Waitrose Banbury Barwood Capital and Mondelēz International

Annex 1: Communications materials March 2015

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1.0 Newsletter



barwood capital Delivering Real Property Potential

Mondelēz

Investing in Banbury



Barwood Capital and Mondelēz International are bringing forward plans for a Waitrose food store in Banbury which will create 200 new jobs.

The multi-million pound proposal will see an area of surplus land in front of the Mondelēz International (formerly Kraft) factory site on Southam Road developed.

We are consulting local people and welcome your views before submitting a planning application in the spring.

To have your say, please complete and return the FREEPOST response form enclosed as part of this leaflet or complete it online at www.waitrosebanbury.co.uk.

Public Exhibition

We will be holding a public exhibition on:

Friday 6th March from 2pm - 6pm & Saturday 7th March from 10am - 1pm at:

Banbury Town Hall, Bridge Street, OX16 5QB



the John Lewis Partnership.

 Staff will be entitled to a range of benefits, including leisure and learning subsidies, access to 5,000 training courses funded by the business and an annual bonus, ensuring a significant proportion of profits remain in the community.

- Apprenticeships and a wide range of training programmes will be available.
- Waitrose will work closely with Jobcentre Plus to give opportunities to the long term unemployed.
- Visit www.jlpjobs.com for further information on working for Waitrose.

Next Steps

- Barwood Capital and Mondelez hope to submit a planning application in the spring following a public consultation.
- If successful, they aim to start work on site in late 2015/early 2016 and complete the project ready for Waitrose to open in early 2017.

For further information: Contact us on: 020 8786 6130 Email us at: info@waitrosebanbury.co.uk Visit our website: www.waitrosebanbury.co.uk

We want to hear from you - FREEPOST form

We would like to know what you think about our proposals. Please spend a few minutes completing this response form - tear it off and send it back through FREEPOST.

1. Do you support the plans to bring Waltrose to the Southam Road site in Banbury?					
		Yes 🖵	No 🖵		
2. Do you want to be kept informed of pro	ogress?	Yes 📮	No 🗖		
3. Please include any additional comments below:					
Name:					
Address:					
	Postcode:				
Tel. no:					
E-mail:					

This form can also be found online www.waltrosebanbury.co.uk or come along to our exhibition to meet members of the project team.

Copies of the responses will be made available to the Council so it is aware of all forms received. By providing your details you agree to your response and personal details being forwarded to Cherwell District Council.

We will request that your personal details are not placed on the public record. Under the Data Protection Act 2000 we have a legal duty to protect any personal information we collect from you. As such, we will not passyour details to other third parties.

Background

- Wattrose has a long-standing ambition to open a shop in Banbury and believe the plans brought forward by Barwood and Mondelitz offer an exciting and viable opportunity to achieve this.
- The proposed site is a piece of gated off grassland in front of the Mondelitz factory, which is surplus operationally so Mondelitz wish to sell it in order to generate capital to reinvest in the Banbury factory.
- It offers Waitrose the right location to deliver the size of food store and parking
 required in order for it to be viable as well as having good links to the fown
 centre and being easily accessible from both the east and west of the fown.
- Mondelitz International is one of the largest employers in Banbury with 700
 permanent employees expected to be working on the site by the end of 2015.
- Mondelitz is proposing a joint venture investment with coffee producers, Douwe Egberts. Capital released from the sale of the site will generate funds for Mondelitz to invest in improvements, including upgrading staff facilities and offices.
- The site is not allocated for a specific use in the adopted Cherwell Local Plan. It
 comprises previously developed land within the Banbury urban area.



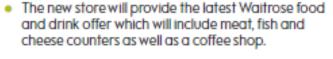
Aerial view of site

The Proposal

- The Waitrose store is designed to be appropriate in scale for the site and the catchment. It is a single storey building and will remain in keeping with the surrounding retail units.
- The trees and pathway along the cemetery boundary will remain.
- Circa 220 car parking spaces will be provided, including accessible and parent and child spaces.
- A pick up point with bench seats has been included in the proposed design.
- The site has existing bus stops close by.
- Covered cycle spaces will be available close to the store entrance.
- Opening times will be determined at a later date, however standard Waitrose trading hours are: Mon-Sat: 8am-10pm and Sun: 10am-4pm or 11am-5pm.

The Store



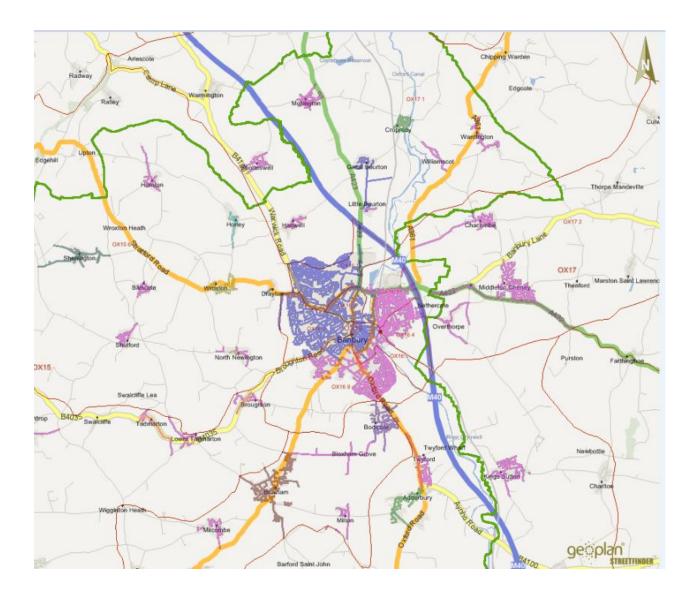


- A range of quality food and drink at competitive prices will be available i.e. Waitrose is the same price as Tesco on all branded products, excluding promotions.
- Online shopping will be provided through Waitrose.com and the John Lewis 'Click and Collect' service will be available where you can order John Lewis goods online and collect in branch.
- Waitrose will also offer its delivery service where a customer can shop in branch and have their groceries delivered home.
- Customer toilets will be provided.
- Waitrose Banbury will donate £12,000 and 250 staff working hours each year to local causes nominated by customers.



Banbury Waitrose Have Your Say Freepost RTCC HTSG EUKK 2A High Street THAMES DITTON KT7 ORY

2.0 Newsletter Distribution



3.0 Stakeholder Letters

24th February 2015

Dear Cllr,

We felt it was important to make you aware that Barwood Capital and Mondelēz International are bringing forward plans for a new Waitrose supermarket in Banbury which will create 200 new jobs.

The proposed site is an area of surplus land in front of the Mondelēz International (formerly Kraft) factory on Southam Road.

Monies released from the sale of the site to Barwood Capital will generate funds for Mondelēz to invest in improvements to the Banbury factory, including upgrading facilities and offices for its hundreds of staff.

Up to 200 new jobs will be created for local people by Waitrose with all employees becoming Partners in the John Lewis Partnership.

Barwood Capital and Mondelez hope to submit a planning application following the public consultation. If successful, they aim to start work on site in late 2015/early 2016 and complete the project ready for Waitrose to open in early 2017.

Thousands of newsletters containing a FREEPOST feedback form will be distributed to inform residents about the plans. Residents can register their comments online too at <u>www.waitrosebanbury.co.uk</u>.

The public are also invited to view and discuss plans at public exhibition at Banbury Town Hall on Friday 6th March from 2pm – 6pm and on Saturday 7th March from 10am-1pm.

However, we would like to invite you to a preview of the plans at the Town Hall on Friday 6th March from 12.30pm – 1.30pm. Representatives from Waitrose and the project team will be on hand to answer questions.

To confirm your attendance, please email james.armstrong@waitrose.co.uk.

If you are unable to attend the preview or public exhibition, from 26th February you can visit our website <u>www.waitrosebanbury.co.uk</u> or email me for further information at the above address.

We look forward to sharing our plans with you.

Yours sincerely,

James Armstrong On behalf of Waitrose, Mondelēz International and Barwood Capital.

4.0 Press Releases

Waitrose

Press Release

26th February 2015

Waitrose Banbury plans announced

New store will create 200 jobs

Barwood Capital and Mondelēz International are bringing forward plans for a Waitrose food store in Banbury which will create 200 new jobs.

The location for the proposed new store is an area of surplus land in front of the Mondelēz International (formerly Kraft) factory on Southam Road.

Monies released from the sale of the site by Mondelēz to Barwood will generate funds for Mondelēz to invest in improvements to the Banbury factory, including upgrading staff facilities and offices.

The proposal offers Waitrose the right location to deliver the size of food store and parking it requires in order for it to be viable as well as having good links to the town centre and being easily accessible from both the east and west of the town.

Up to 200 new jobs will be created for local people by Waitrose with all employees becoming Partners in the John Lewis Partnership. This will entitle them to benefits including leisure and learning subsidies, a non contributory pension scheme and a share in profits. In 2014 all staff received the equivalent of eight weeks' wages in bonus so a significant proportion of profits will go back into the local area.

Thousands of newsletters containing a FREEPOST feedback form will be distributed to inform residents about the plans. Residents can register their comments online too at <u>www.waitrosebanbury.co.uk</u>.

The public are also invited to view and discuss plans at public exhibition at **Banbury Town Hall** on Friday 6th March from 2pm – 6pm and on Saturday 7th March from 10am-1pm. Representatives from Waitrose and the project team will be on hand to answer questions. Waitrose DevelopmentSurveyor, Martin Gorman, said:

"Waitrose has a long-standing ambition to open a shop in Banbury and believe the plans brought forward by Barwood Capital and Mondelēz offer an exciting and viable opportunity to achieve this.

"We are keen to gain as many views as possible before an application is submitted. The proposal will allow us to replace a surplus space with major new investment which will deliver new jobs, more retail choice and improved facilities for Mondelēz."

Mondelēz International Site Director, Paul Sinclair, added:

"Mondelēz International is proud to be one of the largest employers in Banbury, with 700 people expected to be employed on the site by the end of 2015. The sale of surplus land to Barwood will generate funds to invest in updating and enhancing our staff facilities and offices. These investments will improve the working environment for everyone working there."

Barwood Capital and Mondelēz hope to submit a planning application following the public consultation. If successful, they aim to start work on site in late 2015/early 2016 and complete the project ready for Waitrose to open in early 2017.

For further information:

Please contact Waitrose Property Communications Manager, James Armstrong on 01344 824657/07764 676 880 or email <u>james.armstrong@waitrose.co.uk</u>.

Notes to editors:

- Mondelēz International is one of the largest employers in Banbury with 700 permanent employees expected to working on the site by the end of 2015.
- The new store will provide the latest Waitrose food and drink offer which will include meat, fish and cheese as well as a coffee shop .
- Services will include online shopping, its scan-as-you-shop service and home delivery (where you can shop in branch then have your groceries delivered at a convenient time).
- Waitrose has a policy of recruiting as locally as possible and will work closely with Jobcentre Plus to give opportunities to the long-term unemployed.
- Apprenticeships and a wide range of training schemes will be available.
- Employees have access to more than 5,000 learning course funded by the business.
- Waitrose is the same price as Tesco on all branded products, excluding promotions.
- Waitrose Banbury will donate £12,000 and 250 staff working hours each year respectively to local causes nominated by its customers.



Press Release

13th March 2015

Plans for Waitrose Banbury receive 84% support More than 1,000 local residents record their views

Plans brought forward by Barwood Capital and Mondelēz International for a Waitrose food store in Banbury have received strong support from local residents. More than one thousand people have recorded their feedback via post, online and during a public exhibition at Banbury Town Hall, which was attended by more than 300 people.

Of the 1096 comments received to date, 924 (84%) were in support of the plans, 162 (15%) did not want it and 10 (1%) remained neutral. Residents can still register their comments online at <u>www.waitrosebanbury.co.uk</u>.

The proposed store, which would create 200 jobs, would be built on an area of surplus land in front of the Mondelēz International (formerly Kraft) factory on Southam Road.

Monies released from the sale of the site by Mondelēz to Barwood will generate funds for Mondelēz to invest in improvements to the Banbury factory, including upgrading staff facilities and offices.

The proposal offers Waitrose the right location to deliver the size of food store and parking it requires in order for it to be viable as well as having good links to the town centre and being easily accessible from both the east and west of the town.

All employees at the store will become Partners in the John Lewis Partnership. This will entitle them to benefits including leisure and learning subsidies, a non contributory pension scheme and a share in profits.

Existing Partnership staff received the equivalent of nearly six weeks' wages in bonus this week so a significant proportion of profits goes back into the communities in which it trades. Waitrose DevelopmentSurveyor, Martin Gorman, said:

"While there is a long way to go, it's incredibly encouraging that the majority of local people we have heard from share our excitement about the potential of Waitrose coming to Banbury. We are grateful to everyone who provided feedback and will now analyse comments in more detail.

"Waitrose has explored a number of opportunities over the years to open in Banbury, including those in the town centre. The proposal brought forward by Barwood and Mondelēz is the only available and viable option for Waitrose to come to the town and we would

welcome the chance to add the growing investment that it continues to attract. By replacing surplus space with a quality food store we can deliver new jobs, more retail choice and improved facilities for Mondelēz."

Mondelēz International Site Director, Paul Sinclair, added:

"Mondelēz International is proud to be one of the largest employers in Banbury, with 700 people expected to be employed on our site by the end of 2015. The sale of our surplus land will make our operation more competitive. It will generate funds to invest in updating and enhancing our staff facilities and offices. These investments will improve the working environment for everyone employed here."

The team will now anayalyse all the feedback before Barwood Capital and Mondelēz submit a planning application in the coming weeks. If successful, they aim to start work on site in late 2015/early 2016 and complete the project ready for Waitrose to open in early 2017.

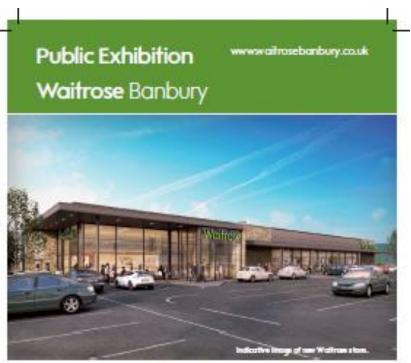
For further information:

Please contact Waitrose Property Communications Manager, James Armstrong on 01344 824657/07764 676 880 or email <u>james.armstrong@waitrose.co.uk</u>.

Notes to editors:

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- The new store will provide the latest Waitrose food and drink offer which will include meat, fish and cheese as well as a coffee shop.
- Services will include online shopping, its scan-as-you-shop service and home delivery (where you can shop in branch then have your groceries delivered at a convenient time).
- Waitrose has a policy of recruiting as locally as possible and will work closely with Jobcentre Plus to give opportunities to the long-term unemployed.
- Apprenticeships and a wide range of training schemes will be available.
- Employees have access to more than 5,000 learning course funded by the business.
- Waitrose is the same price as Tesco on all branded products, excluding promotions.
- Waitrose Banbury will donate £12,000 and 250 staff working hours each year respectively to local causes nominated by its customers.

5.0 Press Ad



Barwood Capital and Mondelëz International are bringing forward plans for a Waitrose food store in Banbury which will create 200 new jobs.

We are consulting local people and would welcome your views before submitting a planning application.

We will be holding a public exhibition so please come along and meet the team:

Friday 6th March from 2pm- 6pm & Saturday 7th March from 10am- 1pm at: Banbury Town Hall, Bridge Street, OX16 5QB

If you are unable to attend you can still register your views at www.waitrosebanbury.co.uk

Waitrose

barwoodcapital

Mondelez



6.0 Exhibition Boards



Welcome

Barwood Capital and Mondelëz International are bringing forward plans for a Waitrose foodstore in Banbury which will create 200 new jobs.

The multi-million pound proposal will see an area of surplus land in front of the Mondelez International (formerly Kraft) factory site on Southam Road developed

We are consulting local people and welcome your views before submitting a planning application in the spring.

Please take the opportunity to speak to representatives from the project team and to complete one of our comment forms.

We look forward to receiving your feedback.

Waitrose



Waitrose Banbury www.waitrosebanbury.co.uk



Background

- Waitrose has a long-standing ambition to open a shap in Banbury and believe the plans brought forward by Barwood and Mondelez offer an exciting and viable opportunity to achieve this.
- The proposed site is a piece of gated off grassland in front of the Mondelez factory, which is surplus operationally so Mondelez wish to sell it in order to generate capital to reinvest in the Banbury factory.
- It offers Waitrose the right location to deliver the size of food store and parking required in order for it to be viable as well as having good links to the town centre and being easily accessible from both the east and west of the town.
- Mondel®2 International is one of the largest employers in Banbury with 700 permanent employees expected to be working on the site by the end of 2015.
- Mondelez is proposing a joint venture investment with coffee producers, Douwe Egberts. Capital released from the sale of the site will generate funds for Mondelez to invest in improvements, including upgrading staff facilities and offices.

Waitrose





The proposal

- The proposed Waitrose is designed to be appropriate in scale for the site and the catchment. It is a single storey and will remain in keeping with the surrounding retail units.
- The design has been developed to be simple, crisp and contemporary blending a palette of Cotswold stone and modern materials.
- The store will provide the latest Waitrase food and drink offer which will include meat, fish and cheese counters as well as a coffee shop.
- A range of quality food and drink at competitive prices will be available i.e. Waitrose is the same price as Tesco on all branded products, excluding promotions.
- Online shopping will be provided through Waitrose.com and the John Lewis 'Click and Collect' service will be available.
- Waitrose will also offer its delivery service where a customer can shop in branch and have their groceries delivered home.
- Opening times will be determined at a later date, however standard Waitrose trading hours are: Mon-Sat: Bam-10pm and Sun: 10am-4pm or 11am-5pm.

Waitrose



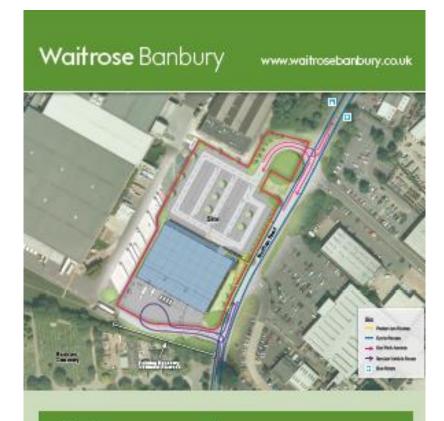


Jobs

- 200 new jobs will be created.
- All employees will become Partners in the John Lewis Partnership.
- Staff will be entitled to a range of benefits, including leisure and learning subsidies, access to 5,000 training courses funded by the business and an annual bonus, ensuring a significant proportion of profits remain in the community.
- Apprenticeships and a wide range of fraining programmes will be available
- Waitrose will work closely with Jobcentre Plus to give opportunities to the long term unemployed.
- Recruitment will take place approximately three to four months before opening.
- Visit www.ipjabs.com for further information on working for Waitrose.







Highways and access

- Barwood's transport consultant has undertaken vehicle surveys and prepared a Transport Assessment having first agreed the scope of this evenase with Oxfordshire County Council
- The majority of vehicles traveling to and from the development will already be on surrounding roads traveling to existing food stores
- Therefore, there will be a redistribution of traffic on the local road network and traffic attracted to the development site will not have a material impact upon local roads and junctions.
- Grea 220 car parking spaces will be provided, including accessible and parent and child spaces.
- A pick up point with bench seats has been included and there are existing bus stops close by.
- The site will have a dedicated access route for deliveries to separate them for customer vehicle movements. Service vehicles will arrive from the east via the M40.





Waitrose Banbury www.waitrosebanbury.co.uk

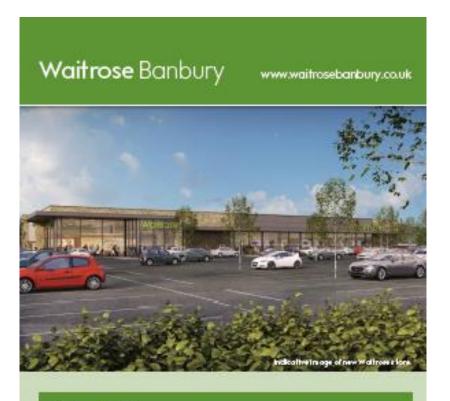


Sustainability

- A BREEAM (Building Research Establishment Environmental Assessment Method) 'Very Good' rating is being targeted for the new store.
- Lighting to the store and car park will be provided by LEDs delivering a minimum 40% energy reduction over conventional light sources.
- Waitrose will ensure that all electricity used on site will be derived from renewable sources through its procurement policy.
- The trees and pathway along the cemetery boundary will remain.
- Covered cycle spaces will be available close to the store entrance.
- Waitrose Banbury will donate £12,000 and 250 staff working hours each year to local causes nominated by customers.







Next steps

Barwood Capital and Mondelez hope to submit a planning application in the spring following the public consultation.

If successful, they aim to start work on site in late 2015/early 2016 and complete the project ready for Waitrose to open in early 2017.

To have your say, please complete and return the response form to us here foday or simply post back to use via the FREEPOST address provided.

For further information: Contact us on: 020 87 86 6130 Email us at: info@waitrosebanbury.co.uk Visit ourwebsite:www.waitrosebanbury.co.uk





7.0 Website

www.waitrosebanbury.co.uk/

Investing in Banbury



Barwood Capital and Mondelez International are bringing forward plans for a Waitrose food store in Banbury which will create 200 new jobs.

The multi-million pound proposal will see an area of surplus land in front of the Mondelez International (formerly Kraft) factory site on Southam Road developed.

Barwood Capital and Mondelez would welcome your views before submitting a planning application in the spring.

If successful, they aim to start work on site in late 2015/early 2016 and complete the project ready for Waitrose to open in early 2017.

To have your say, please come to our exhibition or complete the survey on the Have your say page <u>here.</u>

Public Exhibition

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Friday 6th March from 2pm – 6pm &

Saturday 7th March from 10am – 1pm at: Banbury Town Hall, Bridge Street, OX16 5QB

Waitrose Banbury

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HOME BACKGROUND THE PROFOSAL JOBS AND COMMUNITY HAVE YOUR SAY

HOME BACKGROUND THE PROPOSAL JOBS AND COMMUNITY HAVE YOUR SAY

Investing in Banbury

Have your say - Click here

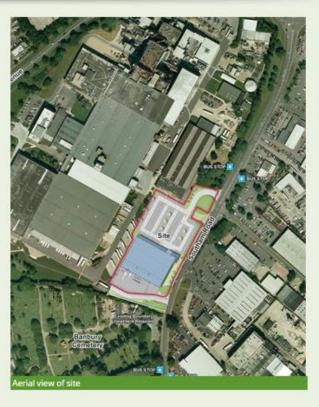
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Waitrose Banbury

barwoodcapital

Mondelēz International



HOME BACKGROUND THE PROPOSAL JOBS AND COMMUNITY HAVE YOUR SA

Investing in Banbury



The Proposal

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Waitrose Banbury

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HOME BACKGROUND THE PROPOSAL JOBS AND COMMUNITY HAVE YOUR SAY

Investing in Banbury

Have your say - Click here

Jobs and Community

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Waitrose Banbury

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Mondelēz



HOME BACKGROUND THE PROPOSAL JOBS AND COMMUNITY HAVE YOUR SAY

Investing in Banbury



Have Your Say

We would like to know what you think about our proposals. Please take a moment to complete the survey below which will load shortly.

This survey is currently closed. Please contact the author of this survey for further assistance.

Powered by <u>SurveyMonkey</u> Check out our <u>sample surveys</u> and create your own now!