5 The Proposed Development

Use

5.4 The proposed new Lidl foodstore and Home Bargains store will comprise Use Class E floorspace.

5.5 The Lidl store will include:

- A sales area, along with associated warehouse and delivery facilities;
- A freezer room;
- Bakery;
- IT room;
- Manager's office; and
- Welfare area and staff cloakroom.

5.6 The Home Bargains store will include:

- A sales area, along with associated warehouse and delivery facilities;
- Manager's office;
- Welfare area and staff cloakroom; and
- A garden centre.

5.7 The wider site will comprise car parking areas, along with a shared servicing area to the rear of both stores, pedestrian and vehicular accesses, and associated hard and soft landscaping.

Amount

5.8 The proposed Lidl store will have a gross external area of 2,327 sqm and a net sales area of 1,414 sqm. The majority of the sales area (around 80%) will be used for convenience goods sales (i.e. predominantly food) and the remainder will be occupied by comparison goods (i.e. non-food).

5.9 The proposed Home Bargains store will have a gross external area of 2,392 sqm (2,014 sqm sales area) with associated 512 sqm (gross) garden centre. Around 45% of the sales area within the store would be used for convenience goods sales and 55% would be used for comparison goods sales.

5.10 175 car parking spaces will be provided across the application site, including 10 accessible spaces, 2 electric vehicle charging spaces and 9 parent and child spaces.

Layout

5.11 The proposed Lidl foodstore will occupy the south-eastern part of the site, whilst the proposed Home Bargains store will be located in the western area of the site, adjacent to Woodhead Road. The customer car park occupies the centre and eastern corner of the site.

5.12 The Lidl store's entrance is located on the north-western corner of the building, adjacent to a covered trolley bay.

5.13 The Home Bargains store's entrance is located on the northern elevation of the building, facing onto the proposed car parking area.

5.14 Vehicular access into the site will be taken via an upgraded access from Bankwood Way adjacent to Paradigm House and a new access point from Woodhead Road. The existing pedestrian access from Bankwood Way will be improved and a new ramped pedestrian access will be provided from Woodhead Road. Central pedestrian routes and crossings will provide a coherent route through the site and between both buildings. Cycle parking and rapid electric vehicle charging points will be provided within the site's car park. A shared service yard will be located to the rear of the stores, in the south eastern corner of the site.

5.15 Areas of landscaping will be provided along the site's north, east and west boundaries. Existing trees will be retained wherever possible.

5.16 The existing substation will be relocated to the north of the site, west of Paradigm House. A parking space (not included within the 175 customer spaces) will be hatched and reserved for maintenance and servicing when required.

5.17 As set out in section 4.o, the layout of the final proposal has been reached following an iterative design process where a number of options and suggestions put forward during the pre-application engagement process have been tested.

5.18 Further factors which haven influenced the layout of the proposal include accessibility; natural surveillance and security; and the operational needs of Lidl and Home Bargains, which have to take into account deliveries, warehousing and staff welfare.

5.19 The application scheme represents the optimum layout for the site and responds to the different factors mentioned above and discussions between the project team and local authority / local community. Overall, the proposals provide a development scheme with good accessibility and clear wayfinding for visitors.

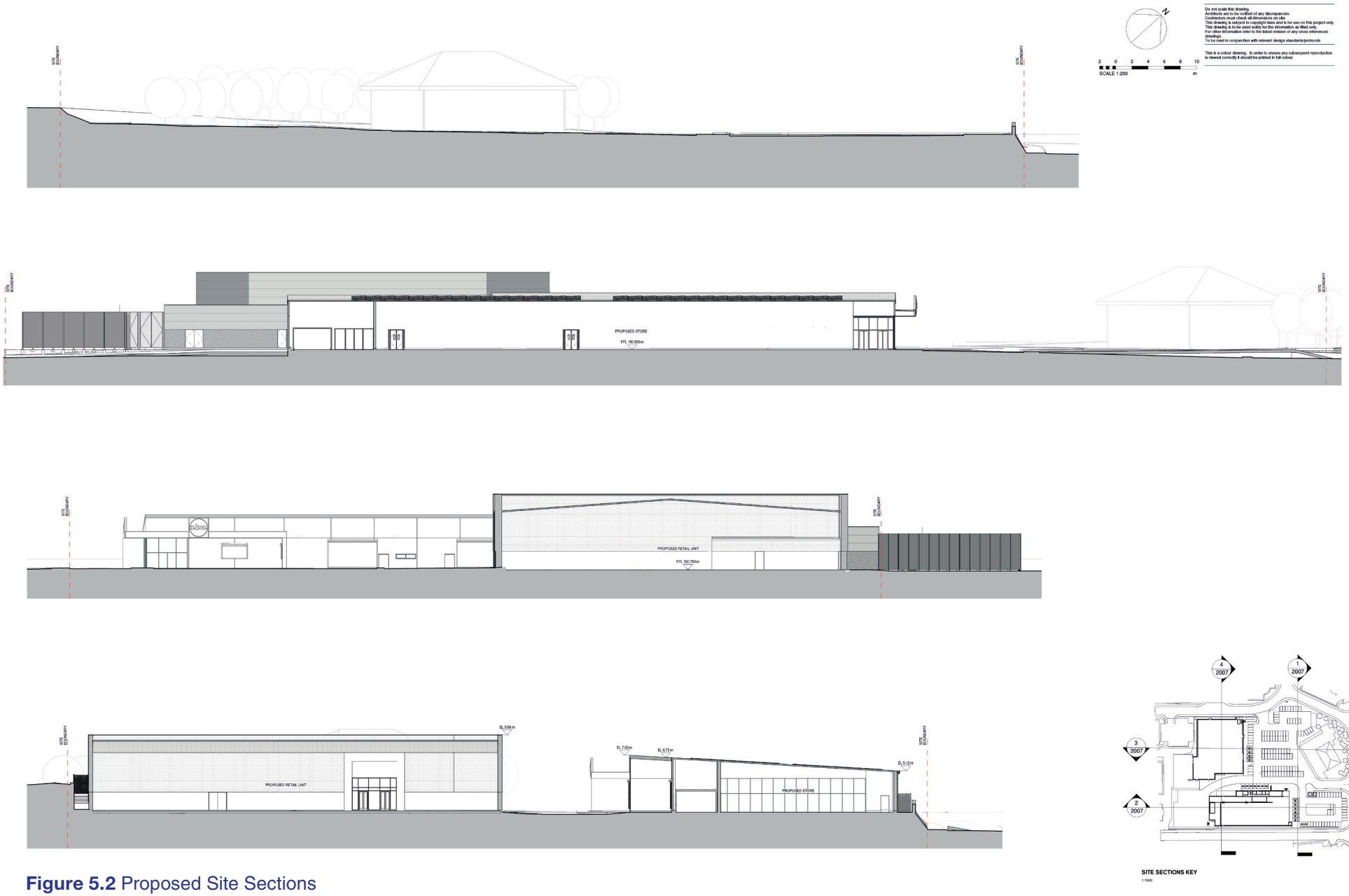
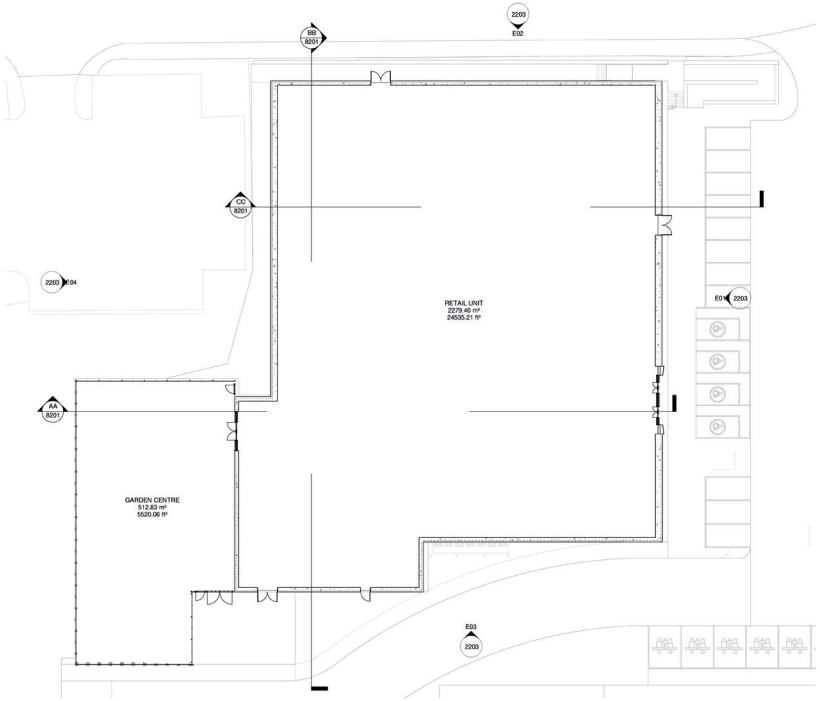
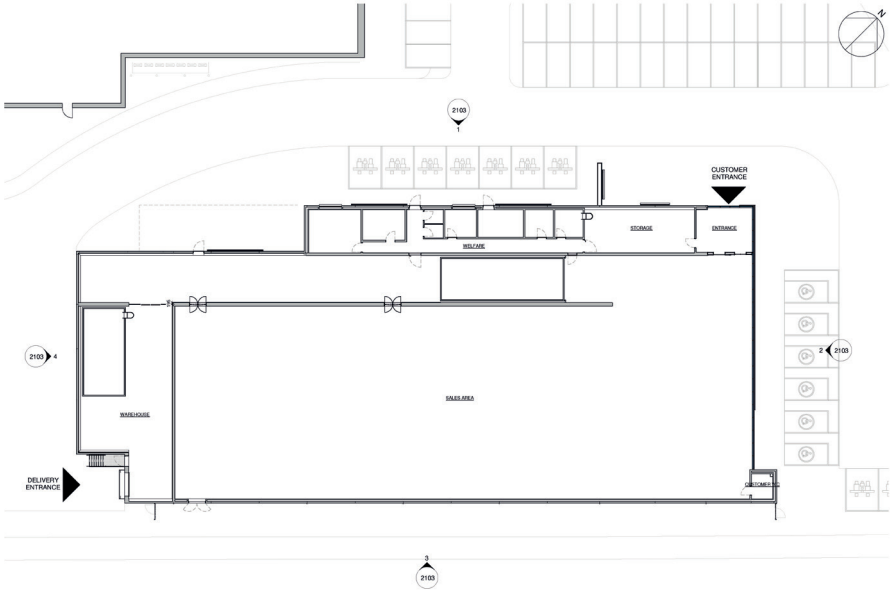


Figure 5.2 Proposed Site Sections



Proposed Floor Plan - Home Bargains



Proposed Floor Plan - Lidl

Figure 5.3 Proposed Floor Plans

5 The Proposed Development

Scale

5.20 The application site extends to approximately 1.53 hectares. The proposed Lidl foodstore has a rectangular shaped footprint and will extend to an area of 2,327 sqm (GEA). The proposed store will have 3.3-degree roof pitch which decreases in height from 7.02m on the north-western side of the store to 5.10m to the south-east.

5.21 The proposed Home Bargains store has a square shaped footprint and will extend to an area of 2,392 sqm (GEA) with a 512 sqm (gross) garden centre attached to the south of the store. The store will have a flat roof which rises to 9.0m in height.

5.22 Plant equipment for the Lidl store will be located adjacent to the entrance to the service yard. There will be a small area allocated at the Home Bargains store for some plant units, which will also be located adjacent to the service yard entrance. The supporting Noise Assessment demonstrates that no additional acoustic screening will be required for either store.

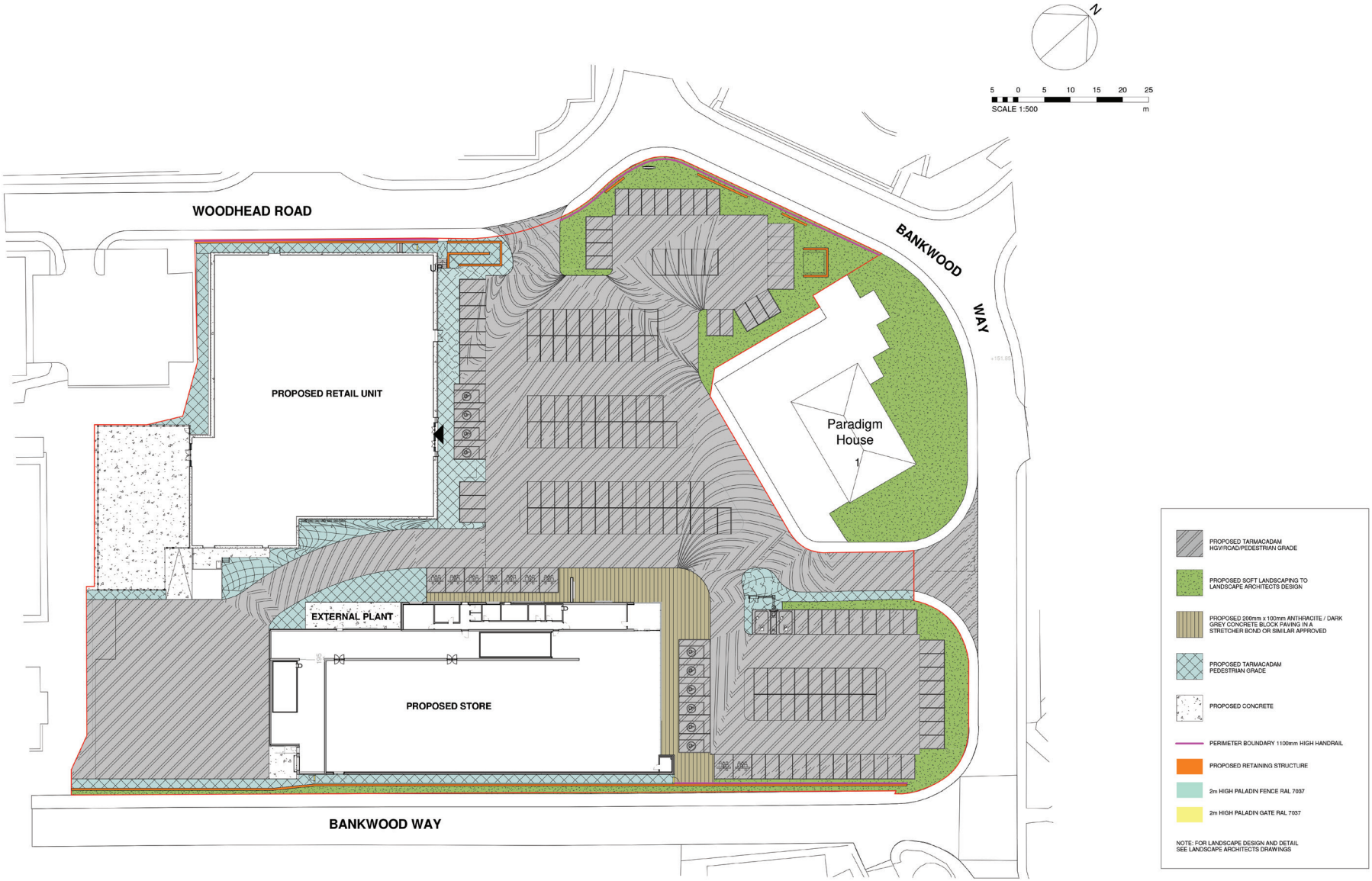


Figure 5.4 External Works Plan



Figure 5.5 Illustrative computer generated image of the proposed development

Appearance

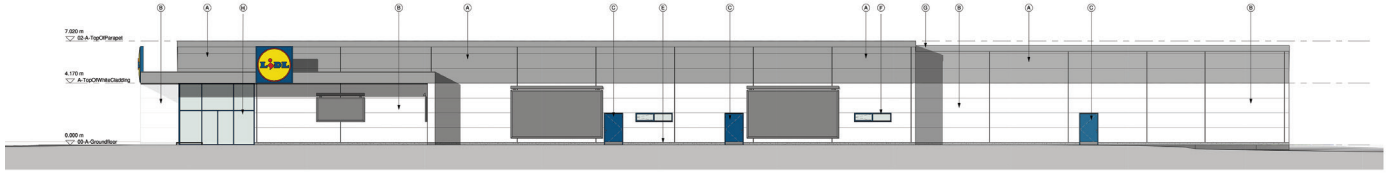
5.23 Both stores will have a contemporary design that is in-keeping with the Lidl and Home Bargains brand identities, yet also responds appropriately to the local context.

5.24 The proposed materials palette for the Lidl foodstore includes insulated metal walling panels in white with a grey upper section and a low level rendered plinth, as well as insulated metal roofing panels in grey. A glazed shopfront is proposed on the store's eastern elevation.

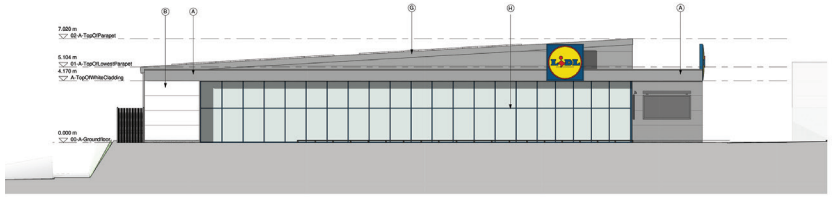
5.25 The proposed material palette for the Home Bargains store comprises insulated metal walling panels in light and dark grey with a low level rendered plinth and insulated metal roofing panels in grey.

5.26 Boundary treatment includes handrails, small areas of paladin fencing and retaining structures. Due to the change in site levels, retaining walls will be provided along part of the site's east and west boundaries. The final detailed design of the retaining walls will be agreed through a planning condition.

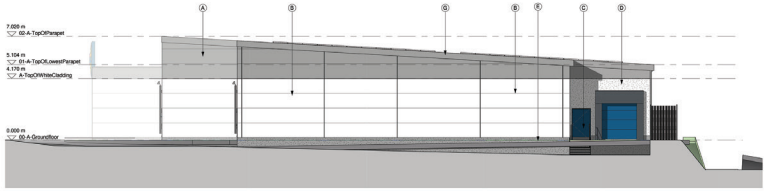
5.27 Illustrative advertisement signage is indicated on the application drawings; however, an advertisement consent application will be submitted for approval at a later date.



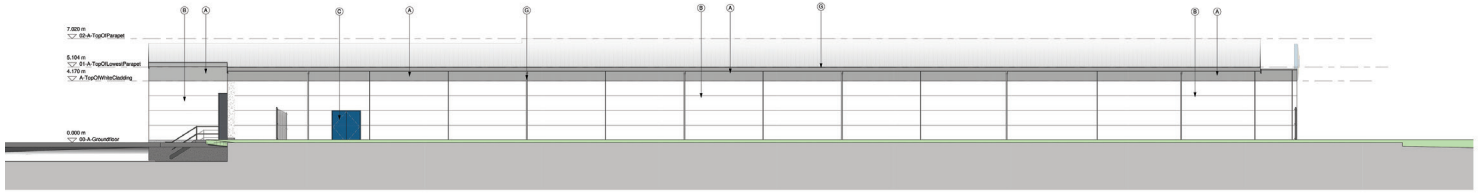
NORTH ELEVATION
1 : 100



EAST ELEVATION
1 : 100



WEST ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100

Figure 5.6 Proposed Site Elevations - Lidl

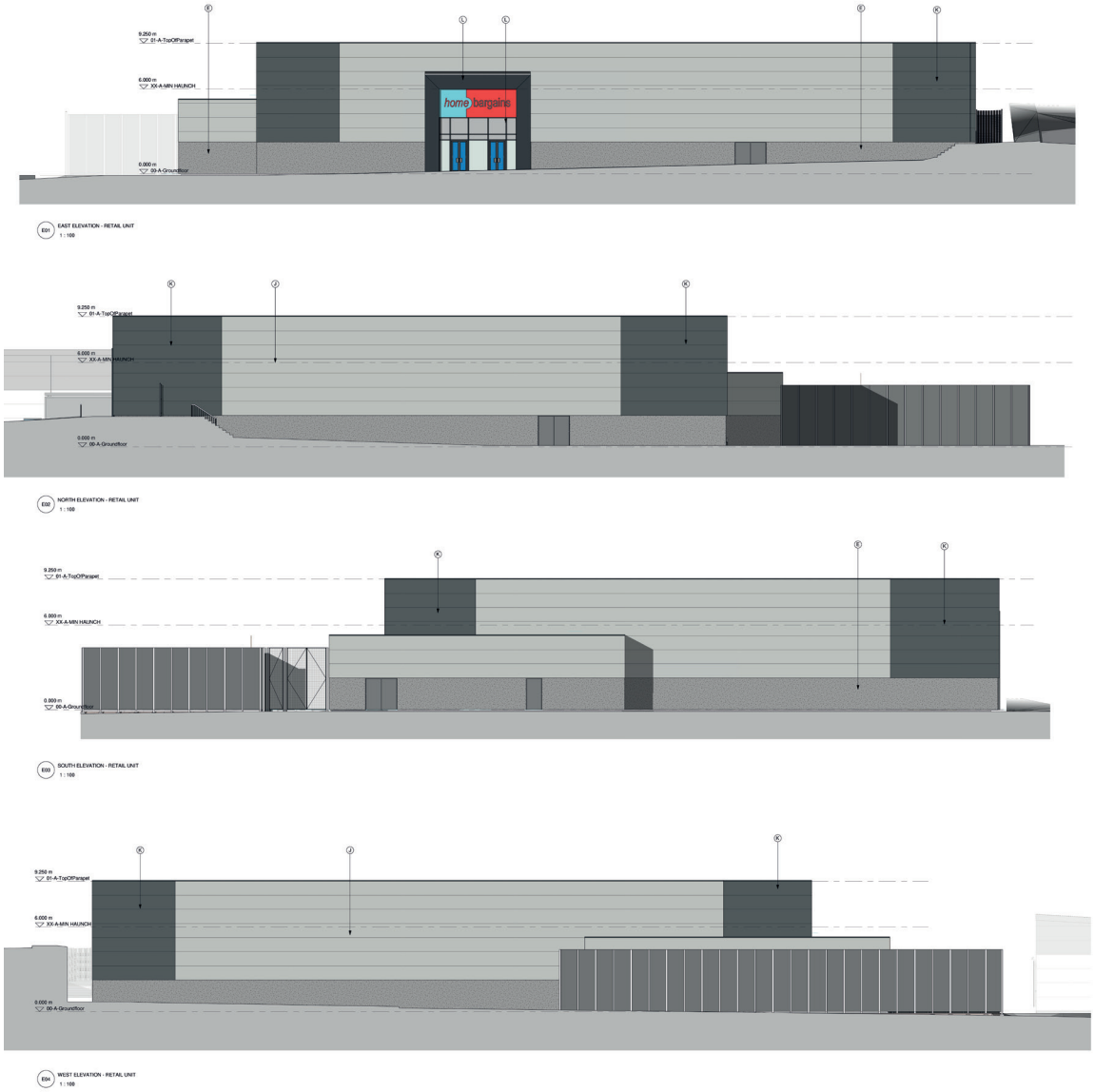


Figure 5.7 Proposed Site Elevations - Home Bargains

5 The Proposed Development

Landscaping

5.28 A comprehensive landscaping scheme will be implemented across the site in order to enhance the development's appearance, as well as its assimilation into the streetscene.

5.29 As shown on the Landscape Masterplan (ref. R/2459/1A), soft landscaping will be provided in the form of new trees, ornamental shrub planting and turf at the site's northern frontage onto Bankwood Way. A number of existing trees, hedges and vegetation will also be retained in these locations, as well as across parts of the site's east, south and west boundaries (where possible). The proposed and retained landscaping features will soften the development and ensure it sits well within its setting.

5.30 Hard landscaping will also be used to differentiate between the different parts of the site. Tarmac surfacing will be used across the vehicular access points, pedestrian links and car park areas with block paving around the entrances to both stores. Retaining walls are proposed along parts of the site's east and west boundaries due to the change in levels across the site.

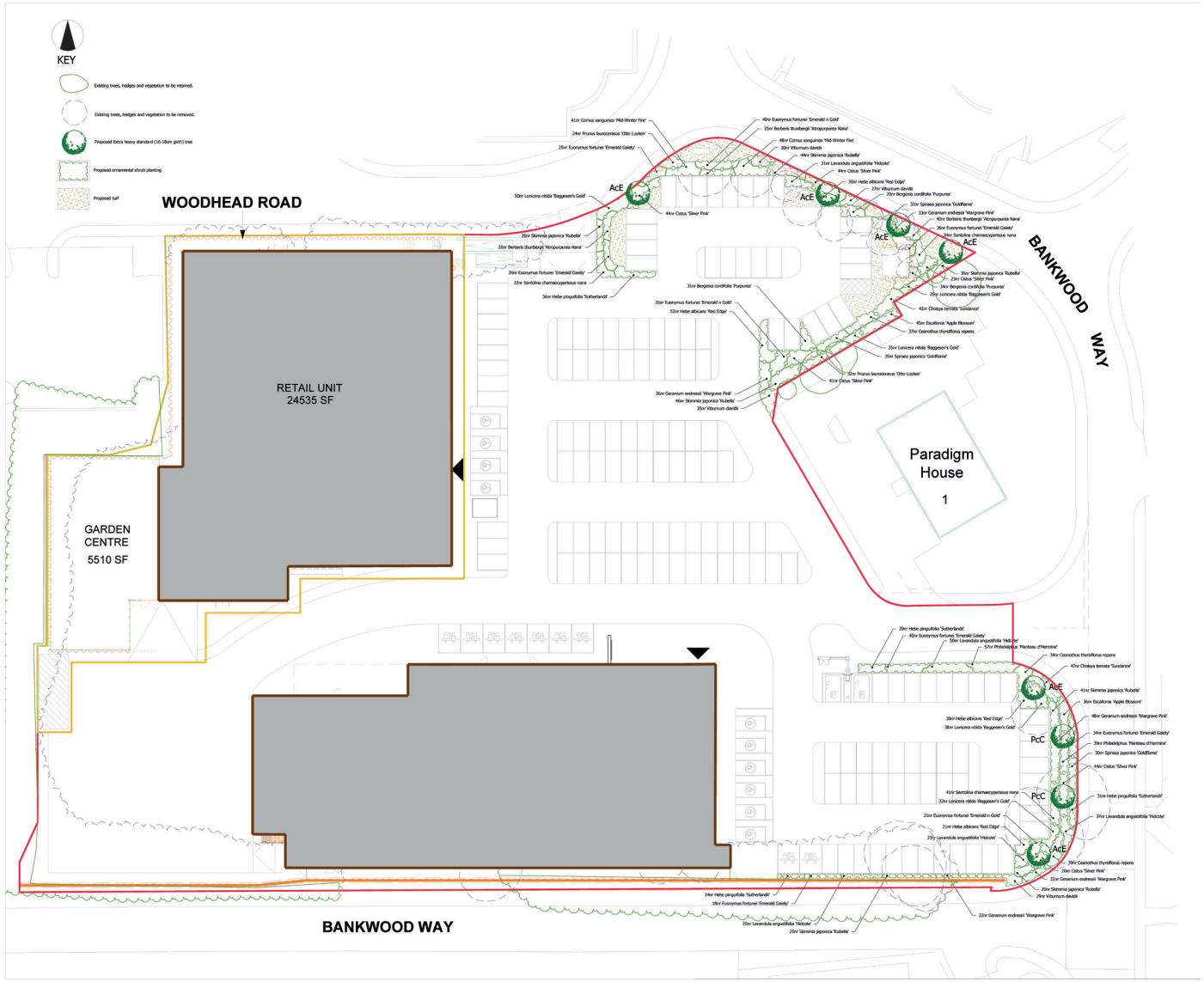


Figure 5.8 Proposed Landscape Masterplan

6 Access

6.1 The application is situated in a sustainable location and is easily accessible via a range of transport modes including by foot, cycle, bus and private car.

Pedestrian, Cycle and Bus Access

6.2 The site is accessible on foot from the surrounding retail and leisure park via a network of existing pedestrian footways. Pedestrian access into the site itself will be provided alongside the vehicular accesses from Bankwood Way and Woodhead Road. Footpaths into the site from both accesses will be sloped, with additional stepped access provided at the Woodhead Road entrance given the difference in ground levels.

6.3 There are a number of advisory cycle routes within the wider area, as well as some traffic-free cycle paths to the northeast which provide a safe route through Junction 27. A customer cycle area will be located close to the entrance of the Lidl foodstore - under the roof canopy - providing a secure space for six cycle stands to accommodate up to 12 cycles. Lidl and Home Bargains staff will also be able to store bicycles in the back of house areas of both stores.

6.4 Bus stops are located within 160 and 280 metres (approximately) of the site. These stops are served by the 229 Max service and the 281 service, which connect the site with Leeds, Gildersome, Birstall, Batley, Dewsbury and a number of other surrounding residential areas.

6.5 It is therefore considered that the site is accessible via a range of sustainable transport modes.

Vehicular Access

6.6 Vehicular access into the site will be possible via two separate points of access.

6.7 One point of access will be provided from Woodhead Road to the north-west via a new priority-controlled T-junction. The second point of access will be provided via a priority-controlled T-junction with Bankwood Way adjacent to Paradigm House. All delivery and servicing vehicles will be required to access site from the Bankwood Way access.

6.8 The car park for both stores will have a total capacity for 175 spaces, including 10 accessible spaces, 2 EVCPs and 9 parent & toddler spaces.

6.9 Full details of the proposed vehicular access, associated highways works and parking spaces are provided within the accompanying Transport Assessment and Travel Plans.