

Ugborough Parish Council responses to the Aldi Store planning application 2363/24/FUL

August 2024

Minuted:

Ugborough Parish Council note that, despite several comments being submitted by the council at the consultation meeting, no changes appear to have been made to the application with only a reference to "observations made."

Ugborough Parish Council would support this application for development on land in its parish subject to the following concerns being addressed by condition or S106 agreement as appropriate:-

1. Aldi to provide a regular bus shopping service to Bittaford, Moorhaven, Wrangaton and Ugborough (potentially including Ermington and Yealmpton) for non-car users to reduce the carbon footprint in the Parish;
2. Aldi to enter into a S106 agreement committing them to a financial contribution to the proposed Ivybridge to Bittaford cycleway as part of the sustainable transport plan for Ivybridge and Ugborough Parish;
3. Any off site bio-diversity net gain provision to be located in Ugborough Parish;
4. The impact of the development on residents to the west of the site to be reduced by either lowering the store height or increasing the screening between the dwellings and the store whilst the trees proposed mature, or a combination of the two;
5. Screening to be provided around the car park to reduce head-light intrusion from vehicles after lighting up time;
6. A contribution to be made by S106 to infrastructure improvements to the B3123 and A38 links to address the store's impact on growing congestion through additional traffic including lorries.

February 2025

Minuted:

It was agreed that Council's previous concerns regarding adequate screening on the west of the site had not been fully addressed and that UPC would re-submit its previous response.

June 2025 Planning Meeting

Minuted:

It was agreed that Ugborough Parish Council will support this application subject to the following conditions and amendments;

1. The orientation of the store to be rotated clockwise through 90o and located at the north end of the site.
 2. The store operator to provide a regular bus shopping service to Bittaford, Moorhaven, Wrangaton and Ugborough to reduce traffic congestion and the carbon footprint in the Parish.
 3. The developer to provide an earth bund or dense concrete compound in which to house any noise emitting external plant to exceed the height of such plant and prevent any direct noise travelling from source to window or door receptor in the adjacent residences, and to monitor dB levels on a continuous basis (less critical if the store is rotated 90o).
 4. Hours of delivery and artificial illumination to be limited to 7.00 a.m. to 10.00 p.m. (less critical if the store is rotated 90o).
 5. The tree screening to the west to comprise Holm Oak planted as a permanent screen if necessary. They can be purchased at 6 feet high and planted densely giving immediate cover and not challenging the local soil ph. The objective will be to screen the building quickly.
 6. The developer to enter into a S106 agreement to provide;
 - a) a contribution to the proposed Bittaford to Ivybridge cycleway as part of a Sustainable Transport Plan for Ivybridge;
 - b) a contribution to the cost of improved infrastructure improvements to Exeter Road (the B3123) and the A38 links to address the impact of the store on growing congestion in the town including lorries.
 7. Any off site bio-diversity net gain provision to be located in Ugborough Parish.
- The Parish Council are pleased to note that issues with regard to glare around the carpark perimeter and precipitated water run-off have been addressed by the developer.

November 2025

Statement delivered to South Hams District Council Development Management Committee

UPC agreed at its June meeting to support the proposal subject to seven conditions. We met again last night to review this position in the light of the revised proposal, the planning officer's report and the site visit of 3rd November. Two of the conditions we proposed have been met by the revised proposal, but five have not. ALDI are unwilling to consider rotating the store; there is no mention of a bus service to the store from the Eastern parts of the Parish; there is no change to the housing of external plant to reduce noise; the tree screening to the West is not anticipated to be

high enough to screen the whole height of the building; and there is no mention of Biodiversity net gain provision for Ugborough Parish. We recognised the benefits to the wider area of the development in terms of increased employment and convenience in having a large food store close at hand. It is clear that there is support for the proposal from people in Ivybridge, countered by opposition from people who live close to the proposed site, particularly those in Elm Park. The majority felt that the scale of the proposed development would not be in line with the 'health centre and local shops' envisaged in the neighbourhood plan, and agreed with the Planning Officer's assessment of the intrusive nature of the development on the residents of Elm Park. The majority agreed to ask the committee to support the POs recommendation

March 2026

The text, as above, was submitted in response to the appeal.