

JT/GM/93712

21 May 2024



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

Dear Sir/Madam

**SAINSBURY'S SUPERMARKETS LTD
SAINSBURY'S SUPERMARKET, LEIGH ROAD, EASTLEIGH, SO50 9FH
APPLICATION FOR PLANNING PERMISSION FOR THE ERECTION OF NEW PLANT ON THE
ROOF OF THE EXISTING STORE
PLANNING PORTAL REFERENCE: PP-13065836**

Introduction

Alder King Planning Consultants, on behalf of Sainsbury's Supermarkets Ltd, have been instructed to submit an application for planning permission for the erection of new plant on the roof of the existing Eastleigh store. The changes are proposed as part of Sainsbury's scheme to reduce its carbon footprint across its estate by introducing more energy-efficient plant.

The Site

The site is located on the roof of the existing Sainsbury's supermarket within Eastleigh. The roof of the building is currently used for the existing plant and as part of the car park for customers. The site is in the southeastern corner of the building, close to the corner of Leigh Road and Upper Market Street. There is more customer parking located on the roof to the north of the site. The building has several sections which are an additional storey tall, breaking the envelope of the building.

The site is surrounded by a mix of retail and office uses. The immediate surrounding area is the rooftop car park for Sainsbury's customers. To the south and the east of the site along Leigh Road and Upper Market Street, there is a mix of different retail units, along with offices.

The current plant for the store is located on the southern edge of the roof and is easily visible to customers using the rooftop car park.

The site is not within a conservation area or the context of one. The site is not within the setting of any locally or nationally listed buildings. The site is within the Eastleigh Town Centre Boundary

/Cont'd...

Eastleigh Borough Council

The Proposal

Planning permission is sought for new plant at the southern end of the roof of the building to support the existing Sainsbury's store. The existing plant on the roof will be removed as part of this process.

The plant will consist of 3 no. air source heat pumps and 1 no. kelvion condenser. The plant will be contained within a galvanised steel palisade fence, with access through a gate.

Full details of the proposed plant can be seen in the attached drawings.

Policy

Local Planning Policy

The local planning policy for the area comes from the Eastleigh Borough Local Plan (2022). Policy S1 supports development which meets the needs of the borough without compromising the needs of the future and will support development which reduces the impacts of climate change. Policy DM1 states that new development should not impact residential amenity, the character or appearance of the urban area, or heritage assets. Policy E3 relates to Eastleigh Town Centre and states that well-designed development that delivers schemes suitable for modern retailing will be supported within the centre.

National Planning Policy Framework (2023) (NPPF)

Paragraph 131 of the NPPF states the need for good design in creating high-quality, beautiful, sustainable buildings and places. Decision-making should be based on promoting the potential of sites while creating high-quality developments that promote a high standard of amenity for those around them.

Planning Considerations

The proposed works have been designed to be appropriate to their location, with the changes allowing for the existing Sainsbury's store to operate more efficiently and sustainably. The plant will take up a smaller percentage of the existing roof and will be lower than the tallest parts of the building, with the part of the building directly adjacent to the plant being taller than the plant.

The roof is an established location for plant, with it currently supporting part of the plant for the store. This plant will be removed as part of this application meaning overall the amount of plant on the roof will remain roughly the same. The proposed plant will only be partially viable from Upper Market Street because of its location on the roof of the store and adjacent to one of the sections of the roof with an additional storey. Given the scale of the plant and the surrounding commercial context, the plant will not be out of place and will fit well into this setting. As such the development is alignment with Policies DM1 and E3 of the Eastleigh Borough Local Plan and the NPPF.

Sainsbury's has committed to being Carbon Neutral by 2035. This application is associated with one of the numerous schemes taking place across Sainsbury's stores to reduce greenhouse gas emissions and energy usage. There is existing plant on this roof, demonstrating that this is an acceptable location for plant within this part of the town centre. The surrounding area is a busy town centre, with the site forming part of the car park for the Sainsbury's store. This aligns the development with Policy S1 of the Eastleigh Borough Local Plan.

/Cont'd...

21 May 2024

-3-



Eastleigh Borough Council

The plant will operate at all hours of the day, with the plant operating at a reduced capacity while the store is closed. The attached detailed drawings list the maximum noise output of the proposed plant. Given the maximum possible output of the plant and that there are no sensitive noise receptors close to the site there will be no impact on residential amenity as a result of the new plant. The new proposed plant is therefore in alignment with Policy DM1 the Eastleigh Borough Local Plan.

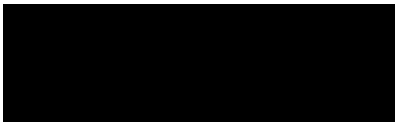
Application Submission

The planning application consists of the following:

- Completed application forms.
- Drawings:
 - Site Location Plan (drawing no. PL-A-2001)
 - Existing Site Plan (drawing no. PL-A-2002)
 - Proposed Site Plan (drawing no. PL-A-2003)
 - Existing Roof Plan (drawing no. PL-A-2004)
 - Proposed Roof Plan (drawing no. PL-A-2005)
 - Existing Elevations (drawing no. PL-A-2006)
 - Proposed Elevations (drawing no. PL-A-2007)
 - Plant Layout (drawing no. DR-N-0555)

The application fee of £578 has been paid to Eastleigh Borough Council via the Planning Portal. We trust that the Council will be able to grant planning permission expediently. Should you require any further information in the meantime, please do not hesitate to contact us.

Yours faithfully
for ALDER KING LLP



JAMES TARPAY
Senior Planner

E-mail:	planning.consultancy@alderking.com
Direct dial:	0117 317 1000
Enc(s)	as above