

**North Northamptonshire Area Planning Committee
(Thrapston)
28th September 2022**

Application Reference	NE/22/00699/VAR
Case Officer	Peter Baish
Location	66 East Road, Oundle, Peterborough, PE8 4BZ
Development	Variation of conditions 16 and 20 to remove the current HGV delivery hours restriction of 06:00 to 22:00 Mondays to Sundays at the Waitrose foodstore pursuant to 12/01051/FUL - Demolition of existing buildings on site and erection of a Class A1 foodstore (2,203 sqm gross floorspace) and ancillary cafe, together with access and car park providing 157 spaces, servicing and landscaping.
Applicant	Waitrose Limited
Agent	Firstplan - Tim Williams
Ward	Oundle
Overall Expiry Date	31 August 2022
Agreed Extension of Time	30 September 2022

This planning application is brought before the Area Planning Committee due to the objection received from the Town Council in regards to potential impacts on residential amenity. The Local Planning Authority have addressed these concerns and requested the Town Council to review their objection. The Town Council however maintain their objection.

1. Recommendation

1.1 That Planning Permission be **GRANTED** subject to conditions.

2. The Proposal

- 2.1 At present, the store's permitted delivery window extends between 06:00 – 22:00 Mondays to Sunday. This application seeks to vary conditions 16 and 20 attached to planning permission ref: 12/01051/FUL to allow unrestricted deliveries by HGV to the store.
- 2.2 The proposed widening of the delivery hours would not increase the overall number of HGV's travelling to the store, but would allow for greater scheduling flexibility, thereby ensuring the store can be fully stocked throughout the day to meet the needs of visiting customers, take account of nationwide pressure on logistic networks, and allow sufficient stock flow through the store to ensure customer demand for home deliveries can be met.
- 2.3 The application is supported by a Noise Impact Assessment, along with an updated Delivery Management Plan.
- 2.4 Condition 16 is proposed to be amended to...
- "The timings of deliveries and servicing involving the use of Heavy Goods Vehicles shall be unrestricted 7 days a week. Home deliveries from the site shall be limited to between 06:00 and 22:00 Mondays to Sundays."*
- 2.5 Condition 20 is proposed to be amended to...
- "Delivery operations at the store shall be undertaken in accordance with the Service Management Plan dated July 2022 in perpetuity."*

3. Site Description

- 3.1 The application site is located on the northern edge of Oundle town centre, a small, attractive market town which serves a wide rural hinterland. The site fronts East Road, with the Oundle Town Football Club playing fields to the north, and the River Nene and open meadows forming the eastern boundary. To the south is Classic Reclaims Ltd, a building materials company, along with a number of small industrial units. The Small Wonders Day Nursery and Laxton Junior School lie beyond to the south.
- 3.2 The application site lies immediately adjacent to the Oundle Conservation Area which is located to the western side of East Road, this extends to the south to cover the rest of the historic town centre buildings. There are no Listed buildings and the site is located within flood zone 1.
- 3.3 The service yard and loading bay is located to the north of the store backing onto playing fields and there are no surrounding sensitive uses within the surrounding vicinity of the servicing yard. The yard benefits from a dedicated access to the north of the car park entrance.

4. Relevant Planning History

- 4.1 12/01051/FUL - Demolition of existing buildings on site and erection of a Class A1 foodstore (2,203 sqm gross floorspace) and ancillary café, together with

access and car park providing 157 spaces, servicing and landscaping – APPROVED – 23.11.2012

4.2 13/01322/VAR - Variation of Condition 4 (approved plans) of 12/01051/FUL Demolition of existing buildings on site and erection of a Class A1 foodstore, to allow for the inclusion of a small external horticultural goods sales unit – APPROVED – 29.08.2014

4.3 13/01539/VAR - Variation of condition 21 (Proposed new pedestrian crossing to be changed from controlled type to non controlled type) pursuant to planning permission EN/12/01051/FUL dated 23.11.12: 'Demolition of existing buildings on site and erection of a Class A1 foodstore (2,203 sqm gross floorspace) and ancillary cafe, together with access and car park providing 157 spaces, servicing and landscaping – APPROVED – 29.08.2014

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Oundle Town Council (OTC)

Initial comments:

OTC object to this variation. These conditions were imposed as the store is close to a number of residential properties, the removal of the conditions could be detrimental to the residential amenity.

Further comments received following re-consultation:

Oundle Town Council continues its objection to the application. It was the view of the council that the conditions which the application sought to remove should remain as they were imposed as the store is close to a number of residential properties and the council feels that the removal of the conditions could be detrimental to residential amenity.

At present the conditions impose a legal requirement upon Waitrose not to have deliveries to its store outside the hours of 0600 to 2200 each day. If the conditions were to be removed deliveries could take place daily and on multiple occasions between 2200 and 0600. The conditions also impose a requirement upon Waitrose to have a service management plan. There seems to be no justification for the removal of this requirement.

Although Waitrose might maintain that it has no plans to effect deliveries on multiple occasions daily between 2200 and 0600 plans can be changed if there is no legal framework requiring them to be maintained. Essentially the council prefers the security of legally enforceable conditions over what are, effectively, simply assurances.

The council considered the assessments submitted by the applicant but was not convinced by them. Obviously the councillors are, however, not experts and accept that they are not qualified to comment upon the applicant's noise assessment. Consideration of this is a matter for those at NNC qualified to assess it. Councillors do, however, consider that whilst the noise arising from

overnight deliveries would be the principal risk of a detriment to residential amenity it is not the only thing that might be detrimental.

Finally the council was concerned that the removal of these planning conditions affecting the Waitrose store might lead to other applications affecting other businesses located close to residential property in the town to seek the removal of any like planning conditions with a resulting risk of loss of residential amenity. They felt that they should not agree to such a precedent being set.

5.2 Environmental Protection

Initial comments:

Thank you for consulting Environmental Protection on this planning application to vary conditions 16 and 20 of planning permission 12/01051/FUL. For ease condition 16 is repeated below and condition 20 requires the agreement of a Service Management Plan.

"There shall be no servicing of the building, no goods shall be loaded or deposited and no vehicles shall arrive, depart, be loaded or unloaded, within the application site before 06.00 or after 22.00 Mondays to Sundays. Any delivery vehicles which are not able to access the site immediately to load or unload must silence their engines and refrigeration units whilst waiting to enter the site if parked in the residential area within the vicinity of the store. Doors on any unused loading bays shall be kept closed at all times whilst not in use. Vehicle radios and headlights shall be turned off during unloading/loading"

There will not be an increase in the number of deliveries per day, which is currently two although up to three is allowed. Removing the restriction on delivery hours will give greater flexibility to the operator and ensure the store is well stocked. The applicant has submitted a noise assessment in support of this planning application. This assesses noise from the delivery process only when within the service yard. The assessment assumes the engine of the HGV and any refrigerated units are switched off during the delivery period. This is required and agreed under section 3.1 of the Service Management Plan.

The assessment indicates the possibility for adverse noise impact depending on context. However, when considered with respect to other metrics the impact should be low for both average and peak noise levels during the delivery period. As such there is no objection to the application to vary condition 16. Provided section 3.1 of the Service Management Plan as mentioned above is adhered to.

The concerns raised by a member of public of HGVs parking in residential areas whilst awaiting deliveries is noted. I would like to see within the Service Management Plan a procedure to ensure that no delivery vehicles have to wait in a residential area during the hours of 22.00 to 06.00 hours on any day of the week before accessing the site. Please refer this back to the applicant for consideration and submission of a revised Service Management Plan to this effect.

Further comments following receipt of amended Delivery Management Plan:

Further to my comments on noise with respect to extending delivery hours at the Waitrose store an updated delivery management plan has been submitted. It has been added in section 4.3 that no delivery vehicles shall wait within the immediate residential areas whilst waiting to enter the site. As such there is no objection to the proposed variation of condition 16 of planning permission 12/01051/FUL.

5.3 Northamptonshire Police

Northamptonshire Police have no objections or concerns re the removal/variation of conditions 16 and 20 placed on original planning application 12/01051/FUL.

5.4 Northamptonshire Highways

No observations.

5.5 Neighbours / Responses to Publicity

One representation has been received stating the following concerns:

Understand the need and appreciate the need for this variation but would like to make the following observation. My house is on the Main Road into Oundle (Station Road) so the lorries pass directly in front of the house. My concern is that lorries may wait in the bus stop opposite my house (which has occasionally happened) waiting for the store to open. To hear the engine running and coolant system running would not be acceptable so I would ask for a clause banning waiting in the bus stop to be added to the permission.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy and Guidance

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 - Presumption in Favour of Sustainable Development
Policy 2 - Historic Environment
Policy 3 - Landscape Character
Policy 4 - Biodiversity and Geodiversity
Policy 5 - Water Environment, Resources and Flood Risk Management
Policy 8 - North Northamptonshire Place Shaping Principles
Policy 9 - Sustainable Buildings
Policy 11 - The Network of Urban and Rural Areas
Policy 22 – Delivering Economic Prosperity

- 6.4 East Northamptonshire Local Plan Part 2: Submission Plan March 2021 (2011 – 2031)
Policy EN1 - Spatial Development Strategy
Policy EN2 - Settlement Boundary Criteria – Urban Areas
- 6.5 Rural North, Oundle and Thrapston Plan (RNOT) (2011)
None applicable
- 6.6 Other Documents
Northamptonshire County Council – Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Northamptonshire County Council – Local Highway Authority Parking Standards
Joint Planning Unit – Design Supplementary Planning Document (March 2009)
East Northamptonshire Council – Domestic Waste Storage and Collection Supplementary Planning Document (July 2012)
Biodiversity Supplementary Planning Document (February 2016)
Upper Nene Valley Gravel Pits Special Protection Area SPD

7. Evaluation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following considerations are relevant to the determination of this application:

- Principle of Development
- Character and Appearance of the Area
- Residential Amenity
- Highway Safety and Parking
- Flood Risk
- Ecology

7.1 Principle of Development

- 7.1.1 The National Planning Policy Framework (2021) supports sustainable residential development in the urban areas if it accords with the Development Plan.
- 7.1.2 The proposal is located within the built up area of the Growth Town of Oundle where development is permitted on suitable sites within the built up area that would not materially harm the character of the settlement or residential amenity.
- 7.1.3 The application proposes the variation of conditions 16 and 20 attached to permission ref: 12/01051/FUL to remove the current HGV delivery hours restriction of 06:00 to 22:00 Mondays to Sundays at the Waitrose Foodstore.

7.1.4 The North Northamptonshire Environmental Protection Officer has no objection to the proposal in terms of impacts upon residential amenity. On this basis it is no longer necessary to restrict the HGV delivery hours.

7.2 Impact on the Character and Appearance of Area

7.2.1 The NPPF, policies 3 and 8 of the North Northamptonshire Joint Core Strategy expect developments to be designed sympathetically and in keeping with their surroundings, in terms of the detailed design, landscaping and the resultant curtilage size.

7.2.2 The proposed vary conditions 16 and 20 has no impact on the character and appearance of the area and therefore remains in accordance with the NPPF, Policies 2, 3 & 8 of the North Northamptonshire Joint Core Strategy (2016).

7.3 Residential Amenity

7.3.1 The NPPF and the Council's planning policy 8 of the Joint Core Strategy (2016) seeks to protect amenity of neighbouring users. The policy also seeks to ensure residential amenity is not harmed as a result of development; the NPPF within the core principles states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

7.3.2 The applicant has submitted a delivery noise impact assessment and a service management plan detailing quiet delivery procedures. The noise assessment indicates the possibility for adverse noise impact depending on context. However, when considered with respect to other metrics the impact should be low for both average and peak noise levels during the delivery period. As such there is no objection from the Environmental Protection Officer to the variation of condition 16.

7.3.3 A concern was raised by a member of public of HGVs parking in residential areas whilst awaiting deliveries. It is not clear how often this happens but regardless the applicant updated the Service Management Plan procedure to ensure that no delivery vehicles are to wait in a residential area before accessing the site. The Environmental Protection Officer is satisfied with this approach.

7.3.4 The variation of Condition 16 (servicing times) and the updating of the Service Management Plan (Condition 20) is considered to have no significant detrimental impact upon neighbouring residential amenity and is therefore in accordance with the NPPF and Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

7.4 Highway Safety and Parking

7.4.1 Based on the size of the store a maximum of three deliveries will be made to the store each day from Monday to Saturday with one delivery expected on Sundays during a 'normal' trading week. These particular deliveries will be made using a 16.5 metre articulated lorry from Waitrose's own fleet of vehicles.

- 7.4.2 It is expected to take approximately 45 to 60 minutes to unload a Waitrose vehicle although deliveries made by smaller vehicles will be considerably quicker than this. The frequency and timing of deliveries, as described within the respective planning condition is reflective of that anticipated during normal trading conditions. It should however be noted that there are peaks in food retail demand which generally, but not exclusively coincide with festive seasons during which there is a corresponding need to react to peaks in demand as and when they occur.
- 7.4.3 All deliveries will be made within the dedicated service yard located at the rear of the Waitrose building. Delivery vehicles replenishing the store will enter the site in a forward gear from East Road and upon reaching the service yard, these vehicles will turn through 180 degrees before reversing back to a scissor lift. Once the vehicle is stationary goods, which are generally delivered in cages, will be unloaded from its rear before being transferred directly to the warehouse. Once all loading and unloading activities have been completed, the vehicle delivering to the store will exit the service yard in a forward gear.
- 7.4.4 The proposed extended delivery hours are not proposed to increase the number of HGV's travelling to the site, but simply to allow deliveries to be scheduled outside of peak hours of congestion on the local highway network. This will assist in reducing pollution levels, traffic congestion and conflict with more vulnerable road users, such as cyclists and children. Accordingly, the proposals provide an opportunity to improve road safety and enhance the efficient functioning of the highway network.
- 7.4.5 The proposal is considered to provide suitable and safe access to the site that would be the same as existing. Northamptonshire Highways have confirmed that they have no concerns with the application. The proposal is therefore considered to be acceptable in this regard.

7.5 Flooding

- 7.5.1 The application site is in Flood Zone 1, which means it has a low probability of flooding. In terms of drainage, there should therefore be no additional surface water run-off impacts. The proposal is therefore considered acceptable and complies with Policy 5 of the North Northamptonshire Joint Core Strategy 2016.

7.6 Ecology

- 7.6.1 The application site has no record of any protected species and being mainly of concrete hardstanding and of low biodiversity potential. Furthermore, soft landscaping has already been approved under the original planning permission (Ref: 12/01051/FUL).
- 7.6.2 Policy 4 of the North Northamptonshire Joint Core Strategy 2016 requires all development to safeguard existing biodiversity. The proposal would continue to have a neutral impact upon biodiversity; therefore the proposal is considered to be in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy 2016.

8. Other Matters

- 8.1 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).

9. Conclusion / Planning Balance

- 9.1 In this instance the variation of conditions 16 and 20 attached to planning permission ref: 12/01051/FUL to allow unrestricted deliveries by HGV to the store is not considered to cause significant harm that would outweigh the economic, social and environmental benefits of the proposal. Therefore, given the current policy position, the proposed development is considered to be compliant with relevant national and local planning policy and the proposal is considered acceptable.
- 9.2 There are no other material planning considerations which have a significant bearing on the determination of this application.

10. Recommendation

- 10.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that Planning Permission be **GRANTED** subject to conditions.

11. Conditions

1. The development permitted commenced within 3 years of the decision notice dated 23rd November 2012.

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The net sales floorspace of the supermarket shall not exceed 1400 sq m of which no more than 209 sq m shall be used for the sale of comparison goods.

Reason: To define the permission and ensure that any impact on other centres is controlled in line with the NPPF.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the order with or without modification) no internal alterations shall be carried out which would result in a) an increase in the total gross floorspace of the development; or b) the subdivision of the unit.

Reason: To control the size of the store and ensure that any impact on other centres is controlled in line with the NPPF.

4. The works hereby permitted shall be carried out strictly in accordance with the following approved plans:

174_54A-E01 - Location Plan
174-54A-P04 - Site Plan

P04C - First Floor Plan
P05A - Roof Plan
174-54A-P01 - Elevations
P10D - Elevations
P11B - Elevations

TR8110103/SK04 Rev. H - Proposed Highway Layout

GC.65982.101 - Tree Survey Plan
GC.65982.201A - Soft Landscaping Plan
Landscape Report Rev. A

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

5. The external materials are in accordance with the materials approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated on Drawing Nos. 413-01-P100 and 413-010-P110.

Reason: To achieve a satisfactory elevational appearance for the development.

6. The boundary treatments are in accordance with the details approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated on Drawing Nos. 413-01-P33, 413-01-P32, 413-01-P30 and 413-01-P31.

Reason: To ensure that the appearance of the development is satisfactory.

7. The development shall be implemented in accordance with the approved Site Waste Management Plan HSE-BPG-W01-101Rev7.

Reason: To ensure that the development is sustainable in accordance with national government advice contained in, Policy 14 of the adopted North Northamptonshire Core Spatial Strategy, Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Spatial Strategy and the Site Waste Management Plans Regulations 2008.

8. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment was approved and implemented in accordance with an interim verification report under condition reference 13/00490/FUL on 8th October 2013.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. Remediation of the land must be carried out in accordance with the terms of the approved remediation scheme, unless otherwise agreed in writing with the Local Planning Authority. The Local Planning Authority must be given two

weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and agreed in writing with the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately and in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be produced, and agreed in writing with the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11. The soft landscaping works are in accordance with the details approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated on Drawing No. GC.65982.301 Rev CO3.

Reason: In the interest of visual amenity.

12. The scheme shall achieve, at the least, the BREEAM rating “very good”.

Reason: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy 2008.

13. Prior to the first use of the store hereby approved a revised Security Risk Assessment Report shall be submitted to and approved by the Local Planning Authority in writing. This revision shall take into account the comments of the Crime Prevention Design Advisor and shall also include the means of security of the vehicular accesses and such details shall include that no means of security gate or bar shall be able to open over the highway. The approved details shall be installed prior to commencement of use and retained thereafter in perpetuity.

Reason: In the interest of crime prevention and in the interests of highway safety.

14. The rating level of noise emitted from the proposed mechanical services plant and equipment to be installed on the site shall not exceed 30dB (A) at the nearest noise sensitive properties.

Reason: In the interest of residential amenity.

15. Prior to the first operation of the premises a scheme for the extraction and treatment of fumes and odours together with a maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. Any equipment plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises. The extraction and treatment equipment shall be maintained and operated in compliance with the approved scheme and the manufacturers instructions. After installation of the approved plant no new plant or ducting system shall be used without the written consent of the local planning authority.

Reason: In the interest of residential amenity.

16. The timings of deliveries and servicing involving the use Heavy Goods Vehicles shall be unrestricted 7 days a week. Home deliveries from the site shall be limited to between 06:00 and 22:00 Mondays to Sundays. No delivery vehicles are to wait in a residential area during the hours of 22:00 to 06:00 hours on any day of the week before accessing the site. Any delivery vehicles which are not able to access the site immediately to load or unload outside the hours of 22:00 to 06:00 must silence their engines and refrigeration units whilst waiting to enter the site if parked in the residential area within the vicinity of the store. Doors on any unused loading bays shall be kept closed at all times whilst not in use. Vehicle radios and headlights shall be turned off during unloading/loading.

Reason: In the interest of residential amenity.

17. A demolition construction management plan was approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated within the Construction Management Plan Rev 3.

Reasons: To ensure the amenity of any neighbouring premises is protected from noise dust and vibration. In order that the proposed construction operations do not prejudice highway safety nor cause inconvenience to other highway users. To ensure that construction traffic is directed along routes which are satisfactory and which minimise the impact of construction on others.

18. The external lighting details are in accordance with the details approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated on Waitrose Oundle Store Technical Submission External Lighting Drawing Nos. 1000545/E01 P1, 413-01-AZ-01 Rev C7 and P169-441-LED-R2.

Reason: In order to ensure adequate safety and security on site.

19. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted Ecological Appraisal dated September 2011 and the Bat Survey Report dated 3 October 2011 and received by the local planning authority on 26 June 2012.

Reason: In the interests of ecology and biodiversity.

20. Delivery operations at the store shall be undertaken in accordance with the Service Management Plan dated July 2022 in perpetuity.

Reason: In the interest of amenity.

21. The store hereby approved shall not operate until the off-site highway works shown in principle on drawings TR8110103/SK04 Rev. H and TR8110103/SK10 have been completed together with the parking, access and servicing arrangements shown on the approved plans.

Reason: In the interest of highway safety.

22. Deliveries to the new food store by heavy goods vehicle are to be made from the A605 via A427 Station Road. No deliveries by heavy goods vehicle are to be made via Oundle Town Centre.

Reason: In the interest of highway safety.

23. A surface water drainage scheme was approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated in the information submitted to the Environment Agency on 2nd August 2013.

Reason: To prevent the increased risk of flooding both on and off the site.

24. The development hereby permitted is in accordance with the details approved and implemented under condition reference 13/00490/CND on 8th October 2013 as indicated in the Renewable Report.

Reason: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy 2008.

25. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that infiltration systems such as soakaways do not increase the potential for contaminant migration.

26. All surface water from parking and manoeuvring areas shall be passed through a petrol interceptor prior to groundwater, watercourse or surface water sewer and the interceptor shall be maintained in accordance with manufacturer's guidelines.

Reason: To prevent pollution to the water environment.

27. Development shall proceed in accordance with the provisions of the submitted Travel Plan prepared by Glanville, dated 22 June 2012.

Reason: In the interest of sustainable transport and highway safety.

28. Prior to the commencement of the development hereby permitted not including demolition removal of hardstanding and vegetation a scheme and programme for the monitoring of on street car parking on East Road North Street and Blackpot Lane at dates before the supermarket has opened for business and approximately six months and twelve months after the supermarket has opened for business shall be submitted to and approved in writing by the Local Planning Authority. The monitoring shall be carried out in accordance with the agreed scheme and programme. In the event that the monitoring identifies problems caused by staff employed at the development parking on-street then appropriate strategies to encourage staff to travel to work by means other than sole occupancy private car or to park elsewhere shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the agreed strategies.

Reason: In the interests of highway safety and convenience.

12. **Informatives**

N/A