



# WALSINGHAM PLANNING

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## **Lidl UK GmbH**

### **Full Planning Application for a Lidl Foodstore Development**

**Land at Mitchells Way, Wombwell**

### **Sustainability Statement**

**July 2015**

Issue	Date	Status	Issued by	Checked by
1	28/07/2015	First draft	JM	LB
2	30/07/2015	Final draft	JM	LB

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# 1 INTRODUCTION

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- 1.1 This Sustainability Statement has been prepared by Walsingham Planning on behalf of Lidl UK GmbH to accompany its full planning application for a Lidl foodstore on Land at Mitchells Way, Wombwell. Proposed works comprise the development of an A1 retail foodstore and sub-station, with associated car parking, access, landscaping, servicing and other associated works.
- 1.2 This statement follows pre-application discussions with Barnsley Metropolitan Borough Council. Accordingly, this statement outlines the approach to sustainability which has been incorporated into the development proposal and the principles which will be applied during the construction phase and long-term operation of the proposed store. It has been prepared with regards to national and local planning policy in respect of sustainability standards.

## 2 POLICY CONTEXT

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### Planning Policy Framework

2.1 The National Planning Policy Framework sets out a framework for positive growth, making progress in environmental, social and economic areas, and enhancing existing areas. The NPPF demonstrates that there are three main dimensions to sustainable development. These are:

- **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

2.2 In achieving sustainable development, the NPPF highlights that these role should not be undertaken in isolation and that they should be sought jointly and simultaneously through the planning system.

2.3 The NPPF sets out a presumption in favour of sustainable development. Paragraph 14 of the document specifically states that: *'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which*

*should be seen as a golden thread running through both plan-making and decision-taking*'. For local planning authorities this means:

- positively seek opportunities to meet the development needs of their area;
- attach significant weight to the benefits of economic growth;
- enable the delivery of sustainable development proposals and;
- approve development proposals that accord with the local development plan without delay.

2.4 The NPPF accentuates the importance of re-using sustainable brownfield land for appropriate development; which utilise existing sustainable forms of transport. High quality design and proposals which support the transition to a low carbon future are also encouraged in the NPPF, ensuring the enhancement of the natural and built environment.

### **Barnsley Core Strategy**

2.5 Barnsley's Core Strategy policy framework for energy and sustainable development is outlined below:

2.6 **Policy CSP1** relates to climate change. It states that development will be expected to reduce and mitigate the impact of growth on the environment and subsequent generation of carbon emissions, as well as certifying that existing and new communities are resilient to climate change. Furthermore, the Council will seek to harness the opportunities that growth brings to increase the efficient use of resources through sustainable construction methods and the use of renewable energy sources.

2.7 In order to meet the above aims, the Council will give preference to development at sustainably located brownfield sites as well as designing new development to reduce the risk of flooding and promote the use of sustainable drainage systems. The latter two points comprise their own policies in the Core Strategy. It is also significant to note that the Council will encourage development that seeks promote biodiversity and improve the Borough's green infrastructure networks.

- 2.8 **Policy CSP2** relates to sustainable construction. In essence, all development will be expected to demonstrate how it minimises resource and energy consumption, compared to the minimum required under current Building Regulations legislation, and how it is located and designed to withstand the longer term impacts of climate change. Furthermore, all non-residential development will be expected to achieve at least BREEAM standard of 'very good' or equivalent.
- 2.9 **Policy CSP5** seeks to include the provision of renewable energy sources in developments. All developments exceeding 1,000sq.m of non-residential floorspace will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 20%. This requirement is however subject to such measures being practicable and not unacceptably prejudicing the viability of the development. In the event that the inclusion of such measures is inappropriate, the Council may consider such provisions within an off-site scheme, or contribution otherwise.
- 2.10 The Council is currently in the process of preparing a supplementary guidance document explaining how Policy CSP5 will be applied in further detail. There are no other policies or guidance notes in the Development Plan which are applicable to the overall aims outlined above and re-iterated throughout the NPPF.

### **3 SUSTAINABLE CONSTRUCTION**

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- 3.1 The construction phase of the proposed Lidl foodstore is a salient point to consider prior to the foodstore's operation. The operation of the store itself will be discussed in **Section 4** of this Statement.
- 3.2 The Considerate Constructors Scheme is a voluntary Code of Considerate Practice, which is adopted by participating construction companies and everyone involved on the construction site. The scheme is designed to promote socially responsible construction projects. It should be noted from the outset that Lidl is committed to the principles within the Considerate Constructors Scheme (CCS) and would implement a strategy which should meet the requirements of the scheme. As part of this process, the scheme requires that the local community is engaged prior to and during construction to ensure that impacts upon the surrounding community are minimised.

#### **Efficient Use of Land**

- 3.3 Lidl has demonstrated a commitment to making sustainable use of land in the development of its foodstores. This planning application proposes the development of a foodstore on a plot of unviable farmland within the settlement boundary, as defined on the adopted policies map. Noting that Wombwell in itself is a fairly contained settlement and provides no sequentially preferable sites, the application scheme will make more efficient use of the site, providing social, economic and environmental improvements for the local community.

#### **Site Layout**

- 3.4 The layout of the proposed Lidl foodstore has been designed to ensure accessible pedestrian links to Barnsley Road and the remainder of Wombwell. Indeed, Wombwell District Centre is located just 700m south west of the site.
- 3.5 The store's main entrance and glazed pod will be located at the western corner of the building, in close proximity to the site's point of entry, adjacent to Mitchells Way. This will help to enable convenient pedestrian access between the store entrance and Mitchells Way. Assisted by recent and proposed footpath improvements surrounding the site, accessible pedestrian routes to local bus stops on Barnsley Road are available within convenient walking distance from the store entrance.

- 3.6 The car park will provide 133 parking spaces, which includes four spaces for disabled customers, and four designated parent and child spaces, which will be conveniently located in close proximity to the store entrance. Covered cycle stands will also be provided close to the store entrance, integrated alongside the trolley bays.
- 3.7 The store will be serviced by a delivery yard, which will be located to the rear of the site, at a discrete location in the south-east corner of the site. The natural drop in levels and construction of a retaining wall with landscaping will prevent any visual impact on local amenity.

### **Materials and Suppliers**

- 3.8 In the construction of the proposed foodstore, Lidl is committed to using materials that are highly rated within the BREEAM 'Green Guide'. This tool provides information relating to the environmental performance of building materials. Materials with a Green Guide ranking of A or A+, will be chosen by Lidl where possible, thus having least environmental impact.
- 3.9 The materials applied to the building are low maintenance and in the majority of cases require no further applications over time. Quality facing materials are to be encompassed on the elevations. The aluminium cladding (Alucobond) used is pre-finished and naturally oxidises therefore does not have to be painted or recoated unlike traditional plastisol coated claddings. The guttering and down pipes are an aluminium finish and therefore do not require re-painting or maintenance.
- 3.10 Aluminium is used on the roof of the building and is one of the lowest environmental impact materials on the market due to its potential for recycling and the low embodied energy in its composition. Aluminium sheets can contain over 70% recycled material. The external walls of the foodstore unit will be formed from Poroton Blockwork using a single leaf construction with a render finish. Poroton is light-weight and gives enhanced thermal performance due to the air spaces within each block.
- 3.11 Glazing is used modestly around the building design, notably at the store entrance, thus allowing natural light into the store whilst reducing the need for artificial lighting. The windows have an aluminium frame which can be recycled at the end of its

operational life. This material is also durable, having some of the longest replacement intervals according to the Green Guide.

- 3.12 Furthermore, Lidl will ensure that the proposed foodstore will exceed the minimum Buildings Regulations standards for thermal performance, thereby reducing the heating requirements of the building. All windows will be double glazed, with a minimum of 6mm glass and 12mm gap between glazing panels to minimise heat loss from the building.
- 3.13 Should planning permission be granted for the proposed scheme, preference will be given to local suppliers, where possible, thus enabling the reduction of energy emissions from vehicles.
- 3.14 Where appropriate, Lidl will seek to obtain building materials from suppliers that possess an accredited Environmental Management Systems (EMS) or similar standard. In doing so, this will ensure that the environmental impact from the use of such materials will have been fully considered throughout the procurement process.

### **Design**

- 3.15 The proposed development will provide a new and attractive looking building, in a prominent location on the edge of Wombwell. The design proposal reflects Lidl's latest design concept and will use materials that are not only consistent with recently-developed Lidl stores elsewhere, but are also appropriate to the nature of the development and the surrounding built context.

### **Waste**

- 3.16 In respect of the construction phase, a Waste Management Plan will be prepared to demonstrate how waste will be managed. Touched on in the Planning and Retail Statement and in this document it identifies that waste from the construction site is recycled where possible or disposed of correctly.

## **4 FOODSTORE OPERATION**

## **Heating and Lighting**

- 4.1 Lidl will incorporate the use of a highly efficient condensing boiler (with efficiencies of above 88%), which will recover waste heat from the combustion process, in order to heat the store.
- 4.2 Temperature levels in-store and lighting will be controlled by a Building Management System (BMS). The BMS will also enable energy consumption within the proposed foodstore to be monitored, thus ensuring energy is being used as efficiently as possible. The average gas consumption of a Lidl store is estimated to be 100,000 kWh per annum.
- 4.3 In terms of temperature, Lidl aims for checkout areas to be heated to 21 degrees, sales areas to 19 degrees, welfare areas to 21 degrees and storage areas to 13 degrees.
- 4.4 The development optimises the window selection to maximise daylight, minimise heat loss, reduce solar gains and provide acceptable noise insulation. All windows will be double glazed, with a minimum of 6mm thick glass and a 12mm gap. The unit will have an entrance canopy over the glazed entrance lobby. This shades the building from the midday sun, reducing the amount of solar gain and the need for mechanical ventilation and cooling. The orientation of the windows helps heat the building in the morning and shade the building from solar gain during the midday summer sun, whilst still allowing natural light into the building.
- 4.5 Lighting will be controlled by timers set to the opening times of the store. Motion Sensors will control lighting in other areas of the store, thus ensuring lighting is not left on needlessly. During trading hours, the sales area uses full lighting, but then cuts back to use one third of lighting during times of stock replenishment. External lighting is also powered by BMS and LUX sensors, ensuring that lights are on only during dark hours and that they do not remain on later than 60 minutes after the store closes.

## **Water**

4.6 Lidl carefully monitors water usage in its stores. In efforts to minimise water consumption in store, Lidl implements a number of objectives/measures, as follows:

- Water is fully metered;
- Water usage is monitored on a monthly basis;
- Water usage target of 13m<sup>3</sup> per month;
- Installation of low water use fittings;
- All new toilets have dual-flush controls installed; and
- Sensors are installed on taps in toilets, to prevent wastage if taps are left running.

### **Appliances**

4.7 Lidl tends to use fewer appliances within their stores than other supermarket operators. As such, Lidl's energy requirements are generally lower than larger foodstore operators. For example; Lidl sells less refrigerated and frozen goods than the main UK supermarkets. Therefore, Lidl has a reduced requirement for refrigeration and freezer appliances within its stores.

4.8 Appliances used within the proposed Lidl store for the purpose of retailing food items, will be selected due to their energy efficiency characteristics. The lids on refrigeration units are transparent, thus reducing the requirement for customers to open them frequently. This will ensure a reduction in the cooling requirement needed. Any open front refrigeration units within the store will be fitted with night blinds to reduce the cooling requirement when the store is closed.

4.9 Appliances such as fridges and dishwashers fitted for the use of staff will be appropriately sized for the intended use and will have an energy rating of at least 'A'.

### **Waste**

4.10 In order to minimise the impact of its operations and ensure compliance with relevant legislation, Lidl has developed an Integrated Waste Management Policy for its stores. The Policy identifies the four areas of Personnel, Transportation, Materials Recovery and Waste Handling Equipment, where waste reduction can be achieved. These are outlined below:

- **Personnel** - Lidl is committed to training its staff on waste reduction and appropriate recycling and waste segregation. This training has enabled Lidl to achieve significant reductions in the amount of waste being taken from its stores to landfill sites;
- **Materials Recovery** - Lidl has carried out a number of waste audits across its existing stores and identified that the majority of the waste produced comprises transit packaging and damaged/out of date goods. The audit concluded that on average only 19% of the total waste stream is taken to landfill, with 81% of waste recycled;
- **Waste Handling Equipment** - The proposed Lidl foodstore will incorporate at least one item of waste handling equipment – either a plastic/cardboard baler or compactor;
  - if a baler is installed within the store, the cardboard and plastic will be compacted by internal bailing machines and then returned to the distribution centre on the return trip of the delivery lorries. The waste is then managed and recycled at the Distribution Centre;
  - alternatively a rubbish compactor, and attached skip, has the capacity to accommodate up to 5-6 tonnes of waste on site. The waste stored in the compactor is then collected around 1-2 times a month by a licensed waste disposal company and disposed of using an environmentally acceptable method.
- **Transportation** – transport-generated emissions are minimised by reducing trips by waste collection vehicles through returning waste to the distribution centre on the ‘return journey’ of delivery vehicles and compacting waste on site.

- 4.11 Lidl has also introduced waste reduction methods in its stores, including charging customers for plastic carrier bags, thereby encouraging the re-use of bags and reducing in the number of bags used.
- 4.12 The proposed foodstore will adhere to Lidl's Integrated Waste Management Policy. The type of waste handling equipment to be installed within the proposed store will be finalised prior to the store opening. Further detail can be requested by a suitably worded planning condition.

### **Accessibility and Transport**

- 4.13 The scheme proposes 133 car parking spaces on site. The four disabled bays and four parent and child spaces will be located in close proximity to the store's entrance. In addition, sliding door access will be provided at the store's entrance, which will promote access for all, most notably for those with impaired mobility.
- 4.14 In terms of the wider area, the proposed foodstore is located in a highly accessible and prominent location. The proposed store will be highly visible for passers-by travelling southbound or northbound on Mitchells Way. Additionally, the site's entrance is in a clearly defined location and the junction will be improved through the provision of new white line markings at the bell mouth junction on Bradberry Balk Lane.
- 4.15 In terms of customer access to the proposed Lidl foodstore, a range of transport modes are available, within close proximity to the store's entrance. Bus stops are considered to be within the desirable and preferred walking distance as specified in the document '*Planning for Public Transport in Developments 1999*'. The application site also offers opportunities for good pedestrian access to Wombwell District Centre, 700m south east. It is anticipated that the proposed Lidl foodstore will create a new convenience facility for the local residents of Wombwell, thus promoting more sustainable travel patterns.

### **Deliveries**

- 4.16 As established above, Lidl seeks to reduce energy consumption, where appropriate, in its store operations. To ensure unnecessary journeys are not made during store deliveries, Lidl operates a stock management system in-store. In helping to reduce energy consumption of the vehicles used for store deliveries, this system ensures the maximum amount of products is delivered during each journey. On return journeys to the distribution depot, delivery vehicles help Lidl's pledge to energy efficiency by returning the store's waste.
- 4.17 Lidl seek to reduce energy consumption during in-store servicing and delivery operations through the use of manually operated 'dock levelling' plates. These 'dock levelling' plates demonstrate a significantly lower level of energy consumption compared to Lidl's previously used hydraulic scissor lifts.

### **Jobs**

- 4.18 The proposed Lidl store will create jobs both during construction and operation. Approximately 30 temporary jobs will be created during the construction of the new foodstore.
- 4.19 During operation, the foodstore will generate up to 40 new jobs, including both full-time and part-time positions. This is particularly important for the local area, because the latest ONS data shows that at 2011 the Wombwell ward had an unemployment rate of 5.8% per cent, compared to the national average of 4.4%. The proposed Lidl foodstore will provide valuable new jobs for local people.
- 4.20 A reduction in the level of unemployment will also indirectly increase the affluence and spending power of the local population. The increase in disposable income may have associated benefits for other retailers within Wombwell and the wider local economy.

### **Crime Prevention**

- 4.21 Consultation with a Police Liaison Officer would take place to determine the scope of works necessary to reduce the likelihood of criminal activity occurring on the site. This will address many aspects of crime, but primarily focus on the safety and security of the staff on site and the security of the building at night. Various design

measures would be taken to promote the security of the site. CCTV would be installed on entrances and around the perimeter of the site. The lighting strategy would also be configured to reduce the potential for crime.

## **Environmental Protection**

### Air

- 4.22 The new commercial development is considered unlikely to give rise to any significant air quality issues. Indeed, this point is re-iterated throughout the submitted Air Quality Assessment. Techniques are applied during the construction period to minimise the potential for dust and local air pollutants. Best practice is used to control dust on the construction site.
- 4.23 Efforts are also made to reduce impact on air quality within the building. To achieve this, the development's finishing's are designed to be of low impact to human health. These include the use of low impact paints, where practical, including water based paints that have low volatile organic compounds.
- 4.24 Air leakage through draughts at joints in the building, such as windows, doors and poorly fitted cladding, causes variations within the building's temperature. It takes a significant amount of energy to control these leaks and measures to reduce these leaks will be incorporated into the building design. The amount of openings within the building envelope have been kept to a minimum to reduce the areas where air leakage could occur. Appropriate seals will be used to reduce these draughts to a minimum. The roof space and any draughts created from the cladding around the roof space will not affect the temperature within the building.

### Noise

- 4.25 During operation of the development, every effort is made to ensure noise does not compromise the health and well-being of building occupants as well as other potentially sensitive receptors.
- 4.26 Noise impacts to the surrounding receptors would be minimised through the appropriate layout of the site. It is notable that the proposed foodstore will normally receive only one delivery per day, which will usually be before the store opens, to

ensure fresh stock is replenished. This practice will keep delivery noise to a minimum.

### Lighting

- 4.27 Impacts from lighting have been addressed during the design of the development. Light pollution emanating from buildings at night may impede the view of the night sky and cause glare effects, both of which present potential harmful physiological and ecological effects. The development will minimise light obstruction, including light trespass and sky glow by following appropriate guidance from the Institute of Lighting Engineers. This includes adopting principles set out in GN01 – Guidance Notes for the Reduction of Obtrusive Light, including locating external lighting appropriately.

## **5 SUSTAINABLE AND RENEWABLE ENERGY**

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- 5.1 As mentioned in **Section 2** of this Statement, the adopted Core Strategy requires the design and layout of new development to be designed to adapt to climate change. Policy CS5 requires new development to secure at least 20% of its total regulated energy from decentralised and renewable or low carbon sources.
- 5.2 Lidl seeks to introduce decentralised, renewable or low carbon energy sources into its developments where it is feasible and viable. Should permission be granted for the proposed scheme, additional detailed research will be undertaken to assess the proficiencies of introducing a range of such measures to provide a proportion of the proposals total regulated energy supply. In doing so, capital and operational costs, physical constraints, logistics and contribution to the overall energy requirement will be considered.
- 5.3 Whilst a range of modern technologies will be considered, recent experience of other Lidl stores suggests that air source heat pumps are most likely to be appropriate at the proposed Lidl store. This will be reviewed following any grant of planning permission for the proposed scheme, taking into account all of the above factors, particularly issues of viability and feasibility, as well as the suitability of local ground conditions.
- 5.4 In terms of meeting the BREEAM 'Very Good' standard, it is considered that the requirement to demonstrate compatibility can be the subject of a suitably worded planning condition. Notwithstanding this fact, the measures outlined above accord with the key principles of the NPPF.

## 6 CONCLUSION

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- 6.1 This Statement has demonstrated how the proposed Lidl foodstore on Land at Mitchells Way has been designed to contribute towards meeting the sustainable development targets set out in national and local policy, as explained in **Section 2**.
- 6.2 A number of measures will be implemented throughout the store's construction phase and operational life-span. Such measures will help to ensure energy efficiency and reduce carbon dioxide emissions. These measures include:
- The use of materials which promote the least environmental impact;
  - Installation of a Building Management System to ensure the efficient heating and lighting in-store;
  - Implementation of an Integrated Waste Management Policy;
  - Installation of energy efficient appliances; and
  - Installation of a stock management system to ensure efficient use of delivery vehicles to store.
- 6.3 As well as seeking to minimise environmental impact and limit carbon dioxide emissions, this proposal seeks to ensure the development of a strong, vibrant and sustainable retail foodstore. The redevelopment of the existing site will help make more efficient use of a highly accessible and economically unviable plot of agricultural land within the defined settlement boundary, through the development of a visually attractive store. The scheme proposes to embrace the key principles of sustainable design throughout the construction phase and store's life-span.
- 6.4 The proposed Lidl store will also secure the creation of up to 40 jobs for local residents in an area that has a high level of unemployment.
- 6.5 The new store would be highly accessible by a variety of methods of transport. It is important to note that the footpaths/cycle paths surrounding the application site have recently been re-surfaced and made more accessible to the public. The new store would therefore provide good pedestrian connectivity to the nearby residential area to the west, across Mitchells Way therefore, reducing the need for residents to travel further afield.

- 6.6 As well as being energy efficient, the scheme will deliver important environmental, social and economic benefits; the three core strands which comprise a sustainable development.
- 6.7 The NPPF makes clear that there should be a presumption in favour of sustainable development and that “*development which is sustainable can be approved without delay*” (paragraph 15).

