Lidl Store
New Close Lane, Witney

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INTRODUCTION

This is a Design and Access Statement (DAS) for a replacement foodstore on land off New Close Lane, Witney.

**Introduction**

The detailed planning application seeks planning consent to erect a new Lidl foodstore to replace its existing store at Ducklington Lane, and provide a new access, car park and landscaping. The location of the site is illustrated in Figure 1.

**Site Context**

The site is situated to the south of New Close Lane to the north west of the village of Ducklington and to the south of Witney in Oxfordshire.

The site is bound by the A415 and a roundabout to the east with agricultural farmland to the west and south west and allotments to the south.

Also located off New Close Lane is the Witney Sewage Treatment Works to the west of the site and a Shell Garage and Country Store to the north.

The A40 dual carriageway runs east and west to the north of the site and the A415 connects the site with Witney to the north and Ducklington to the south.
Figure 1: Site Location

- Site Boundary

APPLICATION SITE
Site Area = 2.11 acres (0.85 ha)
Chapter 1

INTRODUCTION

Purpose of the DAS

The Planning Practice Guidance (PPG) was published as a web based resource and was launched on 6th March 2014. The PPG provides the following guidance on Design and Access Statements:

“What is a Design and Access Statement?

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.”

(Paragraph 029 Reference ID: 14-029-20140306 Revision date: 06.03.2014)

What should be included in a Design and Access Statement accompanying an application for planning permission?

“A Design and Access Statement must:

a) Explain the design principles and concepts that have been applied to the proposed development; and

b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development’s context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant’s approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.”

(Paragraph 031 Reference ID: 14-031-20140306 Revision date: 06.03.2014)
Existing Lidl food store on Ducklington Lane
The National Planning Policy Framework (NPPF), revised 24th July 2018, sets out the government’s planning policies for England and how these are expected to be applied. The heart of the NPPF is “A presumption in favour of sustainable development.”

Paragraph 124 of the NPPF makes specific reference to good design as a key aspect of sustainable development.

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

The PPG supports the NPPF and offers accessible guidance on a broad range of categories, including Design and the Natural Environment. The NPPF continues to be the primary document for decision making.

The design section of the PPG advises on the key points, including:

- The importance of good design.
- What planning objectives can good design help achieve?
- What is a well designed place?
- How should buildings and the spaces between them be considered?
- Which planning processes and tools can we use to help achieve good design?
- Are there design issues that relate to particular types of development?

With regard to why good design matters, it states:

“Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development.”
The West Oxfordshire Local Plan 2011 (adopted 2006) has a number of ‘saved’ policies.

The following policies include content of relevance to the design of the proposals for the site:

- **Policy BE2 – General Development Standards**
- **Policy BE14 – Shop Fronts**
- **Policy NE1 – Safeguarding the Countryside**
- **Policy NE2 – Countryside around Witney and Carterton**
- **Policy NE3 – Local Landscape Character**
- **Policy NE6 – Retention of Trees, Woodlands and Hedgerows**

These saved policies will be superseded by the new West Oxfordshire Local Plan 2011–2031 when this is adopted.

**Emerging West Oxfordshire Local Plan 2031**

The new West Oxfordshire Local Plan 2031 has not been adopted but has been found sound. The following policies are of relevance to the design of the proposals for the site:

- **Policy OS2 – Locating Development in the Right Places**
- **Policy OS4 – High Quality Design**
- **Policy EH1 – Landscape Character**
- **Policy EH2 – Biodiversity and Geodiversity**
- **Policy WIT4 – Witney Sub-Area Strategy**
Chapter 2
THE SITE AND CONTEXT

The site is located to the south of New Close Lane, on the north west edge of the village of Ducklington.

Context - The Local Area

Ducklington is a crescent shaped settlement on the eastern side of the A415 and to the south of Witney.

The A40 dual carriageway runs between the two settlements and the site lies at its junction with the A415. New Close Lane provides access to the Witney Sewage Treatment Works to the south west of the site, and an abattoir is located beyond the treatment works.

The site is located off a major roundabout, which provides access to the A40 (east and west), with Ducklington Lane providing access to Witney to the north, and the A415 and Witney Road providing access to Ducklington and other settlements to the south. Also located off the roundabout is a commercial development to the north-west, and to the north of New Close Lane, which comprises a Shell Garage and a Country Store.

The Oxford Witney Hotel is located to the east of the junction. There is also a small amount of residential development to the south and south-east.

The Ducklington Parish Council allotments are located to the south-west of the roundabout, immediately adjacent to the south-east boundary of the site.

To the north/north-east of the roundabout is located a single dwelling, which is currently vacant. There is a resolution to grant planning permission on this site for a Travelodge and Costa drive-thru (planning application ref: 17/02845/FUL).
Figure 2: Context Plan

- **Site Boundary**
- **Woodland**
- **Watercourse/Waterbody**
- **A Roads**
- **B Roads**
- **Tertiary Roads**
Chapter 2
THE SITE AND CONTEXT

Context - The Site
The site encompasses approximately 0.85 acres of vacant land, formerly a caravan site which, now vacant, has become overgrown.

The northern and eastern areas of the site are largely comprised of overgrown vegetation. The eastern boundary is formed by a line of a planting. Large deciduous trees along New Close Lane, outside of the site boundary, filter views towards the Shell Garage and Country Store to the north of the site. The south and west of the site is more open with views south west across the adjacent arable field, south east into the allotments and north west towards the Witney Sewage Treatment Works.

The site is visually well contained by the existing vegetation along the eastern boundary including leyland cypress trees. To the north existing mature deciduous trees outside of the site boundary restrict views and enclose the northern site boundary. Planting on the A415 roundabout partially obscures views of the site from the A415 and off the A40 slip road. The site may be glimpsed from the A40, however views are restricted by intervening vegetation.
Chapter 2
THE SITE AND CONTEXT

Site Context Photographs

1. View from New Close Lane facing south into the site
2. View from A40 slip road facing west towards the A415 roundabout and the site beyond

- Trees along eastern site boundary with A415
- The site
- Agricultural farmland
- Witney Road
- Approximate location of the site
- A415 Roundabout
- Shell Garage
- Lidl Store
- New Close Lane, Witney
3. View from Witney Road in Ducklington facing north west towards the A415 roundabout

4. View north towards the site from the allotments off the A415

Approximate location of the site

Property in Ducklington Village

Witney Road

A415 Roundabout

Allotments

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Constraints and Opportunities

The constraints and opportunities associated with the proposed development have been identified following the assessment of the site and its surroundings. These are listed opposite. This assessment of the site and its surroundings have informed the design proposals.

Summary of Constraints
- Existing trees, both within the site, along the eastern boundary and outside the site along New Close Lane, restrict views into the site
- The site is currently undeveloped and the proposed development will introduce new built form and hard landscaping to the site
- New planting at the entrance to the site will need to be low ground cover species to ensure good visibility for vehicular access
- Protected trees run along the northern boundary, outside of the site, which will need to be retained as part of any new development

Summary of Opportunities
- The site is currently vacant and overgrown with low quality trees, giving an opportunity for the new development to provide benefits for the site through provision of a high quality development and associated landscaping
- A line of existing low quality leyland cypress trees along the western site boundary will be removed with the second tree line reinstated into a boundary hedge opening views into the site from the A415 roundabout
- New tree planting along both the western and eastern site boundaries will filter and soften views of the new store
- New shrub and tree planting throughout the scheme will soften the development and mitigate for loss of existing vegetation removed as part of the proposed development
- Opportunity to create a high quality building to enhance this gateway area to Witney
- Opportunity to incorporate materials that respect the local vernacular to enhance the character of the area
- Opportunity to manage the trees and vegetation along the boundaries which over time have become suppressed from a lack of management and overcrowding
- A new high quality foodstore, along with the proposed development to the north east, provides a new gateway into Witney.
The application site as existing
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PROPOSALS

The Design

The proposed development is a new Lidl foodstore with associated car park and landscaping. Access for the store is proposed off New Close Lane, opposite the entrance to the Shell Garage. The new Lidl store will replace the existing foodstore located off Ducklington Lane in Witney, approximately 600m to the north of the site.

The proposed store is for a single storey building located adjacent to the southern site boundary with car parking to the front directly off New Close Lane and soft landscaping around the west, north and east of the site.

The store has been carefully designed to respond to the existing context in particular in terms of scale, character and quality.

The proposed store will be seen in context to existing single storey developments to the north, including the Shell Garage and Country Store as well as the 2 storey hotel/drive thru proposed to the north east of the site.

Materials for the store have been carefully selected to be in keeping with the surrounding context with a high quality finish for the store including introduction of stone to the eastern and northern elevations.

The building is proposed set back from New Close Lane and the A415 roundabout. From the north the new high quality stone clad elevations to the east and north will be seen filtered by new tree planting along the A415. Existing trees formed into a new boundary hedgerow will provide a buffer between the new store and the roundabout.

The new store will provide a high quality scheme at the entry point to Witney and Ducklington, in context to both existing and proposed nearby developments. The high quality finish to the store will be an appropriate development for this area, consistent with the proposed approved hotel/drive thru to the north east of the site.

Area Schedule

<table>
<thead>
<tr>
<th>Area Schedule</th>
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<tbody>
<tr>
<td>Sales Area</td>
<td>1325sq.m</td>
</tr>
<tr>
<td>Warehouse Area</td>
<td>482sq.m (including Freezer Compartment)</td>
</tr>
<tr>
<td>Ancillary Area</td>
<td>213sq.m</td>
</tr>
<tr>
<td>Car Parking</td>
<td>115 Cars (Including 7 disabled and 8 parent and child spaces)</td>
</tr>
</tbody>
</table>
Figure 4: Proposed Site Plan

AREA SCHEDULE

- Sales Area = 1325sq.m
- Warehouse Area = 482sq.m
  (Incl. Freezer Compartment)
- Ancillary Area = 213sq.m
- Car Parking = 115 Cars
  (Incl. 7 disabled and 8 parent and child spaces)
- Application Site Area = 2.11 acre (0.85 ha)
Access

Access to the new Lidl store is proposed from a new priority junction off New Close Lane, accessed off the A415 roundabout.

The proposed 9m wide entrance road will provide vehicular access for customers, deliveries and service vehicles.

Customer parking is located in front of the store immediately upon entering the site and will provide parking for 115 cars including 7 disabled spaces and 8 parent and child spaces.

A new pedestrian footpath is proposed to the eastern side of the entrance road and will link up to the existing pedestrian footpath on the northern side of New Close Lane adjacent to the existing Shell Garage.
Figure 5: Proposed Access

- **Vehicular Access**
- **Delivery Vehicle Route**
- **Vehicular Route**
- **Pedestrian/Cycle Access Route**
- **Cycle Route**

NEW CLOSE
Lidl Store
New Close Lane, Witney

DESIGN & ACCESS STATEMENT

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PROPOSALS

Figure 6: Proposed Elevations
Scale and Appearance

The proposed building is single storey, rectangular in shape, having a stepped mono-pitched roof with the highest elevation facing towards New Close Lane at 6.9m and the lowest adjacent to the southern boundary at 5.5m.

The elevation fronting onto the A415 roundabout has a glazed frontage beneath the canopy at approximately 3.9m, with glazing returning on the frontage to the car park. The store entrance is on the north eastern corner of the building and is marked by a projecting canopy feature which wraps around and runs along the east facing elevation.

The proposed store will be consistent with development within the local area including the Shell Garage and Country Store to the north and the proposed hotel/drive-thru to the north east (planning application ref: 17/02845/FUL) which was reduced in height from 4 storeys to 2 storeys during its determination period.
Chapter 3

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Landscaping and Boundary Treatments

A planting strategy has been prepared by FPCR to support the detailed planning application for the proposed foodstore (see Figure 7). Landscape proposals for the scheme are outlined below:

- Native planting on the A415 frontage reinstated into a boundary hedgerow
- Retention of mature trees to the north (outside of the site boundary)
- Line of leyland cypress trees within the site along the eastern boundary to be removed
- Tree planting proposed along the western edge of the site underplanted with shrubs to form a soft edge to the scheme and filter views towards the Lidl store from the surrounding countryside
- Tree planting proposed along the eastern edge of the site, filtering views of the new Lidl store
- Low level shrub planting proposed around the entrance to the new Lidl store with low maintenance shrub planting throughout the scheme

![Skimmia japonica 'Rubella']()  
![Brachyglottis ‘Sunshine’]()  
![Vinca major]()  
![Lonicera nitida]()
Figure 7: Planting Plan

- New tree planting along western edge adjacent to car park.
- Low shrub planting at site entrance.
- New shrub planting at site entrance.
- New tree planting within car parking along eastern edge.
- New tree planting along western edge.
- Bark mulch to area behind new store.
- Existing line of trees to west removed and tree line along the east formed into a boundary hedge.
Chapter 3

PROPOSALS

Figure 8: Landscape Elevation

Section A - A1
Landscape section elevation through proposed planting to east of the store showing the proposed store and car park behind

Existing retained trees

Proposed Lidl store

New tree planting to east of store

Car park at front of store

Proposed access road

Existing retained trees off New Close Lane, outside of site boundary

Location Plan
Figure 9: Landscape Elevation

Section B - B1
Landscape section elevation through proposed store showing associated landscaping
Chapter 4
SUSTAINABILITY AND ENERGY EFFICIENCY

Throughout the design process careful consideration has been given to making the building as efficient as possible during the construction and operational phases of the development.

Water
In terms of water usage, LIDL have a number of objectives which govern the water use on site. These include:
- Water use 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.

Lighting
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 only returning when the alarm is deactivated in the morning.

Recycling and Waste Management
As well as saving energy through lighting systems, LIDL operate an extensive recycling policy for all waste cardboard and plastics generated during store operations. All recyclable waste is separated into its constituent parts, the cardboard is then collated and collected as required to be recycled. All plastics are separated and bagged. The cardboard bales and plastic bags are returned to the Regional Distribution Centre on the return journeys of store deliveries along with any other returns, e.g. stock transfers, stacks and pallets, bread crates and milk trolleys etc meaning no waste is stored on site. Operational waste produced in store is segregated at source.
Materials

The materials applied to the building are low maintenance and in the case of the aluminium composite panelling minimal upkeep is required. The guttering and downpipes are a natural zinc finish and therefore do not require repainting or maintenance. LIDL use materials that are highly rated within the Green Guide for specification in the construction of new stores.

Stone has been incorporated into the north and east facing elevations to add character and respect the local vernacular to create a sense of place.

Energy efficiency is a long term life-cycle issue, which should not only be addressed in the short term build, such as through materials, but also in the long term through the operations and maintenance costs. 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.
Lidl Store
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August 2018