

AGENDA ITEM



Committee and date

16th January 2024

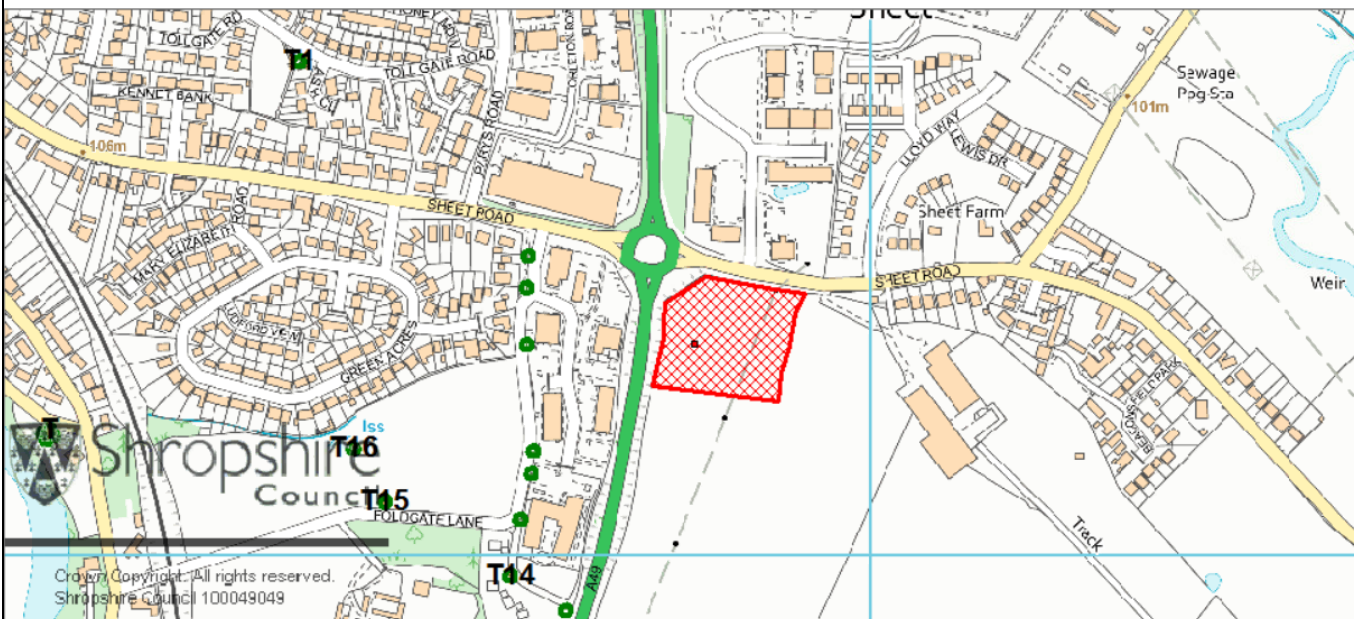
Development Management Report

Responsible Officer: Tracy Darke, Assistant Director of Economy & Place

Summary of Application

Application Number: 23/04457/FUL	Parish:	Ludford
Proposal: Erection of a retail unit and associated works		
Site Address: Proposed Retail Unit To The South Of Sheet Road Ludlow Shropshire		
Applicant: Avenbury Properties 2021		
Case Officer: Louise Evans	email: Louise.m.evans@shropshire.gov.uk	

Grid Ref: 352834 - 274200



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Recommendation:- Grant Permission subject to the conditions set out in Appendix 1.

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REPORT

1.0 THE PROPOSAL

- 1.1 The proposed development will provide a 2016.8sqm retail unit, with access from Sheet Road, 160 space car park to include 7 disabled persons parking bays, 7 parent and child parking bays, 8 electric vehicle charging bays, cycle rack, service yard, and landscaping.
- 1.2 This application is a resubmission following the withdrawal of the planning application 22/05682/FUL. The application was withdrawn to deal with outstanding issues in relation to the design of the building as well as providing additional information in connection with highway safety, archaeology and retail impact.
- 1.3 The current application is supported by a Design and Access Statement, Retail Impact Assessment and addendum, Transport Assessment and addendum, Travel Plan, Arboricultural Assessment, Geotechnical Report, Flood Risk Assessment, Heritage Impact Assessment, Preliminary Ecological Appraisal, Archaeological and Geophysics Report, a Landscape Assessment as well as a Landscape Plan.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site is 1.17 Ha in area and forms the north-western corner of the ELR058 employment allocation in the development plan.
- 2.2 The site is located to the southeast of Ludlow adjacent to the A49 trunk road and its roundabout with Sheet Road.
- 2.3 To the north of the site is the existing Ludlow Eco-Park employment area and the mixed housing and employment allocation LUD034/ELR059, now developed.
- 2.4 The site is currently in agricultural production and sits elevated from the adjacent A49 highway.
- 2.5 The site is bound by existing hedgerows on its north and western boundaries which are intended to be retained in the development except to provide an access from Sheet Road.

3.0 REASON FOR COMMITTEE/DELEGATED DETERMINATION OF APPLICATION

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3.1 It is a major application which in the view of the Planning Services Manager in consultation with the Chairman should be determined by the relevant Planning Committee.

4.0 Community Representations

4.1 Consultee Comment

4.1.1 SC Conservation (Historic Environment)

10 Nov 2023: There are a number of Grade II listed buildings within 200-300 metres of the site and the edge of the Ludlow Steventon Conservation Area lies within 500 metres of the site, the Scheduled Ancient Monument of Caynam Camp Hillfort lies to the east. In its current form the application is deficient in sufficient supporting information and adequate assessment of the proposal.

4.1.2 SC Archaeology (Historic Environment)

06 Nov 2023: Supporting assessments concluded that there is a medium potential for archaeological remains of Iron Age 'Romano-British activity of medium heritage significance at the site. A condition is recommended for a phased programme of archaeological work. The proposed development site is also located 1.4km north east of the Scheduled Monument of Caynam Camp, a large univallate hillfort 700m north west of Caynam.

4.1.3 Historic England (Midlands)

13 Nov 2023: Have made a no comment response

4.1.4 SC Highways

02 Jan 2024: The submitted application addresses the highway issues raised in association with withdrawn application 22/05682/FUL. The access arrangement, parking provision and traffic assessment are all considered to be acceptable. Conditions requiring the submission of full engineering details and a construction management plan have been suggested.

4.1.5 National Highways

09 Nov 2023: A holding objection waiting for further information on the geotechnical issues

23 Nov 2023: Recommend that conditions should be attached to any permission granted, to include a construction management plan, drainage and agreement of lighting proposals. The geotechnical issues are now resolved through the submission of further information.

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4.1.6 SUDS

02 Nov 2023: The outline foul and surface water drainage strategy included in the Flood Risk Assessment dated October 2022 is acceptable. A condition requiring submission of a scheme of surface and foul water drainage has been recommended and comments relating to the detail of the full scheme have been provided.

16 Nov 2023: All drainage proposals, including all outfall pipes and point of discharge must be included within the red line boundary. The pipe sizes should be reviewed and confirmed by modelled volumetric and simulation calculations.

4.1.7 SC Trees

10 Nov 2023: Consultation superseded

25 Nov 2023: No objection in principle on arboricultural grounds to the proposed development. Suitable care should be taken in the layout and design of the development, so as to avoid damaging boundary trees and hedgerows during any approved construction, and to create a sustainable juxtaposition between these features and built structures in the long term. Sufficient care should be taken in the design and layout of the development and its associated landscaping to ensure that sufficient rooting volume of good quality soil, allowing water infiltration and gaseous exchange between the soil and air, is available to sustain each planted tree to biological maturity and it is essential to design adequate planting pits from the outset in hard landscaped areas. Tree protection and landscaping conditions are recommended.

4.1.8 SC Ecologist

08 Nov 2023: No objection. Conditions and informative notes have been recommended to ensure the protection of wildlife and to provide ecological enhancements under NPPF, MD12 and CS17.

4.1.9 SC Landscape Consultant

08 Nov 2023: The methodology of the assessment and the presentation of viewpoint photography does not adequately follow best practice guidance and is unlikely to produce reliable results. The LA includes a number of factual errors including the stated height of the building and that the landscape sketch scheme does not accurately reflect the proposed site plan.

4.2 **Public Comments**

- 4.2.1 Ludford Parish Council – maintain their concern and objection to the LUD54 allocation. Accept that the revised design is more suitable for this rural location.

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However, LPC continues to have concerns relating to highway issues. Particularly, the number of additional vehicles that will utilise the highway and junction in combination with other proposed and approved developments in the locality, as well as the accessibility of the development from approved residential development within the vicinity of the application site. LPC have requested to see the Stage 1 Road Safety Audit prior to supporting the application.

4.2.2 33 representations have been received. 20 in support of the application and 15 in objection.

4.2.3 The grounds of support are summarised as follows

- More competition will drive better shopping options for local people.
- The existing traffic issues and lack of parking in town make an out of town location preferable.
- Available existing buildings would clearly be unsuitable for M&S and there is no available site big enough for building and parking in town.
- The design is better than most new supermarkets - looks quite similar to Ludlow Farm Shop buildings.
- M&S are a highly reputable employer and will help improve employment options locally.
- Parking is a problem in Ludlow.
- New housing development requires more choice.
- It will contribute to the local trade and provides more options for locals.
- It is in keeping with the outskirts of the town.
- People travel to other towns to visit M & S and spend their money there instead.
- Agree with the findings of the Retail Impact Assessment.

4.2.4 The grounds of objection are summarised as follows

- Site does not need 'unlocking'
- More appropriate sites in town
- It will remove trade from Ludlow
- Ludlow does not need more supermarkets – already well catered for
- Design incongruous
- Additional retail unit on this green field site is not justifiable
- Existing employment site should be expanded before creating a new site
- Brownfield sites should be re-used
- The retail impact assessment does not fully take in to account the consequences of the new supermarket development in a similar out of town location

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- It is new development on green field land which will result in a significant carbon burden
- Many shops in Ludlow have closed already as they cant compete with supermarkets
- There is room for M&S in Ludlow - but not at the proposed site and not at any cost
- It will result in the death of independent traders
- It will exacerbate highway safety issues on an already treacherous A49
- The revised RIA underestimates the M&S's turnover; It overestimates the amount of trade drawn from outside the catchment; It continues to underestimate the amount of trade drawn from Tesco and the town centre, and the resultant impact on the town centre; It over estimates inflows to Tesco and M&S to suppress the real impact on the town centre; and It does not show the combined impact of the loss of direct trade and the loss of linked trips.

5.0 THE MAIN ISSUES

Principle of development
Siting, scale and design
Visual impact and landscaping
Heritage impact
Highway safety
Ecology and trees

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 The proposed development would result in a retail unit being located on an allocated employment site intended to be safeguarded for industrial uses. The site is also located out of the town centre of Ludlow. This being the case, two principle matters must be considered, namely retail impact of the development (including a sequential test) and the impact of the loss of allocated employment land.

6.1.2 **Retail Impact:** Policy CS15 of the Core Strategy reflects the general town centre first approach of National Policy, requiring that applications for development outside of defined centres will be subject to the sequential test and will need to demonstrate that potential impacts would be within acceptable levels. This objective is also

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reflected in policy MD10b of the SAMDev Plan, confirming that the relevant threshold above which an impact assessment will be necessary in principal centres, such as Ludlow, is 300sqm.

- 6.1.3 The application has been supported by a Retail Impact Assessment (RIA). The report has undertaken a health check of Ludlow town centre which concludes that the centre performs well against key performance indicators, with a diverse mix of uses, including a balance of both independent and multiple businesses set in a highly accessible and attractive setting, catering for the needs of the local community as well as visitors.
- 6.1.4 Household surveys undertaken for the RIA identified that the most popular food shopping destinations in the Study Area include Tesco which holds a 25.1% marketshare (turnover of £22.24 million); and Aldi, which holds a 21.5% marketshare. The Household Survey suggests circa £20.5 million of convenience expenditure is currently being lost from the Study Area. The household survey results suggest the Aldi and Tesco stores within/on the edge of the town centre are both trading above company benchmark levels. The more recent out of centre Sainsburys on Duncow Road is trading below benchmark levels (Company benchmark level is an average of all existing stores for a particular operator, not an indicator of viability).
- 6.1.5 Taking account of likely trade diversion, (15% of trade from Tesco and 24% of trade from Aldi), the analysis shows that both Tesco and Aldi will continue to trade above benchmark levels once the proposed store is operational. In respect of Sainsburys, the store will continue to perform below benchmark estimates however, this is an out of centre store and is not protected in planning policy terms. Members should note that the RIA estimates that Sainsbury's Ludlow will still have a future turnover of £9.73 million at 2028 and that Mid-Counties Co-op, another out of centre store, will have a turnover of £2.87m at 2028, falling from £2.98m currently. The trade draws to the proposed M&S store are unlikely to lead to the closure of these stores.
- 6.1.6 The Retail Impact Assessment considers that the erection of a new food store will not affect the success of the town or market and that shopping patterns will not substantially alter as the retail offer in the town and from the market is different to the retail offer from the application proposal. The household survey results indicate that Ludlow's smaller town centre stores (excluding Tesco, Aldi and Sainsbury's) and the market perform a primarily top up function and are attracting trips that are distinctly separate from those visiting larger stores.
- 6.1.7 Overall, the Retail Impact Assessment estimates that the proposed development will divert some £1.8m (excluding potential loss from linked trips), which represents an impact of 4.1% of potential turnover from Ludlow town centre. Also taking account of

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the overall good health of the town centre against key performance indicators, the estimated impact is not at the significantly adverse threshold that policy seeks to avoid. Officers consider that the conclusions of the Retail Impact Assessment offer a robust position for decision making but members should note that the retail impact figure of 4.1% is an estimate based on assumptions and not an exact science.

- 6.1.8 **Sequential Test:** The sequential test is used in decision making to determine whether there is a more suitable and available site in-centre or at the edge of town centre.
- 6.1.9 The applicant identified 11 sites but excluded three sites because two are allocated for residential use at the Depot Fishmore Road and the Depot Riddings Road and the final site simply extends the allocated employment area that contains the application site. The applicant has therefore assessed the remaining 8 sites comprising 2 in-centre sites at Budgens Upper Galdeford and Station Drive Car Park, 3 edge of centre sites at Castle Street Car Park, Castle Street Garage (Former) and Gravel Hill Lower Galdeford, and 3 out of centre sites at the McConnell Weeping Cross Lane, East of Weeping Cross Lane and the Eco Park at The Sheet close to the application site. Members should note that the out of centre sites can only be considered where no sequentially preferable sites are identified at in-centre or edge of centre locations.
- 6.1.10 Taking account of the operational requirements of the proposed store, the following sites have been disregarded because Station Drive Car Park, Gravel Hill and Castle Street are in use. Weeping Cross Lane employment area also has the highest protection under MD9. There is a more desirable site for the proposed development on the Eco Park (north) but this is out of centre and not sequentially preferable to the application site which is also out of centre. It is recognised that the applicant chose not to locate their development on the Eco Park and this was a market choice about the scale and format of the proposed food store.
- 6.1.11 With regards to Budgens (former) and Castle Street Garage (former), these two sites are not considered to be wholly suitable alternative locations to the application site because neither are of a sufficient size to meet the prescribed needs of the development for retail floorspace and car parking.
- 6.1.12 The RIA concludes that there are no sequentially preferable sites available for the proposed store therefore satisfying the sequential test set out at NPPF para 91 and Core Strategy Policy CS15.
- 6.1.13 **Loss of allocated employment land:** The proposed development is located on the ELR058 employment allocation in the development plan. This is a 3.5 Ha site that

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has been allocated since 2015 for industrial uses. The proposed development would introduce a retail development onto this allocation.

- 6.1.14 Policy MD4 of the SAMDev plan requires such proposals to demonstrate that there are no other suitable development sites for the proposal, that the development will provide significant employment opportunities or other significant benefits for the sustainability of the community and the development will not adversely affect the range and choice of employment sites in terms of location, quality, type and size.
- 6.1.15 The sequential test undertaken within the RIA has confirmed that there are no other suitable development sites for the proposal. The Planning Statement submitted in support of the planning application has also indicated that the scheme would generate at least 70 additional jobs and that retail development generates twice the employment per square metre than industrial uses and four times the amount for warehousing.
- 6.1.16 With regards to the choice of employment sites, it must be noted that the site has been allocated since 2015 without development and that the Council is seeking to adopt a new development plan that will see the existing employment allocation being extended from 3.5 ha to 8 ha. The proposed 1.17ha site would result in a 33% loss of the current allocation and 14% loss from the proposed allocation. The proposal would, however, require the construction of a new suitable entrance off Sheet Road to serve the development and as such could possibly act as a catalyst for the remainder of the employment allocation if it were to be developed.
- 6.2 Siting, scale and design
- 6.2.1 The proposal is for a 2016.8sqm retail unit with car park and service yard. The building design has been revised from the earlier submission (22/05682/FUL) and whilst the building footprint has remained the same, the main elevation now incorporates a multi-gable main elevation incorporating buff brick and black cladding as opposed to the standard white, flat roof, generic M&S model. The design and access statement indicates that the scheme has been designed to be more in line with the neighbouring context and surrounding building typologies, with the appearance routed to a more localised approach.
- 6.2.2 There have been both positive and negative representations received in relation to the design of the building and it is recognised that this can be a subjective matter. Officers consider that the proposal has sufficiently embraced the opportunity for a contemporary design which has taken reference from and reinforced distinctive local characteristics and is compliant with policies CS6 and MD2 in this regard. Furthermore, the siting of the building within the development site is considered to

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be appropriate. It sufficiently addresses the main vantage points of Sheet Road and the A49 and has provided suitable infrastructure in the form of car parking and an access road to service the development in compliance with policy CS6.

6.3 Visual impact and landscaping

6.3.1 The application has been accompanied by a Landscape Appraisal which concludes that the proposed development will result in the loss of an existing arable field with no existing vegetative cover, other than the boundary planting to the north and west, being replaced with a building that takes up less than a quarter of the proposed site and ties in with the adjacent local character of the area. Therefore, with additional planting mitigation, it will reflect its surroundings and not have any significant effect on the immediate local character. Longer range views are also unlikely to be significantly affected.

6.3.2 It is evident that the Landscape Appraisal contains errors and whilst the comments from the Council's Landscape Consultant are acknowledged and the conclusions of the assessment cannot be solely relied upon for decision making, there is also no indication that the proposal would have a significant impact on landscape character or visual impact for any particular receptor.

6.3.3 It is also noted that the site is allocated for employment development where large-scale buildings, such as that proposed, have been anticipated in this location within the adopted development plan.

6.3.4 Landscaping within the development will be key to its successful integration and conditions have been suggested to ensure its appropriate implementation.

6.4 Heritage impact

6.4.1 The application has been accompanied by a Heritage Impact assessment which concludes that proposal will lead to less than substantial harm to the significance of the Caynham Camp scheduled monument with regards to its visual relationship with Ludlow Castle and St Lawrence Church. The proposal will be seen in the context of other development such as Ludlow Eco Park and the Ludford, Sheet and Rocks Green residential developments, and will not obscure direct views between the assets.

6.4.2 The development will also alter the setting of listed buildings within the vicinity of the site, in particular but not limited to Sheet House and Sheet Lodge which are located within 250 metres of the development site, by introducing development into an otherwise agricultural field. The HIA suggests that any impact upon the setting of

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these heritage assets will be mitigated by the carefully considered design of the proposal.

- 6.4.3 The site is located around 500 metres from the closest conservation area of Ludlow (Stevenson). Having given special regard to the setting of the conservation areas including the proximity to the proposed development, the intervisibility between them as well as the intervisibility from other public sites, officers are satisfied that there would be no harm to the settings of the conservation areas as a result of the proposed development.
- 6.4.4 Whilst it is acknowledged that the Council's Conservation Officer has concern with the terminology used within the supporting documents, specifically describing the development 'low-rise', as well as the level of justification behind the proposed design, this does not in itself suggest that the level of harm to any heritage asset would be greater than 'less than substantial'. Historic England have been consulted on the application and have provided no comment.
- 6.4.5 Without any evidence to the contrary, it is the officer's view that the overall 'less than substantial harm' conclusion reached within the Heritage Impact assessment is appropriate. In accordance with paragraph 208 of the NPPF, the 'less than substantial harm' should be weighed against the public benefits of the proposal, with great weight being given to the conservation of the heritage assets in line with paragraph 205 of the NPPF.
- 6.4.6 The application is also supported by an Archaeological Desk-Based Assessment and a geophysical survey report to assess the potential for previously unidentified archaeology. The Council's Archaeologist has recommended that a phased programme of archaeological work be made a condition of any planning permission for the proposed development. This would comprise an initial field evaluation in the form of trial trenching and, thereafter, further mitigation as appropriate.
- 6.4.7 Overall, it is recognised that there is a less than substantial harm to heritage assets but the public benefits of the proposal including providing employment, unlocking an employment site and meeting the needs of a growing community in a sustainable manner outweigh the identified harm in this instance.
- 6.5 Highway Safety
- 6.5.1 The site is proposed to be accessed via a newly created T junction off Sheet Road that will also service the remainder of the employment allocation in due course. The application has been accompanied a Transport Assessment and Travel Plan as well as individual responses to matters raised by the Council's highway engineers and

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those expressed by National Highways within the previous application (22/05682/FUL).

- 6.5.2 Ludford Parish Council's outstanding concern is that they have not seen the Stage 1 Road Safety Audit for the proposed access but this has been provided within Appendix 4 along with the designer's response at Appendix 5 of the Response to Shropshire Council Highway Comments produced by Connect Consultants dated 25th July 2023. Furthermore, the agent for the development has provided additional information regarding pedestrian connectivity with approved residential development.
- 6.5.3 It is concluded that sufficient evidence has been produced to demonstrate that the scheme can be accommodated at the proposed site without significant adverse highway impacts subject to the use of planning conditions to manage implementation.
- 6.6 Trees and Ecology
- 6.6.1 The site currently consists of arable land with species-poor hedgerows surrounding the north and west boundary which are intended to be retained as part of the development. Additional native tree and shrub planting is proposed within the landscaping scheme.
- 6.6.2 The application has been supported by a preliminary ecological appraisal which found no evidence of badgers but recommends a pre commencement check and a pond located within 90 metres of the site was considered to have 'Below Average' suitability for great crested newts but precautionary method statement has been recommended. Appropriate conditions have been suggested to ensure implementation.
- 6.6.3 A biodiversity net gain assessment has been conducted which concludes that the development will result in a net gain of 7.29% in habitat units and 46.02% in hedgerow units. A biodiversity enhancement condition is also proposed with regards to the provision of wildlife boxes.
- 6.6.4 A landscaping scheme has been submitted with the application which proposes new tree planting which would enhance the tree cover and biodiversity value of the site. Again, suitable conditions are proposed to ensure the appropriate retention of existing trees and hedgerows together with the appropriate planting of new trees.

7.0 CONCLUSION

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- 7.1 Taking into account the provisions of the recommended conditions, this proposal accords with the requirements of the current development plan as a whole including the need to protect the vitality and viability of town centres and to support appropriate retail and other economic development.
- 7.2 The development will bring forward a scheme with a positive appearance for the proposed location and includes appropriate infrastructure to service the scheme. Where necessary, additional information will be secured via planning conditions as recommended below.
- 7.3 The less than substantial harm to heritage assets is acknowledged but in the view of Officers, does not outweigh the public benefits of the proposal.
- 7.4 The proposed development has been assessed against locally adopted policies and the National Planning Policy Framework and is recommended for approval subject to the suggested planning conditions.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

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8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Relevant Planning Policies

National Planning Policy Framework

CS1 - Strategic Approach

CS3 - The Market Towns and Other Key Centres

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CS4 - Community Hubs and Community Clusters
CS5 - Countryside and Greenbelt
CS6 - Sustainable Design and Development Principles
CS7 - Communications and Transport
CS8 - Facilities, Services and Infrastructure Provision
CS9 - Infrastructure Contributions
CS13 - Economic Development, Enterprise and Employment
CS15 - Town and Rural Centres
CS17 - Environmental Networks
CS18 - Sustainable Water Management
MD1 - Scale and Distribution of Development
MD2 - Sustainable Design
MD4 – Managing Employment Development
MD10A - Managing Town Centre Development
MD10B - Impact Assessments for Town and Rural Centres
MD12 - Natural Environment
MD13 – Historic Environment
Settlement: S10 - Ludlow

RELEVANT PLANNING HISTORY:

22/05682/FUL Erection of retail unit with associated works to include access, car park including 8No electric vehicle charging bays, cycle rack, service yard, and landscaping WDN 19th May 2023

11. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2FH17TDKPA00>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Cabinet Member (Portfolio Holder) - Councillor Chris Schofield

Local Member

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Cllr Vivienne Parry

Appendices

APPENDIX 1 – Conditions to include

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APPENDIX 1

Conditions to include

STANDARD CONDITION(S)

1. Time Limit
2. Accordance with the approved plans and documents

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

3. Submission and agreement of Construction Traffic Management Plan
4. Submission and agreement of Surface Water Drainage Scheme (A49 highway)
5. Submission and agreement of Archaeological Written Scheme of Investigation
6. Submission and agreement of foul and surface water drainage details (all of site)
7. Submission and agreement of Arboricultural Method Statement and Tree Protection Plan
8. Submission and agreement of tree planting scheme

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

9. Submission and agreement of highway engineering details
10. Implementation of Flood Risk Assessment and Drainage Strategy
11. Submission and agreement of Lighting strategy
12. Submission and agreement of wildlife boxes details and location
13. Submission of Badger Inspection
14. Implementation of mitigation and enhancement from Preliminary Ecological Appraisal
15. Roof and wall materials details agreement and implementation.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

16. Restriction on sale of comparison goods to 10% of net floor area
17. Limitation on ancillary retail facilities