

Proposed Lidl Foodstore, A470, Kings Meadow Design & Access Statement

Prepared on behalf of Lidl GB Ltd
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REV E



htcarchitects

York Place Studio
8 Britannia Street
Leeds
LS1 2DZ

T: (0113) 244 3457

E: info@htcarchitects.co.uk

htcarchitects.co.uk

Introduction

This Design & Access Statement (DAS) has been prepared by HTC Architects on behalf of Lidl GB Ltd ("Lidl"). It accompanies a full planning application for a new Lidl foodstore at A470, Kings Meadow, Brecon.

This document provides information on the proposals and has been assembled for the local planning authority, elected members, statutory and non-statutory consultees, and residents. The Design and Access Statement aims to provide information and construct an analysis of the application site. It will also show the surrounding areas and the positive links between the proposed site and the existing surroundings. Additionally, it identifies the constraints and opportunities relating to the development of the site, alongside key design principles.

Given Lidl's commitment to investment, the proposed development will, if consented, be constructed at the earliest opportunity. As a direct consequence of this, it will boost the local area's retail offering.

Purpose and Scope

The purpose of this Design and Access Statement is to explain the design process behind the development proposals and provide justification for the scheme. It forms an integral part of the Full Planning Application submission and should be read in conjunction with the other supporting documentation.

The DAS provides important and detailed information about the scheme and has been written for a wide target audience, including the Local Planning Authority, Local Residents, Statutory and Non-Statutory Consultees and Elected Members.

This document has been prepared as part of a detailed application for a retail foodstore and should be read in conjunction with all documentation submitted with the application.

The Proposal

The proposed development incorporates:
A single storey building with a total floor space of 2185 sqm (GIA) including a sales area of 1530 sqm which is subdivided into sales, tills and packing area.
103 car parking spaces including 6% disabled provision, 9no. parent & child spaces and 2no. electric vehicle (EV) charging spaces.
The site we are proposing includes a comprehensive landscaping scheme, with a SUDS drainage scheme.



Context

This section demonstrates the physical characteristics of the site and its context. Context relates to the physical, social and economic characteristics of the area together with the planning history and planning policy context.

The Site

The site is located within the administrative boundary of Bannau Brycheiniog National Park Authority, on the southern extent of Powys. The site extends to 1.18ha, comprising a relatively flat parcel of vacant land with the A40, heading towards Brecon & Dorlangoch along the north east boundary. The A470, heading towards Bannau Brycheiniog National Park, forms the west boundary. Along the south east boundary runs the Afon Tarell. The site is bordered by commercial retailers to the west, industrial estate to the south and residential estates to the east. Residential properties extending into Brecon are located to the north east of the A40.



VIEW 'A' FROM ROUNDABOUT

Context

Architectural Context

The areas around the site are retail, industrial and residential. The west of the site is the well established Brecon Enterprise Park, occupied by B&M, Screwfix, Powys County Council & Spa Motors. Towards the south of the site, is Ffrwdgrech Industrial Estate. Within the industrial estate is Bryson Recycling, GSM Automotive, Powys County Council Highways Depot & British Wool. Along the east of site is residential housing development, including a variety of house typologies, from rows to terrace to semi & detached homes.

There is a mixed and varied material palette in the area, from brick houses, rendered facades, to cladding.



Planning Policy Overview

This section provides an overview of the planning policy context and its implication for the proposals. For a detailed analysis, please refer to the Planning and Retail Impact Assessment prepared by Carney Sweeney

Future Wales: The National Plan 2040

Future Wales was adopted in February 2021 and sets out the framework and direction of development in Wales for the next 20 years. Policies of relevance to the application Site and proposals are summarised below:

- 1) Policy 6 Town Centre First' states: "Significant new commercial, retail, education, health, leisure and public service facilities must be located within town and city centres. They should have good access by public transport to and from the whole town or city and, where appropriate, the wider region. A sequential approach must be used to inform the identification of the best location for these developments, and they should be identified in Strategic and Local Development Plans."
- 2) Policy 9 Resilient Ecological Networks and Green Infrastructure' notes the importance of enhancing ecosystems, biodiversity and green infrastructure when considering approaches to development proposals through nature-based methods.
- 3) Policy 12 Regional Connectivity' refers to improving the connectivity in urban areas by integrating active ,and sustainable travel and public transport. Active travel is encouraged in all new developments in the form of walking and cycling to promote a reduction in the reliance of the private car.

Local Development Plan (LDP) - Brecon Beacons National Park Authority Local Development Plan (2007-2022)

The BBNPA LDP was adopted in December 2013 and covers the period up to 2022. It provides the statutory planning framework for development within Bannau Brycheiniog National Park. The following policies are of relevance to the application:

- Policy 1 (National Park Policy)** provides five set criteria for development within the National Park where they are relevant to the proposal:
- i. the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's Natural Beauty, wildlife, cultural heritage and built environment;
 - ii. the proposed development is integrated into the landscape to the satisfaction of the NPA through planting and appropriate management of native species or through the construction of appropriate boundary features;
 - iii. the proposed development does not have an unacceptable impact on the economic, social, cultural and linguistic vitality and identity of any community, either in its own right or through cumulative impact.
 - iv. the proposed development promotes opportunities for the conservation and enhancement of bio/geodiversity through appropriate design and landscaping.
 - v. the proposed development is within 400m of an area of accessible natural greenspace.

- Policy SP2 (Major Development in the National Park Strategic Policy)** says that major development should only be permitted in the National Park in exceptional circumstances where proven to be in the public interest. This will include an assessment of:
- a) the need for the development, including any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - b) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
 - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which these could be moderated.

Policy 6 (Biodiversity and Development) sets out the tests for ensuring that there is no unacceptable loss or other impact of a habitat or landscape features. The National Park Authority (NPA) requires all proposals to be judged against these tests to provide biodiversity enhancement through the scheme in accordance with the direction of the Planning Obligation Strategy.

Policy 8 (Trees and Development) relates to trees and aims to ensure all trees and their root systems are protected and that any removal must be replaced on site utilising native trees of local provenance. Therefore, to accord with local and national policy tree removal should be limited as much as possible and where required be replaced at a ratio of 3:1.

Policy SP11 (Sustainable Design) advises that all proposals for development are required to address the principles of sustainable design by meeting national and local requirements for sustainable design and demonstrate consideration of the application of renewable energy sources, where relevant.

Policy SP13 (Retail Strategy (and paragraph 7.7.3.1)) is the retail strategy which aims to protect the identified existing retail uses in the Retail Centres and maintain and enhance the diversity of uses in the Retail Centres. To satisfy this policy the retail tests need to be applied and shown to be favourable for the development.

Policy SP17 (Sustainable Transport) aims to ensure that opportunities are taken to reduce the need to travel by private car through a range of listed measures.

Policy 59 (Impacts of Traffic) states that development will only be permitted where appropriate access can be achieved.

Policy SP4 (Climate Change) sets out the requirements which must be demonstrated to show how the proposal will address the effects of climate change. The proposal must demonstrate how the development will be resilient and adaptable to the likely effects of climate change, limit and mitigate the causes of climate change and contribute to the aim of carbon neutrality.

Constraints and Opportunities

This section of the statement identifies the constraints and potential opportunities in respect of the site and how these have influenced the development.

Constraints

The sites constraints include:

Close proximity of ancient woodland.

Existence and location of on site existing vegetation.

The close proximity to the Afon Tarell.

Opportunities

The opportunities presented by the site include:

Enhancement of the range of retail provision in the local area, increasing local choice and competition and reducing unsustainable shopping patterns.

Bringing forward a commercial use to serve the local community.

A new landscaping scheme including the planting of new trees and screening the development from its immediate neighbours.

The provision of additional rapid EV charging.

To provide a foodstore that will promote sustainable modes of transport including walking and cycling.



Design Development

Analysing the existing site is key to developing a successful scheme. Throughout the design process, several site layouts and design proposals were explored to ascertain the optimal site layout whilst considering the key site opportunities and constraints.

Existing Site Analysis

Present on the existing site is dense vegetation and trees extending around the whole perimeter. Outside the site, along the south east boundary runs the Afon Tarell, parallel to the ancient woodland which is within our site boundary. These elements are key considerations that influence design development of the scheme.

Option 1

The first initial scheme developed place the proposed store parallel to the A470. Resulting in the rear elevation of the store, facing the main highways, creating an undesirable proposal and high retaining walls towards along the north boundary.

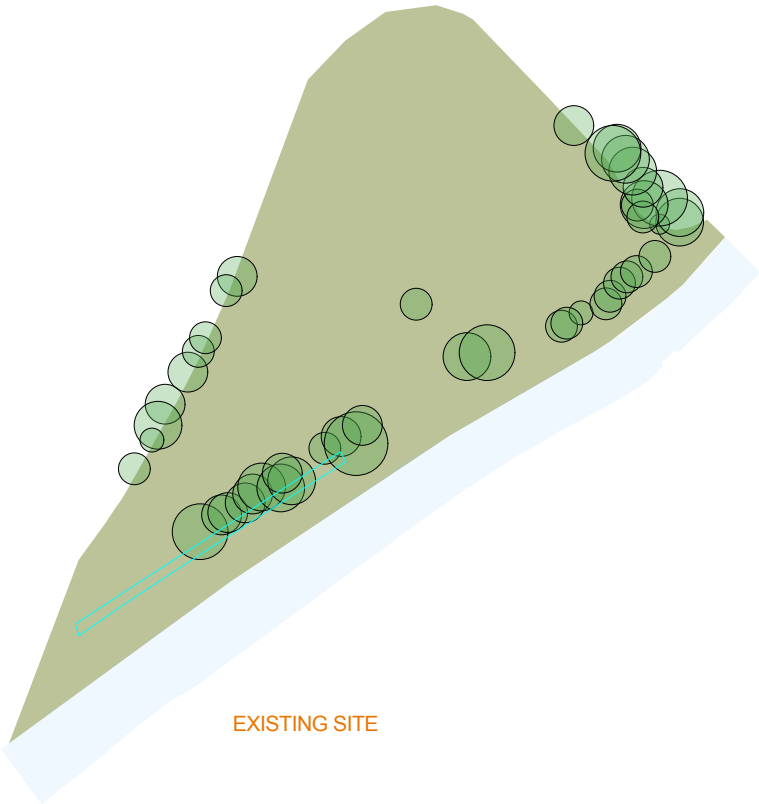
Option 2

The next design proposal explores the store orientation facing south west. However, this resulted in a segmented car parking arrangement, with an additional vehicular access in to site, pushing the store back and creating further disruption to existing trees.

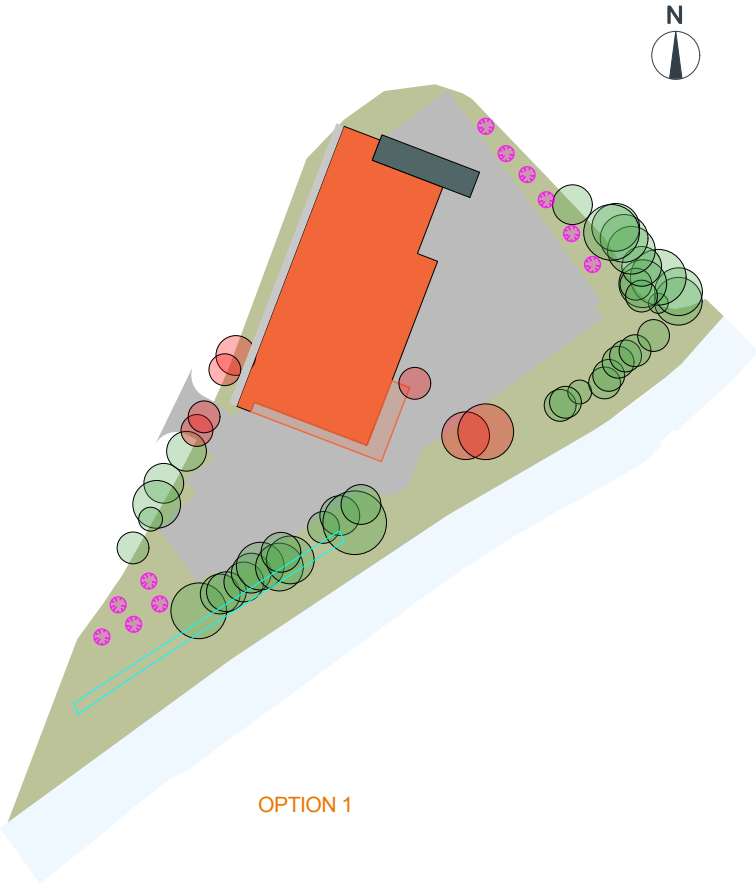
Planning Proposal

The scheme we are proposing, improves the site circulation and operational efficiency whilst enhancing accessibility and encourages safer pedestrian out of the development. In addition, this proposal retains green space along the river and minimises encroachment into the ancient woodland.

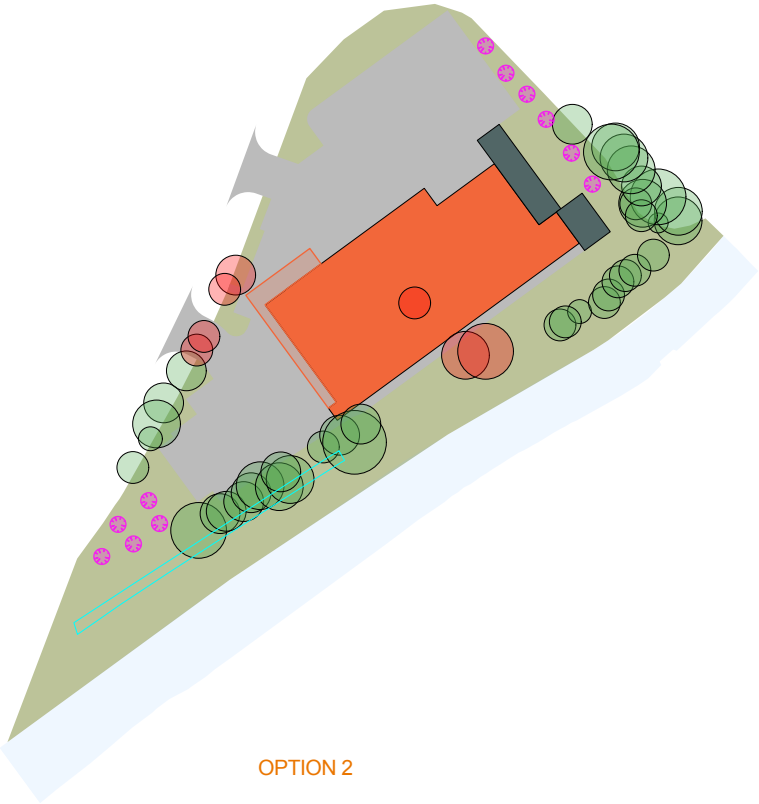
KEY	
	TREE REMOVED
	TREE RETAINED
	TREE PROPOSED
	RETAINING WALL
	CAR PARK LAYOUT
	PROPOSED STORE
	DELIVERY RAMP/PLANT AREA
	LANDSCAPE
	EXISTING RIVER



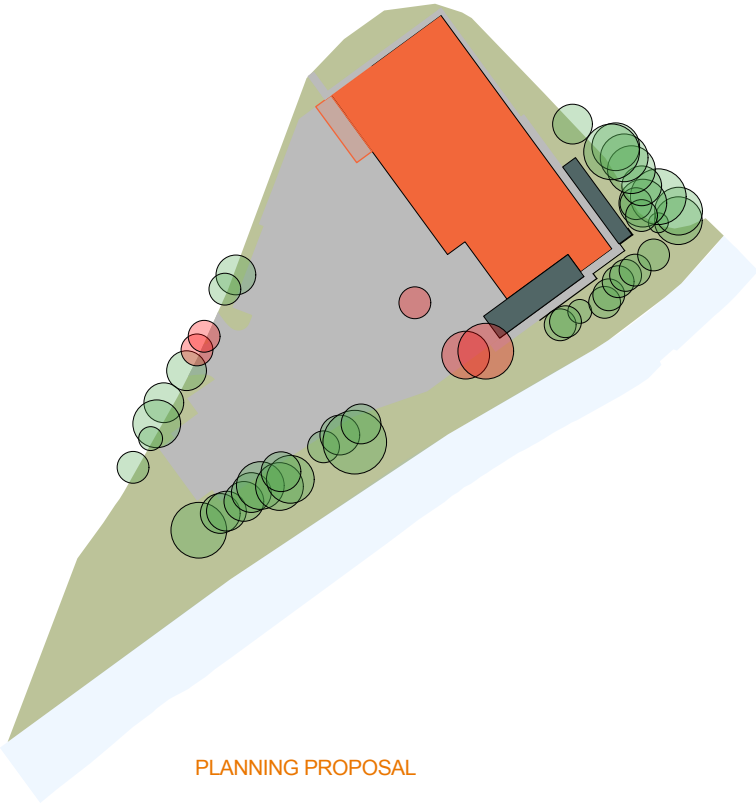
EXISTING SITE



OPTION 1



OPTION 2



PLANNING PROPOSAL

The Proposed Development

Key Design Principles

The following overarching design principles have been established based upon the analysis of the site and its context:

1. The need to provide a modern new Lidl foodstore of a size and appearance consistent with Lidl's branding and business model;
2. The need for a design quality which is appropriate to the site's setting.
3. The need to protect the amenity of the existing adjoining neighbours and future occupiers of the adjoining development;
4. The need to provide additional landscaping and screening.
5. The opportunity to capitalise on sustainable travel modes;
6. The shape, size and topography of the site;
7. The need to maximise natural surveillance and reduce potential for crime and anti-social behaviour; and
8. The need to minimise the carbon footprint of the development and utilise energy conservation and efficient methods where viable and feasible.

The Application Scheme

The scheme proposes a new Lidl foodstore, providing a spacious and attractive shopping environment for local residents and visitors in a convenient and accessible location.

Use & Amount

The proposed new Lidl foodstore will comprise Class A1 floorspace. Within the store itself, there will be a sales area, along with warehouse and delivery facilities, a freezer room and chilled room, bakery, an IT room, manager's office, welfare area and staff cloakroom.

The wider site will comprise car parking areas, along with a servicing area, pedestrian and vehicular accesses and associated landscaping

The proposals development will include:
A single storey building with a total floor space of 2185sqm (GIA).

103 car parking spaces including 6% disabled provision, 9no. parent & child spaces and 2no. electric vehicle (EV) charging spaces.

Also include a comprehensive landscaping scheme & SUDS drainage scheme.

Layout

The layout of the proposal has been influenced by an iterative design process with all technical consultants involved in the process.

The new Lidl store would be positioned in the north east corner of site, with the glazed elevation facing towards the A470 roundabout.

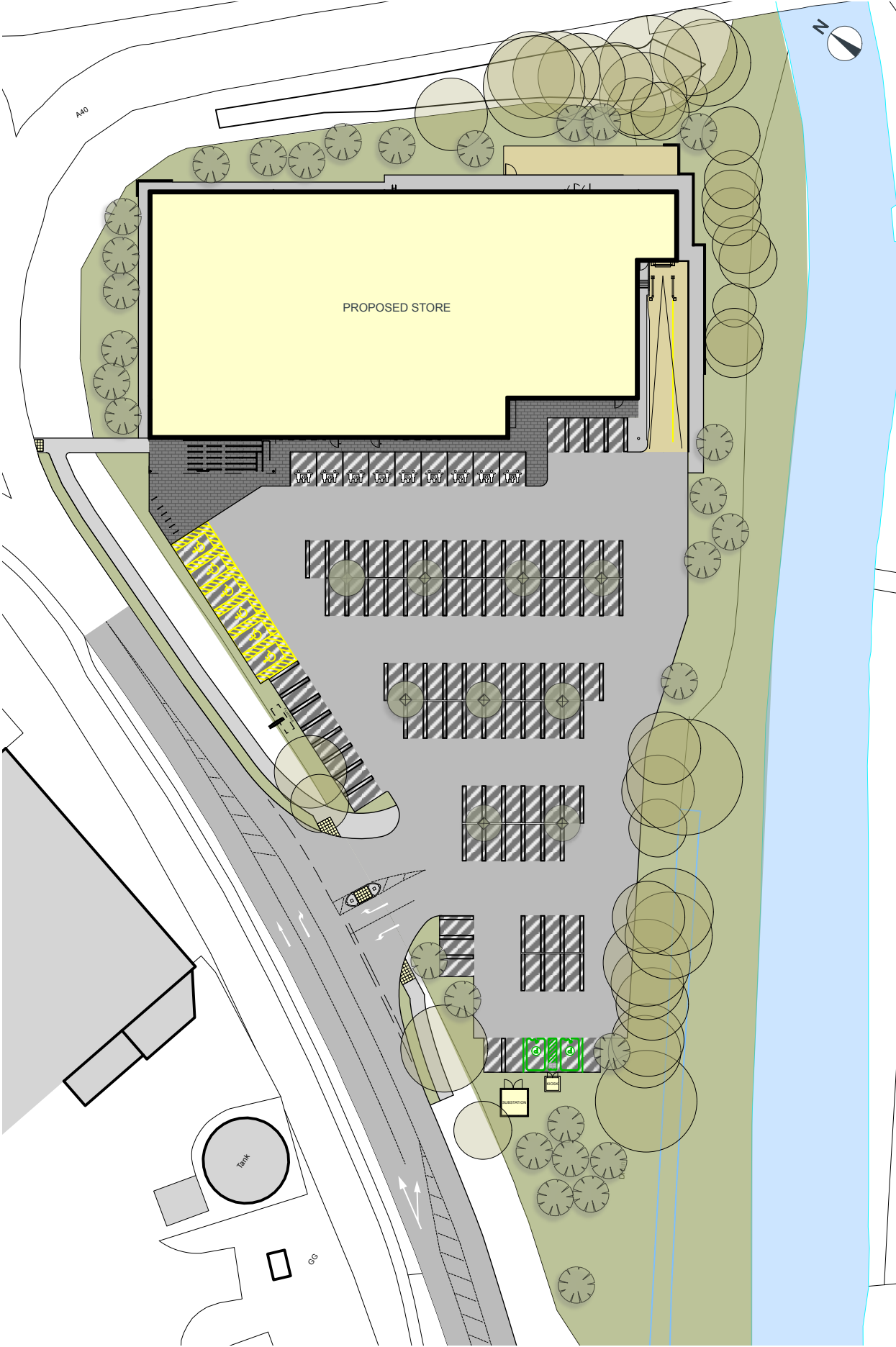
Externally the store will be modern in design, including a glazed shopfront, consistent with Lidl's corporate style.

The elevations facing the car park areas will include a natural stone to complement the materiality of the surrounding areas.

Vehicle access to the site is proposed to be taken via A470 the south of the store on the western boundary of the site. The vehicular entrance shall be sufficiently sized to accommodate HGV servicing.

Pedestrian route from the roundabout will provide a route through the site and also provide connectivity to the wider area.

The application scheme represents the optimum layout for the site and responds to all of the different factors mentioned above.



The Proposed Development

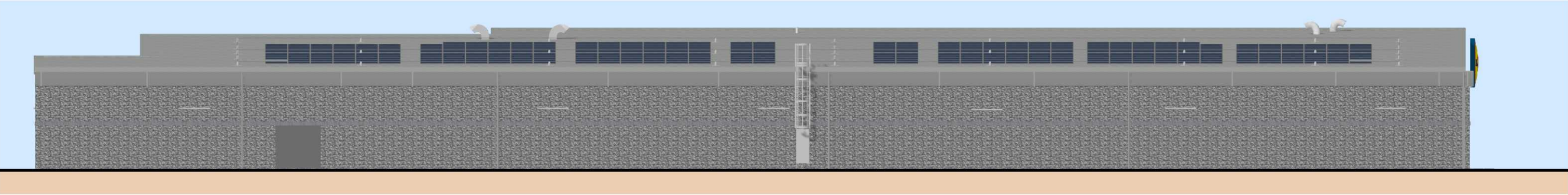
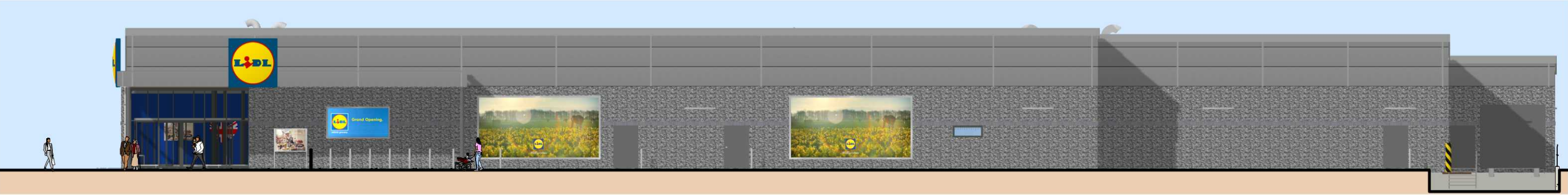
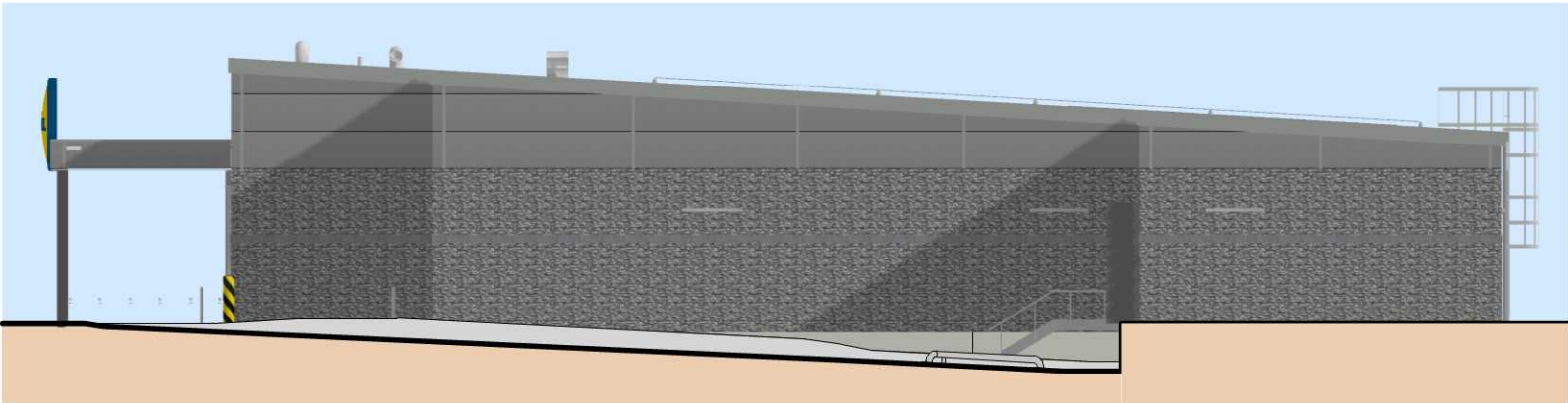
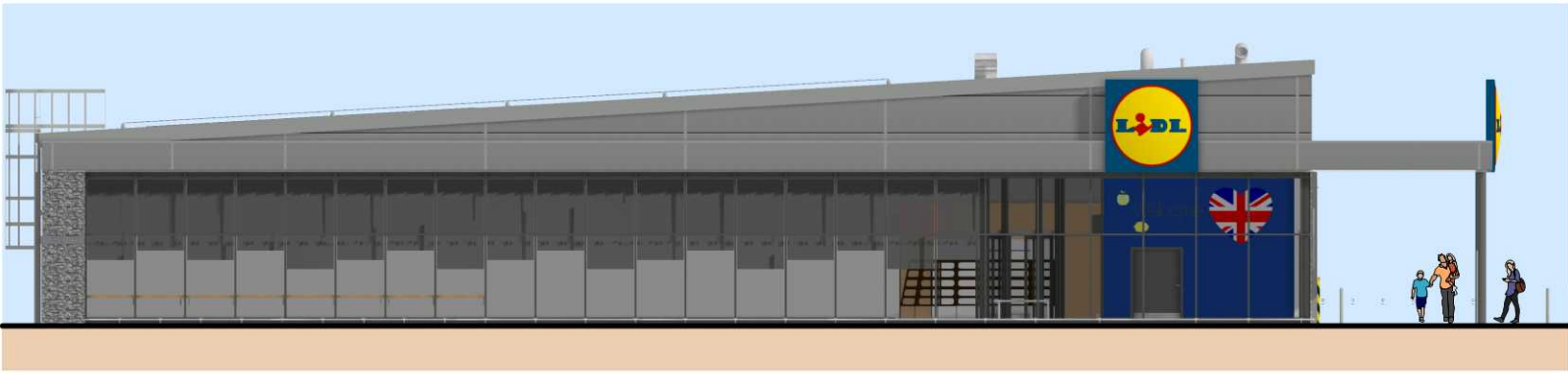
Appearance

The store will have a contemporary design that is in-keeping with Lidl's brand identity, yet also responds appropriately to the local context.

The proposed materials palette for the Lidl foodstore includes a grey colour metal composite roof, while the external walls have a natural stone and warm grey cladding panels over. This proposed tonality is designed to compliment its surroundings respect and respond to the Park's natural beauty. A glazed shopfront is proposed on the store's north elevation. The shopfront also serves to facilitate natural light into the sales area.

A modern mono-pitched roof design is proposed to reduce the building's presence and create a clearly identifiable store entrance for customers.

Illustrative advertisement signage is indicated on the application drawings. All signage will be subject to an application for advertisement consent which will be submitted at a later date.



Access

The application site is easily accessible via a range of transport modes including by foot, cycle, bus and private car

Pedestrian, Cycle and Bus Access

The site is located approximately 1.2 Kilometre from the Brecon centre (15 minute walk) and 0.5 mile from the existing bus stop at St Davids Church. Additionally a proposed bus stop on the B4601 near the A40/A470 roundabout.

6 Sheffield cycle stands will be provided along the northern boundary close to the pedestrian access into site. These will provide space for 12 bicycles for use by customers. Lidl staff will be able to store bicycles in the back of house areas of the store. A new proposed bus stop is proposed off the A60 round about to allow the site to be more accessible by bus.

Vehicular Access

Access to the proposed Lidl foodstore will be provided from a new access point on the A470. This junction will also facilitate access for HGV's servicing the store.

With regards to servicing, the largest type of vehicle expected to access the site will be for deliveries. This will be a 16.5m long maximum legal length articulated HGV. These types of vehicles will be used to provide deliveries to the store and manage waste production, using the service bay on the southern east side of the store. Vehicle swept path analysis has been undertaken which has demonstrated that the proposed access arrangements and site layout can safely accommodate the movements.

The car park will have a total capacity for 103 spaces, including 6no. accessible spaces compliant with BS8300 and Approved Document M of the Building Regulations, 2no. EV charging spaces and 9no. Parent & Child spaces.

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



Sustainability

Introduction

Considering the current focus of Government and society on creating sustainable and energy efficient new developments, the issue has been at the forefront of the design process. Careful consideration has been given to the merits of making the building more efficient during the construction and operational phases of the proposed new build.

The modern design of the store, which benefits from simple clean lines, means it is ‘greener’ than pseudo-traditional designs. This is on the basis that fewer more sustainable materials are used and the construction time is shortened and more efficient.

The materials applied to the building are low maintenance and, in most cases, require no further applications. Quality facing materials are to be utilised on the proposed new store.

To ensure that the Lidl store does not waste energy through unnecessary lighting, all internal and external lighting would be remotely operated. This means that the lighting within ancillary areas uses sensors to turn on when someone enters the room and turns off after a specified period of inactivity. The lighting on the sales floor drops to one third the normal level when the alarm is set at the end of the day one hour after store closing only returning when the alarm is deactivated in the morning one hour before store opening.

A system Photo Voltaic (PV) panels are proposed on the roof of the store to generate on site renewable energy for use in store.

Energy efficiency is a long-term lifecycle issue, which should not only be addressed in the short-term build such as through materials but also, in the long term through the operation and maintenance costs.

Protection of Nature's Resources

The key to achieving sustainable development is to ensure prudent use of land and resources. This section details how Lidl have taken account of this during the design of the development.

Lidl have used materials that are highly rated within the Green Guide specification in the construction of this development.

Lidl is committed to training its staff on waste reduction and appropriate recycling and waste segregation. This training has enabled Lidl to achieve significant reductions in the amount of waste being taken from its stores to landfill sites

Should planning permission approval be granted for the proposed scheme, preference will be given to local suppliers, where possible, thus enabling the reduction of energy emissions from vehicles.

In terms of water usage, Lidl have several objectives which govern the Water use on site, these include;

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

Energy

Lidl food stores are widely recognized as having a lower energy consumption than supermarket benchmarks with energy usage restricted to lighting, selective local heating and a small amount of refrigeration.

To achieve an energy efficient design, it is required to ensure optimum use of energy throughout a building's life. In this section, each component of the building will be discussed in terms of its energy efficiency.

A system Photo Voltaic (PV) panels are proposed on the roof of the store to generate on site renewable energy for use in store. 384 Photo Voltaic panels will be capable of providing 180kW at peak times.

Materials

In the construction of the proposed food store, Lidl is committed to using materials that are highly rated within the BREEAM ‘Green Guide’. This tool provides information relating to the environmental performance of building materials. Materials with a ‘Green Guide’ ranking of A or A+, will be chosen by Lidl where possible, thus having least environmental impact.

The materials applied to the building are low maintenance and, in most cases, require no further applications over time. Quality facing materials are to be encompassed on the elevations. The guttering and down pipes are a natural zinc finish and therefore do not require re-painting or maintenance.

Where appropriate, Lidl will seek to obtain building materials from suppliers that possess an accredited Environmental Management Systems (EMS) or similar standard. In doing so, this will ensure that the environmental impact from the use of such materials will have been fully considered throughout the procurement process.

Appliances, Chilled Cabinets and Display Cases

Refrigerated units within the retail store are typically accessed using transparent doors to reduce the required frequency of openings. Open front refrigeration units are fitted with night blinds to reduce cooling requirements when the store is not open.

Fridges, dishwashers and any other white goods that are installed for staff use are sized appropriately for their intended use and have an energy rating of at least “A”.

Lidl stores use manually operated “dock leveling” plates which are used in conjunction with a sloped loading ramp.

Sustainability

Glazing

Glazing will be used modestly around the building, to allow natural light into the store reducing the need for artificial lighting. The windows have an aluminium frame which can be recycled at the end of its operational life. This material is also durable, having some of the longest replacement intervals according to the Green Guide.

The development optimises the window selection to maximise daylight, minimize heat loss, reduce solar gains and provide acceptable noise insulation and aims for an area weighted average U-value no greater than 1.1 W/m2K. All windows will be double glazed, with a minimum of 6mm thick glass and a 12mm gap.

Lighting

All lighting is connected to the Building Management System (BMS). The lighting within the sales area is controlled by timers, the other areas of the store use lights controlled by motion sensors. External lighting utilises a combination of light sensors and timers to minimize energy consumption through seasonal variations. Lighting levels vary depending upon the activity i.e. 1 hour after the store closing lighting levels reduce to only 30% and vice versa.

Heating

All Lidl stores use air conditioning systems that provide both heat and cool air. This allows the building to be effectively controlled with the same management system.

The small amount of hot water required will be provided by electric water heating to reduce losses from water storage.

Furthermore, Lidl will ensure that the food store will exceed the minimum Buildings Regulations standards for thermal performance, thereby reducing the heating requirements of the building. All windows will be double glazed, with a minimum of 6mm glass and 12mm gap between glazing panels to minimise heat loss from the building.

Air

Techniques are applied during the construction period to minimize the potential for dust and local air pollutants. Best practice is used to control dust on construction sites.

Efforts are also made to reduce impact on air quality within the building. To achieve this, the development's finishers 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 causes variations with the building's temperature. It takes a significant amount of energy to control these leaks with measures to reduce such leaks being incorporated into the building design.

The number of openings within the building envelope have been kept to a minimum to reduce the areas where air leakage could occur. Appropriate seals will be used to reduce these draughts to a minimum. The roof space and any draughts created from the cladding around the roof space will not affect the temperature within the building.

Noise

During operation of the development, every effort is made to ensure noise does not compromise the health and well-being of building occupants as well as other potentially sensitive receptors.

Noise impacts to the surrounding receptors would be minimized through the appropriate layout and the installation of a landscape buffer. The Lidl store receives 1 -2 deliveries per day, which will usually be before the store opens, to ensure fresh stock is replenished daily.

Lighting

Impacts from lighting have been addressed during the design of the development. Light pollution emanating from the building at night may impede the view of the night sky and cause glare effects, both of which present potential harmful physiological and ecological effects. Lidl developments minimise light obstruction, including light trespass and sky glow by following appropriate guidance from the Institute of Lighting Engineers.

Conclusion

This document explains the principles behind the design process for the new lidl store in Kings Meadow, Brecon and it states why the development should be considered favourable.

Conclusion

The proposal itself blends in with the local surroundings including buildings in terms of materiality and mass of the building, as well as the proximity to the Bannau Brycheiniog National Park. The scheme does not have a negative impact on the adjoining properties, as well Includes a extensive landscape and planting scheme. Sustainable drainage design has been incorporated as well as promotes inclusive design for built development and access within and around the development.

The proposed new Lidl store strives to reduce environmental impact both through its design and through Lidl's commitment to following best practices to minimize pollution during the construction phase. Furthermore, key consideration to design principles have allow for a robust proposal that will better serve the wider community. In addition to sustainable design, the proposals include several inherent sustainability attributes:

+ The development will provide a convenient local service to residents and the surrounding area.

+ The proposals are located in an accessible area served by transport options other than private cars, including local bus services and safe pedestrian and cycle routes.

The information provided clearly demonstrates that the new store will be energy-efficient and will promote sustainability within the local community.

htcarchitects

York Place Studio
8 Britannia Street
Leeds
LS1 2DZ

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