

By Planning Portal
Kirklees Council
Planning Services
PO Box 1720
Huddersfield
HD1 9EL

Date: 28 April 2023
Our ref: 63026/01/JW/26528105v1

Dear Sir/Madam

Full Planning Application for the erection of a Lidl foodstore (Use Class E) at land south of Blackmoorfoot Road, Crosland Moor, Huddersfield

On behalf of our client, Lidl GB Ltd, we are pleased to submit a full planning application for a Lidl foodstore at the site of the former St Luke's Hospital, Blackmoorfoot Road, Crosland Moor, Huddersfield.

The Proposed Development

The description of development for the subject planning application is as follows:

"Erection of a foodstore (Use Class E) with associated access, parking, servicing area and landscaping."

The proposals comprise the development of the following:

- a 1,902 sqm gross internal area / 1,241 sqm net (sales) Lidl foodstore;
- 90 car parking spaces, including six disabled spaces, nine parent and child spaces, and two electric vehicle charging points;
- vehicular and pedestrian access from Turnstone Way;
- a servicing area to the eastern side of the store; and
- a co-ordinated scheme of landscaping across the site.

The store's proposed opening hours are 08:00 – 22:00 Monday to Saturday and statutory hours on Sundays. Given that opening hours on a Sunday are covered by the Sunday Trading Act (1994), we have not stated specific opening hours for Sundays on the application form. Similarly, it is considered that a planning condition would not be required to control hours of operation on a Sunday as this would be duplicating a restriction which is covered by separate legislation.

Application Context

The Planning & Retail Statement which accompanies this application sets out that the proposal would result in a number of planning benefits. The scheme relates to a previously developed site in an edge-of-centre location, which is conveniently accessible by non-car modes, and would provide a range of sustainability features within the new store. It will also involve the creation of up to 40 new jobs (FTE) once operational, alongside additional construction related jobs, and enhance existing consumer choice in the area, and reducing the need to travel to other foodstores outside of the local area (including by car).

Key features which will be implemented to minimise the scheme's environmental impact include:

- Low energy lighting design, using highly efficient LED luminaires, will be used throughout the store.
- The store will be heated using a refrigeration waste heat recovery system. This form of renewable energy recovers waste heat from the food chilling equipment and is used to provide heating to the main sales area, warehouses and offices area. The use of this system will reduce carbon dioxide emissions by 26%.
- A 180kWp solar PV system will be installed onto the roof of the new Lidl foodstore and will generate approximately 25% of the store's electricity requirements per year, reducing carbon emissions by at least 44 tonnes per year. The solar PV panels will be installed flush onto the store's roof and are also non-reflective to avoid glare.

For further details, please refer to the Planning & Retail Statement.

The Planning & Retail Statement includes an assessment of the scheme's compliance with the development plan. The proposed development of a foodstore is in accordance with site allocation MXS1, which allocates the site for residential and retail uses. Having regard to the analysis of these policies, as set out above, it is concluded that the proposals are in accordance with the development plan, comprising the KLP 'Strategy and Policies' and 'Allocations and Designations' documents, when considered as a whole.

The site occupies a sustainable location for a foodstore development and is accessible by a range of modes of transport including private car, public transport, walking and cycling. The accompanying Transport Assessment and Travel Plan demonstrate that appropriate access and parking arrangements will be provided and the scheme will not result in any significant adverse impact upon the highway network.

The application is accompanied by a range of technical reports which demonstrate that there are no technical constraints to prevent the site coming forward for development and that the scheme will not result in any significant adverse impacts.

Lidl has undertaken extensive pre-application consultation prior to the submission of the application. A dedicated community consultation website has been set up with detailed information about the proposals as well as the opportunity for comments to be submitted online. A leaflet has also been distributed to homes in the area with a freepost return comments card to allow residents to submit written comments. 968 comments were subsequently received from members of the public via returned forms and the online survey, with the vast majority of respondents (over 85%) confirming their support

for the scheme. There is therefore clear support amongst the community for Lidl to deliver this proposed development which will provide important improvements in accessibility to convenience goods shopping.

Environmental Impact Assessment

The proposed development does not fall within Schedule 1 the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). It also falls below all thresholds set out in Part 10(b) of Schedule 2 of the same Regulations which includes urban development projects of this nature. It is not located within an environmentally sensitive location and its surroundings are characterised by built development that is similar in scale and character to the proposed scheme. The proposed development is not likely to give rise to significant effects and does not constitute EIA development.

Application Submission

The planning application has been submitted via the Planning Portal (ref. PP-12110115) and comprises the following documents:

- 1 Completed planning application forms and ownership certificates;
- 2 Plans and drawings, prepared by HTC and FDA Landscape (see Annex 1);
- 3 Design and Access Statement, prepared by Lichfields;
- 4 Transport Assessment, prepared by Bryan G Hall;
- 5 Travel Plan, prepared by Bryan G Hall;
- 6 Community Consultation Statement, prepared by Lichfields;
- 7 Rapid Health Impact Assessment, prepared by Lichfields;
- 8 Energy Usage and Sustainability Statement, prepared by DDA;
- 9 Preliminary Appraisal Report (Desktop Study), prepared by Sirius;
- 10 Flood Risk Assessment, prepared by Toppings;
- 11 Drainage Strategy, drainage calculations and maintenance schedule, prepared by Toppings;
- 12 Ecological Impact Assessment, prepared by Tyler Grange;
- 13 Noise Impact Assessment, prepared by ENS;
- 14 Air Quality Assessment, prepared by Wardell Armstrong;
- 15 Arboricultural Report and Impact Assessment, prepared by AWA; and
- 16 External Lighting Design Statement and Lighting Design Notes, prepared by DDA; and
- 17 Ventilation and Extraction Statement, prepared by DDA.

Payment of the requisite planning application fee of £13,398 (based on total proposed floorspace of 2,160 sqm GEA) has been made via the Planning Portal.

Summary

We trust that you have sufficient information to validate this application. If you require any further information or clarification, then please do not hesitate to contact me or my colleague Jonathan Wallace.

Tom Willshaw
Senior Planner

Annex 1: Application drawings

Table 1 Application drawings

Plan Title	Drawing number	Revision
Site Location Plan	2783 P406	-
Existing Site Plan	2783 P400	-
Existing and Proposed Street Elevations	2783 P202	B
Proposed Site Plan	2783 P401	B
Proposed Roof Plan	2783 P103	-
Proposed Elevations	2783 P201	B
Proposed Surface Treatment	2783 P402	A
Proposed Boundary Treatment	2783 P403	A
Proposed Levels Strategy	2783 P404	-
Landscape Details	R/2682/1A	-