 88 parking spaces including accessible, parent and child and Electric Vehicle charging spaces
- A new cycle link to the store and cycle parking at the store front
- Landscaping and planting around the site to protect views to and from the store to the nearby Stoneham Park Academy
- Access from Whieldon Way, off Highwood Avenue
- Solar (photovoltaic) panels on the store roof, in-keeping with our commitment to sustainability.



Did you know?

Servicing and refuse collection to Lidl stores is undertaken by the same vehicle, reducing the number of deliveries and HGV delivery vehicle movements to generally between one and two per day.



North Stoneham, Chestnut Avenue/Stoneham Lane,
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Statement of Community Involvement

Document 4

Feedback form



Stoneham Lane, Eastleigh

Stoneham Lane, Eastleigh - Have your say

Please complete this have your say form and return it using the FREEPOST envelope provided.

Two members of the household can complete this form.

1 : Title		Name	
2 : Title		Name	
Address			
		Postcode	

Do you support the principle of a new modern foodstore as part of the Stoneham Local Centre?

☐ Yes ☐ No ☐ Unsure

Do you have any comments about the proposals for a new Lidl store off Stoneham Lane, Eastleigh?

Privacy Policy (Lidl GB Ltd)

By providing your personal data and comments to Lidl GB, you agree that we will share this data with the local planning authority as part of the planning process so they can verify the comments we receive are genuine. We may send you a follow up letter asking you to further support our proposal and contact you to update you on the progress of the application. If our application is successful, your personal data will be stored for one month after the store opening. If Lidl no longer intends to build a store in the above location, your personal data will be retained for one month following our decision not to proceed.

☐ Tick here if you would like to receive communication or updates regarding the new store proposal via email.

E-mail

For more information about how your personal data will be processed, please visit our website at

www.lidl.co.uk/about-us/legal-compliance-data-protection/data-protection/customer-privacy-notice

If you would like to update how Lidl communicates with you, you can contact us at any time by emailing privacy@new-stores.co.uk



North Stoneham, Chestnut Avenue/Stoneham Lane,
Eastleigh, SO50 9HT

Statement of Community Involvement

Document 5

Screenshots of project website

Document 5 – Website Screenshots

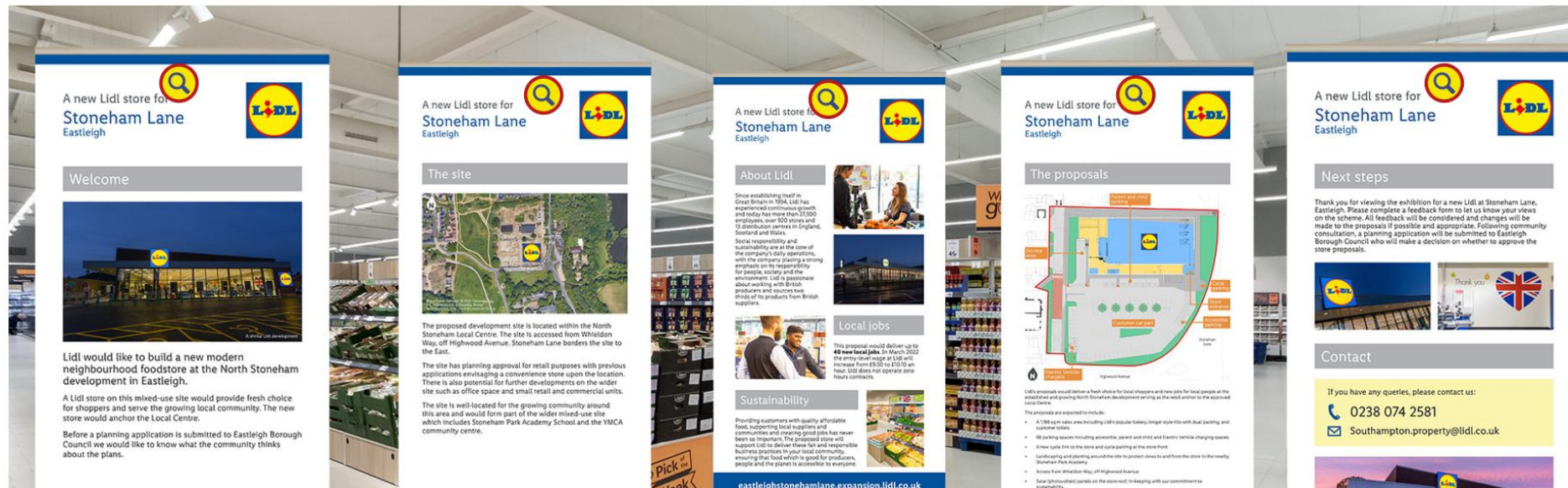
A new Lidl store for Stoneham Lane, Eastleigh



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Virtual Public Consultation

Hover your mouse on the yellow hotspots below, then click to further explore the exhibition banners, leaflet and the feedback form.



A new Lidl store for Stoneham Lane, Eastleigh



The proposals

The site

The proposed development site is located within the North Stoneham Local Centre. The site is accessed from Whieldon Way, off Highwood Avenue. Stoneham Lane borders the site to the East.

The site has planning approval for retail purposes with previous applications envisaging a convenience store upon the location. There is also potential for further developments on the wider site such as office space and small retail and commercial units.

The site is well-located for the growing community around this area and would form part of the wider mixed-use site which includes Stoneham Park Academy School and the YMCA community centre.



Proposed development

Lidl's proposals would deliver a fresh choice for local shoppers and new jobs for local people at the established and growing North Stoneham development serving as the retail anchor to the approved Local Centre.

The proposals are expected to include:

A new Lidl store for Stoneham Lane, Eastleigh



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Have your say

You can have your say over the plans for a new Lidl store at the North Stoneham development in Eastleigh by emailing the Lidl team at:



Southampton.property@lidl.co.uk

Below is the feedback form which has been sent to residents alongside the consultation flyer. If you could please email the Lidl team responding to the format of the feedback form we would be grateful.



Download feedback form





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