



Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

22nd August 2022

Ref. SP22-1047

Dear Sirs,

Town and Country Planning Act 1990 (as amended)
Proposed Lidl Foodstore – North Stoneham, Chestnut Avenue/Stoneham Lane, Eastleigh, SO50 9HT

Please find enclosed a full planning application submitted on behalf of our client Lidl Great Britain Limited (Lidl) and involving the erection of a Lidl foodstore c.1,987m² (GIA) with a net internal sales area of c.1,210m², together with car parking for 88 vehicles, proposed for land forming part of the North Stoneham Local Centre, Chestnut Avenue/Stoneham Lane, SO50 9HT. The full description of development is as follows:

“Erection of retail foodstore (Class E) with associated car parking, access, landscaping and engineering works.”

The application proposals contribute towards improving consumer choice, competition, and accessibility to retail services within the identified catchment. The proposals are in accordance with the Government’s agenda for delivering sustainable growth and will result in significant job creating development upon a logical development site for food retail purposes.

The success of this planning application is, therefore, paramount if the development and its wider economic benefits are to be realised. Such benefits include:

- A multi-million-pound investment in Eastleigh Borough and the new Stoneham community.
- The creation of up to 40 full time equivalent new jobs primarily for local residents.
- The sustainable development of a logical food retail site serving the retail needs of the new Stoneham community and immediate residential catchment.
- Economic and job creating development on site which, despite benefitting from a favourable planning permission for retail purposes, has remained undeveloped.
- Increased sustainable food shopping patterns.
- A reduction in the travel costs of residents accessing comparable discounted food retailing within the identified catchment.
- Choice, competition, and price competitiveness in food shopping for local residents.

In the context of this initial overview, it is relevant that:

- Lidl is contractually committed to the scheme. They have every intention of delivering the proposal following a successful planning application.

- Despite a favourable planning permission for a Local Centre at this location, commercial interest in the approved retail parade has not materialised. A proposal of the type sought represents the most realistic prospect of delivering economic development at this location.
- Lidl have been seeking additional representation within the Borough of Eastleigh for many years. This is the only site that they have identified, that is genuinely available, and which is capable of providing a store that meets their operational needs.
- Lidl remain committed to their existing stores within the Eastleigh Borough (including Eastleigh Town Centre, Coles Close). This is evident from the recent refurbishment programme completed for this store.
- The proposal is grounded in commercial reality, fully costed and deliverable. If awarded consent by the end of 2022, the store could be constructed and trading in 2023.
- The scheme is fully funded which, in the current retail and economic climate, should not be underestimated.
- The proposal can act as a catalyst for future investment at the Stoneham community. It may serve to attract people and businesses alike to this location resulting in inevitable economic spin offs.

The planning application is supported by the following suite of technical documents:

Document Title	Author
Design and Access Statement	One Design
Surface and Foul Water Drainage Technical Note (Parts, 1, 2 and 3)	Mayer Brown
Noise Impact Assessment	Acoustic Consultants Ltd
Air Quality Technical Note	RPS
Ecological Walkover Appraisal	RPS
Tree Survey and Arboricultural Impact Assessment (including Tree Survey and Tree Protection Removal Plan)	RPS
Transport Assessment and Travel Plan	Mayer Brown
Sustainability Statement (including BREEAM Pre-Assessment)	DDA Ltd
Archaeological Desk Based Assessment	RPS
External Lighting Design Assessment	DDA Ltd/Signify
Utilities Survey Report	Poole Dick
Statement of Community Involvement	Simply Planning Limited
Detailed Landscaping Details & Landscape Management Plan (9001-P03 Landscape Strategy, 9002-P03 Detailed Soft Landscape Proposals and 9003-P03 Landscape Management Plan and maintenance Schedule).	RPS
Photomontages/CGI	One Design

Document Title	Author
Supporting Planning and Retail Statement	SPL
Heritage Assessment	RPS
Geo-Environmental Desk Study Report and Geo-Environmental Investigation Report	Obsidian Geo Consulting

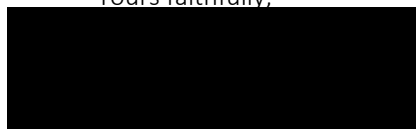
A full comprehensive architectural drawing package also forms part of the submission. This includes the following drawings:

Drawing No.	Title	Scale
AD-100	Site Location Plan	1:1250 @A3
AD-101	Existing Site Plan	1:500 @A1
AD-110	Proposed Site Plan	1:200 @A1
AD-111	Proposed Floor Plans	1:100 @A1
AD-112	Proposed Roof Plan	1:100 @A1
AD-113	Proposed Elevations	1:100 @A1
AD-114	Proposed Boundary Treatments	1:200 @A1
AD-115	Proposed Site Finishes	1:200 @A1
AD-117	Proposed Site Plan (Easement)	1:200 @A1
AD-118	Proposed Site Plan Topo Overlay	1:200 @A1
700-B	Proposed Site Levels	1:200@A1

We also enclose payment for the requisite planning application fee of £12,044.20p (based on a GEA of 1936m²).

We trust that, on the basis of the information submitted, the application can be duly registered, and we look forward to discussing the proposal with your Officers in due course. If, for any reason, the application cannot be registered please contact us immediately. Once we receive confirmation that the application is registered, we will contact the appointed Case Officer. In the meantime, should you require further information or have any questions or queries, then please do not hesitate to contact me.

Yours faithfully,



Alastair Thornton

Director

Encs.

