

Reserved Matters submission

(PP ref: 06/0471)

Planning Statement

On behalf of Lidl Great Britain Limited

Kings Wall Drive,

Glan Llyn,

Newport

September 2024



Document control

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Contents

1.0	Introduction & Background	1
1.1	Background	1
1.2	Report Structure	1
2.0	Site Context	2
2.1	The Application Site and surroundings	2
2.2	Planning History	2
2.3	The Proposed Development	5
3.0	Planning Policy Context	8
3.1	Introduction	8
3.2	Future Wales: The National Plan 2040 (February 2021)	8
3.3	Newport Local Development Plan (2015)	8
3.4	Other Material Considerations	11
4.0	Principal Planning Considerations	13
4.1	Principle of development	13
4.2	Design, Access, Landscaping and Green Infrastructure	17
4.3	Biodiversity	20
4.4	Transport	21
4.5	Ground Conditions	22
4.6	Flooding and Drainage	23
5.0	Summary and Conclusions	25

List of Appendices

Appendix A – Site Layout Plan

Appendix B – Carbon Reduction Strategy



1.0 Introduction & Background

1.1 Background

- 1.1.1 This Planning Statement (PS) has been prepared by CarneySweeney on behalf of the applicant, Lidl Great Britain Limited, in support of an application for approval of reserved matters for the next phase of local centre development at Glan Llyn regeneration site. The reserved matters submission is pursuant to outline planning consent ref: 06/0471, granted for mixed use redevelopment at Glan Llyn, Newport.
- 1.1.2 This application provides details of layout, scale, appearance, access and landscaping for retail, commercial and nursery use, to deliver the next phase of the local centre site.
- 1.1.3 This report details how the proposal accords with the original outline consent; associated conditions; and the approved design criteria of the relevant sub-area masterplans.

1.2 Report Structure

- 1.2.1 The report is structured as follows:
- Section 2: describes the site and surrounding context, relevant planning history, the proposed development;
 - Section 3: considers the relevant planning policy context;
 - Section 4: discusses the principle planning considerations associated with the Reserved Matters (i.e. layout, scale, appearance, access and landscaping); and
 - Section 6: provides a summary and conclusions.
- 1.2.2 This Statement should be read alongside the technical reports and drawings accompanying this submission.



2.0 Site Context

2.1 The Application Site and surroundings

- 2.1.1 The application site is detailed on the submitted Site Location Plan. It extends to approximately 0.8ha and is located off Kings Wall Drive within the designated Local Centre of Glan Llyn redevelopment site in Newport. The site is currently utilised for temporary storage, parking and an office supporting the phased delivery of the surrounding residential development.
- 2.1.2 The Glan Llyn regeneration site is an expansive site covering c.240 ha of former industrial land located on the south-eastern edge of Newport. The site benefits from outline planning permission for redevelopment as a mixed-use urban extension under consent ref: 06/0471, which is partly developed and being delivered in phases.
- 2.1.3 The site's immediate surroundings comprise the A4810 Queen's Way to the south; the Llanwern Bull public house to the east (also forming part of the wider Local Centre area), and new housing development; a construction car park area to facilitate the ongoing surrounding development to the north-east; and Bessemer Drive to the north, beyond which is open space/'blueway' extending to the north and west.

2.2 Planning History

- 2.2.1 The Glan Llyn (Llanwern) Regeneration site's planning history is broad and extensive, relating to all phases and areas of the wider site, including various reserved matters and discharge of conditions applications. The applications considered relevant to this submission are summarised here.
- 2.2.2 Outline planning application ref: 06/0471 was approved on 01/04/2010 for:

"Redevelopment of site to create a mixed use urban extension comprising: A range of new homes (apartments, houses and some sheltered accommodation for the elderly – Use Classes C2&C3); new offices, workshops, factories and warehouses (Use Classes B1, B2&B8); community facilities including new schools and community centres (Use Classes D1&D2); a local centre incorporating shops, offices and commercial leisure facilities including new bars, cafes and licensed premises (Use Classes A1, A2, A3 & D2); a network of open spaces including parkland, footpaths, sports pitches and areas for informal recreation; new roads, accesses and paths; healthcare and fitness facilities (Use Classes D1&D2); provision for a new railway halt/station; other ancillary uses and activities; and requiring: site clearance, treatment and preparation; the installation of new services and infrastructure; the creation of new water bodies and drainage channels; improvements/works to the highways network and other ancillary works and activities."



- 2.2.3 This reserved matters application relates to the approved Local Centre.
- 2.2.4 Condition 1 of the outline consent requires subsequent approval of reserved matters to accord with the approved Development Framework Plan (Rev F) (see Figure 1 below) and the relevant sub-area masterplan.



Figure 1: Glan Llyn Development Framework Plan Rev F (as approved by ref: 06/0471)

- 2.2.5 Condition 4 of the outline consent requires submission and approval of 'sub-area masterplans' for each phase of the development, prior to submission of reserved matters.
- 2.2.6 In 2010, an application (ref: 10/0750) was submitted to partially discharge condition 4 with a sub-area masterplan for Phase 1 and 2 of the redevelopment. The approved Western Sub-Area Masterplan (rev J) identified the location for the local centre in the southern part of the site (see Figure 2 below).





Figure 2: Phase 1 and 2 sub-area masterplan (as approved by ref: 10/0750). (Annotated to show the local centre location outlined in red)

- 2.2.7 In 2014, further detailed information relating to the local centre was submitted as part of application ref: 14/0614 to partially discharge condition 4 of the outline consent. The Glan Llyn Local Centre Sub-Area Masterplan document (Rev G) was approved on 13th August 2014.
- 2.2.8 Planning permission was granted in May 2015 for the Phase 1 development of the public house/restaurant at the local centre at land opposite the current application site (pp ref: 15/0275). The pub (Llanwern Bull) has been developed and is trading.
- 2.2.9 More recently, Condition 4 was 're-discharged' with respect to the local centre under application ref: 18/1188, which approved a revised Glan Llyn Local Centre Sub-Area Masterplan (ref: 8111-005) on 29th August 2019. The approved masterplan provides the main design criteria for the local centre and also provides an indicative layout (see Figure 3 below):

9.0 Indicative Masterplan

Whilst the final masterplan will be subject to detailed design and the final requirements of end users an indicative masterplan is shown adjacent and illustrates one way in which the Local Centre could be developed in accordance with the design principles established in this masterplan document

- A** Community Centre with active frontages to the central square and Main Street
- B** Surgery and Pharmacy with frontage to the square
- C** Strong landscape buffer between Local Centre and adjacent residential uses
- D** Shared surface providing parking for community centre and surgery and used for open markets and local events
- E** Pedestrian Square (access for emergency vehicles only)
- F** Nursery with garden and parking fronting the Main Street
- G** Retail Unit (food/non-food)
- H** Retail / food & beverage with potential seating areas overlooking the blueway
- I** Screened service area
- J** Coffee / Restaurant with seating on blueway
- K** Existing public house

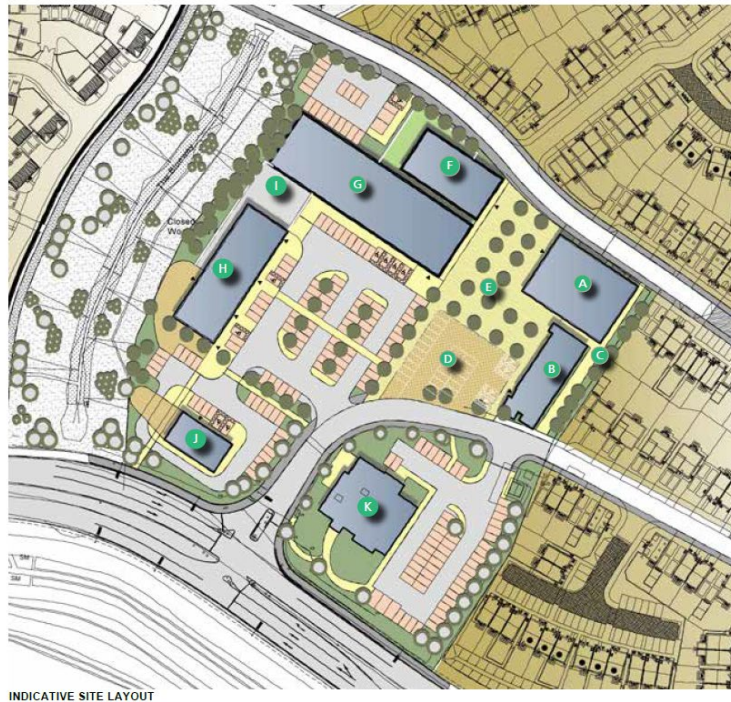


Figure 3: Indicative Local Centre Site Layout

2.2.10 It is pertinent to note that the approved Local Centre masterplan (ref: 8111-005) states that *“This masterplan should be seen as a flexible document establishing the broad principles for development, which will evolve as occupier requirements develop. It is a masterplan to establish the principle of the potential uses that could come forward. However, the final form, arrangement and uses will be subject to separate reserved matters applications that will be dictated by market demand and interest which will also inform the detailed design.”*

2.2.11 The approved sub-area masterplan outlines a mix of uses at the local centre including retail (food and non-food) (Class A1), Food and Drink (Class A3), mixed commercial units (Class A1-A3) and a Nursery use (Class D1) (see Figure 3 above).

2.3 The Proposed Development

2.3.1 It is proposed to develop the following:

- A Limited Assortment Discount (LAD) Lidl foodstore measuring 1,962sqm GIA (1,334sqm net) (use class A1);
- A Daycare Nursery (use class D1) measuring 652sqm GIA; and
- 3no. commercial units (use classes A1-A3) measuring 130sqm GIA each (390sqm GIA in total).

2.3.2 The foodstore is proposed to be served by 108 dedicated car parking spaces, including 6 disabled spaces, 9 parent and child spaces, and 2 electric vehicle charging spaces.



- 2.3.3 A further 30 parking spaces, including 2 disabled spaces, are proposed to serve the daycare nursery and commercial units to the north.
- 2.3.4 The foodstore is proposed to be positioned along the western boundary of the site, fronting the car park area which wraps around the store to the east and south. The nursery and commercial units are positioned along the northern boundary of the site. The vehicular access to the site is from Kings Wall Drive to the south-east.
- 2.3.5 The proposal includes a landscaping scheme, which focuses planting along all boundaries of the site, with a particular focus on the relationship with the western boundary adjacent to the existing blueway.
- 2.3.6 The proposed development is outlined on submitted drawing ref: 3211 P400 rev B Proposed GA Site Plan which is enclosed at **Appendix A** for reference. The site layout is broadly reflective of the local centre layout as approved in the Sub Area Masterplan, save for the relocation of the Class A1 and A3 uses and the provision of shared dedicated parking area for all uses.
- 2.3.7 A breakdown of the delivery of the approved uses (and quantum) pursuant to outline permission ref: 06/0471 is provided below.

Table 1.0: Approved Outline Local Centre and RM proposed development - Summary

Outline Local Centre Development*		RM Proposed Development		Difference +/-
Use	Floorspace (GIA sqm)	Use	Floorspace (GIA sqm)	Floorspace (GIA sqm)
Nursery	603	Nursery	652	+ 49
Supermarket	1,393.5	Supermarket	1,962	+ 568.5
Retail (A1) and Takeaways (A3)	2,322.5	Commercial (A1-A3)	395	- 1,927.5
Food/Drink (A3)	464			
Bars/Pub (A3)	464			
Offices (A2/B1)	929			
Health and Fitness	929			

*as stipulated in outline pp ref: 06/0471 S106 Agreement

- 2.3.8 Table 1 above outlines the uses to be delivered as part of this RM submission and the deviation from the outline permission in respect of the proposed quantum of floorspace. Notwithstanding the deviation, as outlined above it was recognised at outline stage the approved masterplan was intended to establish the principle of uses with the final form (i.e. including quantum) subject to separate reserved matters applications and dictated by market demand and interest.
- 2.3.9 The local centre pub/restaurant (Class A3) has already been delivered pursuant to RM permission ref: 15/0275. The remainder of the local centre site beyond this RM site is readily deliverable for other uses.



- 2.3.10 The proposed development subject of this reserved matters submission remains within the quota of floorspace allocated to the relevant range of uses for the permitted local centre. Further details are provided in the Design Compliance Statement (DCS) submitted with the RM application and considered below.



3.0 Planning Policy Context

3.1 Introduction

- 3.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: “If regard is to be had to the Development Plan for any purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise”.
- 3.1.2 The statutory development plan for the application site comprises Future Wales: The National Plan 2020 and the adopted Newport Local Development Plan (2011-2026).
- 3.1.3 The application site benefits from outline planning permission for the proposed development uses pursuant pp ref: 06/0471. Notwithstanding this, this chapter considers the adopted planning policies and other material considerations considered relevant to the determination of this Reserved Matters (RM) application.

3.2 Future Wales: The National Plan 2040 (February 2021)

- 3.2.1 Future Wales is the Welsh Government’s highest tier of development plan in Wales. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.
- 3.2.2 Policies 1 ‘Where Wales Will Grow’ identifies Newport as a key area for National Growth.
- 3.2.3 Policy 2 guides that the growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure.
- 3.2.4 One of Future Wales’ Strategic Placemaking Principles is the delivery of a mix of uses. To create activity throughout the day and enable people to walk and cycle, rather than being reliant on travelling by car, places should have a rich mix of residential, commercial and community uses within close proximity to each other. Urban growth and regeneration should integrate different uses within neighbourhoods (page 66, FW).

3.3 Newport Local Development Plan (2015)

- 3.3.1 The LDP Policies considered relevant to the RM proposals include:
- 3.3.2 **SP1 – Sustainability** which requires a positive contribution to sustainable development



- 3.3.3 **SP3 Flood Risk** - Newport's coastal and riverside location necessitates that development be directed away from areas where flood risk is identified as a constraint and ensure that the risk of flooding is not increased elsewhere. Development will only be permitted in flood risk areas in accordance with national guidance. Where appropriate a detailed technical assessment will be required to ensure that the development is designed to cope with the threat and consequences of flooding over its lifetime. Sustainable solutions to manage flood risk should be prioritised.
- 3.3.4 **SP11 – Eastern Expansion Area** relates to the Glan Llyn regeneration site, identified for residential-led mixed use, sustainable urban extension development to provide a range and choice of housing, employment land and community uses.
- 3.3.5 **SP12 – Community Facilities** encourages new community facilities in sustainable locations including, *inter alia*, day nurseries.
- 3.3.6 **SP19 – Assessment of Retail Need** states retail and associated uses best located in a city centre will be subject to an assessment of need if not within a defined centre, and application of the sequential test if not within the city centre. Development will be located according to the following hierarchy of retail centres: 1. Newport city centre; 2. District centres (as referenced under policy R6); 3. Local centres; and 4. Out of centre retail sites.
- 3.3.7 **GP1 – General Development Principles – Climate Change** states proposals should be designed to *inter alia* withstand changes in local climate; minimise energy requirements and incorporate appropriate renewable, low or zero carbon energy sources; and meet the relevant BREEAM level.
- 3.3.8 **GP2 – General Development Principles – General Amenity** states development will be permitted where *inter alia* there will not be a significant adverse effect on local amenity (noise, disturbance, privacy, overbearing, light, odours and air quality); proposal seeks to design out crime and anti-social behaviour; and the proposal promotes inclusive design.
- 3.3.9 **GP4 – General Development Principles – Highways and Accessibility** states development proposals should *inter alia* provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance; be accessible by a choice of means of transport; be designed to avoid or reduce transport severance, noise and pollution; make adequate provision for car parking and cycle storage; provide suitable and safe access arrangements.



- 3.3.10 **GP5 – General Development Principles – Natural Environment** development will be permitted where, *inter alia* proposals are designed and managed to protect and encourage biodiversity and ecological connectivity; proposals demonstrate how they avoid, or mitigate and compensate negative impacts to biodiversity; proposals include appropriate landscape scheme, which enhances the site and wider context including green infrastructure and biodiversity networks; and proposals include appropriate tree planting or retention and do not result in unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value.
- 3.3.11 **GP6 – General Development Principles – Quality of Design** seeks good quality design in all developments to create a safe, accessible, attractive and convenient environment. The following principles should be addressed: context of the site; access, permeability and layout; preservation and enhancement; scale and form; materials and detailing; and sustainability.
- 3.3.12 **T4 – Parking** required development to provide appropriate levels of parking, within defined parking zones, in accordance with adopted parking standards.
- 3.3.13 **R8 – Small Scale Retail Proposals**
- 3.3.14 Proposals for new local retail facilities, extension of floorspace of existing retail outlets or the change of use of existing buildings to retailing outside the city and district centres, will be permitted only where:
- I. new residential development would be served or the provision would cater for under-provision in the area;
 - II. the proposal is of a scale appropriate to the locality;
 - III. there would be no adverse effects on the viability and vitality of any defined centre;
 - IV. there would be no unacceptable effect on the local residential amenities or the general character of the area in terms of noise and disturbance or extra traffic generated.
- 3.3.15 The Reasoned Justification (RJ) for Policy R8 explains it applies to small scale retail proposals outside of the City and District Centres. Justification for the scheme would need to be for the local area. If the proposal is to serve a wider area it would need to be considered under other policies. The RJ acknowledges planned local centres include the centre at Glan Llyn (ref: H1(47)), and that proposals for new retail provision outside City and District Centres need to be considered on their individual merits. Regard will be given to the characteristics of the premises and their location, the role of the centre in meeting local shopping needs, traffic, parking and other environmental implications, such as noise. As with any retail proposal, it is important that they are appropriate in scale, in this case to serve their purpose as providing for the local community, and that the development would not threaten the vitality and viability of defined retail centres.



3.4 Other Material Considerations

Planning Policy Wales Edition 12 (February 2024)

3.4.1 In accordance with the Well-Being of Future Generations (Wales) Act 2015, the primary objective of Planning Policy Wales (PPW), as set out at Paragraph 1.2, is *“to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales”*.

3.4.2 A set of ‘national sustainable placemaking outcomes’ are outlined within PPW, which it advises should be used to inform the assessment of development proposals. The national outcomes are defined as follows:

- Creating and Sustaining Communities
- Making Best Use of Resources
- Maximising Environmental Protection and Limiting Environmental Impact
- Growing Our Economy in a Sustainable Manner
- Facilitating Accessible and Healthy Environments

Economic Development Policy

3.4.3 PPW recognises the role that retailing plays in supporting the economy. The Welsh Government defines economic development as *“the development of land and buildings for activities that generate sustainable long-term prosperity, jobs and incomes”*.

3.4.4 In assessing the sustainable benefits of development local planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process. Economic considerations include:

- The numbers and types of jobs expected to be created or retained on the site;
- Whether and how far the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing employment opportunities or upgrading the environment;
- A consideration of the contribution to wider spatial strategies, for example for the growth or regeneration of certain areas.

Technical Advice Notes (TANs)

3.4.5 TANs are documents that provide a detailed planning advice to Local Planning Authorities (LPAs) and the LPAs should take them into account when preparing a development plan and TANs should be read in conjunction with PPW.



3.4.6 The following technical advice notes are considered relevant to the application site:

- Technical Advice Note 4: Retail and Commercial Development (2016)
- Technical Advice Note 18: Transport (2016)
- Technical Advice Note 23: Economic Development (2014)



4.0 Principal Planning Considerations

4.1.1 This chapter considers the principal planning and environmental matters relating to the proposed development in the context of the above referenced planning policy. The principal planning policy considerations are considered, in turn, as follows.

- Principle of development (inc. Noise and retail use considerations)
- Design, Access, Landscaping & Green Infrastructure
- Biodiversity
- Transport
- Ground Conditions
- Flooding and Drainage

4.1 Principle of development

4.1.1 The principle of the proposed development is established by virtue of the outline planning permission (ref: 06/0471) which as part of the wider redevelopment of the site, permits *“a local centre incorporating shops, offices and commercial leisure facilities”* specifically including A1, A2, A3 and D2 Uses; and *“community facilities including retail, healthcare & fitness and other services (A1, A2, A3, D1 & D2 uses)”*. This RM submission provides details of a supermarket (A1), nursery (D1) and commercial units (A1/A2/A3). In principle, the proposed range and type of uses is therefore aligned with the local centre and community uses approved by the outline consent.

4.1.2 Within the approved Local Centre Sub-Area Masterplan, this site was identified for a nursery with garden, retail unit, retail / food & beverage with potential seating areas overlooking the Blueway, servicing, and potential drive thru coffee/restaurant use. This RM proposal represents a broadly consistent mix of uses (i.e. nursery, retail, food and drink uses (at the commercial units)). This mix of uses is considered to be justified due to the illustrative nature of the Sub-Area Masterplan, which is intended to be a flexible document rather than a prescriptive masterplan. The proposed foodstore will form an important anchoring local facility to the local centre. The nursery and commercial units form complementary components which, together with the already delivered existing pub/restaurant will provide a key range of uses at this ‘gateway’ location into the site from Queensway. Combined, the uses are a viable mix and scale of development and will deliver the necessary servicing and community function intended at the local centre to support the new residential development.



- 4.1.3 The proposed quantum and mix of land use floorspaces reflect market demand and operator requirements. They are considered appropriate to the size, type and location of development being proposed. The scale of the development proposed can be comfortably accommodated at this parcel of the allocated Local Centre without detriment to e.g. highway safety or other land use constraints (considered in more detail below), whilst also demonstrating an efficient reuse of land.

Retail use considerations

- 4.1.4 LDP Policy SP19 relates to retail need which guides that retail development will be subject to an assessment of need and application of the sequential test if not located within a defined centre. The proposed development is located within a defined centre as outlined in the adopted LDP and benefits from outline planning permission for the designated mix of uses. The site is sequentially preferable for the proposed mix of uses. Accordingly, a need and sequential assessment is not required.

- 4.1.5 With regard to LDP Policy R8 stipulates that new local retail facilities outside the City and District Centres will be permitted only where:

I. New residential development would be served or the provision would cater for under-provision in the area;

- 4.1.6 The proposed development/allocation is clearly intended to serve the new residential development being delivered at the wider Glan Llyn allocation pursuant to the adopted LDP Glan Llyn allocation (ref: H47) and outline permission ref: 06/0471. Moreover, the proposal will cater for local under-provision which will merely increase with the future delivery of housing unless supporting facilities such as that proposed at the local centre are not also delivered in a timely manner.

II. The proposal is of a scale appropriate to the locality;

- 4.1.7 The approved quantum of development at the local centre is set out within a Facilities Schedule in the S106 agreement pursuant to Outline permission ref: 06/0471. As set out in the preceding sections the RM submission differs modestly from the Facilities Schedule in respect of the quantum of floorspaces proposed owing to current market interest and operator requirements.

- 4.1.8 Broadly speaking, the proposed scale of the development is in line with the scale of the development anticipated at outline stage. The proposed quantum of Class A1-A3 floorspace is well within the prescribed quantum within the current S106 Facilities Schedule and is considered appropriate. Moreover, the proposed nursery is just c. 49sqm larger than anticipated at outline stage and is considered appropriate.



4.1.9 Regarding the scale of the proposed foodstore, this is proposed to be c.568 sqm gross larger than envisaged at outline stage, principally owing to specific operator requirements. A slightly larger store has the capacity to serve more shoppers. Notwithstanding this, the store's scale is considered to remain appropriate to the size and function of the local centre site; it is sufficiently scaled to serve the surrounding residential development and can cater for weekly main food shopping trips. Moreover, physically, the store can be comfortably accommodated on site without detriment to the delivery of other complimentary commercial uses at the centre.

4.1.10 In respect of physical scale, the submitted Design Compliance Statement sets out how the proposed development accords with the approved Sub Area Masterplan in respect of massing, storey heights etc. The retail elements are considered to accord with criterion (ii) of Policy R8.

III. *There would be no adverse effects on the viability and vitality of any defined centre;*

Table 1.1: Foodstore floorspace/turnover comparison

Foodstore	Floorspace (sqm gross)	Floorspace (sqm net)	Sales density (£/sqm)	Turnover (£m)
	[1]	[2]	[3]	[4]
Outline foodstore (pp ref: 06/0471)	1,394	1,115		
convenience		892	14,449	12.9
comparison		223	8,370	1.9
<i>Total</i>				<i>14.8</i>
Lidl foodstore (Reserved Matters)	1,962	1,334		
convenience		1,067	11,438	12.4
comparison		267	2,520	0.7
<i>Total</i>				<i>13.1</i>
<i>Difference</i>				<i>-1.7</i>

[1] taken from permission/application

[2] 80% of gross sqm, conv/comp 80:20%

[3] Outline s/d benchmark of Tesco, Asda, Sainsburys. Lidl, GlobalData 2023

[4] = [3]x[4]/1,000,000

4.1.11 The table above outlines the proposed store is expected to provide just c.219 sqm sales area floorspace more than the anticipated store size approved at outline stage and is assessed to turnover £-1.7m less than a non-LAD store of the size approved at outline stage. The nearest centre to Glan Llyn Local Centre is Newport Retail Park District Centre (DC10), which is served by, inter alia, three convenience stores: Tesco Extra, Iceland and M&S Foodhall. Aldi is also located near to the Centre on Spytt Road, at an out of centre location (and not protected in retail policy terms).



- 4.1.12 Newport Council's Retail and Leisure Study (2019) includes a health check of Newport Retail Park Centre, noting a relatively low and stable vacancy rate (2 units) and a high proportion of national retailers, concluding the Centre is functioning well as a retail destination which serves the local population as well as residents from further afield (paragraph 3.91). The vitality and viability of the District Centre is considered strong. Indeed, paragraph 3.21 of the Council's latest Retail and Leisure Study (2019) states that *"It should be noted that the Newport Retail Park District Centre offers a large number of comparison units, including several national retailers that would normally be found in a City Centre of this scale. This, coupled with the Tesco Extra (and out-of-centre Aldi on Spytt Road), as well as the growing leisure services on offer, would suggest that the Retail Park serves as both a destination for the local population and a draw for the wider area, competing with the comparison goods offer within the City."* It is clear from visiting the centre it is popular, accessible with a good mix of uses, low vacancy rate and high environmental quality. There are no outward signs of vulnerability.
- 4.1.13 In considering effects on local shopping patterns, it highly pertinent to note the Council's latest Retail and Leisure Study Addendum (Nexus, 2023) identifies the out of centre Aldi at Spytt Road to be significantly 'overtrading'; that is, trading above its expected company store benchmark. The Aldi store turnover is assessed at £25.4m¹, against a benchmark turnover of c.£8.9m; the store is trading overtrading by c.£16.5m, and almost three times the company benchmark. We consider this a clear and pressing indication of the quantitative and qualitative need to deliver a Lidl foodstore at Glan Llyn centre without delay. A need that will continue to grow as local housing continues to be delivered at Glan Llyn.
- 4.1.14 As a Limited Assortment Discounter (LAD) foodstore (like Aldi), it is anticipated the Lidl proposed store at Glan Llyn will primarily compete with Aldi at Spytt Road, such is the similarity of their retail offer and the competition between operators in principally serving this sector of the food retail market. In planning terms is appropriate for this sector of the market to be served at an allocated local centre. As outlined above the proposed store is anticipated to generate c. £13.1 million turnover; this is less than the degree of overtrading at Aldi (£16.5m). As such, it is anticipated the new foodstore will principally 'decongest' the Aldi.
- 4.1.15 There is no evidence to suggest that delivery of the proposed store will give rise to a significant adverse effect on the viability and vitality of any defined centre, now or in the future (and the continued delivery of local housing).

IV. *There would be no unacceptable effect on the local residential amenities or the general character of the area in terms of noise and disturbance or extra traffic generated.*

¹ Newport Retail and Leisure Study Addendum 2023, Appendix A Table 5



- 4.1.16 The RM submission is supported by a **Noise Assessment**, prepared by InAcoustic (ref: 24-226). The report assesses operational noise sources associated with deliveries and servicing of a foodstore, customer vehicles in the car park, nursery use including external play area, and general commercial use.
- 4.1.17 The assessment concludes low impact associated with noise from the proposed plant attached to the foodstore, both during daytime and nighttime hours; low impact associated with deliveries to the store; and no change/impact associated with use of customer vehicles in the car park.
- 4.1.18 Peak use of the nursery's proposed external play area may increase noise levels above the background level, resulting in a low to potentially adverse impact. Notwithstanding this, context is relevant for this proposed use in that the sound of children playing is subjective; and the activity will be variable and subject to management of any nursery staff. The assessment has been based on a worst-case scenario whereby there is no solid fence surrounding the play area, such that any future design of the nursery may further reduce associated noise impacts.
- 4.1.19 In conclusion, the potential noise impacts assessed can be suitably controlled through proposed design and where necessary, planning conditions, such that there will be no significant adverse effect on local amenity with regard to noise, in accordance with LDP Policy GP2.
- 4.1.20 Traffic related matters are considered below.
- 4.1.21 Based on the foregoing analysis the development is considered to accord with Policy R8 of the LDP.

4.2 Design, Access, Landscaping and Green Infrastructure

- 4.2.1 LDP Policy GP6 relates to design which seeks good quality design in all developments to create a safe, accessible, attractive and convenient environment. The policy requires the following principles to be addressed: context of the site; access, permeability and layout; preservation and enhancement; scale and form; materials and detailing; and sustainability.
- 4.2.2 The submission is accompanied by a Design Compliance Statement (DCS) which details how the development accords with the approved Sub Area Masterplan. In short, the site is situated within a cluster of residential developments which span the East and West phases of the Glan Llyn development. Directly north of the site is Western Park, a newly developed park constructed as part of Phase 1 of the overall masterplan that links with the newly formed 'Blueway' creating a natural corridor from north to south of Glan Llyn which outlines the immediate western boundary of the site.
- 4.2.3 The main design principles on site have been informed by the principles established in the approved Sub-area Masterplan; that is:
- Buildings primary outlook with active frontages along street scenes and pedestrian zones;
 - Delivery of high quality, mixed uses with active frontages;



- Strong pedestrian linkages with pedestrian only zones;
- Strategic links with the wider Glan Llyn vehicle, pedestrian and cycle networks;
- Complimentary materiality to local vernacular and integration of new materials;
- Suitable delivery and servicing routes which do not impede pedestrian movement;
- Adequate car parking and cycle parking provisions;
- Integration of hard and soft landscaping creating a positive relationship between building masses and the public realm;
- Adequate buffering zones between proposal and neighbouring sites; and
- Thorough landscape proposal with complimentary connections to existing green infrastructure

4.2.4 The scale of the development, in both quantum of floorspace, and built form broadly accords with the outline permission and Sub Area Masterplan; this stipulates the proposed buildings at the local centre are to be a maximum of two storeys in height. The proposed foodstore and commercial buildings are single storey. The proposed nursery building is two storeys.

4.2.5 In respect of appearance, the sub-area masterplan requires materials to be high quality throughout with particular emphasis given to, inter alia, longevity, maintenance and cleaning.

4.2.6 Details of materials are included with the submission which includes, for the Lidl store:

- Metal cladding in white and grey colour
- Glazed curtain wall to the eastern elevation of the foodstore
- Glazed entrance doors
- Metal composite insulated roof panels in grey
- Galvanised metal steps and staircase for access to the delivery bay
- Stainless steel trolley guides
- Paladin fence to the rear

4.2.7 Materials for the commercial units include:

- Roof cladding in silver metallic colour
- Curtain wall glazing at the front elevations
- Red brick piers to match the local architectural palette

4.2.8 Whilst the nursery building incorporates the following materials:



- Curtain walling in dark grey
- Ashlar stone trim and brickwork at ground level to match local architectural palette
- Vertical brickwork piers
- External canopy at first floor level with perimeter railing for fire escape means
- Vertical timber panelling and signage detail at the nursery entrance.

Landscaping and Green Infrastructure

- 4.2.9 Policy GP5 relates to the natural environment and guides that development will be permitted where, inter alia proposals are designed and managed to protect and encourage biodiversity and ecological connectivity. Proposals should demonstrate how they avoid, or mitigate and compensate negative impacts to biodiversity; they should also include an appropriate landscape scheme, which enhances the site and wider context including green infrastructure and biodiversity networks.
- 4.2.10 The submission is supported by a comprehensive landscaping scheme, Tree Survey and Green Infrastructure Statement. The GI Statement details that the site is part of the Green Blue Infrastructure of the wider residential development. The Julian Reen and associated Open Space and footpath/cycleway run parallel to the site's western boundary with scrub on the eastern bank of the reen up to the site platform.
- 4.2.11 The sub-area masterplan states *"The landscape at the entrances will be considered as an integral part of the architectural language of the various buildings."* (p18). Landscape proposals are incorporated into the overall design of the site, including retention of existing trees and hedges as far as practicable. In addition, comprehensive planting is proposed at the boundaries and across the site. New tree planting proposed along the site boundaries and within the car park areas accord with the approved landscape design principles, to provide *'buffer planting areas around the periphery of the site to screen car parking and service areas from the Blueway and residential areas'*.
- 4.2.12 In summary, the site currently has limited ecological value (Biodiversity is considered further below) and is fragmented into separate areas. The proposed development will provide an improvement in connectivity by planting on all boundaries with the inclusion of trees and native shrubs and hedges together with other berrying and seeding plants and pollinators.



- 4.2.13 In respect of tree planting, the enclosed Tree Survey identifies a total of 10no. trees and 1no hedgerow surveyed on site, of which 2no trees are Category B (moderate); 6no trees and 1no hedgerow are Category C (Low); and 1no tree is Category U (Poor).
- 4.2.14 To facilitate the development 6no. trees are proposed to be removed; of which 2no. are Category B; 3no. are Category C; and 1no. is Category U. A 20m section of the existing hedgerow (Category C) is also required to be removed.
- 4.2.15 It is proposed that the loss of the 2no. Category B trees is suitably mitigated by the proposed compensatory tree planting. In accordance with the PPW requirement to replace any trees lost to development at a 3:1 ratio, the proposed landscaping scheme demonstrates c. 36 new trees to be planted throughout the site.
- 4.2.16 Included with the submission is an Arboricultural Method Statement detailing how mitigation will ensure the construction of the development will not cause significant harm to retained trees on site.
- 4.2.17 A soft landscape area proposed at the rear of the store will be a nature conservation area with only native trees and shrubs, log piles and a hibernaculum and other features. The trees, hedge and ornamental planting in the rest of the site provides planted boundaries with cross site connections to the western native block. The native trees and native blocks on the western boundary will reinforce the existing scrub on the Julian Reen and will form an enhancement to the ecological corridor and open space with links northwards to the public park.
- 4.2.18 The GI Statement details the 'Stepwise' approach to delivering net betterment on site has been followed. Avoidance and mitigation has been undertaken, and compensation is on-site. Long term management for landscape establishment and biodiversity objectives are proposed. The GI Statement finds, overall, when considering the location of the site and the site's current low ecological value with limited diversity, the development will provide a biodiversity net betterment.
- 4.2.19 The carefully considered landscaping and GI proposals ensure the development accord with policy GP5 of the LDP. Full details can be found within the supporting Landscape Proposals, Tree Survey and GI Statement.

4.3 Biodiversity

- 4.3.1 A Preliminary Ecological Appraisal (PEA) supports the submission. In short, the PEA identified:
- Two statutory and ten non-statutory designated sites within 2km of the site, comprising 2 Sites of Special Scientific Interest (SSSI) and 10 Sites of Importance for Nature Conservation (SINC).
 - Low value grassland habitats.
 - Temporary wet areas which may offer breeding habitat for Great Crested Newt (GCN) and 11 ponds located within 500m of the site.



- Grassland and scrub which offer foraging and commuting opportunities for bats
- Limited suitability for breeding and non-breeding birds.
- Suitable foraging and commuting habitat for badger, but no sett creation on site.
- Limited suitability for otter, albeit the surrounding area has potential suitability.
- No suitable habitat for water vole, albeit a pond near to the site has potential suitability.
- Suitable foraging and refuge habitat for reptiles.
- No suitable habitat for dormouse.
- Limited suitability for hedgehog and common toad.

4.3.2 The PEA recommends further survey and assessment, to comprise an eDNA survey to determine likely presence or absence of Great Crested Newt (GCN); mammal surveys for water vole and breeding bird surveys. The additional surveys are ongoing in line with recommended optimal survey periods.

4.4 Transport

4.4.1 LDP Policy GP4 requires development proposals to provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance. Development should be accessible by a choice of means of transport; be designed to avoid or reduce transport severance, noise and pollution. Adequate provision should be made for parking and cycle storage and suitable and safe access arrangements.

4.4.2 A Transport Technical Note including an Active Travel Appraisal and Green Travel Strategy (GTS) prepared by SCP supports this RM submission.

4.4.3 Pedestrian access is provided at the entrance from Kings Wall Drive via footpaths. Internally, footpaths and pedestrian crossings are provided throughout the development to ensure safety, accessibility, connectivity and legibility for pedestrians moving within and through the site. A second pedestrian access to the site is provided from Bessemer Drive to the north, leading directly to the nursery entrance and commercial units. This enhances ease of movement through the site and the wider local centre and residential development, in accordance with the established principles of the Sub Area Masterplan.



- 4.4.4 In summary, the Active Trave Appraisal demonstrates that the site is accessible to a number of local amenities that may promote pass-by / linked trips. The surrounding area benefits from a good level of pedestrian infrastructure. National Cycle route (NCR) 4 is also available to the south-west of the site. Existing cycle infrastructure combined with the proposed cycle parking will ensure that employees and customers are able to access the proposed development by bike. In respect to buses, the closest bus stop to the site is located approximately 500m to the west on Baldwin Drive. Alongside new bus stops and services are proposed that will serve the site and the wider Glan Llyn development and enhance the site's accessibility by public transport. The Appraisal finds the site has good levels of accessibility by all the main non-car modes of transport.
- 4.4.5 A Green Travel Strategy (GTS) will be implemented for the food store, nursery and commercial units. The main aim of this strategy is to influence a shift in travel behaviour to encourage use of active and sustainable modes of transport for staff journeys to and from the food store, nursery and commercial units.
- 4.4.6 In respect of trip generation, the trip assessment detailed in the Technical Note considers a slightly larger foodstore than assessed at outline stage which reflects operator requirements. The trip assessment finds trip generation impact that would be negligible on the local highway network, when assessed against the approved outline position. Peak levels in the AM period are found to be, broadly, the same. Peak levels in the PM peak period generated by the proposed Limited Assortment Discounter (LAD) are found to generate circa 30 fewer two-way trips than an open A1 foodstore. During a Saturday peak, the additional two-way trips generated is considered to be negligible and will not lead to any material detriment to local highway safety.
- 4.4.7 A parking accumulation exercise has been undertaken; this demonstrates the parking numbers proposed are sufficient to meet demand, with appropriate capacity to support peak periods. Appropriate cycle parking provision is provided. Swept path analysis demonstrates the access to be suitable for accommodating HGV access, egress and manoeuvring.
- 4.4.8 The proposal is considered to accord with LDP Policy GP4. Further details are provided in the accompanying Technical Note prepared by SCP.

4.5 Ground Conditions

- 4.5.1 A Phase 1 and Phase 2 Geoenvironmental Site Investigation prepared by Remada is provided in support of this application. The preliminary risk assessment identified a number of on-site and off-site potential sources of contamination requiring further investigation.
- 4.5.2 Remada Ltd was commissioned to conduct a Phase 2 Ground Investigation at the site including intrusive site investigation, following the Phase 1 preliminary risk assessment.



- 4.5.3 Intrusive site investigation was carried out between July and August 2024. In respect to Human Health Assessment the results of soil chemical analysis on analytes found no concentrations detected that exceeded the human health Generic Assessment Criteria (GAC).
- 4.5.4 In respect of groundwater the risk of leaching of contaminants as a result of infiltration of groundwater is limited. Therefore, the risk to controlled waters from contaminants within the made ground at the site is considered to be negligible.
- 4.5.5 In respect ground gas the results of gas monitoring indicate ground gas protection measures will not be required within the proposed buildings. The site is located in a Lower Probability Radon Area therefore no radon protective measures are necessary.
- 4.5.6 Further details are provided in the Phase 1 and Phase 2 Ground Investigation Reports accompanying the submission.

4.6 Flooding and Drainage

- 4.6.1 Policy SP3 of the LDP relates to flood risk which requires, where flood risk is a constraint, ensure that the risk of flooding is not increased elsewhere. It guides that development will only be permitted in flood risk areas in accordance with national guidance. A detailed technical assessment is required to ensure that the development is designed to cope with the threat and consequences of flooding over its lifetime. Sustainable solutions to manage flood risk should be prioritised.
- 4.6.2 The RM supported by a Flood Consequences Assessment and Drainage Strategy prepared by Delta Simons. It should also be noted the development proposals are subject to a separate SAB surface water drainage application.
- 4.6.3 The site is located within Flood Zone C1 (an area served by significant infrastructure, including flood defences) on the Development Advice Map and defended Flood Zone 3 on the Natural Resources Wales (NRW) Flood Map for Planning.
- 4.6.4 As set out in the submitted FCA the main potential source of flooding to the site is tidal. The site is flood free up to and including the present day 1 in 1,000 year (0.1% AEP) event. The site is expected to flood during the 1 in 200 year (0.5% AEP) plus climate change event, with levels of 6.89m AOD (Above Ordnance Datum). In mitigation, the FCA details that the proposed finished floor levels (FFL) for the foodstore and nursery will be 7.19 m AOD, which is 300 mm above the 1 in 200 year (0.5% AEP) + CC flood level. The proposed FFL for the three commercial units will be 6.99 m AOD, 100 mm above the 0.5% AEP + CC flood level. Post mitigation the risk of flooding from all sources has been assessed and the flood risk to the proposed development is considered to be Low and Acceptable. Any residual risk is proposed to be managed by an appropriate Flood Warning and Evacuation Plan.



- 4.6.5 The proposed development will introduce impermeable drainage area in the form of new buildings and car parking areas. This will result in an increase in surface water runoff if unmitigated. In order to ensure the increase in surface water runoff will not increase flood risk elsewhere, permeable paving is proposed and the development will avail of off-site attenuation ponds to accommodate storm events up to and including the 1 in 100 year 40% plus climate change event.
- 4.6.6 Further details are provided in the FCA and Drainage Strategy accompanying the submission, and the separate SAB drainage application being determined by Newport Council (as SAB authority) both of which detail how the development mitigates the threat and consequences of flooding, and how sustainable solutions have been incorporated to manage flood risk in accordance with LDP Policy SP3 and national guidance.



5.0 Summary and Conclusions

- 5.1.1 This Planning Statement has been prepared by CarneySweeney in support of a Reserved Matters submission for the next phase of development at the Local Centre in Glan Llyn, Newport, pursuant to outline planning permission ref: 06/0471.
- 5.1.2 This Statement has set out the details of the proposed development in respect of layout, scale, appearance, landscaping and access, i.e. the 'reserved matters', accord with the outline permission and the approved Local Centre Sub-Area Masterplan.
- 5.1.3 In principle, the proposed range and type of uses is aligned with the local centre and community uses approved by the outline consent and Sub Area Masterplan, which allows a degree of flexibility to reflect market demand and interest. The development is scaled to serve the new residential development being delivered at the wider Glan Llyn allocation and it has been demonstrated the development will not have a significant adverse impact on nearby centres in accordance with policy R8 of the LDP.
- 5.1.4 In design terms it has been demonstrated the development accords with the approved Sub Area Masterplan. It has been demonstrated residential amenity will be safeguarded, in accordance with policy GP6. The landscaping and GI proposals and the intended ecological management of the site ensure a net betterment to biodiversity is delivered on site in accordance with policy GP5 of the LDP.
- 5.1.5 The proposal is considered to accord with LDP Policy GP4 in respect to ensuring sustainably located development which is accessible by non-car modes. Local highway safety is safeguarded.
- 5.1.6 The development mitigates the threat and consequences of flooding, and it has been demonstrated how sustainable solutions have been incorporated to manage flood risk in accordance with LDP Policy SP3 and national guidance.
- 5.1.7 The proposals are considered to accord with adopted planning policy and national guidance which provides an overall balance of considerations which weigh firmly in favour of approving the reserved matters details.



Appendix A – Site Layout Plan



SCHEDULE OF AREAS (TYPE 1300):		
SALES		=1334 m ²
WAREHOUSE		=410 m ²
ANCILLARY		=218 m ²
GIA		=1962 m ²
SCHEDULE OF AREAS GIA (UNITS):		
UNIT 1		=131m ²
UNIT 2		=133m ²
UNIT 3		=131m ²
NURSERY (GF FOOTPRINT ONLY)		=352m ²
CAR PARKING NUMBERS:		
TOTAL CAR PARKING NUMBERS	138	
LIDL CAR PARKING	108	
DISPOSAL PARKING	30	

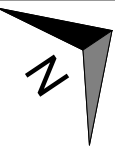
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WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION.

DO NOT SCALE!
ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE
WORK COMMENCES

BOUNDARY BASED ON MASTERPLAN FROM SGP ARCHITECTS

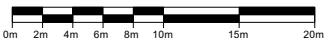
BASED ON TYPE 1300 BASE PLAN 26.02.24

DISPOSAL LAND AS PER SKETCH DESIGN BY
CORSTORPHINE & WRIGHT ARCHITECTS



SITE AREA:
7924 sq m / 1.958 Acres

**DISPOSAL SITE
AREA:**
3341 SQM / 0.826
ACRES



F	23/09/2024	Lighting Layout adjusted	BM
E	31/07/2024	Updated following clients comments and specialist	BM
D	11/07/2024	Information	KA
C	02/07/2024	Site updated to latest scheme	KA
B	18/06/2024	Drawing title updated	LS
Rev	Date	Description	Drawn

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Lidl GB Ltd.



project
**Glan Llyn
Newport**

drawing title
Proposed GA Masterplan

date **July 2024**
status **Planning**
scale **1:500 @ A3**
drawn **CP** checked **LS**
job no. **3211** dwg no. **P400** rev. **F**

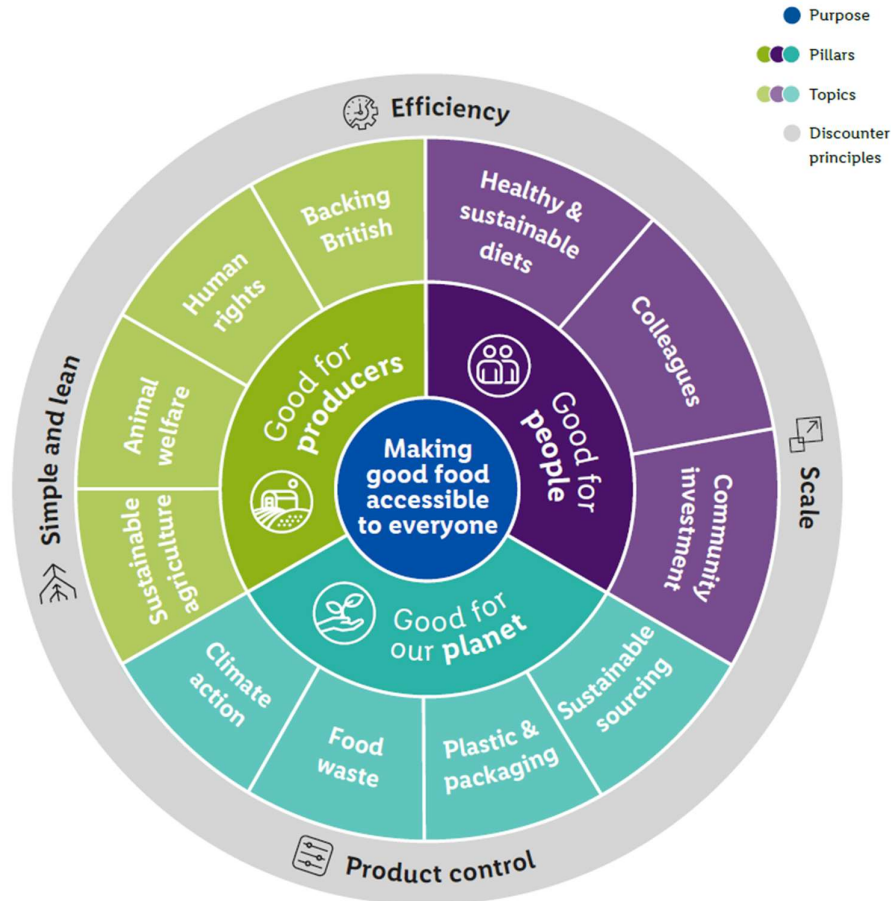
Appendix B – Carbon Reduction Strategy



Carbon Reduction Strategy¹

Lidl GB Ltd is determined to deliver on its purpose to 'make good food accessible to everyone' in a fair and responsible way. Lidl's 'Good Food Plan²' has been reporting on its sustainability strategy since 2017.

Lidl's Good Food Plan Objectives



Good for our Planet

- ✓ Food waste – driving down food loss from farm to fork.
- ✓ Plastic and packaging – enabling circularity through redesign.
- ✓ Climate action – Science-based decarbonisation of operations and supply chain.
- ✓ Sustainable sourcing – Sourcing all critical raw materials from verified sustainable sources.

Good for Producers

- ✓ Sustainable agriculture – supporting a resilient agricultural supply chain through biodiversity enhancement, water stewardship and carbon management.
- ✓ Backing British – Championing the sustainable growth of the British food and farming sector.
- ✓ Human Rights Respecting and protecting human rights throughout Lidl's business and supply chain.

¹ <https://corporate.lidl.co.uk/sustainability/policies>

² <https://corporate.lidl.co.uk/sustainability/sustainability-reports>

- ✓ *Animal Welfare – Improving animal health and welfare standards, ensuring all animals in the supply chain live a good life.*

Good for People

- ✓ *Healthy and sustainable diets – Making healthier and more sustainable food accessible to everyone.*
- ✓ *Community investment – Helping to strengthen communities we serve.*
- ✓ *Colleagues – Being the first-choice employer in the sector.*

Sustainable Development

Lidl's store design incorporates passive design strategies to take advantage of:

- Natural daylighting through careful building and glazing orientation - this offers a reduced dependency on electric lighting through the contribution of natural lighting to achieve the required Lux levels.
- Enhanced fabric efficiencies and thermal mass are allowed for to help stabilise any temperature fluctuations within the building reducing heat gains and/or losses.
- Using heat recovery ventilation to pre-heat incoming fresh air. This reduces the energy loads associated with fresh air heat loss/ gains.
- Separate sub-metering to allow for all energy consumed to be monitored and any discrepancies easily identified and fixed thus minimising wasted energy.
- Low energy lighting installed with suitable controls to ensure lights are not left on unnecessarily.
- Building energy management system (BEMS) designed and installed to manage all systems effectively, ensuring their efficiencies and achieved and maintained.

Lidl stores are designed to comply with the latest government guidance and Part L Building Regulations. Sustainable measures incorporated into the building design include:

- Sustainable surface water drainage scheme.
- Electric Vehicle Charging spaces - Since 2017, Lidl has invested over £15 million to support EV drivers by installing rapid chargers at more than 300 stores. Lidl retrofitting charging points into a number of existing stores.
- Recycled materials in insulation and floor finishes.
- Use of water-based paints on steelwork.
- High efficiency LED lighting incorporated internally and externally.
- Lighting installed with movement detectors.
- Dual flush toilets.
- Sensor taps to reduce water consumption.
- Improved air leakage and enhanced U-Values (thermal transmittance) where possible.
- Delivery noise reduction through quiet, manually operated bridging plates and dock shelter, used in conjunction with sloped loading ramp.

Materials

- ✓ Materials with a BREEAM 'Green Guide' ranking of A or A+ chosen where possible.
- ✓ Building materials sought from suppliers that possess an accredited Environmental Management Systems (EMS) or similar standard.

Appliances

- ✓ Refrigerated units use transparent doors to reduce frequency of openings.
- ✓ Open front refrigeration units are fitted with night blinds to reduce cooling requirements outside operating hours.
- ✓ Fridges, dishwashers and other white goods installed for staff are 'A' energy rated.

Glazing

- ✓ Allow high levels of natural light to reduce the need for artificial lighting.

- ✓ Aluminium framed which can be recycled at the end of its operational life.
- ✓ Windows maximise daylight, minimize heat loss, reduce solar gains and provide acceptable noise insulation.
- ✓ All windows are double glazed.

Lighting

- ✓ All lighting connected to Building Management System (BMS).
- ✓ Lighting within sales area controlled by timers and other areas controlled by motion sensors.
- ✓ External lighting utilises a combination of light sensors and timers in order to minimize energy consumption.
- ✓ Lighting levels reduce to only 30% after store closure.
- ✓ Lidl developments minimise light obstruction, including light trespass and sky glow by following appropriate guidance from the Institute of Lighting Engineers.

Heating

- ✓ Air conditioning system provides both heat and cool air.
- ✓ Small amount of hot water required is provided by electric water heating to reduce losses from water storage.
- ✓ Lidl stores exceed minimum Buildings Regulations standards for thermal performance.
- ✓ All windows have a minimum of 6mm glass and 12mm gap between glazing panels to minimise heat loss from the building.

Air

- ✓ Store finishings 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.
- ✓ Air leakage through draughts at joints in the building such as windows, doors and poorly fitted cladding can cause variations with the building's temperature. Control and reduction of leaks are incorporated into the building design.
- ✓ Openings within the building envelope have been kept to a minimum to reduce the areas where air leakage could occur. Appropriate seals are used to minimise draughts.

Water

In terms of water usage, Lidl's on-site water management practises include:

1. Water is fully metered.
2. Water usage is monitored on a monthly basis.
3. A Water usage target of 13m³ per month.
4. Installation of low water use fittings.
5. All new toilets have dual flush controls installed.

Waste

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.

Lidl recycles its packaging material, with its merchandising and display formats being designed to facilitate this. All cardboard is compacted and stored on site for daily collection by the returning HGV, along with all plastic, food waste, wood and all non-recyclable refuse.

In 2019 Lidl recycled 110,163 tonnes of their cardboard and paper; 4,492 tonnes of plastic and 16,942 tonnes of their general waste. The volume of recycled material has increased year-on-year and the

long-standing ambition is to achieve zero waste to landfill; by 2025 Lidl aim to make 100% of own brand plastic recyclable or reusable and have removed all black (non-recyclable) plastic.

In terms of food 2,323 tonnes of surplus produce was redistributed to good causes in 2022, up from 469 tonnes in 2016. Lidl has set a goal of reducing food waste by 40% by 2025 and 50% by 2030 (in 2019 Lidl achieved 26%). Any unavoidable food waste is repurposed into biogas. Overall, less than 1% of food sold in Lidl stores now goes to waste: that is a reduction of 43% against the 2016 baseline.

The principles of sustainability are engrained in Lidl's operation from the efficient construction and standardised fit-out elements enabling rapid store construction, to energy saving measures outlined above.

Our Good Food Plan

Progress against key targets

Pillar	Topic	Target	Baseline year	Target year	Progress against target
 Good for our planet	Food waste	Lidl GB's food waste will be reduced by 50% (relative)	2016	2030	86%
		100% of key suppliers of high wastage categories will have joined the Food Waste Reduction Roadmap or be implementing a target, measure, act approach	N/A	2027	43%
	Plastic and packaging	Own-brand plastic packaging will be reduced by 40% (relative)	2017	2025	72%
		Own-brand packaging will be reduced by 25% (relative)	2019	2025	50%
		100% of own-brand and branded packaging will be recyclable, reusable, refillable or renewable	N/A	2025	95%
	Climate action	Reduce absolute Scope 1 and 2 greenhouse gas (GHG) emissions by 80% (1.5°C trajectory)	2019	2030	N/A
		100% of Lidl GB's store delivery fleet will be fossil-fuel free	2018	2030	10%
		100% of Lidl GB suppliers that contribute to top 75% product-related emissions will have validated science-based targets	2022	2026	39%
	Sustainable sourcing	Source 100% of high-risk raw materials within our product ranges from verified sustainable sources	-	2025	98%

Our Good Food Plan

Progress against key targets

Pillar	Topic	Target	Baseline year	Target year	Progress against target
 Good for producers	Sustainable agriculture	100% of British Lidl GB fruit and veg suppliers to achieve LEAF Marque certification	2019	2023	45%
		Provide financial support for nine water catchment projects	N/A	2025	67%
	Human rights	Conduct 15 Human Rights Impact Assessments (HRIAs) across high-risk supply chains and implement corresponding action plans	2019	2025	40%
	Animal welfare	Robust animal welfare action plans in place for six key categories and being delivered against for each primary protein	2021	2025	33%
 Good for people	Healthy and sustainable diets	We will increase sales, based on tonnage, of healthy and healthier products to at least 80%	2019	2025	99%
		We will increase fruit and vegetable unit sales by 35%	2021	2026	7%
		We will deliver a 400% sales increase in our own-brand meat free and milk alternative range	2020	2025	99%
	Community investment	We will have raised £10m for NSPCC to help keep children safe	N/A	2025	74%
		Donate five million meals every year to families in need	N/A	ongoing	100%

Performance scorecards

Lidl GB consists of operations in England, Scotland and Wales. Operations in Northern Ireland are managed by Lidl Ireland GmbH.

We publish a new sustainability report every two years, with each report reflecting the previous two financial years. Our last report covered 2019 and 2020.

In accordance with the ISAE 3000 (revised), Mazars has provided limited assurance of selected KPIs contained in this report.



Good for our Planet performance scorecard

Target	Metric	Methodology	Baseline	2019	2020	2021	2022	Progress
Food waste								
By 2030, we will have reduced Lidl GB's food waste by 50% (relative)	Food waste intensity* (% food waste vs food handled)	Conforming with the Food Loss and Waste Accounting and Reporting Standard (FLW Standard). Food surplus (tonnes) = Unsold product volumes (tonnage) x Unit product weights. Redistributed food surplus is deducted to determine food waste (tonnes).	FY2016 1.72%	1.36% (-21%)	1.21% (-30%)	1.05% (-39%)	0.99% (-43%)	86%
By 2027, 100% key suppliers of high wastage categories will have joined the Food Waste Reduction Roadmap or implemented a target, measure, act approach	Number of suppliers that have committed to adopting the Food Waste Reduction Roadmap or are implementing a target, measure, act approach to managing food waste	Number of key suppliers (based on volume supplied) that have committed to adopting WRAP's Food Waste Reduction Roadmap (list supplied by WRAP).	N/A	-	-	-	43%	43%

*Food waste intensity is the percentage of total food handled that ends up as waste



Good for our Planet performance scorecard

Food waste disclosure

	2019	2020	2021	2022
Surplus food (tonnes)	40,428	41,430	39,137	41,540
Redistributed to charity (tonnes)	1,447	1,540	1,793	2,323
Food waste to AD (tonnes)	38,981	39,890	37,344	39,217
Food waste intensity (%)	1.36	1.21	1.05	0.99

Target	Metric	Methodology	Baseline	2019	2020	2021	2022	Progress
Plastic and packaging								
By 2025, own-brand plastic packaging will be reduced by 40% (relative)	Tonnes of primary own-brand plastic packaging per £1m turnover (% change from baseline)	Tonnes of own-brand primary packaging sold relative to turnover (£m)	FY2017 9.14	7.5 (-18%)	7.4 (-19%)	7.3 (-20%)	6.5 (-29%)	72%
By 2025, own-brand packaging will be reduced by 25% (relative)	Tonnes of primary own-brand packaging per £1m turnover (% change from baseline)	Tonnes of own-brand packaging sold relative to turnover (£m)	FY2019 25	25 (0%)	25.9 (+3%)	24.5 (+2%)	21.9 (-12%)	50%
By 2025, 100% of own-brand and branded packaging will be recyclable, reusable, refillable or renewable	% recyclable, based on tonnage, of own-brand and branded packaging	Products that are eligible to carry an OPRL (On-Pack Recycling Label) ‘recyclable’ logo. Includes reclassification of PP as recyclable	N/A	81%	84%	93%	95%	95%



Good for our Planet performance scorecard

Plastic and packaging disclosure

Packaging (tonnes)	2019	2020	2021	2022
Primary packaging (total)	212,060	251,759	253,604	265,472
Primary packaging (own-brand)	171,420	202,546	199,438	201,926
Secondary packaging (total)	99,707	108,047	113,310	120,958
Tertiary packaging (total)	23,206	15,408	25,666	26,946
Plastic packaging (tonnes)	2019	2020	2021	2022
Primary plastic packaging (total)	58,956	68,001	67,851	70,902
Primary plastic packaging (own-brand)	50,413	54,444	57,166	60,048
Primary plastic packaging- tonnes per £1m turnover (own-brand)	7.49	7.45	7.30	6.46
Secondary plastic packaging (total)	2,068	2,068	2,524	3,240
Tertiary plastic packaging (total)	2,567	2,781	3,268	3,513



Good for our Planet performance scorecard

Target	Metric	Methodology	Baseline	2019	2020	2021	2022	Progress
Climate action								
Scope 1 and 2								
Joint target of the companies of Schwarz Group: by 2030, reduce absolute Scope 1 and 2 GHG emissions by 80% (1.5°C trajectory)	tCO ₂ e	Market-based, Scope 1 and 2 GHG emissions, as disclosed in our Streamline Energy and Carbon (Report) published in our Annual Report and Financial Statements 2023	FY2019 Companies of Schwarz Group	22,170	21,999 (-1%)	20,658 (-7%)	17,608 (-20%)	25%
Scope 3 (Category 3: Logistics)								
By 2030, 100% of Lidl GB's store delivery fleet will be fossil-fuel free	% fleet powered by alternative (non-fossil) fuels	% miles driven using alternative (non-fossil) fuels, from distribution centres to stores.	-	-	-	5%	10%	10%
By 2030, reduce absolute store delivery GHG emissions by 42%	tCO ₂ e	Number of kilometres travelled by store delivery vehicles multiplied by 0.3 litres of diesel consumed per km (assumed). Sum multiplied by CO ₂ e emission factor (kgCO ₂ e/litre)	FY2018 51,567	55,575 (+8%)	58,278 (+13%)	64,589 (+25%)	75,196 (+46%)	0%
Scope 3 (Category 1: Products for resale)								
By 2026, 100% of Lidl GB suppliers that contribute to top 75% of Lidl Stiftung & Co. KG product-related emissions will have validated science-based targets	% Lidl GB suppliers that contribute to the Group's 75% of product-related emissions	Suppliers negotiated by Lidl GB that fall within the scope of the top 75% of product-related emissions of Lidl Stiftung & Co. KG, with validated science-based targets	FY2022	-	-	-	39%	39%



Good for our Planet performance scorecard

Climate disclosure

Energy and fuel	2019	2020	2021	2022
Total electricity consumption (MWh/yr)	379,343	393,586	456,266	486,608
Total gas consumption (MWh/yr)	39,864	34,509	33,308	31,234
Total energy consumption (MWh/yr)	419,207	428,095	489,574	517,842
Total energy intensity (MWh/m²)*	0.35	0.29	0.31	0.30
Renewable energy generation (KWh)	985	2,011	4,164	5,151
GHG footprint	2019	2020	2021	2022
Scope 1 (tCO ₂ e)	22,170	21,999	19,549	15,539
Gas consumption	7,571	6,614	6,101	5,622
Company vehicles	4,324	5,211	4,292	3,973
Refrigerant leakage	10,273	10,174	9,156	5,943
Scope 2 (tCO ₂ e)				
Electricity (Location)	96,764	97,697	96,879	94,100
Electricity (Market)	0	0	0	0
Scope 1 and 2: Total (tCO ₂ e)				
Location	118,934	119,696	116,428	109,639
Market	22,170	21,999	19,549	15,539
Scope 3 (tCO ₂ e)				
GHG Protocol categories 1-7, 11 and 12	9,480,753	10,800,452	10,353,772	11,068,833

*Total store area m2



Good for our Planet performance scorecard

Target	Metric	Methodology	Baseline	2019	2020	2021	2022	Progress
Sustainable sourcing								
By 2025, source 100% of high-risk raw materials within our product ranges from verified sustainable sources	All key raw materials	% of products certified to third-party sustainability standards as per policy	-	90	91	98.5	98	98%
	Cocoa	Fairtrade, Rainforest Alliance	-	100	100	100	100	100%
	Coffee	Fairtrade, Rainforest Alliance	-	56	70	78	89	89%
	Tea	Fairtrade, Rainforest Alliance	-	100	100	100	100	100%
	Bananas	Fairtrade, Rainforest Alliance	-	100	100	100	100	100%
	Palm oil	RSPO	-	100	100	100	100	100%
	Soy	Cargill Triple S, CRS, ADM RS, Proterra, RTRS, VLOG, ISCC+, USSAP	-	100	100	100	100	100%
	Wood and timber	FCS, PEFC	-	100	100	100	100	100%
	Fish	MSC, GGN, ASC, BAP, RSPCA Assured	-	89	95	95	95	95%
	Eggs	% of individual shell eggs sold from cage-free production systems	-	60	55	61	62	62%
	Plants and flowers*	GlobalG.A.P. plus GRASP	-	-	73	-	87	87%
	Cotton	GOTS, OCS, Fairtrade, CmiA, BCI	-	-	11**	86	92	92%

*Recorded every second year
**Based on organic cotton only



Good for Producers performance scorecard

Target	Metric	Methodology	Baseline	2019	2020	2021	2022	Progress
Sustainable agriculture								
By 2023, 100% of key Lidl GB fruit and veg suppliers to achieve LEAF Marque certification	% of Lidl GB fruit and veg suppliers certified by LEAF	Nationally negotiated fruit and veg suppliers meeting LEAF Marque certification	FY2019	-	-	40%	45%	45%
By 2025, financially support nine water catchment projects	Financial support delivered for catchment-based projects	Financial support delivered by Lidl to the WRAP water roadmap and the WWF Retailer's Commitment for Nature. WRAP report of the impacts of collective funding for each catchment area	FY2019	-	-	-	3	67%
Human rights								
By 2025, conduct 15 HRIAs across high-risk supply chains and implement corresponding action plans*	No. of HRIAs conducted with corresponding action plans	HRIAs follow international guidelines and final reports are published on Lidl GB's website. Risk assessment as outlined in Lidl GB's Human Rights and Environmental Due Diligence Policy	FY2019	0	2	4	6	40%
Animal welfare								
By 2025, robust animal welfare action plans in place for six key categories and being delivered against for each primary protein	No. of robust animal welfare plans in place	Number of categories with robust action plans in place across dairy, beef, lamb, pork, poultry and eggs	FY 2021	-	-	-	2	33%

*6 HRIA's have been completed and published on Lidl's corporate website, 4 of these HRIAs have published action plans at the time of this report publication.



Good for People performance scorecard

Target	Metric	Methodology	Baseline	2019	2020	2021	2022	Progress
Healthy and sustainable diets								
Increase sales, based on tonnage, of healthy and healthier products to at least 80% by 2025 (74% baseline, FY2019)*	% of healthy and healthier own-brand food products sold (based on tonnage)	Products classified using FSA’s 2004/05 Nutrient Profile Model (NPM). Classifications applied to sales (tonnage).** This commitment covers all own-brand food and drink products, excluding alcoholic drinks.	FY2019 74%	74%	-	*	79%†	99%†
Increase fruit and vegetable unit sales by 35% by 2026	Units of fruit and veg products sold (% increase from FY2021 baseline)	Sales (units) calculated for products within the fruit and veg category	FY2021 1,138,160,940 units/kg	-	-	1,138,160,940 units/kg	1,166,458,179 units/kg (+3%)	7%
By 2025, we will deliver a 400% sales increase in our own-brand meat free and milk alternative range	% Increase in turnover (£) from 2020 baseline	-	FY2020	-	£5,494,417	£10,942,950 (+99%)	£27,261,838 (+396%)	99%
Reduce salt content in own-brand food products aligned with Public Health England’s (PHE’s) revised salt targets (Sept 2020)	All own-brand listed lines are assessed against their relevant maximum target to determine the percentage of products meeting the target. For categories which don’t have a maximum target, the average target is used as a maximum	All own-brand listed lines are assessed against their relevant maximum	N/A	-	85	86	90	90%
Reduce sugar content in own-brand food categories by 20%, aligned with PHE’s Childhood Obesity Plan (sales weighted average)	SUGAR: number of product categories to have met the targets/ Number of product categories where reductions have been made	Sales weighted averages are calculated for all pre-defined categories. These are compared against a baseline of 2015 to determine the percentage of change. Those showing a 20% or more reduction compared to the baseline have met the target; those showing less than a 20% reduction have shown some progress towards meeting the target	2015	1/4	5/5	3/6	4/14	27%

*KPI methodology updated to align with FSA’s 2004/05 Nutrient Profile Model (NPM)
**Healthy foods are those scoring less than four points and drinks scoring less than one, as well as all single-ingredient products. Healthier is defined as foods scoring four to six points and drinks scoring one to three points. Foods and drinks scoring more than this are classified as least healthy.
†Due to improved data availability this data point was updated in June 2024.



Good for People performance scorecard

Target	Metric	Methodology	Baseline	2019	2020	2021	2022	Progress
Reduce calorie levels across food categories aligned with PHE’s calorie reduction programme (sales weighted average)	CALORIES: Number of product categories to have met the targets/ Number of product categories where reductions have been made	Sales-weighted averages are calculated for all pre-defined categories based on 52 weeks’ worth of sales. These are compared against a baseline of 01/09/2016-31/08/2017 to determine the percentage change. Different categories have different percentage reduction requirements	2016 (01/09/2016-31/08/2017)	-	0/4	0/5	1/4	11%
Reduce calorie levels across food categories aligned with PHE’s calorie reduction programme (maximum targets)	CALORIES: Percentage of products that meet the maximum calorie target	All own-brand listed lines are also assessed against the maximum calorie targets per portion to determine percentage of products meeting the maximum	N/A	-	85	85	88	88%
Community investment								
Continual support for communities via charitable donation	Amount (£) raised for charity	Total amount raised for charity from corporate donations, employee fundraising and in-store and online customer donations	-	£1.4m	£1.6m	£1.41m	£2.66m	N/A
By 2025, we will have raised £10m for the NSPCC to help keep children safe	Amount raised for NSPCC	Total amount raised for NSPCC from corporate donations, supplier donations, employee fundraising and in-store and online customer donations	-	£1.32m	£1.22m	£1.27m	£1.69m	74%
Donate five million meals every year to families in need	Number of meals donated	Total number of meals donated to charity calculated from corporate and customer product and surplus donations (420g per meal)	N/A	3.84m	4.73m	5.57m	6.18m	100%



Good for People performance scorecard

Target	Metric	Methodology	Baseline	2019	2020	2021	2022	Progress
Colleagues								
Advance gender equality across the business								
	Gender pay gap (% mean)	Calculation adheres with UK Government’s guidance ‘Making your gender pay gap calculation, Government Equalities Office’	FY2021	11 (2018)	6.6	10.5	10.9	N/A
	Gender pay gap (% median)	Calculation adheres with UK Government’s guidance ‘Making your gender pay gap calculation, Government Equalities Office’	FY2021	0.5 (2018)	0.2	0%	0%	N/A
Promoting learning and development opportunities, especially for young people								
	Number of graduates	Total number of graduate positions filled at the end of the financial year	FY2021	15	18	60	88	N/A
	Number of placement students	Total number of placement students onboarded at the end of the financial year	FY2021	13	12	12	9	N/A