

APPLICATION NO.	P23/V2852/S73
SITE	Aldi Stores Ltd Wootton Road Abingdon
PARISH	ABINGDON
PROPOSAL	Variation of condition 1(Approved plans), 3 (TOUCAN crossing) and 4(Surface Water Drainage in accordance with approved details) in application P23/V0101/S73. Amended drainage plan submitted 29 January 2024 and amended highways plans received 23 February 2024. s73 application to vary conditions 2(approved plans) & 5(surface water drainage) on application P21/V0024/FUL to allow an alternative drainage system to be installed.
WARD MEMBERS	Oliver Forder Andy Foulsham Eric de la Harpe Robert Maddison Robert Clegg
APPLICANT OFFICER	Aldi Stores Limited Penny Beale

RECOMMENDATION

It is recommended to grant planning permission subject to the following conditions:

1. Approved plans
2. SUDS compliance report to be submitted within six months
3. TOUCAN crossing to be constructed within six months
4. Surface water drainage scheme in accordance with approved details to be completed within six months
5. Foul drainage scheme in accordance with approved details (P22/V0370/DIS)
6. Landscaping scheme in accordance with approved details (P22/V0370/DIS)
7. Landscaping maintenance and long-term management plan in accordance with approved details (P22/V0370/DIS)
8. Cycle parking in accordance with approved details (P22/V0370/DIS)
9. Construction Traffic Management Plan in accordance with approved details (P22/V0439/DIS)
10. Community Employment Plan in accordance with approved details (P22/V1155/DIS)
11. Public Art strategy in accordance with approved details (P22/V1612/DIS)
12. Travel plan in accordance with approved details (P22/V1448/DIS)
13. Delivery and Servicing Management Plan in accordance with approved details (P22/V1448/DIS)
14. External lighting in accordance with approved details (P22/V1448/DIS)

15. Implementation of ecological mitigation and enhancement measures
16. Provision of electric vehicle charging points
17. Noise levels
18. Visibility splays
19. Building to be used for Class E retail foodstore only
20. Total Class E floorspace shall not exceed 1842sq.m and net sales area shall not exceed 1315sq.m
21. Class E floorspace shall be used for a maximum of 1052sq.m convenience goods and a maximum of 263 sq.m comparison goods
22. No mezzanine or first floor level to be constructed
23. No subdivision to two or more units

The full wording of conditions is attached at Appendix 1.

1.0 **INTRODUCTION AND PROPOSAL**

- 1.1 This application is presented to Planning Committee at the request of the Chair of Committee.
- 1.2 Full planning permission for the erection of a Class E retail food store with associated access, parking and servicing areas, landscaping and associated works, was granted in February 2022 (ref. P21/V0024/FUL). The store is built out and operational. A site location plan is below.



- 1.3 When planning permission is granted, development must take place in accordance with the permission and conditions attached to it and with any associated legal agreements. New issues however may arise after planning

permission has been granted which require modification of the approved proposals and under section 73 (or 73A if retrospective) of the Town and Country Planning Act 1990 an application can be made to vary or remove conditions associated with a planning permission.

1.4 Section 73(2) of the Town and Country Planning Act states:

“On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—

(a)if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b)if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application”.

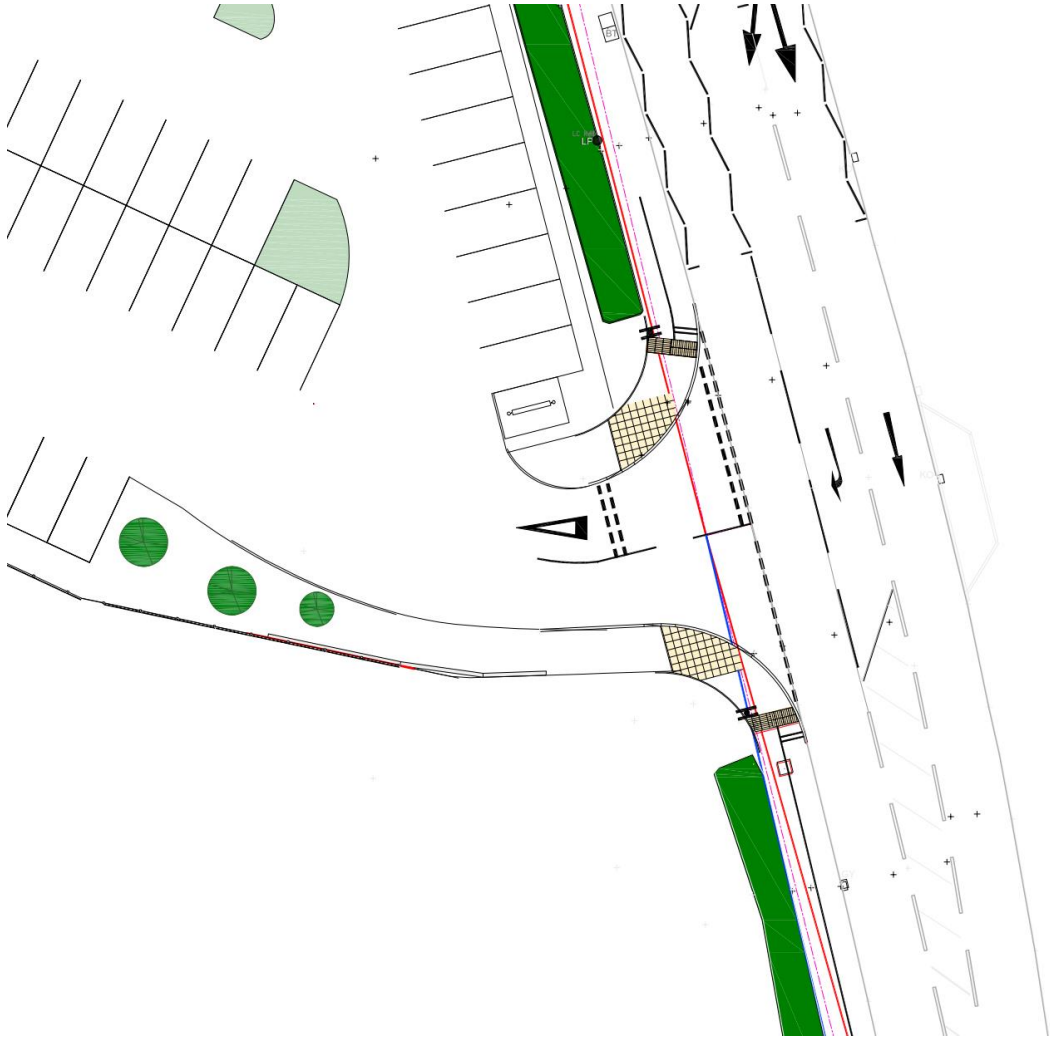
1.5 A S73 application was approved in connection with this development in April 2023 (ref. P23/V0101/S73) which allowed for an alternative surface water drainage system to be installed for surface water to be drained further downstream to the same watercourse to the east of Wootton Road. Condition 4 of that permission required the drainage strategy to be carried out within six months of the date of the permission.

1.6 This new S73 application seeks to vary condition 1 (approved plans), condition 3 (TOUCAN crossing) and condition 4 (surface water drainage scheme) as the alternative drainage scheme approved under application ref. P23/V0101/S73 has not yet been carried out due to difficulties in securing agreement from the adjacent landowner for which part of their land is required. The applicant advises that a licence from this landowner has now been obtained to allow the works to be carried out once road space from the highway authority (Oxfordshire County Council (OCC)) has been approved. The applicant therefore seeks an amendment to condition 4 to allow a further 12-month period for the drainage strategy to be implemented.

1.7 Condition 3 of application ref. P23/V0101/S73 required the provision of a TOUCAN crossing along Wootton Road within six months of the date of the permission. Due to the land agreement issues mentioned above, this too has not yet been carried out. The applicant therefore seeks an amendment to condition 3 to allow a further 12-month period for the TOUCAN crossing to be constructed.

1.8 The application also seeks to amend details of the approved access to the site. As originally submitted, consent was sought to amend access details to accord with what has been constructed on site, but which differed from the approved plans in terms of removing give way marking for cyclists and vehicles, removing a raised table and the location of tactile paving. Following discussions with OCC and your officers, amended plans have been received to

bring the proposed access more closely in line with that previously approved. The proposed access is shown below.



1.9 The amendment proposes the reinstatement of give way markings for vehicles and cyclists and provides a larger area of tactile paving for pedestrians and cyclists to cross the access. Detailed plans of the proposal are **attached** at Appendix 2 and all plans and supporting technical documents accompanying the application are available to view online at www.whitehorsedc.gov.uk.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of the responses received to the current proposal is below. A full copy of all the comments made can be seen online at: www.whitehorsedc.gov.uk.

<p>Abingdon Town Council</p>	<p><i>Amended submission - February 2023:</i> No response received to date.</p> <p><i>Original submission:</i></p> <ul style="list-style-type: none"> Concerned that the application does not properly address the agreed conditions of the original
------------------------------	---

Vale of White Horse District Council – Planning Committee – 27 March 2024

	<p>permission to ensure appropriate priority for pedestrians and cyclists at the entrance to the supermarket.</p> <ul style="list-style-type: none"> As a minimum condition to improve the safety of these road users, the town council requests that additional signage is installed at the entrance to the site to alert motor vehicles to pedestrians and cyclists.
National Highways	<p><i>Amended submission - February 2024:</i> No objection</p> <p><i>Original submission:</i> No objection</p>
Drainage Engineer	<p><i>Amended submission – February 2024:</i> No response received to date.</p> <p><i>Amended submission – January 2024:</i> No objection</p> <ul style="list-style-type: none"> Variation is generally in line with the original strategy.
Oxfordshire County Council – Transport and Highways	<p><i>Amended submission – February 2024:</i> Objection (to condition 3 specifically)</p> <ul style="list-style-type: none"> No objection to condition 1 The applicant has confirmed that vehicular access to the site has now been constructed but not in accordance with the approved plans. Specifically, the proposed raised table that would provide a flat crossing feature for pedestrians/ cycles across the site access has not been provided. When considering the proposals, it is noted that Wootton Road is a cycle route with a combined pedestrian/ cycleway provided immediately adjacent to the site, which crosses the site access. The amended drawings show that the pedestrian/ cycle priority across the access will be maintained as approved under the extant planning permission, with the provision of give-way road markings. The proposed changes to the access relate only to the omission of the raised table. The applicant has informed that the raised table has been omitted for reasons of highway safety, as the associated ramp will require a gradient of 1:12, which would be too steep, particularly for two wheeled vehicles and at times of icy conditions, which is accepted by the Highway Authority. As the amendments to the access only seek to remove the raised table, with priority for pedestrians/

Vale of White Horse District Council – Planning Committee – 27 March 2024

	<p>cycles maintained as previously approved, an objection cannot be sustained in this regard.</p> <ul style="list-style-type: none"> • When considering the extension of time for condition 3, it is noted that the food store is already operational and there is an uncontrolled pedestrian/ cycle crossing along Wootton Road, adjacent to the site. While the continued use of the uncontrolled crossing at this location is not ideal, using the facility for a short period is considered acceptable. • The Council’s Street Works team have informed that the lead time for booking road space to undertake the works is approximately 3 months, therefore the Council will accept a 6-month extension of time not 12 months as requested.
<p>Oxfordshire County Council – Lead Local Flood Authority</p>	<p><i>Amended submission – January 2024:</i> No objection</p> <p><i>Original submission:</i> No objection</p> <ul style="list-style-type: none"> • Changes do not appear to have any negative effect on the site’s drainage.
<p>County Councillor Nathan Ley</p>	<p><i>Amended submission February 2024:</i></p> <ul style="list-style-type: none"> • Plans represent an improvement however I still think a couple of final tweaks should be made to ensure priority for pedestrians and cyclists continuing along Wootton Road. • The provision of give-way markings for vehicles lessens the need for or desire for the give-way lines on the pavement for pedestrians and cyclists. • These plans create a conflict between Rule H2 and H3 of the Highway Code. • Give way markings for cyclists should be removed. Example of junction of Vintner Road and Waitrose to the south where cycle priority can be maintained across a junction without necessarily needing a raised table. • If a raised table is not considered appropriate, might it be possible to consider the very wide radii of the junction (which is too large and results in high entry speeds) be tackled by narrowing them visually, ideally with a different surface. This would allow HGVs to overrun where required for entry, but most drivers will adhere to this and would cause them to slow down. • We only get one chance to get this sort of thing right for generations to come and we need to make it as favourable to active travel as possible.

Thames Water	<i>Original submission:</i> No objection
--------------	---

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P23/V0101/S73](#) - Approved (06/04/2023)

s73 application to vary conditions 2(approved plans) & 5(surface water drainage) on application P21/V0024/FUL to allow an alternative drainage system to be installed.

[P22/V2078/NM](#) - Approved (12/10/2022)

Non-material amendment to P21/V0024/FUL for an amended site plan to include changes to the external paving, an amendment to the future Electric Vehicle Charing Point (EVCP) positions (not the number), the addition of blister paving to the pedestrian routes, the addition of public art seating, and amended tree positions to reflect the latest agreed landscaping scheme.

The proposed non-material amendment also seeks to amend the wording of Condition 19 to change the requirement for Aldi to install four rapid charging EVCPs, and instead install four fast charging EVCPs.

[P22/V1448/DIS](#) - Approved (29/09/2022)

Discharge of conditions 14 (Travel Plan), 15 (Delivery and servicing management plan), and 16 (External Lighting) on planning application P21/V0024/FUL

[P22/V1612/DIS](#) - Approved (11/07/2022)

Discharge of condition 12 (Public Art strategy) in application P21/V0024/FUL.

[P22/V1155/DIS](#) - Approved (24/05/2022)

Discharge of condition 11(Community Employment Plan) on application P21/V0024/FUL.

[P22/V0370/DIS](#) - Approved (26/04/2022)

Discharge of conditions 3 (Slab levels), 5 (Surface Water Drainage scheme), 6 (Foul Water Drainage scheme), 7 (Landscaping Scheme), 8 (Landscape Maintenance and long term Management Plan), and 9 (Cycle parking) in application P21/V0024/FUL.

[P22/V0565/A](#) - Approved (25/04/2022)

Three new internally illuminated wall hanging signs mounted to the face of the building (Signs A). One vinyl film logo applied to glass of entrance lobby (Sign B). One internally illuminated freestanding double-faced pole totem sign (Sign C). One vinyl film opening times panel and image (Sign D).

[P22/V0622/DIS](#) - Approved (14/04/2022)

Discharge of condition 4 (Biodiversity Offsetting Scheme) on planning application P21/V0024/FUL.

[P22/V0439/DIS](#) - Approved (31/03/2022)

Discharge of condition 10 (Construction Traffic Management Plan) on planning application P21/V0024/FUL. (As amended by plan received 23 March 2022)

[P21/V0024/FUL](#) - Approved (10/02/2022)

The erection of a Class E discount foodstore with associated access, parking and servicing areas, landscaping, and associated works. Amended plans including revised landscaping, parking and retail information received 9 June 2021 and amended highways details received 5 August 2021 and 10 September 2021 and 29 September 2021. Additional retail information received 15 October 2021

3.2 **Pre-application History**

[P20/V1923/PEJ](#) - Advice provided (27/11/2020)

Proposed new Aldi discount foodstore.

Advice provided that whole site should be masterplanned with retail and housing together, retail sequential and impact assessment, highways, amendments to design, layout and landscaping.

3.3 **Screening Opinion requests**

None.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The development is less than 1 hectare of urban development that is not dwellinghouse development. The proposal is not EIA development.

5.0 **MAIN ISSUES**

5.1 **The relevant planning considerations for this application are :**

- **Principle of development**
- **Access and highway impact**
- **Flood risk and drainage**
- **Other matters**
- **Community Infrastructure Levy**

5.2 **Principle of development**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

5.3 The development plan for this proposal comprises the adopted Local Plan 2031 Part 1 (LPP1) and the adopted Local Plan 2031 Part 2 (LPP2). There is currently no made neighbourhood plan in place for Abingdon.

5.4 Planning permission for the erection of a retail food store was approved on the site in February 2022 and the store has been built out and is operational. The principle is therefore established.

5.5 **Highways**

Core policy 33 of LPP1 actively seeks to ensure that the impacts of new development on the strategic and local road network are minimised, to ensure that developments are designed in a way to promote sustainable transport access and to promote and support improvements to the network that increase safety and improve air quality. Core policy 35 of LPP1 promotes public transport, cycling and walking. Policy DP16 of LPP2 requires evidence to demonstrate that acceptable off-site improvements to highway infrastructure can be secured where these are not adequate to service the development.

5.6 *Access and highway impact*

This application seeks to provide a revised access to that approved. Following advice from officers, amended plans have been received to align closely with the access details originally approved, including the reinstatement of give way markings for vehicles and cyclists to give priority to users of the existing cycle path along Wootton Road in compliance with CP35 of LPP1. OCC, as highway authority, have assessed the proposed changes and raise no objections.

5.7 The proposed changes to the access relate solely to the omission of a raised table. The applicant explains the raised table has been omitted for reasons of highway safety as the associated ramp will require a gradient of 1:12, which would be too steep, particularly for two wheeled vehicles and at times of icy conditions. This explanation is accepted and agreed by OCC. Officers are therefore satisfied that the proposed amended access is acceptable in highway safety terms whilst providing priority for pedestrians and cyclists as secured under the original permission and in compliance with CP35 of LPP1.

5.8 The applicants also seek an amendment to condition 3 of the previous permission (ref. P22/V0101/S73) for a TOUCAN crossing to be installed across Wootton Road within 12 months of the date of planning permission. OCC has advised that the lead time for booking road space to carry out works within the highway is approximately three months, therefore officers consider it more appropriate for condition 3 to be amended to require these works to be carried out within six months of the date of this permission to ensure the controlled crossing is delivered as soon as possible.

5.9 Subject to planning conditions the proposal is considered to accord with policies CP33, CP35 and DP16.

5.10 **Flood Risk and drainage**

Core Policy 42 of LPP1 seeks to ensure that development provides appropriate measures for the management of surface water as an essential element of reducing future flood risk to both the site and its surroundings.

5.11 Whilst the previously approved surface water drainage strategy for the site has not been implemented in the timescale originally agreed, the applicants have maintained an interim arrangement on site of surface water being held in the existing attenuation tank and being tankered away when required. This short-term arrangement is acceptable to the drainage engineer, but the long term solution is required to be delivered now the store is operational.

- 5.12 Road space to carry out the approved drainage works is likely to be able to be booked within three months. Officers consider therefore it would be appropriate for condition 4 to be amended to require these works to be carried out within six months of the date of this permission rather than 12 months as requested by the applicant.
- 5.13 Subject to the amended wording of condition 4 allowing for a further six month period for the surface water drainage strategy to be installed, officers are satisfied that the proposal complies with Policy CP42 of LPP1.
- 5.14 **Other matters**
The relevant planning considerations for this application are only matters for which the variation is sought. All other matters were dealt with as part of the approved application and are not for re-consideration here.
- 5.15 **Financial contributions**
Policy CP7 of LPP1 provides that development will only be permitted where the necessary physical infrastructure and service requirements to support the development can be secured. Paragraph 57 of the NPPF advises that planning obligations should only be sought where they meet all the following tests:
- a. Necessary to make the development acceptable in planning terms.
 - b. Directly related to the development.
 - c. Fairly and reasonably related in scale and kind to the development.
- 5.16 *Community Infrastructure Levy*
As no change to the floor area of the store is proposed in this S73 application, no additional CIL payment is required.
- 5.17 *S106 Legal Agreement*
Financial contributions towards public transport and travel plan monitoring were secured within a legal agreement on the original application. No further contributions are required for the changes proposed in this S73 application.
- 6.0 **CONCLUSION**
- 6.1 This application has been assessed against the development plan, the National Planning Policy Framework (NPPF) and all other material planning considerations. In considering this application, due regard has been given to the representations received from statutory and other consultees.
- 6.2 Officers are satisfied that the amended access arrangements will maintain priority for pedestrians and cyclists along the existing combined path and that with suitable worded conditions the approved surface water drainage strategy and TOUCAN crossing can be delivered within six months of the date of this permission. Overall, the development complies with the development plan and the provisions of the NPPF. Subject to the recommended conditions the proposal should be approved.

Vale of White Horse District Council – Planning Committee – 27 March 2024

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies:

- CP01 – Presumption in Favour of Sustainable Development
- CP03 – Settlement Hierarchy
- CP04 – Meeting Our Housing Needs
- CP07 – Providing Supporting Infrastructure and Services
- CP08 – Spatial Strategy for Abingdon-on-Thames and Oxford Fringe
- CP12 – Safeguarding of Land for Strategic Highway Improvements within the Abingdon-on-Thames and Oxford Fringe Sub-Area
- CP32 – Retail Development and other Main Town Centre Uses
- CP33 – Promoting Sustainable Transport and Accessibility
- CP34 – A34 Strategy
- CP35 – Promoting Public Transport, Cycling and Walking
- CP37 – Design and Local Distinctiveness
- CP38 – Design Strategies for Strategic and Major Development Sites
- CP40 – Sustainable Design and Construction
- CP42 – Flood Risk
- CP44 – Landscape
- CP45 – Green Infrastructure
- CP46 – Conservation and Improvement of Biodiversity

Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies:

- CP04a – Meeting Our Housing Needs
- CP08a – Additional Site Allocations for Abingdon-on-Thames and Oxford Fringe
- CP12a - Safeguarding of Land for Strategic Highway Improvements within the Abingdon-on-Thames and Oxford Fringe Sub-Area
- DP16 – Access
- DP17 – Transport Assessments and Travel Plans
- DP20 – Public Art
- DP21 – External Lighting
- DP23 – Impact of Development on Amenity
- DP25 – Noise Pollution
- DP26 – Air Quality
- DP27 – Land Affected by Contamination
- DP28 – Waste Collection and Recycling

Joint Local Plan Preferred Options

The Council is preparing a Joint Local Plan covering Vale of White Horse and South Oxfordshire, which when adopted will replace the existing local plans. Currently at the Regulation 18 stage, the Joint Local Plan Preferred Options January 2024 has limited weight when making planning decisions. The starting point for decision taking will remain the policies in the current adopted plans.

Neighbourhood Plan

Abingdon on Thames does not currently have a neighbourhood plan.

Adopted Guidance

Joint Design Guide SPD 2022: The Joint Design Guide was adopted 24 June 2022 and sets out design principles to guide future development and encourage a design-led approach to development.

Developer Contributions – Delivering Infrastructure to Support Development
SPD 2017: The Developer Contributions SPD was adopted on 30 June 2017 and provides guidance on how planning obligations will work alongside CIL to deliver the infrastructure needed to support development in the Vale.

National Planning Policy Framework (NPPF)

Planning Practice Guidance (NPPG)

Other Relevant Legislation

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation
- Section 149 of the Equality Act 2010
- Provisions of the Human Rights Act 1998
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)
- Section 85 of the Countryside and Rights of Way Act 2000
- Environment Act 1995

Author: Penny Beale

Contact No: 01235 422600

Email: planning@whitehorsedc.gov.uk

APPENDIX 1 – Full wording of planning conditions

Application Reference:	P23/V2852/S73	Case Officer:	Penny Beale
1	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans</p> <p>Site Location Plan drwgn 170145-1000-P1 Site Plan Existing drwgn 170145-1150-P2 Site Sections Existing drwgn 170145-1152-P2 Topographical Drawing - Sheet1 drwgn 39_20 Topographical Drawing - Sheet2 drwgn 39_20a Site Plan Proposed drwgn 170145-1400 P19 Site Access Arrangements Proposed drwgn SK04_Rev K Swept Path Analysis drwgn SK02- Rev F Visibility Review drwgn SK01-Rev G Roof Plan Proposed drwgn 170145-1402-P1 Elevations Proposed drwgn 170145-3001-P2 Floor Plan Proposed drwgn 170145-1401-P4 Refrigeration Plant Plan drwgn 1932_R6 Rev C Acoustic Fence drwgn 1704-P1 Close Boarded Fence drwgn 1701-P1 Palisade Fence drwgn 1703-P1 Post and Rail drwgn 1702-P1 Timber Knee Rail drwgn 1700-P1 Overland Flows & Exceedance Plan drwgn 11710-SK0002 Proposed Drainage Layout drwgn 79-E1493-CDY-XX-XX-DR-D-Ss_50_35_00-0050 C14 Drainage Details Sheet 1 drwgn 79-E1493-CDY-XX-XX-DR-D-Ss_50_35_00-0055 C02 Drainage Details Sheet 2 drwgn 79-E1493-CDY-XX-XX-DR-D-Ss_50_35_00-0056 C02 Drainage Details Sheet 3 drwgn 79-E1493-CDY-XX-XX-DR-D-Ss_50_35_00-0057 C04 Drainage Catchment Areas Proposed drwgn 0054 P04 Retaining Wall on Western Boundary drwgn 11710-SK0003 Rev A 11710w0002 P07 Drainage Strategy - Wootton Road Abingdon Drainage Chamber Schedules HCP Pump Performance Curves Overland Flow Routes drwgn 0059 P01 Pump Installation Procedure Pump system</p> <p>except as controlled or modified by conditions of this permission.</p> <p>Reason: To secure the proper planning of the area in accordance with Development Plan policies.</p>		
2	<p>Within six months of the date of this permission, a SUDS Compliance report prepared by an appropriate qualified Engineer must be submitted for approval in writing to the Local Planning Authority. This must suitably demonstrate that the sustainable drainage system has been installed and completed in</p>		

	<p>accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following:</p> <ol style="list-style-type: none"> 1) Inclusion of as-built drawings 2) Inspection details of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated, 3) Details of any remediation works required following the initial inspection, 4) Evidence that remedial works have been completed, 5) Confirmation of management proposals to maintain the system in perpetuity <p>Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding (Policy CP42 of the adopted Local Plan 2031 Part 1 and Policy DP23 of the adopted Local Plan 2031 Part 2).</p>
3	<p>Within six months of the date of this permission, the proposed TOUCAN crossing along Wootton Road adjacent to the site shall be provided and constructed in accordance with the highway authority's requirements and specifications.</p> <p>Reason: To provide appropriate pedestrian and cycle facilities that will serve the development and in interests of highway safety (Policy CP33 and CP35 of the adopted Local Plan 2031 Part 1 and DP16 of the adopted Local Plan 2031 Part 2).</p>
4	<p>The development shall be carried out in accordance with the surface water drainage details hereby approved on drawings:</p> <p>Drainage Details Sheet 1 drwgn 79-E1493-CDY-XX-XX-DR-D-Ss_50_35_00-0055 C02</p> <p>Drainage Details Sheet 2 drwgn 79-E1493-CDY-XX-XX-DR-D-Ss_50_35_00-0056 C02</p> <p>Drainage Details Sheet 3 drwgn 79-E1493-CDY-XX-XX-DR-D-Ss_50_35_00-0057 C04</p> <p>Proposed Drainage Layout drwgn 79-E1493-CDY-XX-XX-DR-D-Ss_50_35_00-0050 C14</p> <p>Drainage Catchment Areas Proposed drwgn 0054 P04</p> <p>11710w0002 P07 Drainage Strategy - Wootton Road Abingdon</p> <p>Drainage Chamber Schedules</p> <p>HCP Pump Performance Curves</p> <p>Overland Flow Routes drwgn 0059 P01</p> <p>Pump Installation Procedure</p> <p>Pump system</p> <p>The approved details shall be carried out and completed in accordance with the approved details within six months of the date of this permission.</p> <p>Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding (Policy CP42 of the Vale of White Horse Local Plan 2031 Part 1).</p>

5	<p>The development shall be carried out in accordance with the foul drainage scheme approved under application no. P22/V0370/DIS.</p> <p>Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding (Policy CP42 of the Vale of White Horse Local Plan 2031 Part 1).</p>
6	<p>The development shall be carried out in accordance with the landscaping scheme approved under application no. P22/V0370/DIS which shall be undertaken within the first planting season after construction. Thereafter, the landscaped areas shall be maintained in accordance with the details to be approved under Condition 7 . Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted.</p> <p>Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policy CP44 of the Vale of White Horse Local Plan 2031 Part 1).</p>
7	<p>The development shall be implemented and maintained in accordance with the Landscape Management Plan including maintenance schedule and long term management plan approved under application no. P22/V0370/DIS.</p> <p>Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policy CP44 of the adopted Local Plan 2031 Part 1).</p>
8	<p>The development shall be carried out in accordance with the cycle parking details approved under application no. P22/V0370/DIS. The approved cycle parking shall be maintained and retained at all times for the use of customers and employees.</p> <p>Reason: To encourage the use of sustainable modes of transport (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1).</p>
9	<p>The development shall be carried out in accordance with the Construction Traffic Management Plan approved under application no. P22/V0439/DIS.</p> <p>Reason: In the interest of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times and in accordance with Policy DP16 of the adopted Local Plan 2031 Part 2</p>
10	<p>The development shall be carried out in accordance with the Community Employment Plan approved under application no. P22/V1155/DIS.</p> <p>Reason: To secure sustainable economic growth in order to create jobs, reduce unemployment and to increase prosperity within Oxfordshire in accordance with Policy DP11 of the adopted Local Plan 2031 Part 2</p>

11	<p>The development shall be carried out in accordance with the public art strategy approved under application no. P22/V1612/DIS. Thereafter the public art shall be maintained and retained at all times.</p> <p>Reason: To ensure the implementation of public art which will improve the environmental quality of the development (Policy DP20 of the adopted Local Plan Part 2).</p>
12	<p>The development shall be implemented in accordance with the Travel Plan approved under application no. P22/V1448/DIS.</p> <p>Reason: To encourage the use of sustainable modes of transport (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1).</p>
13	<p>The development shall be implemented at all times in accordance with the Delivery and Servicing Management Plan approved under application no. P22/V14488/DIS.</p> <p>Reason: To ensure that the development is not unneighbourly or detrimental to highway safety in accordance with Policy DP16 of the adopted Local Plan 2031 Part 2.</p>
14	<p>The development shall be carried out in accordance with external lighting details approved under application no. P22/V1448/DIS.</p> <p>Reason: To protect the appearance of the area, the environment and wildlife, and local residents from light pollution in accordance with Policy CP44 of the adopted Local Plan 2031 Part 1 and Policy DP21 of the adopted Local Plan 2031 Part 2.</p>
15	<p>The development hereby approved shall be implemented in accordance with all of the ecological mitigation and enhancement measures stated in section 3.3 and table 3.1 of the supporting Ecological Assessment (Tyler Grange, 09/04/2021, Report No: 13430_R01). All ecological enhancement measures shall be maintained and retained at all times.</p> <p>Reason: To minimise the ecological impacts of the development and secure biodiversity enhancements in accordance with Policy CP46 of the Local Plan Part 1 and paragraphs 170 and 175 of the NPPF.</p>
16	<p>The four Fast Electric Vehicle Charging Points as shown on the approved Site Plan Proposed drwgno 170145-1400 P19 shall be maintained in place for the lifetime of the development unless by direct replacement.</p> <p>Reason: To encourage the use of sustainable modes of transport (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1).</p>
17	<p>The rating level of the sound emitted from the site shall not exceed 50 dBA between 0700 and 2300 hours and 36 dBA at all other times during the lifetime of the development. The sound levels shall be determined by measurement or</p>

	<p>calculation at the nearest noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014.</p> <p>Reason: To protect the occupants of nearby residential properties from loss of amenity due to noise disturbance and in accordance with Policy DP23 of the adopted Local Plan 2031 Part 2.</p>
18	<p>Visibility splays in both directions from the means of vehicle access shall in accordance with Entran drawing number SK01 Rev G, be kept permanently free from obstructions at all times. Within the visibility envelopes, no obstructions, inclusive of planning, fencing or boundary treatments shall exceed 600mm in height.</p> <p>Reason: In the interest of highway safety (Policy CP37 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).</p>
19	<p>The building shall be used only as a Class E retail food store and shall not be used for any other purpose.</p> <p>Reason: To protect the vitality and viability of Abingdon town centre in accordance with Policy CP32 of the Vale of White Horse Local Plan 2031 Part 1.</p>
20	<p>The total Class E retail food store floorspace hereby permitted shall not exceed 1,842 sq.m gross internal area and the net sales areas (defined as all areas to which customers have access, including checkouts and lobbies) shall not exceed 1,315 sq.m.</p> <p>Reason: To protect the vitality and viability of Abingdon town centre in accordance with Policy CP32 of the Vale of White Horse Local Plan 2031 Part 1.</p>
21	<p>Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order revoking or re-enacting that Order, the Class E retail foodstore floorspace hereby approved shall be used for a maximum of 1,052 sq. m for convenience goods and a maximum of 263 sq. m for comparison goods.</p> <p>Reason: To protect the vitality and viability of Abingdon town centre in accordance with Policy CP32 of the Vale of White Horse Local Plan 2031 Part 1</p>
22	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no mezzanine or other form of internal floor to create a first floor level shall be constructed in the unit.</p>

	<p>Reason: To protect the vitality and viability of Abingdon town centre in accordance with Policy CP32 of the Vale of White Horse Local Plan 2031 Part 1.</p>
23	<p>The development hereby permitted shall be used as a single unit and shall not be sub-divided into two or more units, and no concessions shall be permitted within the store or car park.</p> <p>Reason: To protect the vitality and viability of Abingdon town centre in accordance with Policy CP32 of the Vale of White Horse Local Plan 2031 Part 1.</p>