

Cribbs Triangle Ltd and Lidl Great Britain Ltd

**Proposed Local Centre
Foodstore at the Triangle Site,
Cribbs Causeway
Planning Compliance
Statement**

July 2021



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1. Introduction

- 1.1. This Planning Statement has been prepared in support of a reserved matters application for a local centre foodstore forming part of the Cribbs 'Triangle' development.
- 1.2. This Statement describes the site and the proposed development at Section 2.
- 1.3. Section 3 provides a statement of compliance with reference to the outline planning permission governing this development and higher order spatial planning documents to which this application must adhere.
- 1.4. Section 4 provides a summary and overall conclusion.

2. The Site and Proposed Development

- 2.1 This application is for reserved matters for the construction of a local centre foodstore at the 'Triangle' site which forms part of the Cribbs New Neighbourhood.
- 2.2 The 'Triangle' site lies between the A4018 and B4055, these roads joining at the northern tip of the site. The southern boundary is adjacent to the Avonmouth railway line.
- 2.3 The reserved matters under consideration are layout, scale, appearance and landscaping, to be read in conjunction with Outline Permission PT14/0565/O:

Mixed use development of 44 hectares of land comprising: up to 1,000 new dwellings (Use Class C3); an 86-bed Extra Care Home (Use Class C2); a mixed use local centre including a food store up to 1,422sqm net internal sales area (Use Classes A1, A2, A3, A4, A5, B1, D1, D2); a 2-form entry primary school; community facilities including a satellite GP surgery, dentist and community centre; associated public open space and sporting facilities; green infrastructure integrated with foot and cycle paths; together with supporting infrastructure and facilities including three new vehicular accesses. Outline application including access, with all other matters reserved

- 2.4 As per the outline description above, the development provides for a foodstore of up to 1,422sqm (net internal sales) as part of a mixed-use local centre.
- 2.5 The outline permission is not specific on the location of the foodstore. The Land Use Parameter Plan that forms part of the outline permission identifies the whole of the Triangle site (except for landscaped boundaries) for mixed use including retail, residential, and a community centre. However, the principles and concepts contained in the approved Design and Access Statement (Addendum June 2016) must be complied with in the reserved matters and this document identifies the broad location for the local centre within the Triangle, including a specific site for the foodstore, as shown on the Illustrative Masterplan below:



Illustrative Masterplan - Extract from approved Design & Access Statement

- 2.6 In accordance with the outline permission, CTL has recently submitted for approval a Masterplan, Phasing Plan, and Design Code for the Triangle site (application ref: DOC21/00208). These documents identify the part of the Triangle that has been assigned for the local centre foodstore, as a specific phase, in conformity with the outline Illustrative Masterplan.
- 2.7 The submitted Masterplan is reproduced below and shows the foodstore building shaded beige.



- 2.8 The foodstore is located on the eastern side of the Triangle where it can benefit from prominence on the main highway network, an essential operator requirement and important for legibility within the Cribbs New Neighbourhood. The location allows for separate customer and service vehicle entrances from the fixed internal spine road serving the Triangle site. It also allows for safe and convenient pedestrian/cycle access from within the Triangle and beyond, including approved residential areas on the 'Main' site to the northwest, the Fishpool Hill area to the east, and established residential areas to the south.
- 2.9 The subject site is approximately 0.74 Ha and it is reasonably flat, albeit levels for the wider Triangle site and its internal spine road fall gradually from north to southwest. The neighbouring A4018 is around 1m higher than the site.
- 2.10 The site is currently open and undeveloped. It does not contain any trees or other green features of interest.

- 2.11 The foodstore will be occupied by Lidl and it is designed to meet its specific requirements and specification for this local centre, having regard to its location, status and catchment area. It comprises a single storey foodstore building of 2,327sqm gross internal floorspace of which 1,414sqm is net sales area. It is served by a customer car park with 113 spaces including 6 dedicated disabled spaces, 9 parent/child spaces, and 22 spaces with active/passive electric vehicle charging. Customer cycle parking is provided for 12 bikes (5no. Sheffield Stands).
- 2.12 A description of the layout, design and appearance of the site is provided in the submitted Design and Access Statement.

3. Statement of Compliance

The Outline Permission

- 4.1 The approved outline planning permission PT14/0565/O establishes the principle acceptability of providing a local centre foodstore at the Triangle.
- 4.2 On the face of the permission, it permits development of a foodstore of up to 1,422sqm (net internal sales). Conditions stipulate that:
- A maximum of 15% of the total retail floorspace shall be used for the sale of comparison goods and products (Condition 9);
 - It shall not be subdivided into smaller retail units (Condition 10)

The above requirements serve to ensure that the foodstore is designed to serve the local community and not adversely impact on the vitality and viability of other local centres.

- 4.3 The details provided in this reserved matters application show a single retail unit of 1,414sqm net floorspace. Accordingly, the local centre foodstore is compliant in form and size.
- 4.4 Condition 9 which controls the amount of comparison goods sold from the foodstore is a compliance condition and it will be Lidl's responsibility to comply with this condition once the foodstore is operational.

Approved Design & Access and Statement Parameter Plans

- 4.5 As described above, the foodstore is located in accordance with the concept and Illustrative Masterplan presented in the approved outline Design and Access Statement.
- 4.6 Regarding conformity with the approved Parameter Plans (Condition 7):
- Land Use – this parameter plan does not define a precise location within the Triangle for the local centre foodstore. As such, the location has followed the concept and Illustrative Masterplan presented in the approved outline Design and Access Statement.
 - Density – this plan provides an upper threshold for the density of housing development within the Triangle site and Main site. As such, it is not relevant to this reserved matters application.
 - Building Heights – this plan allows for retail and commercial development of up to 4 storeys (15m). The proposed local centre foodstore is comfortably within this threshold, being 6.9m at its highest.
 - Green Infrastructure - this plan identifies the zone for development within the Triangle site. Relevant in respect of this reserved matters application is the protection of natural/semi-natural open space along the boundary with the A4108. The submitted proposals do not encroach into this open space and the development will not adversely affect the

ongoing health and maintenance of the established belt of trees and hedgerow.

Overall, the reserved matters details presented in this application comply with the approved Parameter Plans and are consistent with the approved Design and Access Statement.

Phasing Plan, Masterplan and Design Code

- 4.7 In accordance with Conditions 5 and 6 of the outline permission, this reserved matters application has been preceded by the submission of a Phasing Plan and Design Code for the Triangle site. Additionally, a Masterplan has been submitted in accordance with the S106 Agreement.
- 4.8 The Phasing Plan and Design Code must be approved prior to the approval of reserved matters applications. The Masterplan is provided in accordance with the s106 Agreement.
- 4.9 These controlling documents identify the subject application site as a distinct parcel within the Triangle geographical phase. The parcel is identified purely for the provision of the local centre foodstore and it does not contain residential dwellings, public open space, structural landscaping, or wider infrastructure works. In other words, this phase is purely associated with the delivery of a local centre foodstore consistent with the outline permission.
- 4.10 The Masterplan and Design Code show the local foodstore in its wider context, importantly its location relative to the street network, walking and cycling routes, and development on other phases/parcels, including the proposed site for a community centre that will form the other key component of the new local centre.
- 4.11 The Design Code is necessarily focussed on delivering high quality residential development at the Triangle since the local centre foodstore is governed by established outline parameters and essential commercial requirements. These commercial considerations are reflected in the approved outline Design and Access Statement in showing a foodstore located where it has the necessary roadside prominence and legibility, and within a land parcel which is of a shape and size that can readily accommodate the typical layout requirements of a medium-sized foodstore and its associated servicing and customer parking.
- 4.12 In this case, Lidl's specification and requirements can be successfully accommodated in line with the overall concept and Illustrative Masterplan for the Triangle as presented and approved at outline stage. This follows through in the recently submitted Masterplan.
- 4.13 Given the above, the importance of these higher order controlling documents to this specific reserved matters application is essentially in showing that the detailed proposals for the local centre foodstore will represent a good fit with the balance of development that will come forward at the Triangle, including core principles relating to street hierarchy,

pedestrian and cycle movement, and open space provision. This includes the proposed safeguarded location for a community centre which is shown to the west of the foodstore site on land that was also conceived as forming part of the local centre offer.

- 4.14 Overall, the reserved matters details are compliant with the Phasing Plan, Masterplan and Design Code.

Other Planning Requirements

- 4.15 The outline planning permission sets other conditional requirements for reserved matters applications. These are considered below.

Car and Cycle Parking Facilities (Condition 2)

- 4.16 This application is supported by the required details, as described in the submitted Design and Access Statement and shown on the Proposed Site Plan.

Lighting Strategy (Condition 2)

- 4.17 The application is supported by a lighting strategy that describes how external lighting will be provided in accordance with the operator's specifications, appropriate British Standards, and professional guidance.
- 4.18 The Strategy includes an external lighting layout and associated lux plots.

Refuse Collection (Condition 2)

- 4.19 The foodstore operator, Lidl will have sole responsibility for the management of waste and recycling. This will be wholly independent of a site-wide waste management and recycling strategy for the residential development that will be required for other development phases under Condition 45.

Walking and Cycling Routes including Safer Routes to School (Condition 2)

- 4.20 This reserved matters application relates only to the provision of the local centre foodstore. As this is a distinct commercial development parcel, it does not form part of or facilitate a wider network of walking and cycling routes within the Triangle and beyond, as shown on the Masterplan and Design Code.
- 4.21 As such, the focus of this application is on ensuring that there is accessible, legible and safe passage and circulation for pedestrians and cyclists visiting the foodstore site. The submitted Design & Access Statement describes how this will be achieved.

Affordable Dwellings (Condition 2)

- 4.22 This phase of development does not include the provision of dwellings.

Energy Statement (Condition 12)

- 4.23 In accordance with this condition, this application is supported by an Energy Statement that confirms the development will meet prevailing building regulations and policy requirements relating to the renewable energy.
- 4.24 The Statement describes the 'fabric first' approach to be adopted for the foodstore building, along with other energy efficiency measures such as high efficiency LED lighting. Combined, these measures result in a residual CO2 emissions savings of around 18%.
- 4.25 Low and Zero Carbon technologies have been considered for the foodstore and the most appropriate measures are VRF heat pumps for heating and cooling and photovoltaic (PV) electrical generation. These measures result in residual CO2 emissions savings of around 62%.
- 4.26 In combination, under conventional SBEM calculations, a total CO2 reduction of around 40% will be achieved against the residual CO2 emissions of the building.
- 4.27 Under the two scenarios tested in the Energy Strategy, CO2 savings are achieved beyond Building Regulations compliance.

Hard and Soft Landscaping (Condition 13)

- 4.28 This application is supported by the required details for hard and soft landscaping, as per the following documents:
- 2113-p02 rev G – Site Plan as Proposed
 - C-800 rev A – Surfacing Plan
 - NPA 11224 501 rev P02 – Proposed Planting Plan
 - NPA 11224 502 rev P02 – Plant Schedule

Landscape Maintenance (Condition 15)

- 4.29 The requirement is for a schedule of landscape maintenance for a period of at least 5 years.
- 4.30 Submitted drawing ref: NPA 11224 501 rev P02 – Proposed Planting Plan provides details for the proposed maintenance and long-term management of the landscape proposals for this phase of development, in accordance with the requirements of this condition.

Existing Trees – Retention and Protection (Condition 17 and 18)

- 4.31 There are no existing trees on the application site and no trees on adjacent land that require protection during the construction of the local centre foodstore development. This is confirmed in a Revised Pre-Development Tree Survey and Constraints report prepared by Tree Maintenance Ltd in January 2020.

Bird and Bat Boxes (Condition 25)

- 4.32 Given the specific nature of this phase of development, it is not considered to present suitable opportunities for the provision of bird and bat boxes. However, if consultation with the Council's ecologist suggests otherwise, the applicant will be pleased to review opportunities and agree appropriate provision of bird and bat boxes within this phase of the Triangle development.

Drainage Details (Condition 32)

- 4.33 Drainage details are put forward in accordance with the outline-approved Flood Risk Assessment. These details are shown on the following submitted documents:
- C-500 rev A - Proposed Drainage Layout
 - C-530 rev A – Flood Exceedance Plan
 - C-535 rev A – Drainage Catchment Plan
 - Micro Drainage Calculations

Construction Details (Condition 40)

- 4.34 The submitted 'Construction Management Plan' provides the required details for the siting of the construction compound, wheel washing, and means of access for construction traffic.

4. Summary and Conclusions

- 4.1 Reserved matters approval is sought for the development of a local centre foodstore at the Triangle site. The foodstore forms part of the residential-led development approved under outline planning application ref: PT14/0565/O.
- 4.2 This Statement has been prepared to demonstrate that the proposed development conforms with the outline planning permission including approved Parameter Plans, the Design and Access Statement, and pre-conditions relating to a Masterplan, Phasing Plan and Design Code for the Triangle site that govern detailed proposals to follow.
- 4.3 It is shown in the supporting application documents that the details for the local centre foodstore build on the illustrative proposals and parameters approved in outline and conform with the controlling documents subsequently submitted including the Triangle Masterplan.
- 4.4 It is further demonstrated that this reserved matters application includes all the relevant information required by conditions attached to the outline permission. So far as these relate to development management considerations, the foodstore development is shown to represent policy-compliant development.
- 4.5 In the above circumstances, the reserved matters details should be approved.

