

A new Sainsbury's for Shipston-on-Stour

Welcome

Sainsbury's has exciting plans for a brand new, state-of-the-art Neighbourhood Hub store for Shipston-on-Stour

Located on brownfield land at the corner of Tilemans Lane and Darlingscote Road, the new Neighbourhood Hub store will be 6,759 sq ft, providing a fantastic new destination for local people. Sainsbury's is passionate about providing Good food for all of us, and our new store has been designed to do just that.

The majority of people in Shipston-on-Stour currently travel into Stratford-upon-Avon or Moreton-in-Marsh to complete their weekly food shop but with its carefully curated range of over 6,000 great quality branded and Sainsbury's own-brand products, the new store will give people everything they need to complete a weekly shop locally.

Sainsbury's is preparing to submit a planning application for a sensitively designed scheme to Stratford-On-Avon District Council in the first quarter of 2024.

These exhibition boards provide an overview of our emerging proposals to deliver a store that meets everyone's needs while bringing new jobs and investment to the area. We're committed to working with you to achieve the best possible result and we welcome any feedback you may have – you can get in touch using the contact details provided on the 'Feedback and Timescales' board.



Your new Sainsbury's store

'Best in neighbourhood' one-stop shop

Our proposed new Neighbourhood Hub store has been specifically designed to deliver the best possible local food shopping offer for Shipston-on-Stour.

A Neighbourhood Hub is Sainsbury's latest store concept, introduced to be the "best in neighbourhood" one-stop offer, with great value product choice and local community at their heart.

Your new Neighbourhood Hub store would be 6,759 square foot, and will focus on providing a good range of fresh, high-quality, produce, as well as a meat free and plant based range, and a broader range of scratch cooking ingredients, completing a bespoke grocery offer.

An in-store Click & Collect service would bring together the much-loved brands of Sainsbury's, Argos, Habitat and Tu Clothing under one roof, enabling customers to collect their online Argos, Habitat and Tu purchases whilst picking up their groceries.

The Neighbourhood Hub would have a positive economic impact by creating a range of new jobs and investment into improving this brownfield site.

The Neighbourhood Hub store would support residents in Shipston to meet their weekly shopping needs locally, thereby reducing time spent and distance travelled, to undertake a weekly shop.



habitat 

Tu

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Where is the site?

An appropriate location



The store would be situated on the corner of Tilemans Lane and Darlingscote Road, located in the Tilemans Lane industrial area, opposite Shipston High School and Leisure Centre. The site is on a key route from Shipston towards the Fosse Way (A429).

The site currently comprises industrial units, and associated hard standing and frontage car parking.

Due to increases in housing in Shipston in recent years, the new foodstore would provide much needed shopping facilities in this part of Shipston-on-Stour.

The proposals for a new Neighbourhood Hub store would help to meet the weekly food shopping needs of local people, encouraging them to stay local rather than travelling into neighbouring towns for their weekly food shop.



What is the plan?



Transport and Access

Encouraging sustainable travel



The new store has been designed to encourage customers to use sustainable means of travel, whilst providing ample car parking spaces.



The store would be well connected to existing pedestrian routes and include cycle parking. Vehicle access would be provided from Tilemans Lane and the store's car park would provide approximately 50 parking spaces, including charging spaces for electric vehicles, as well as disabled and parent & child spaces close to the store entrance. Based upon data for similar sized stores, this level of parking will ensure there would be no parking overspill into the surrounding area.

The store's servicing yard would be positioned close to the northern boundary and accessed from Tilemans Lane.

Two separate pedestrian accesses would be available from Darlingscote Road and cycle parking will be provided at the front of the store. The site is also well situated for public transport with the 51 and 75 buses stopping outside the site.

A comprehensive Transport Assessment will be submitted as part of the planning application which will consider any impact on the local highways network, helping to ensure we deliver the best possible scheme.

Real benefits for Shipston-on-Stour

A series of benefits

A new Sainsbury's store would offer significant benefits for the local community, as outlined below



A fantastic food shopping offer that gives local customers greater choice and convenience.



A new online Click & Collect facility, bringing together the much-loved brands of Sainsbury's, Argos, Tu and Habitat.



Approximately 40 new full and part time job opportunities created in-store, across a range of roles and levels.



Around 50 new parking spaces, including ultra-rapid EV charging bays, and plenty of cycle parking



Making a positive difference in the Shipston community, whether via our Nourish the Nation Campaign, including our Food Donation Programme, or other local initiatives.

Investing in Shipston-on-Stour

Serving, supporting and investing

Sainsbury's is committed to serving, supporting and investing in the local community.



A supermarket survey

We have undertaken a comprehensive household survey in November 2023, which included interviewing 400 households in Shipston-on-Stour and surrounding areas, on their shopping habits.

A summary of the survey findings are below:

- The most popular stores for a main food shops for people in Shipston on Stour are Tesco in Stratford upon Avon, Aldi in Moreton in Marsh and Waitrose in Stratford upon Avon.
- The vast majority of people in Shipston on Stour also make shopping trips for small top-up purchases in-between their main food shop, with a large number of these people doing their top-up shops at either one of the two Co-ops, the Tesco Express or the Morrisons Daily in the town centre.
- Approximately a quarter of the people asked do their main food shop in the two Co-ops in Shipston-on-Stour, and the Tesco Express in Shipston. Thus, approximately a quarter of residents do their main food shop within Shipston, with the remaining three quarters shopping elsewhere.

In conclusion, the survey results confirm that the majority of residents in Shipston on Stour currently undertake their main food shop elsewhere, travelling, normally by car, to Stratford upon Avon and Moreton in Marsh. The purpose of this application proposal is to retain this current 'leakage' within Shipston on Stour. The proposed store seeks to complement the wide range of services and facilities on offer in Shipston on Stour Town Centre.

Investing in people

A new 6,759 sq ft Sainsbury's store represents an important investment in the area and Sainsbury's will be looking to recruit roughly 40 new colleagues from the local area to join the new store team.

Around 40 jobs would be created in-store, as well as additional jobs provided through the construction phase and potential for an overall increase in local expenditure from the store colleagues.

The in store job opportunities will vary across a wide range of departments, from entry to management level. Sainsbury's pay all of its colleagues the Living Wage and recently announced an increase in base colleague pay to £12 an hour.

Sainsbury's also committed to helping its customers through the rising pressures of the cost of living. As part of this, Sainsbury's has committed to invest £500 million to keep prices low. This includes an investment in food products, as part of the Sainsbury's Quality, Aldi Price Match, Price Lock and other special offers, as well as Argos and Habitat products.

A store for the future

Becoming Net Zero

Sainsbury's recently strengthened its commitment to tackle the climate crisis by accelerating its target to become Net Zero in its own operations by 2035, five years earlier than its original ambition and aligned to the UN's goal to limit global warming to 1.5 degrees.

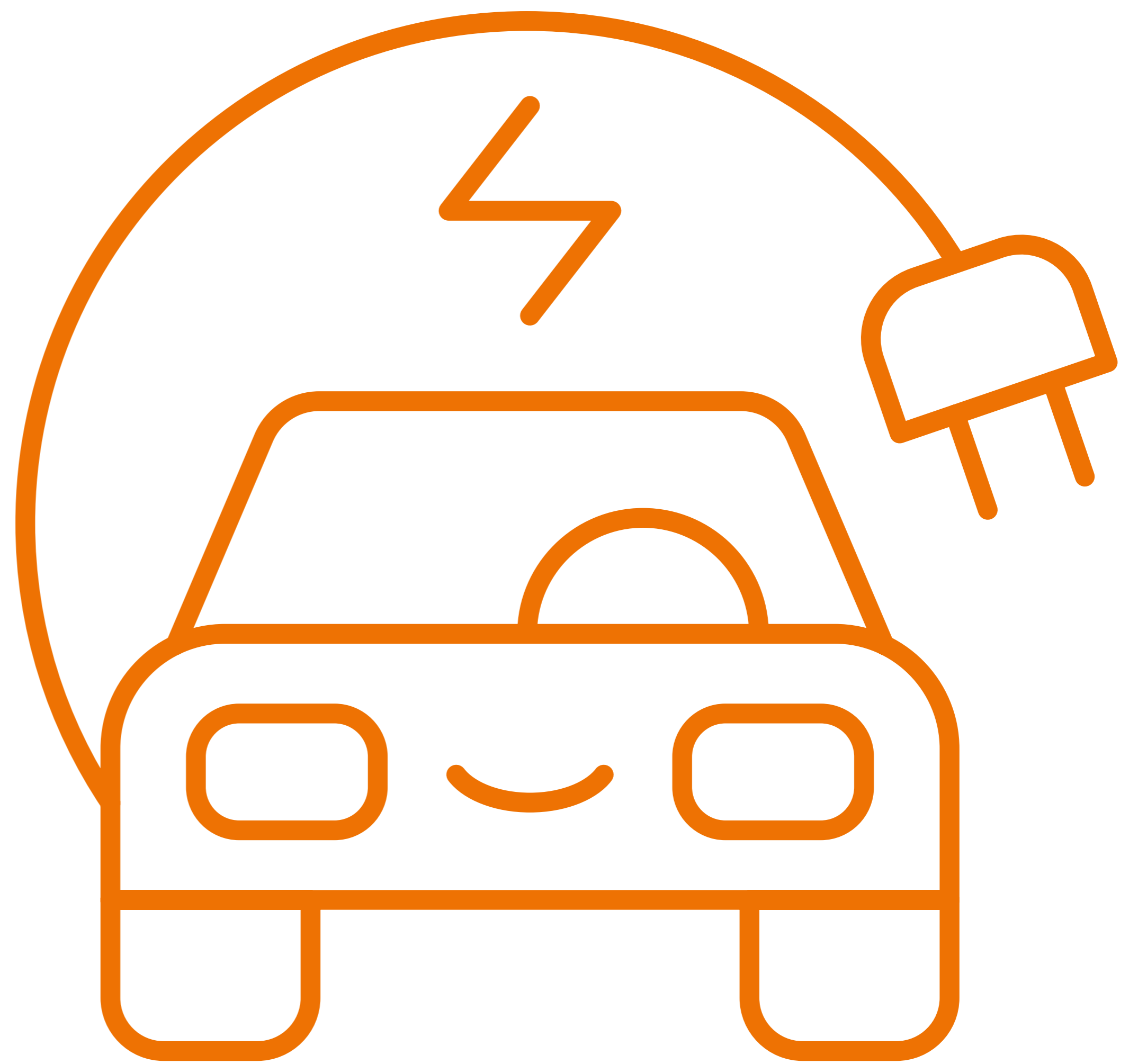
The new store would rely on 100% renewable electricity and would not use any natural gas to meet its heating requirements. The proposed store would also utilise energy efficient lighting and fittings, as well as an above ground rainwater harvesting tank to collect and reuse water for the flushing of the on-site WC facilities.

Smart active management of energy

Sainsbury's is at the forefront of energy and carbon reduction in retail and we are now using 100% renewable electricity across our estate, significantly reducing our reliance on fossil fuels. Our proposal for Shipston uses an innovative single system to provide all the store's refrigeration, cooling and heating requirements.

This reduces our energy consumption by up to 30% whilst maintaining a high-quality environment for customers and colleagues, which is warm in winter and cool in summer, by reusing any 'heating' or 'cooling' throughout the year. We call this Refrigeration Integrated Heating and Cooling (RIHC).

As part of the development and Sainsbury's wider strategy to become a Net Zero business, the new Shipston store would be designed to achieve a Building Research Establishment Environmental Assessment 'Excellent' Rating and would not use any gas to meet its energy requirements.



To achieve this the store would include a number of sustainable elements, to make it truly fit for the future, these include:

- 100% LED lighting;
- 100% renewable electricity and no natural gas;
- Solar panels on roofs;
- Highly thermally efficient building materials;
- All natural refrigerants;
- Rainwater harvesting, water saving taps and WCs;
- Advanced refrigerated cabinet shelf-edge technology;
- Electric vehicle fast charging points;
- Encouraging sustainable travel.

Considerate Construction

Proud to have been a member of the
Considerate Constructors Scheme since 2002

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been part of the Considerate
Constructors Scheme since 2002.



The scheme was formed to raise standards in the construction industry and to encourage best practices beyond statutory requirements.

Across our business, we work hard to be a good neighbour and carry out work in a way that minimises the impact on the local community.

We have been regularly recognised as considerate constructors, as exemplified by our collection of 143 awards to date and being presented with the Client of the Year award in 2018 by the Considerate Constructors Scheme.

If our plans are approved by Stratford-On-Avon District Council, we remain committed to making sure residents and local businesses around the site are regularly informed of our construction schedule. We will provide contact details for surrounding neighbours to communicate directly with the development team to raise any questions they may have.



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Feedback and Timescales

Thank you for viewing our proposals to bring a new Sainsbury's store to Shipston.

Sainsbury's is committed to engaging with the Shipston community and is seeking your feedback on the proposals.

To provide feedback, you can complete the survey which can be found on this website. This will ensure that we understand your views on our scheme and can keep you updated as the project progresses. Alternatively, please pick up a paper feedback form provided at our event today.

Please make sure to provide any comments by 5pm on **Friday 2nd February 2024**.

If you have any queries or comments, please use the following contact details:

0800 080 3262

Sainsburys-shipston@devcomms.co.uk

Further information can be found at our project website

www.sainsburys-shipston.co.uk



We are currently working to the following timescales

- Early 2024**
Submit planning application
- Mid 2024**
Application determined
- Late 2024**
Work to begin
- 2025**
Store opening