

Meeting with Sainsbury's/Aldi representatives re: Stantonbury Shops
Held on 22.1.18

Present: MR Development Surveyor
LM Property Director, Aldi
DT Director Planning Potential
AC Town Plan Manager, Sainsbury
Sandra Kennedy - SPC
Graham Davidson - SPC
Lisa Emmanuel - SPC

Background and Introductions

LE outlined the back ground to the development of the SNP, the consultation process and how that led to the current draft policies.

Sainsbury/Aldi proposal

The representatives of Sainsbury outlined the fact that the site is not on a development programme for Sainsbury themselves. The research and previous project options had led them to a position where they would not pursue for a store themselves.

The land was marketed and Aldi had come forward, environmental screening was undertaken in 2012.

DT thanked for the opportunity to meet and acknowledged the lengthy process which had gone on in relation to the site.

He had come in with fresh eyes having had no previous involvement with the scheme. The current offer was less than inviting and they are keen to make an investment in Stantonbury.

The previous proposals had raised expectations and they want to ensure they can deliver a positive shopping experience. However, there is a concern that this may not mesh with the current NP policy at this stage.

LM then shared a presentation on the Aldi proposal. The store would be contemporary with a monopitch roof, typical of their new stores.

They have 600 stores, 70 new this year and 64 new stores last year. The aim is to build to 1500 stores in total.

South West Swindon was voted the 2017 Grocer Employer of the year.

There is big interest in MK and was the busiest in the region, the current aim is for 8-9 stores in MK.

There are 2 current stores with a planning application for a new store in Wolverton.

DT is aware of the aspirations in the SNP and the enthusiasm for a mix of shops. He is also aware of the mural and the wish to preserve the wall.

The site was oddly planned, the size of the site is relatively small, even for Aldi. The car parking situation is in the wrong place and efficiency is key to the function; stock transfer, store layout etc

The key parameters are for a floor area of 1254sqm.

To depart from this model would chip away at the overall efficiency. The current proposal provides 129 car park spaces and secure cycle parking, including pedestrian access and a designated route through.

It would not be feasible to retain the gable wall with this proposal.

There is no intention to change vehicular access, the transport assessments show that store deliveries will take place before the store opens usually and the peak shopping hours do not clash with school runs.

The aim is to submit planning in Summer 2018. Consultation is planned prior, with the aim to open early 2019. The store will create 50 new jobs, with the aim to recruit local employees and will increase shopping choice.

GAD thanked the team for their presentation and invited them to attend the Main Meeting of SPC to do a formal presentation. **Action HM**

GAD then asked what the relationship was between Sainsbury and Aldi.

MR confirmed that as landowners, Sainsbury would transfer the land to Aldi on the successful attainment of planning permission.

LM affirmed that Sainsbury support the Aldi proposal.

GAD asked what the target catchment would be and are there issues regarding traffic flow. The traffic lights on campus could possibly cause traffic to back up onto the grid road.

The catchment is 15-20,000, opening hours would be 8am-10pm Monday to Saturday and close at 4pm Sunday.

DT re-iterated the peak hours are different from schools, generally the busy periods are Saturday am and evenings.

GAD outlined the Campus recent changes in management and the opportunity for more community engagement. To create a community hub is "music to my ears".

Discussion followed on litter, trolley returns and related issues.

DW asked if there was an intention for 24hour opening – this was denied.

GAD requested that all associated landscaping was carefully considered to prevent encroachment on paths, root damage etc.

DT confirmed they wished maintenance to be minimal and would not wish to have to come back to address problems.

They would not be providing electric charging points due to the length of stay of patrons.

GAD then touched on corporate social responsibility and reflected on the need to preserve the mural. Discussion followed on options to re-locate the mural on site.

LM expressed concern regarding the feasibility to dismantle and agreed as a minimum they would photograph and replicate, possibly as a printed laminate.

Lighting around the site was also discussed – the design would be bat friendly.

SNP revisions

Discussion ensued on proposed revision to wording of the SNP so as not to prevent the Aldi proposal, but still allow for the resident's views and wishes should this development not go ahead for any reason.

It was agreed DT would review the wording and suggest some amendments for consideration.

LE confirmed this would then be shared with the Steering Group.

Discussion then covered the existing parking problems at the school site along with the lack of disabled parking.

DW asked about enforcement of misuse of disabled bays.

Dt confirmed the store manager would enforce.

LE raised a concern regarding the walkway behind the store, with it being located on the rear of the site. It would be 8.5m at its peak and might be rather intimidating for pedestrians.

Further suggestions were made relating to soft landscaping and provision of seating. Signs were proposed as Totem signs on the grid road and on the building itself.

It was agreed that LE would share contact details for the following:

- Griffin Trust
- Christ Church

Action LE

Sainsbury confirmed they are already engaging with the Dentist.