



Appeal Decision

Site visit made on 16 September 2025

by **P D Sedgwick BSc (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 08 October 2025

Appeal Ref: APP/P4605/W/25/3367570

Northfield Shopping Centre, Bristol Road South, Northfield, Birmingham B31 2JU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Lidl Great Britain Limited against the decision of Birmingham City Council.
 - The application Ref is 2023/07943/PA.
 - The development proposed is Proposed demolition of part of the existing shopping centre and the erection of a discount food store (Use Class E) with access, parking, landscaping and other associated works.
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Decision

1. The appeal is allowed and planning permission is granted for Proposed demolition of part of the existing shopping centre and the erection of a discount food store (Use Class E) with access, parking, landscaping and other associated works at Northfield Shopping Centre, Bristol Road South, Northfield, Birmingham B31 2JU in accordance with the terms of the application, Ref 2023/07943/PA, and the plans submitted with it, subject to the conditions in the attached schedule.

Application for costs

2. An application for costs was made by Lidl Great Britain Limited against Birmingham City Council and this is the subject of a separate Decision.

Main Issue

3. The main issue is the effect of the proposed development upon the character and appearance of the surrounding area.

Reasons

4. The appeal site relates to a brick built former retail store on the northeast section of Northfield Neighbourhood Shopping Centre. At its western end, the building connects to the main shopping centre with a covered link between Bristol Road South, which runs along the northwestern side of the building, and Victoria Common to the south of it. At the northern end of the site access from the A38, Bristol Road South, leads up a ramp to rooftop parking. To the side of the access, a narrow footpath connects to Victoria Common. The building has blank façades facing Bristol Road South and Victoria Common. In terms of its design and materials, it does not relate well to the adjoining shopping centre, which is clad with green profiled sheets, and has rooftop parking and a multi storey car park at its western end and contributes little to the character of the area.

5. The proposed development would replace the existing building with a single storey retail store. It would be accessed using the existing road access from Bristol Road South but replace the ramped rooftop car park with an open carpark at ground level, with landscaping along its boundaries. The covered link to the shopping centre would be replaced by an openair link between Bristol Road South and Victoria Common. The main elevation along Bristol Road South would have floor to ceiling windows presenting an open, active, frontage. The entrance with a canopied roof would face the car park. The remainder of the northeast elevation would have some small staff exits, but otherwise remain relatively featureless, as would the other elevations.
6. Approaching the site from the northeast, Bristol Road South is a dual carriageway, with mature trees planted along the footway on both sides and on a wide grassed central reservation. This gives the approach to Northfield Centre an open verdant character. That ends at the appeal site building, which dominates views and presents an unattractive elevation, including a brick tower providing pedestrian access to the rooftop carpark, the ramped vehicle access to the carpark, and an undercroft service area for deliveries.
7. The car park would soften the approach to Northfield Centre, marking a transition from the verdant approach to the built-up centre. It would also enable views across to Victoria Common to the south, providing a visual link to it and enhancing the sense of place. It would not appear overly large or dominant. The council's highways department has made no objection to the size of parking spaces, and Transport for West Midlands welcomed the reduction in parking spaces from previous iterations of the scheme, given its accessible location. The car park would not therefore be an inefficient use of land, as the council suggest.
8. I note the council's concerns regarding the proposed landscaping adjacent to Bristol Road South. In my view, it adequately separates the footway approach to Northfield Centre from the car park, although some planting in addition to, or instead of, the low-level shrubs would improve upon the proposed scheme. The proposed brick wall along the northern edge of the site would continue to enclose the existing narrow footpath between Bristol Road South and Victoria Common, which is unlit, poorly maintained and lacks any natural surveillance. I agree with the council that it could be improved through soft landscaping, railings or other measures that would enable mutual surveillance from the car park, and make it safer and more attractive to pedestrians.
9. The appellant has indicated that they would accept a condition for further landscaping details to be agreed. Such details could overcome the council's other concerns over boundary treatments, the viability of trees proposed within the site, and the lack of features, such as bollards, to mark and protect the pedestrian route through the carpark.
10. The proposed building would be set back from the public footway behind railings above a low brick wall, which the council consider would detract from the open glazed elevation. The gap between the building and wall would enable pedestrian access below the level of the public footway which slopes up towards the shopping centre and proposed link to Victoria Common. That would create a well at the corner, below the link. Nonetheless, the difference in levels is not significant. There would be mutual surveillance between the public footway and pedestrian access along the side of the building, and from within the building. That would discourage

antisocial behaviour and littering and dispel any perception that the side access would be unsafe. The wall and railings would also be low enough that they would not detract from the open appearance of the glazed frontage.

11. The appellant has provided indicative plans and computer generated images in Appendices 8 and 9 of their statement of case to show the type of improvements that could be made to the scheme, subject to planning conditions for further details to be submitted and approved by the council. They include public realm improvements along the proposed pedestrian link between Bristol Road South and Victoria Common. They illustrate that changes to the external materials used and the introduction of panels for advertisements on the building, and for public art along the boundary wall between the pedestrian link and the store, can adequately mitigate for the relatively blank building facades, and that additional planting and street furniture would markedly improve the proposed scheme.
12. The proposed development would be a significant improvement on the building it would replace. The car park and pedestrian link would provide a visual and physical link to Victoria Common, strengthening the local sense of place. Further improvements could be secured through planning conditions. Overall, I conclude that the proposed development would not therefore conflict with Policy PG3 of the Birmingham Development Plan (2017), Design Principles DP3, DP4, DP5, DP7, DP11, DP12, DP14 and DP18 of the Birmingham Design Guide (2022), Policy DM4 of the Development Management in Birmingham Development Plan Document (2021) and the objectives of the National Planning Policy Framework (2024) which require development to be of a high quality design that enhances its surroundings and contributes to a strong sense of place.

Other Matters

13. Representations raised concerns regarding the access, highway safety and parking. The council's highway department has not objected to the access. Given that it served the previous retail unit, including for parking and service vehicles, I see no reason to disagree. Adequate parking is proposed, and there should be no additional parking pressure in nearby residential streets.
14. Concerns were also raised regarding the number of supermarkets nearby, the condition of the rest of the Northfield Neighbourhood Centre, and the potential impact the proposed development would have on the viability of its remaining businesses. The additional footfall arising from the proposed development should encourage more customers to the adjacent shopping centre, benefiting existing businesses. The remaining centre is outside the appeal site boundary, and there is therefore no scope for requiring improvements to it. The proposed development would be on the site of a previous retail unit, and therefore is acceptable in principle, despite there being other supermarkets within the area.
15. Concerns over light pollution to Victoria Common can be addressed by planning conditions limiting the operating hours for external lights. In terms of the sustainability of demolishing and rebuilding, the proposed development would have a significantly better environmental performance than the existing building. Also, there should be no additional harm to residential amenity in terms of noise or pollution, given that the site is on the site of a previous retail store with parking, and is located adjacent to a busy road next to an existing shopping centre.

Conclusion and conditions

16. I have considered the conditions suggested by the Council. A condition specifying the approved plans is necessary in the interests of clarity. Conditions requiring a contaminated land remediation scheme and the provision of CCTV cameras are necessary in the interests of public health and safety. Conditions regarding drainage are necessary to ensure the proposal is sustainable in terms of surface water management and to safeguard against flooding. Conditions concerning materials, earthworks, landscaping, boundary treatments and a landscape management plan, tree protection and external materials are necessary to ensure a satisfactory appearance. Conditions requiring an ecological survey, construction ecological management plan, ecological enhancement strategy and details of bat and bird boxes are necessary to protect and enhance biodiversity. Conditions requiring details for odour and noise controls and external lighting are necessary to protect amenity. A condition preventing a start to development until a Construction Management Plan has been approved, and conditions requiring access and highway improvements to be completed, a parking management plan approved, and cycle parking approved and installed, before the site is brought in to use, are necessary to ensure highway safety and encourage alternative modes of transport. A condition preventing a start to development until a Construction Employment Statement is approved and conditions regarding energy efficiency and renewable energy are necessary to ensure the development is sustainable. Conditions relating to hard and soft landscaping, tree protection and external materials and finishes are necessary to safeguard the character and appearance of the area. The appellant has agreed to the list of pre-commencement conditions proposed by the Council.
17. For the reasons given above I conclude that the appeal should be allowed.

P D Sedgwick

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The development hereby approved shall be implemented in strict accordance with the following approved plans: Site Location Plan (PL-01 Rev. C)', 'Proposed Site Plan (drawing no. PL-03 Rev. O)', 'Proposed Building Plan (drawing no. PL-04 Rev. C)', 'Proposed Roof Plan (drawing no. PL-05 Rev. C)', 'Proposed Elevations Plan (drawing no. PL-06 Rev. E)', and 'Proposed Shopping Centre Elevations (drawing no. PL-10)'.
 - 3) No development shall take place until the following components of a remediation scheme to deal with the risks associated with contamination of each phase for the intended use have been submitted to and approved, in writing, by the Local Planning Authority:
 - 1) A preliminary risk assessment, which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed risk assessment of the risk to all receptors that may be affected, including those off site.
 - 3) An options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken, timetable of works and site management procedures.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved and must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 (and subsequent legislation) in relation to the intended use of the land after remediation.

- 4) Prior to occupation of any part of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

5) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development and incorporating the following measures has been submitted to and approved in writing by the Local Planning Authority:

- Surface water discharge is capped to a maximum of 5 l/s for the entire development site. This must be via a vortex flow control to reduce the risk of blockages.

The detailed drainage scheme will incorporate a full retention separator, underground geocellular storage and SuDS Tree Pits in accordance with the principles illustrated in the following plans: Project: LE23857 LIDL NORTHFIELD BRISTOL ROAD SOUTH, Drawing: PROPOSED DRAINAGE STRATEGY PLAN, Drawing no: LNLE- GEN-XX-DR-CE-002, Status: PLANNING (S5), Rev P04 Project: LE23857 LIDL NORTHFIELD BRISTOL ROAD SOUTH, Drawing: DRAINAGE DETAILS, SHEET 1, Drawing no: LN-LE-GEN XX- DR-CE-005, Status: PLANNING (S5), Rev P0, Project: LE23857 LIDL NORTHFIELD BRISTOL ROAD SOUTH, Drawing: DRAINAGE DETAILS, SHEET 2, Drawing no: LN-LE-GEN XX- DR-CE-006, Status: PLANNING (S5), Rev P01

- The above drainage scheme will be submitted with detailed calculations, with supporting network layout plan (drainage strategy versioned 'for construction'), to demonstrate the proposed network performance (for all events up to and including the 100yr plus 40% climate change event) are required. Evidence of this should include details of design criteria, water level, surcharged depth, flooded volume, pipe flow, flow/overflow capacity, status of network and outfall details under each event, and may take the form of software simulation results. Network performance should be evaluated for storm durations of 15, 30, 60, 120, 240, 360, 480, 960 & 1,440 minutes. FEH rainfall data should be used, the CV set to 1 and the MADD value should be set to 0.
- Consideration should be given to exceedance flows (greater than 1 in 100 year plus climate change rainfall events). Evidence (layout/flow plans, calculations and/or simulation results) should be provided to ensure that the surface water flood risk associated with exceedance events has been mitigated on- and off site. The 1 in 500-year storm should be assessed using software simulation.
- A plan showing proposed development levels and surrounding ground levels is required annotated with exceedance flows and any interventions to contain flows within the site.
- Include measures to ensure that the development is not inundated by surface water, and that finished floor levels are 150mm above surrounding ground levels.
- Cross sections of SuDS and drainage infrastructure should be included for review, supported by a drainage strategy demonstrating the quantum of surface water attenuation and discharge rates and point of discharge.

The scheme shall be implemented in accordance with the approved details before the development is completed and thereafter maintained.

- 6) No building or use hereby permitted shall be occupied or the use commenced until a Sustainable Drainage Operation and Maintenance Plan (including details of agreement with an adopting body and proposed inspection and maintenance actions) has been submitted to and approved in writing by the Local Planning Authority and the sustainable drainage for the development has been completed in accordance with the approved sustainable drainage scheme. The approved drainage system shall be operated and maintained thereafter in accordance with the approved agreement with the adopting party and the approved
- 7) Specification of the external materials of building facades and roofs shall be submitted to and approved in writing by the Local Planning Authority prior to commencing construction of the building / extension to which they relate, including materials for:
- walls
 - windows - frames, cills / headers / surrounds, soffits, spandrel panels
 - external doors, porches, canopies,
 - roofs
 - rainwater goods, external vents, flues and any other structures attached to the facade of the building

Information submitted shall include elevation drawings annotated to identify materials, a schedule of materials including colour images and product literature and sample materials. The development shall thereafter be implemented in accordance with the approved materials.

- 8) No development including demolition shall take place until an additional ecological survey, and a report has been submitted to and approved in writing by the Local Planning Authority. The scope of the survey shall be agreed in advance with the Local Planning Authority. The survey report shall be accompanied by a strategy, which provides full details of measures for mitigation and enhancement. The development (including demolition) shall be implemented in accordance with the approved details of the mitigation strategy unless otherwise approved in writing by the Local Planning Authority.
- 9) No development shall take place (including demolition, ground works, vegetation clearance) until a construction ecological management plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.

- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

- 10) An Ecological Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The development shall thereafter be implemented in accordance with the approved details.
- 11) No development shall take place (excluding demolition) until details of the number, design, location and post-development monitoring arrangements of (bird nesting boxes/bat boxes/bricks/tubes) to be provided as part of the development, has been submitted to and approved in writing by the Local Planning Authority. The bird/bat boxes shall be installed in accordance with the approved details and thereafter maintained.
- 12) Details of the extract ventilation and odour control equipment, including details of any noise levels, noise control and external ducting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and operation. The development shall be implemented in accordance with the approved details and thereafter maintained.
- 13) The rating levels for cumulative noise from all plant and machinery shall not exceed the existing LA90 background levels as assessed in accordance with British Standard 4142(2014) or any subsequent guidance or legislation amending, revoking and/or reenacting BS4142 with or without modification.
- 14) No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:
 - A construction programme including phasing of works (if applicable);
 - Expected number and type of vehicles accessing the site (if applicable);
 - Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads (if applicable);
 - 24 hour emergency contact number;
 - Hours of operation;

- Parking of vehicle of site operatives and visitors;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

The development shall be implemented in accordance with the approved details.

- 15) No development shall take place, including any works of demolition, until a construction employment plan has been submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The construction employment statement shall provide for details of the following:

A minimum total of 60 Person Weeks of employment per £1million spend on the construction of the site will be provided for New Entrants whose main residence is in the Local Impact Area identified from Birmingham City Council's Employment Access Team or an alternative source agreed by the Council provided always that each New Entrant is suitably qualified for the relevant role.

Prior to the occupation of each phase of the development a Local Employment Strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority. The strategy will detail how the developer and relevant future occupiers will work alongside Birmingham City Council's Employment Access Team to identify opportunities for employing local people where appropriate to the end user, which will include identifying targets for the recruitment and training of local people inclusive of new entrants.

The opportunity can be as an 'apprentice', 'graduate', 'new entrant (job start)', or 'work placement'. The following can be counted as a New Entrant:

- A person that is leaving, or in an educational establishment (e.g., school, college or university) or a training provider; or
- An unemployed adult seeking employment that includes on-site training and assessment and/or offsite training; or
- A person whose current employment is at risk of termination, or redundancy, including New Entrants employed by another contractor or supplier to the Council whose contract of employment or apprenticeship agreement is being terminated and who is therefore seeking another position to complete their training period.

The development shall be implemented in accordance with the approved details.

- 16) No development shall take place (excluding demolition) until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the finished levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be implemented in accordance with the approved details and thereafter maintained. The works shall be implemented prior to occupation of any part of the development. Any amendments to the approved details shall be approved in writing by the Local Planning Authority.
- 17) Details of hard and/or soft landscape works for the pedestrian walkway between proposed development and retained Northfield Shopping Centre connecting Victoria Common to Bristol Road South shall be submitted to and approved in writing by the Local Planning Authority prior to occupation and these works shall be carried out as approved. These details shall include proposed finished levels or contours, means of enclosure, hard surfacing materials, minor artefacts and structures, proposed and existing functional services above and below ground, fully annotated planting plans to a scale of 1:100, showing, where used, locations of individually planted trees, areas of woodland, shrubs, hedges, bulbs, and areas of grass. Within ornamental planting areas, plans should be sufficiently detailed to show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme.

All hard and/or soft landscape works shall be implemented in accordance with the approved details. The works shall be implemented prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority and thereafter maintained. Any trees or shrubs which, within a period of two years from the completion of the development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.

- 18) Details of hard and/or soft landscape works shall be submitted to and approved in writing by the Local Planning Authority prior to occupation and these works shall be carried out as approved. These details shall include proposed finished levels or contours, means of enclosure, hard surfacing materials, minor artefacts and structures, proposed and existing functional services above and below ground, fully annotated planting plans to a scale of 1:100, showing, where used, locations of individually planted trees, areas of woodland, shrubs, hedges, bulbs, and areas of grass. Within ornamental planting areas, plans should be sufficiently detailed to show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme.

All hard and/or soft landscape works shall be implemented in accordance with the approved details. The works shall be implemented prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority and thereafter maintained. Any trees or shrubs which, within a period of two years from the completion of the development, die, are removed or

become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.

- 19) Details of the proposed boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. These details shall include plans showing the locations of existing, retained and proposed new boundary treatments and scaled drawings indicating the positions, height, design, materials, type and colour of proposed new boundary treatments. The approved scheme shall be implemented before occupation of the building hereby permitted and shall be retained thereafter.
- 20) A landscape management and maintenance plan, including a survey of the existing landscape and its condition, long term design objectives, management responsibilities and maintenance operations for all landscape areas, other than domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be implemented in accordance with the approved details and thereafter maintained.
- 21) The development hereby approved shall not be occupied until a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The detailed lighting scheme shall include site annotated plans showing lighting positions for the external spaces, facades, building elevations and structures they illuminate, site plans showing horizontal and vertical overspill to include light trespass and source intensity, affecting surrounding residential premises and details of the lighting fittings including colour, watts and periods of illumination. All lighting works shall be implemented in accordance with the approved details and shall be completed prior to the occupation of any part of the development and thereafter maintained.
- 22) No development shall take place until a site-specific arboricultural method statement (AMS) and a tree protection plan (TPP), in accordance with British Standard 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012 and any subsequent edition), has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken and maintained in accordance with the approved details.
- 23) The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the Energy Strategy Report (Ref: 24-12417 Rev A; dated February 2025 prepared by Syntegra Consulting) prior to occupation or use commenced.
- 24) No development shall take place until the following information on the proposed low/zero carbon energy source (rooftop solar PV array) has been submitted to and approved by the Local Planning Authority.
- 25) A scheme for the provision of a network of closed circuit television cameras, including the proposed location of the cameras, mounting columns, proposals for the use and management of the system and proposals for its installation shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The CCTV system shall be installed in accordance with the approved details prior to first occupation and thereafter maintained.

- 26) Any external car park lighting approved by this permission shall only be used during opening hours of the store and for one hour either side of the store opening hours.
- 27) A pedestrian visibility splay of 3.3 metres by 3.3 metres by 600mm shall be incorporated at the/each access point before the access point(s) is first used and thereafter maintained.
- 28) No part of the development shall be brought into use until the delivery and service area has been completed in accordance with the approved details. All such areas shall be kept free of obstructions, including the storage, display and depositing of materials, packaging or other items so that the service area is fully available for the parking, turning and unloading of delivery and service vehicles throughout the life of the development.
- 29) Details of the provision for the secure, and where appropriate, covered storage for cycles and/or motorcycles shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. Provision shall thereafter be implemented and maintained in accordance with the approved details.
- 30) Prior to any part of the development being brought into use the parking and turning areas shown on drawing number 'PL03 rev M' shall be constructed and surfaced. The parking and turning areas shall then be kept clear and only used for the purpose of parking and turning in perpetuity.
- 31) The development hereby permitted shall not be occupied until a parking management plan / strategy detailing the use of the car park to prevent long stay car parking whilst allowing short-stay parking that can be used by store customers along with linked or separate trips to the retained shopping centre has been submitted to and approved in writing by the Local Planning Authority. The car park shall thereafter only be operated in accordance with that approved plan / strategy.
- 32) No building or use hereby permitted shall be occupied or use commenced until the following works to the highway has been constructed and completed:
 - Modification of the existing site access
 - Provision of pedestrian refuge in centre of site access and associated pedestrian crossing features
 - Provision of right turn lane facility in central reserve
 - Any associated highway works such as repositioning of directional signage and street lighting.
- 33) The premises shall only be open for customers between the hours of 0700-2300 Monday to Saturday and 1000-1800 Sundays.

*****End of Conditions*****