

Our Ref: SD/GM/93712

11 January 2024



Bracknell Forest Borough Council  
Place, Planning and Regeneration  
Time Square,  
Market Street  
Bracknell  
RG12 1JD

Dear Sir/Madam

**SAINSBURY'S SUPERMARKETS LTD**  
**SAINSBURY'S, RINGMEAD, BRACKNELL, RG12 7SS**  
**APPLICATION FOR PLANNING PERMISSION FOR THE ERECTION OF NEW DOCK HOUSING**  
**POD IN STORE SERVICE YARD**  
**PLANNING PORTAL REFERENCE: PP-12713866**

### Introduction

Alder King Planning Consultants, on behalf of Sainsbury's Supermarkets Limited, have been instructed to submit an application for planning permission for the installation of a new dock leveller housing pod to be located in the service yard of the Bagshot Road Sainsbury's in Bracknell. The proposed pod will allow for the efficient delivery of goods to the Sainsbury's foodstore by being able to accommodate double decker service vehicles.

### The Site

The new dock leveller pod will be located in the existing service yard of the Sainsbury's foodstore. The service yard is accessed from Bagshot Road, A322, to the north of the service yard. Currently, the space maintains two dock levellers, one of which the new pod will connect to and replace as well as a scissor lift with a canopy overtop.

The wider site comprises the foodstore, car park, petrol filling station and a doctors' surgery. There is also a grocery online yard adjacent to the store building that is separate from the rear service area.

Beyond the store is a residential neighbourhood, with the nearest residential frontage being located approximately 30m to the east of the site, separated from the service yard by a wooden fence a top of a brick wall.

The site is located in Flood Zone 1.

### The Proposal

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The Sainsbury's store requires the installation of a new enclosed dock leveller pod as it is necessary to accommodate double decker delivery vehicles that deliver a range of goods to the Sainsbury's store. The existing equipment in place for the store is not able to support deliveries from the double decker vehicles which are required in order to maximise efficiencies and reduce the number of overall deliveries vehicles.

The dock leveller comprises a steel support frame that will be securely attached to the yard floor. There will also be a new floor installed that will extend back to where the existing dock leveller is situated and will be left in place but made redundant. The new dock leveller will sit slightly beyond an existing canopy, but a shelter shroud will be placed at the front to provide coverage and a profiled metal enclosure will cover the new dock leveller. A small guide lighting system will be installed to allow for the safe reversing of the vehicle that is aligning with the pod.

There is a set of stairs that will be retained located next to where the proposed pod is to be placed. The design of the scheme will ensure that all existing and future delivery vehicles will still be able to enter, exit as well as manoeuvre within the service yard safely. Complete details of the proposed development can be found in plans and drawings submitted with this application.

### **Planning Policy**

Policies of relevance for this application are from the Core Strategy Development Plan Document (2008) as well as saved policies from the Bracknell Forest Borough Local Plan (2002).

From the Core Strategy Development Plan Document, Policy CS7 relates to good quality design, whereby proposals should respect the land use of the site. Proposals should prove to not introduce visual harm to its local area.

From the Saved Policies of the Bracknell Forest Borough Local Plan, Policy EN20 states that development should be sympathetic to the character of the local environment. Proposals should be appropriate in terms of scale, mass, design, materials and siting in relation to adjoining buildings. The amenity of the surrounding occupiers should not be adversely affected by proposals.

### **Planning Considerations**

#### **Principle of Use**

The proposed dock leveller pod is necessary to accommodate the new delivery HGV's owing to the existing delivery facilities not being able to support the new style of vehicles. While there are two dock levellers in place, the canopy that extends over both machines and the height of the double decker delivery vehicles means that goods cannot be unloaded correctly, hence the need for the proposed pod.

The proposed pod extension will have the same function as the existing dock leveller; however, it will be positioned further forward to ensure goods can be removed from vehicles safely and efficiently. The existing dock leveller will become obsolete but will remain in place to maintain the floor levels in the loading area. Further to the above, current service vehicles as well as the double decker delivery vehicles will all be able to navigate the service yard area without issue.

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The shelter shroud that will extend beyond the canopy over the loading area will ensure that there are no canopy or roof clashes when the service vehicles reverse towards the loading area. The shroud will be in keeping with other features that can be found in a service area for a supermarket. As such, the proposal will accord with Policy CS7 from the Core Strategy Development Plan Document as well as Policy EN20 from the saved policies of the Bracknell Forest Borough Local Plan.

### **Amenity**

The dock leveller pod will slightly extend beyond the canopy of the loading area but will not be visible above the roofline of the foodstore, as such customers who are in the car park for Sainsbury's will not be able to see any of the new pod. It will be possible for glimpsed views of the top portion of the proposal to be seen by those driving on Roby Drive to the east of the service yard, albeit the service yard wall and acoustic fence obscure most views. The proposal will only be seen in the context of the existing service yard and the general appearance of the rear of the building will be substantially the same.

The amenity of the residents that live in the neighbourhood to the east of the service area will be unaffected by the proposed pod as it will be shielded from their view by the wooden fence stands above the brick wall, separating the dwellings from the service yard. The new dock leveller will operate on a like for like basis as the existing one, which has been in use without issue to residents for a number of years. As such there will be no adverse impact on residential amenity.

This proposal will allow for the efficient delivery of goods to the Bagshot Sainsbury's store and ensure that there is the ability to accommodate the required delivery vehicles. Owing to the above, this proposal is compliant with local planning policy and should therefore be granted planning consent.

### **Application Submission**

The planning application consists of the following:

- Completed application forms,
- Covering Letter (this document),
- Drawings:
  - Site Location Plan (Drawing ref. PL-A-9200)
  - Existing Site Plan (Drawing ref. PL-A-9201)
  - Proposed Site Plan Drawing ref. PL-A-9202)
  - Existing/Proposed Elevations (Drawing ref. PL-A-9203)
  - Proposed Dock Leveller Pod Details (Drawing ref. PL-A-9204)

The application fee of £578 has been paid via the Planning Portal to Bracknell Forest Borough Council.

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.

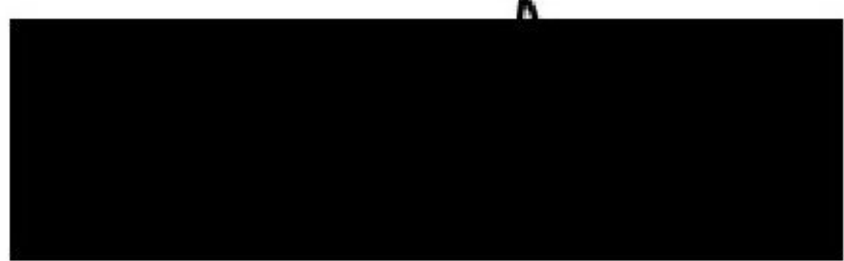
Yours faithfully

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Bracknell Forest Borough Council



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**Town Planner**

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