



# South Northamptonshire Local Area Planning Committee

A meeting of the South Northamptonshire Local Area Planning Committee will be held at The Forum, Moat Lane, Towcester, NN12 6AD on Thursday 7 April 2022 at 2.15 pm

## Agenda

1.	<b>Apologies for Absence and Appointment of Substitute Members</b>
2.	<b>Declarations of Interest</b> Members are asked to declare any interest and the nature of that interest which they may have in any of the items under consideration at this meeting.
3.	<b>Minutes</b> (Pages 5 - 10) To confirm the Minutes of the meeting of the Committee held on 10 March 2022.
4.	<b>Chair's Announcements</b> To receive communications from the Chair.

### Planning Applications

5.	<b>Land North East of Old Tiffield Road, Towcester</b> (Pages 13 - 38)
6.	<b>Silverstone Fields Farm, Towcester Road, Silverstone, NN12 8FS</b> (Pages 39 - 60)
7.	<b>Urgent Business</b> The Chair to advise whether they have agreed to any items of urgent business being admitted to the agenda.

Catherine Whitehead  
Proper Officer  
30 March 2022

**South Northamptonshire Local Area Planning Committee Members:**

Councillor Stephen Clarke (Chair)	Councillor Ken Pritchard (Vice-Chair)
Councillor Anthony S. Bagot-Webb	Councillor Dermot Bambridge
Councillor William Barter	Councillor Maggie Clubley
Councillor Karen Cooper	Councillor Alison Eastwood
Councillor Lisa Samiotis	

## **Information about this Agenda**

### **Apologies for Absence**

Apologies for absence and the appointment of substitute Members should be notified to [democraticservices@westnorthants.gov.uk](mailto:democraticservices@westnorthants.gov.uk) prior to the start of the meeting.

### **Declarations of Interest**

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item

### **Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates**

Members are reminded that any member who is two months in arrears with Council Tax must declare that fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the agreed budget for a given year and could affect calculations on the level of Council Tax.

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If you have any queries about this agenda please contact Richard Woods, Democratic Services via the following:

Tel: 01327 322043

Email: [democraticservices@westnorthants.gov.uk](mailto:democraticservices@westnorthants.gov.uk)

Or by writing to:

West Northamptonshire Council  
The Forum  
Moat Lane  
Towcester  
NN12 6AD

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### South Northamptonshire Local Area Planning Committee

Minutes of a meeting of the South Northamptonshire Local Area Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Thursday 10 March 2022 at 2.15 pm.

Present            Councillor Stephen Clarke (Chair)  
                       Councillor Ken Pritchard (Vice-Chair)  
                       Councillor Anthony S. Bagot-Webb  
                       Councillor Dermot Bambridge  
                       Councillor William Barter  
                       Councillor Maggie Clubley  
                       Councillor Alison Eastwood  
                       Councillor Lisa Samiotis

Apologies        Councillor Karen Cooper  
 for  
 Absence:

Officers           Tracey Hill, Major Projects Manager  
                       Samuel Dix, Principal Planning Officer (for WNS/2021/1331/MAF)  
                       Jamie Parsons, Planning Solicitor  
                       Richard Woods, Democratic Services Officer

#### 46.    **Declarations of Interest**

There were no declarations of interest.

#### 47.    **Minutes**

The minutes of the meeting of the Committee held on 10 February 2022 were agreed as a correct record and signed by the Chair.

#### 48.    **Chair's Announcements**

There were no announcements from the Chair.

#### 49.    **Avara Foods Ltd, Willow Road, Brackley, NN13 7EX**

The Committee considered application WNS/2021/1331/MAF for the proposed construction of a two storey extension to the existing food processing facility (Use Class B2), with ancillary plant building, including part demolition and all associated works and infrastructure at Willow Road, Brackley, NN13 7EX for Avara Foods Ltd.

Kam Saini, Agent for the Applicant, addressed the Committee and answered a number of technical questions in relation to the application.

It was proposed by Councillor Anthony S. Bagot-Webb and seconded by Councillor Ken Pritchard that application WNS/2021/1331/MAF be approved as per the officer's recommendations, with the addition of an informative advising the applicant that a future application for PV arrays would be supported, subject to the structural integrity of the building being able to facilitate such an application.

In reaching its decision, the Committee considered the officer's report and presentation, the address of the public speaker and the written updates.

### **Resolved**

(1) That authority be delegated to the Assistant Director – Growth, Climate and Regeneration to grant permission for application WNS/2021/1331/MAF subject to:

1. No objection being raised by the Lead Local Flood Authority
2. The following conditions set out below (and any amendments to those conditions as deemed necessary):

### **CONDITIONS**

#### **Time limit and compliance with plans**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason : To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

Site Location Plan (drawing ref: AVBR-ASA-00-VS.00-D-A-9001\_(S5-P02))

Proposed Ground Floor (drawing ref: AVBR-ASA-00-ZZ.00-D-A-0020\_(S5-P04))

Proposed First Floor (drawing ref: AVBR-ASA-00-ZZ.02-D-A-0022\_(S5-P04))

Proposed Roof Plan (drawing ref: AVBR-ASA-00-ZZ.04-D-A-0024\_(S5-P04))

Proposed Ground Floor Demolitions (drawing ref: AVBR-ASA-00-ZZ.00-D-A-0040\_(S5-P03))

Proposed First Floor Demolitions (drawing ref: AVBR-ASA-00-ZZ.00-D-A-0041\_(S5-P03))

Proposed Cross Sections (drawing ref: AVBR-ASA-00-ZZ.ZZ-D-A-0082\_(S5-P01))

All received by the Local Planning Authority on 16th July 2021.

Proposed Elevations (1 of 2) (drawing ref: AVBR-ASA-00-ZZ.ZZ-D-A-0063\_(S5-P07))

Proposed Elevations (2 of 2) (drawing ref: AVBR-ASA-00-ZZ.ZZ-D-A-0064\_(S5-P07))

Received by the Local Planning Authority on 16<sup>th</sup> December 2021.

Reason : To clarify the permission and for the avoidance of doubt.

### **Colour scheme**

3. Notwithstanding the details on the approved plans, a colour scheme for the colouring of the external walls of the development shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. Thereafter, and prior to the first occupation of the development, the walls shall be finished and thereafter maintained in accordance with the approved colour scheme.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

### **Lighting**

4. Details of any external lighting including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government advice in The National Planning Policy Framework.

### **Construction method statement**

5. No development other than demolition shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
  - a) The parking of vehicles of site operatives and visitors;
  - b) The routing of HGVs to and from the site;
  - c) Loading and unloading of plant and materials;
  - d) Storage of plant and materials used in constructing the development;

- e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
- g) Measures to control the emission of dust and dirt during construction;
- h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
- i) Delivery, demolition and construction working hours;

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason : To ensure the environment is protected during construction in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

### **Gates**

- 6. Any gate(s) at the point of access shall be sliding gates or hung to open inwards only and shall be retained as such thereafter.

Reason : In the interests of road safety to accord with Government guidance in Section 12 of the National Planning Policy Framework and Policy SS2 of the South Northamptonshire Local Plan to ensure that the gate does not open over the highway thus causing danger to road users.

### **Association with existing use**

- 7. The development hereby permitted shall be used only in conjunction with the existing uses on the site and shall not at any time accommodate a separate business or use unless otherwise agreed in writing by the Local Planning Authority.

Reason : To ensure effective planning control, prevent the subdivision of the site and ensure the development retains appropriate access and service yard facilities in accordance with Policy SS2 of the South Northamptonshire Local Plan (Part 2).

### **INFORMATIVE**

The applicant is advised that West Northamptonshire Council encourages consideration being given to the installation of PV arrays on the roof of the development hereby approved and would support an application being made for these should the building be structurally capable of accommodating solar panels.



There were no items of urgent business.

The meeting closed at 3.01 pm

Chair: \_\_\_\_\_

Date: \_\_\_\_\_

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West Northamptonshire Council  
 South Northamptonshire Local Area Planning Committee  
 Thursday 7 April 2022

<b>Agenda Item</b>	<b>Ward</b>	<b>Application Number</b>	<b>Location</b>	<b>Recommendation</b>	<b>Officer</b>
<b>5</b>	Towcester and Roade	WNS/2021/2003/MAF	Land North East of Old Tiffield Road, Towcester	Grant Permission*	Laura Bell
<b>6</b>	Silverstone	WNS/2021/2221/MAF	Silverstone Fields Farm, Towcester Road, Silverstone	Grant Permission*	Samuel Dix

\*Subject to conditions

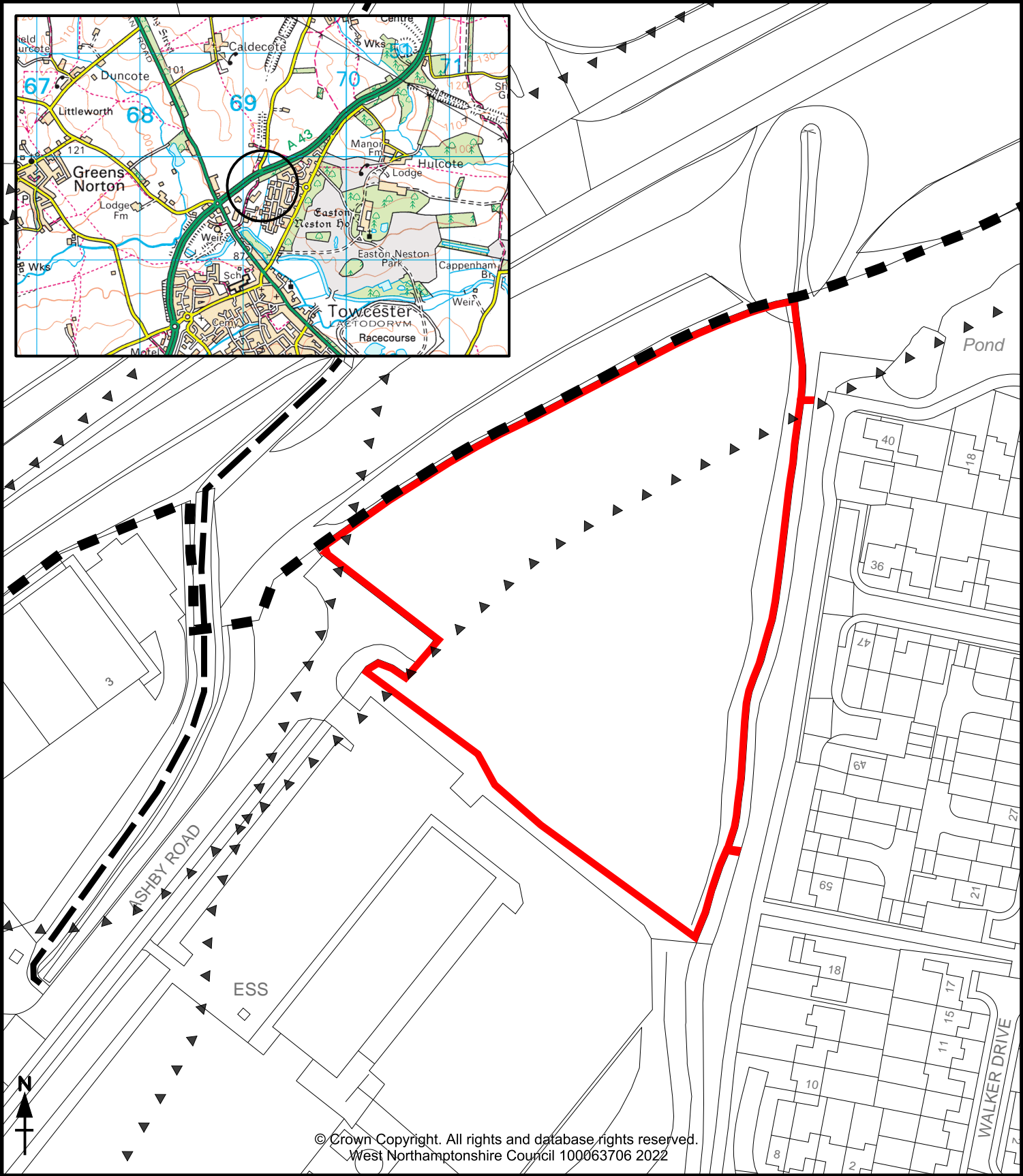
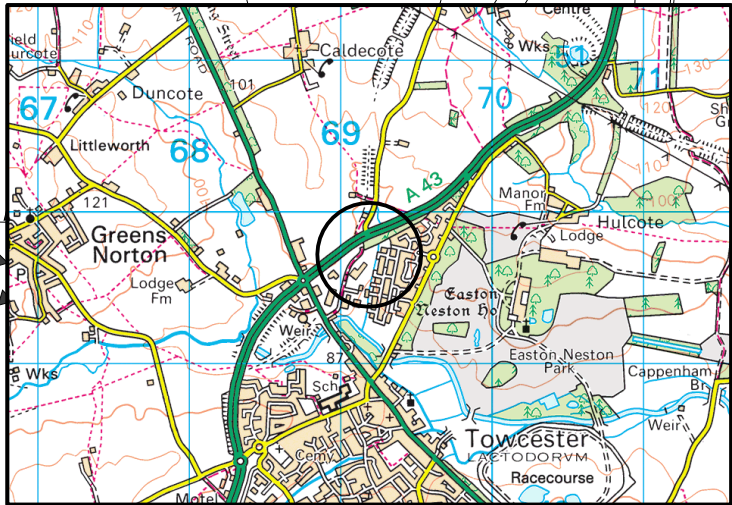
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Application Number:

WNS/2021/2003/MAF

Parish:

Towcester CP



Town/Village: Towcester

Site

Site Area: 1.0242 Ha

Town Confines

Grid Location: SP 69196 49721

Public Right of Way

Map Scale: 1:1250

Site of Archaeological Asset

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**Application Number:** WNS/2021/2003/MAF

**Location:** Land North East of Old Tiffield Road, Towcester

**Proposal:** The construction of a building to provide 3,620sq.m GIA of B2/B8 floorspace with ancillary office floorspace (class E) alongside associated loading bays, parking and landscaping.

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**Applicant:** Hampton Brook (UK) Ltd

**Agent:** N/A

**Case Officer:** Laura Bell

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**Ward:** Towcester and Roade

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**Reason for Referral:** **Major Development**

**Committee Date:** 07/04/2022

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION:** GRANT PERMISSION SUBJECT TO CONDITIONS/AND SUBJECT TO A S106 LEGAL AGREEMENT

### **Proposal**

Full planning permission is sought for the erection of a warehouse that will provide a single industrial unit of Class B8 and Class B2 use alongside ancillary offices, loading bays, parking and landscaping. The building is proposed to be 101.4m in length, 34.4m deep. The internal height to haunch is 8m, with an external ridge height of 11.3m. The building will be a single portal frame construction.

### **Consultations**

The following consultees have raised **objections** to the application:

- Towcester Town Council

The following consultees have raised **no objections** to the application:

- Building Control, Towcester Local History Society, Anglian Water, Environmental Protection, NNC External Funding Partnership, WNC Archaeology, Planning Policy, Highways England, Crime Prevention Design Advisor, Local Highway Authority, Minerals and Waste, Economic Development, Ecology, Lead Local Flood Authority.

The following consultees **have not responded** to the application:

- South Northants Volunteer Bureau, Wood Burcote Residents.

2 letters of objection and 1 letter of comment have been received.

### **Conclusion**

The application has been assessed against the relevant policies in the NPPF, the adopted

Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Highway Safety
- Design and Sustainability
- Trees and Landscaping
- Residential amenity
- Archaeology
- Flood risk/surface water drainage
- Ecology
- Contaminated land

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **1. APPLICATION SITE AND LOCALITY**

- 1.1 The application site is located in the north of Towcester, south of the A43. It comprises a single plot of grassland which extends to 0.986 hectares, accessed off Old Tiffield Road.
- 1.2 The site is roughly triangular in shape and is bound to the north by a belt of trees, beyond which runs a disused railway line and the A43. The eastern site boundary is also defined by a mature hedgerow containing native species and a small water course, beyond which lies Campbell Close which serves residential properties. A three-storey office block and associated car park lies beyond the southern site boundary where there is also an existing turning head from where the site is currently accessed. The site is relatively flat, with a gentle slope down from west to east towards Campbell Close.

### **2. CONSTRAINTS**

- 2.1. The site lies within and at the edge of the town confines defined in the South Northants Local Plan and the South Northants Local Plan Part 2. The site is not allocated within the Joint Core Strategy (JCS) but historically it was designated for employment.
- 2.2. The site lies within areas of archaeological interest: Stratford & Midland Junction Railway (Towcester to Olney) - Modern and; Northampton and Banbury Junction Railway (Towcester to Blisworth) - Modern.
- 2.3. The site lies within the 2km buffer of the following Local Wildlife Sites: Cappenham Bridge Drain; Tiffield Lake; Tiffield Quarry; Duncote Marshy Field; Tiffield Verges.
- 2.4. The site lies within an Aerodrome consults zone for any structures over 90m.
- 2.5. The site lies within a Waste Development Allocation 300m buffer zone.
- 2.6. A water course runs along the eastern site boundary and native species planting/hedges lie along the eastern and north-western boundaries.



- 2.7. A former railway line runs along the north-western boundary separating the site from the A43 trunk road. Old Tiffield Road is a cul-de-sac with access from the A5/Watling Street trunk road.
- 2.8. There is a designed Air Quality Management Area (AQMA) along the section of the A5 to the east within Towcester Town Centre.

### 3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The development comprises a mix of uses as follows:

	USE CLASS	GROSS INTERNAL AREA
<b>Offices</b>	E	378m <sup>2</sup>
<b>Warehouse</b>	B8	2,042 <sup>2</sup>
<b>Industrial</b>	B2	1,200m <sup>2</sup>
<b>Total</b>		3,620 <sup>2</sup>

- 3.2. A service yard will be provided to the east of the building and the site will be accessed via the existing turning head at the end of Old Tiffield Road. Two accesses will be provided into the site from the turning head; one for the service yard and one for the car park. 54 car parking spaces will be provided, including 10% accessibility spaces and 6 EV charging point spaces. A cycle shelter will also be provided for 26 cycles.

### 4. RELEVANT PLANNING HISTORY

- 4.1. The following planning history is considered relevant to the current proposal:

S/2004/0510/A – Non-illuminated fascia signs on office and production buildings and non-illuminated direction signs – APPROVED

S/2002/1240/P – Variation of condition 2 on outline permission S/1999/0468/PO (Erection of buildings for use within Class B1 (Business), B2 (General Industrial) and B8 (storage and distribution) to extend the time period for the submission of reserved matters by two years – WITHDRAWN

S/2002/1358/PR - Erection of 3 No. buildings for employment purposes within Class B1 (Business) and 1 No. building for use within class B8 (storage and distribution) – (Details pursuant to S/1999/0468/PO) – APPROVED

S/2000/1449/PR – Erection of buildings for use as office, light industrial and warehouse units (part details pursuant to S990468po) – WITHDRAWN

S/1999/0468/PO - Erection of buildings for use within Class B1 (business), B2 (general industrial) and B8 (storage and distribution) Outline – (Renewal of S960118po) - APPROVED

S/1996/0118/PO – Erection of buildings for use within Class B1 (business), B2 (general industrial) and B8 (storage and distribution) Outline – (Renewal of S910218po) – APPROVED

S/1991/0218/PO – Erection of buildings for use within Class B1 (business), B2 (general industrial) and B8 (storage and distribution) Outline – APPROVED

S/1989/1438/PO – Erection of buildings (within use classes B1, B2, and B8) Outline – WITHDRAWN

S/1988/0640/PO – Residential development – Outline – WITHDRAWN

- 4.2 As outlined above, outline planning consent was granted for the development of the site for employment purposes (S/1999/0468/PO refers). This consent required the submission of reserved matters within three years and the commencement of development within 5 years, or 2 years of the approval of reserved matters, whichever was later. A reserved matters application was submitted in October 2002, with the details approved in July 2003. The reserved matters approved the details for three plots – plots A, B and C.
- 4.3 A 36,000 sqft (3,345 sqm) office and 40,000 sqft (3,716 sqm) B2 production area was approved on plot A. This development commenced in August 2004 and was completed in May 2005. In 2018, an extension to the building, now occupied by Abaco Systems, was granted consent. This extension has been constructed.
- 4.4 Plot C was consented for a B8 warehouse. The detailed scheme was not constructed, and subsequently, full applications were approved for what is now the Porsche centre and a small unit office scheme, which is only partially implemented. Plot B was consented for a 30,000 sqft (2,787 sqm) B1 office and associated parking. This plot represents the current application site and aside from the groundworks, electricity service and foul/storm drains, the development remains undeveloped. Due to the commencement of the approved scheme within two years of the approval of reserved matters, in line with condition 1 of the outline consent, consent for development of 30,000 sqft (2,787 sqm) office building is considered to be extant. As discussed later in this report, this is particularly relevant to the consideration of the highway impacts of the proposed development.

## **5. RELEVANT PLANNING POLICY AND GUIDANCE**

### **Statutory Duty**

- 5.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

### **Development Plan**

- 5.2. The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northants Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

#### West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 5.3. The relevant policies of the LPP1 are:
- Policies SA (presumption in favour of sustainable development); S1 (distribution of development); S2 (hierarchy of centres); S7 (Provision of Jobs); S8 (Distribution of Jobs); S10 (sustainable development principles); S11 (low carbon and renewable energy); C1 (changing behaviour and achieving modal shift); C2 (new developments); BN2 (biodiversity); BN5 (historic environment and landscape); BN7 (flood risk); INF1 and INF2 (infrastructure delivery and requirements); T1 (spatial strategy for Towcester).

## South Northamptonshire Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

- SS1 (Settlement Hierarchy); SS2 (General Development Principles); EMP1 (Supporting Skills); EMP3 (New Employment Development); SDP1 (Design Principles); INF1 (Infrastructure Delivery and Funding); INF4 (Electric Vehicle Charging Points); HE2 (Scheduled Ancient Monuments and Archaeology); NE4 (Trees, Woodlands and Hedgerows); NE5 (Biodiversity and Geodiversity); NE6 (SSSIs and Protected Species).

### **Material Considerations**

5.5. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance
- South Northants Design Guide
- Towcester Masterplan 2011
- East Midlands Air Quality Network Planning Guidance Note
- Northamptonshire Minerals and Waste Local Plan 2017

## **6. RESPONSE TO CONSULTATION**

Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

<b>Consultee Name</b>	<b>Position</b>	<b>Comment</b>
Building Control	No objection	All surface water to soak away Fire vehicle access to be ascertained Fire risk assessment to be obtained Fire Authority consult to be obtained.
Towcester Local History Society	No objection	Advice of WNC Archaeologist should be sought. Difficulties with A5 junction ought to be resolved before permission granted.
Anglian Water	No objection	Sewerage system has capacity for flows. Surface water disposal to be dealt with by LLFA.
Environmental Protection	No objection	CMP is broadly accepted, but further information required by condition. Conditions recommended for noise, contaminated land, lighting and air quality.
NCC External Funding Partnership	No objection	Condition for provision of fire hydrant and informative regarding superfast broadband provision. <i>[Officer comment: the proposed layout shows the location of an existing hydrant 36m from the site boundary, so condition not required].</i>
WNC Archaeology	No objection	Development may affect surviving sub-surface remains, but do not represent over-riding constraint to the development. Condition WSI.

WNC Planning Policy	No objection	Principle of commercial use is considered to be acceptable, subject to compliance with broader development management considerations.
Highways England	No objection	The proposed development will result in a reduction of trips when compared to that of the extant planning permission. We are content with the traffic related information provided and do not anticipate a significant traffic impact from the development. As such, we have no further comments to provide.
Crime Prevention Design Advisor (CPDA)	No objection	The necessary security requirements are detailed in the DAS and provided they are installed as proposed the site will be adequately protected.
Towcester Town Council	Objects	Proposal represents an over intensification of the site and is too close to residential dwellings. A cumulative traffic assessment ought to be undertaken to include that on land approved adjacent to Tesco, to mitigate the impact on the A5/Old Tiffield Road junction.
Local Highway Authority	No objection	The LHA agree with the trip generation figures, which shows that the proposed use will reduce potential trip generation at the site compared to the approved B1 use. Parking and turning facilities are appropriate and subject to a condition requiring the submission and approval of a CMP, it is considered that the proposal would not cause detriment to highway safety. The applicants (at the LHA's request) have discussed the feasibility of diverting and/or otherwise increasing the level of service of the 88 bus route with Stagecoach who have concluded that it would not be feasible to do so.
Minerals and Waste	No objection	Consider that the nature of the existing waste uses across the designated area, the non-waste uses already existing within the designated area and separation area and the nature of the proposed use is such that the proposal should be acceptable.
Ecology	No objection	The ecology report submitted is appropriate and fit for purpose. Conditions recommended.
Economic Development	No objection	Subject to contribution to West Northamptonshire Employment Support Service (WNESS) and Local Labour strategy [ <i>Officer comment: the applicants are to provide a Local Labour Strategy by condition</i> ].
Lead Local Flood Authority (LLFA)	No objection	Subject to condition regarding a verification report.

## 7. RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report. Redacted responses are available to view on the Council's website, via the online Planning Register.

7.1. There have been 2 objections received, raising the following comments:

- Loss of light
- Loss of wildlife in hedgerow
- Increase in HGV traffic. Site should be accessed directly via a slip road from the A43

## 8. APPRAISAL

### Principle of Development

#### *Policy Context*

- 8.1. The Development Plan comprises the adopted West Northamptonshire Joint Core Strategy (LPP1) and the Part 2 LP. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 8.2. The West Northamptonshire Joint Strategic Planning Committee adopted the West Northamptonshire Joint Core Strategy Local Plan (LPP1) on 15th December 2014. It sets out the long-term vision and objectives for the whole of the West Northamptonshire area for the plan period up to 2029 and includes strategic policies to steer and shape development. Policy S2 relates to the distribution and hierarchy of development across the region, designating Towcester as a rural service town centre. Policy E1 states that existing employment sites and industrial estates will be retained for uses within use classes B1, B2, B8 and appropriate non B employment generating uses. New commercial floorspace at the rural service centre of Towcester will be of a scale that is commensurate with their function. It goes on to state that new office development of an appropriate scale will support [Towcester's] economies and help alleviate out-commuting to larger centres.
- 8.3. The Local Plan Part 2 (LPP2) was adopted by the Council on 22 July 2020. The LPP2 builds upon the policies of the adopted LPP1 in providing specific development management policies for guiding planning decisions in South Northamptonshire over the plan period (2011-2029). Policy EMP3 requires new employment and commercial development to be "directed to the most sustainable locations in accordance with Policy SS1: The Settlement Hierarchy". The development would be situated within the town confines of Towcester, which is a first category 'Rural Service Centre' and one of the most sustainable locations in the district.

#### *Assessment*

- 8.4. The site is located within the settlement envelope of Towcester and whilst it is not specifically allocated for an employment use, there is a clear history of this site being identified for employment uses and planning permissions have been previously granted for commercial buildings and uses on this land. The neighbouring sites on Old Tiffield Road are mainly in B1, B2 and B8 employment uses, with some retail units.

- 8.5. It is therefore considered that in light of adopted planning policy and extant permissions (set out in section 4 above) for the site, the principle of the proposal is considered acceptable.

### Highway safety

#### *Policy Context*

- 8.6. Policy SS2 of the LPP2 states that development needs to have a safe and suitable means of access for all people (including pedestrians, cyclists and those using vehicles).
- 8.7. Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

#### *Assessment*

- 8.8. A full Transport Assessment and draft Travel Plan have been submitted with the application, which have been subject to pre-app with the Local Highway Authority and National Highways. The site is located at the end of an existing turning head on Old Tiffield Road. Old Tiffield Road is effectively a cul-de-sac which extends from a three-arm ghost island priority junction with the A5 Watling Street to the south. Old Tiffield Road is a single carriageway road approximately 7.3m wide and is subject to a 30mph speed limit. Old Tiffield Road serves various retail and commercial properties, including a Tesco store, a B&M discount store, a car dealership, a district council waste recycling facility and several office buildings.
- 8.9. Access to the site is to be maintained from Old Tiffield Road, in a similar layout to the extant consent. Works to improve vehicle crossover points and visibility splays at the existing bellmouth access point will be secured via a S278 agreement, which will be a condition of consent. A policy compliant level of parking is proposed as follows: 54 car spaces, 10 HGV's, 26 cycles in 3 shelters, and 4 for motorcycles. The shelters will be Sheffield type stands and facilities for electric charging to allow for at least 1 powered two-wheeler.
- 8.10. Old Tiffield Road has footways for the existing units both sides and to this site on the southern only. A shared use path into the residential areas at Chapman Close to the east is located south of the recycling depot 200m south of the site. Land ownership issues prevent a non-vehicle access direct between the residential area and the site. A further link through parkland links the southern section of the road to Northampton Road and on towards the north of the town centre.
- 8.11. PROW SB52 runs north from Old Tiffield Road via an at-grade crossing with the A43 to link to Tiffield Lane. It will not be affected by the proposal, being out of the red line site area, however new signage and markings for cyclists will be provided leading up towards it, which will be secured by condition as part of the required S278 works.
- 8.12. Two bus stops are located on Watling Street near Northgate over 600m from the site. The southbound services are taken from a stop 80m south of the Old Tiffield Road junction, the northbound services 130m south of it. The service 87 Northampton - Brackley with 2 per day, the 88 Northampton - Silverstone every other hour, and the five times a day X91 Silverstone – Milton Keynes can be taken. As this site is remote to the bus network and the nearest stops over 600m away have inadequate services and are without shelters that will do little to disincentivise driving to and from the site, the

applicant will need to effectively implement the approved “Interim Workplace Travel Plan” accompanying the planning application, which will be secured by condition.

- 8.13. The TAA notes that local bus service enhancement is secured with the Towcester South SUE development and as part of the S106 agreement for planning permission S/2016/2850/MOA. However, as there is no certainty of the latter permission being implemented, the LHA have requested that the applicants enter into a discussion with the bus operator, with a view to securing similar enhancements to existing bus services, should the latter consent not be implemented. However, the bus operator has confirmed that on the basis of the information supplied and wider knowledge of patterns of public transport demand here and in the wider area around Towcester and South of Northampton, they see no conceivable basis to speculatively commit to adding journeys on service 88 to meet trip demands arising from these proposals. In any case the site is already within reach of service 88 bus journeys at core working start and finish times.
- 8.14. Furthermore, the contribution secured for the site adjacent to Tesco (S/2016/2850/MOA) was for a different scale and type of development (retail) which would give rise to substantially larger numbers of trips, and, by extension, a proportionally larger number of additional public transport journeys. On this basis, it is not considered that a contribution towards enhancing the existing bus route to serve this development would; be necessary to make the development acceptable in planning terms, be directly related to the development; and fairly and reasonably related in scale and kind to the development and thus fails to meet the proportionality and reasonableness tests within the Community Infrastructure Levy Regulations 2010 (as amended) at Regulation 122.
- 8.15. Trip generation data has been analysed by the LHA and they have concluded that the proposed use will reduce potential trip generation at the site compared to the extant use. An assessment of the impact on the Watling Street/Old Tiffield Road junction concludes the proposal will be within capacity and less than the extant use. This follows retesting based on hours from 07:45 and 16:30, and is based upon the current junction layout, not the improved layout secured under the signed Section 278 agreement shown on TPA Drawing No. 1601-03 SK12 ‘Old Tiffield Road with A5 Priority Junction Improvements & Signal Controlled Pedestrian Crossing’ dated 24 February 2017), which on completion would see performance further improved, if implemented as part of S/2016/2850/MOA.
- 8.16. The proposed accesses for both the HGV & workforce vehicles meet the required standards and tracking of HGV movements within the site has been demonstrated. The LHA have stated that no construction traffic should be permitted to enter and exit the site during the local peak periods and this will be secured as part of the CMP to be approved, prior to development above slab level.
- 8.17. It is therefore considered that subject to appropriate conditions, the proposed development would not have an unacceptable impact on highway safety and the residual cumulative impacts on the road network would not be severe.

#### Design and Sustainability of building

- 8.18. The majority of public views into the site are glimpses through the landscaping on the A43 boundary and from the residential area Campbell Close, to the east. The building comprises a single portal frame construction, with a shallow pitched roof which is 11.3m to ridge and 9m to eaves. The building is orientated north/south across the site to provide a buffer to minimise the impact of the service area on the residential properties to the east of the site. The building height is consistent with other commercial buildings in the immediate vicinity and comparatively low for a commercial building.

- 8.19. A variety of muted greys are proposed for the external elevations. Merlin Grey is proposed for the side and rear elevations and roof, with Anthracite detailing to help break the elevation up. The elevation facing Old Tiffield Road will be 'Hamlet' with anthracite cladding, Goosewing grey doors/shutters, with anthracite detailing.
- 8.20. Policy S10 of the LPP1 requires that development meets the highest standard of sustainable design and maximises the generation of its own energy from decentralised and renewable or low carbon sources. Policy S11 of the LPP1 requires that non-residential development over 500 sq. metres need to achieve the BREEAM very good standard. Policy INF4 of LPP2 requires 10% of parking spaces to have DC fast charging equipment or equivalent, Policy SS2 requires development to adhere to a range of development principles including sustainable design measures around transport, flood risk water efficiency and ecology.
- 8.21. The application is supported by a BREEAM pre-assessment report, which states that the development is expected to achieve a BREEAM 'Very Good' standard. The report proposes measures including; energy efficient thermal systems, solar PV panels on the roof, reducing carbon use during construction, sustainable procurement plan, external lighting strategy and noise impact assessment. The site will also provide 6 EV charging points, which is policy compliant.
- 8.22. There are a variety of colour finishes, styles and materials on the existing commercial buildings within close proximity to the site. It is considered that the proposed scale, form, layout and design is commensurate with the site and surrounding area. It is further considered that the measures employed to achieve BREEAM 'very good' satisfy the sustainability policy requirements set out above.

### Trees and Landscaping

#### *Policy Context*

- 8.23. Policy SS2 and NE4 of the LPP2 requires suitable landscaping as an integral part of the development. Ten groups of trees have been identified and assessed in the accompanying Tree Survey Report. Each of these tree groups are to the boundary of the proposed development, with the site's developable area free from any trees and vegetation.

#### *Assessment*

- 8.24. The Tree Constraints Plan identifies that aside from trees within Group 2, which are identified as being Category U and therefore of limited quality, the development can take place without the removal of any of the surrounding vegetation, which will be protected during the construction phase, secured by the plan compliance condition.
- 8.25. It is proposed that the site will be secured by a 2.4m green high weld mesh fence around the majority of the site boundary, with a small section of close boarded fence (2.4m high) in the south eastern corner. Security fencing is required by the CPDA and as part of the BREEAM rating. Existing landscaping along the boundary with the Abaco systems site to the south and supplementary planting around the entrance to the site with a variety of shrubs and extra heavy standard trees will assist in softening the site boundary from the Old Tiffield Road.
- 8.26. It is considered that subject to conditions to implement, maintain and manage the landscaping scheme, the proposal is considered to comply with the requirements of policies SS2 and NE4 of the LLP2.



## Residential amenity

### *Policy Context*

8.27. Policy SS2 of the LPP2 requires development to provide a good standard of amenity.

### *Assessment*

- 8.28. The site is located to the west of The Shires residential development, the closest neighbouring properties being located on Campbell Close. The front elevation of 55 Campbell Close is approximately 30 metres from the rear elevation of the building. The building has been positioned on the site so as to maximise its potential to mitigate any noise from the loading/parking area to the west of the building footprint. In addition, the existing mature hedgerow and trees (a minimum of 4.3m in width) running along the eastern boundary of the site will be retained, which further provides visual and acoustic buffer to the development site.
- 8.29. The ridge of the building is likely to be visible from residential properties to the east, but this will be viewed in the context of the other industrial buildings within close proximity to the site.
- 8.30. The applicants have submitted a noise impact assessment, which concludes that any noise generating uses on the site will be masked by the existing ambient noise attributed to the traffic on the A43. The calculated sound levels for site activities at the nearest dwellings are within BS 8233 requirements with windows open at all times of the day and night. The activities also readily achieve BS 8233 requirements for gardens. Nevertheless, the report recommends several 'good housekeeping' measures to minimise any potential noise generation from day to day activities within the site, which shall be required by planning condition. The measures include, instructing drivers to turn off their engines of stationary vehicles and minimising the number of external storage areas and restricting disposal times to day time only.
- 8.31. The Council's Environmental Protection Officer has reviewed the report and is generally satisfied with its conclusions. Concerns regarding the potential for noise disturbance as a result of plant and machinery (the details of which are yet to be finalised as part of the scheme) are to be addressed through the submission and approval of a noise mitigation scheme to ensure levels do not exceed 5dB (A) below the existing background levels at any sound sensitive premises.
- 8.32. Concerns were also raised by the EP Officer in relation to potential night time noise events, for example, by HGV's doors slamming, radios etc. However, the noise assessment in accordance with BS 4142 indicates that emission levels at the nearest residential facades for plant operation, building breakout, HGV movement and unloading operations would all fall into the category of 'low impact' when compared against the very lowest background sound levels for daytime and night time. In addition, the extant consent for B1 offices does not contain any limitations on the hours of operation nor on any noise generating uses. It is therefore considered that the imposition of a condition to restrict the hours of operation would be unreasonable.
- 8.33. An air quality assessment has also been provided which addresses the impact of the development on local air quality, which includes the AQMA on Watling Street. The assessment notes that proposed scheme is considered a 'small' development meaning Type 1 mitigation is to be implemented, at a minimum during the operational phase. This includes the provision of 6 no. electric vehicle charging points. A detailed assessment of operational traffic impacts is not required for small-sized sites. The level of traffic

movements (confirmed by the Transport Assessment) further demonstrate that the level of traffic generated by the proposal falls below the thresholds where a detailed assessment of operational traffic is necessary, for the purposes of air quality. Nevertheless, the scheme will incorporate measures aimed at reducing emissions during operation, including the provision of covered cycle spaces, EV charging points and a dedicated Travel Plan.

- 8.34. The air quality assessment concludes that, generally, without mitigation, the construction phase would have low to negligible effects. The proposed mitigation includes measures to reduce the emissions of dust and limit dispersion across the immediate area during operation. Mitigation measures set out in section 7.1.2 of the air quality assessment will be secured by condition, through the Construction Management Plan.
- 8.35. A lighting scheme has been submitted, which covers all the external areas incorporating the buildings, including all external areas to the level loading doors, car parking spaces, loading bays, services yards, footpath and access roads. The assessment confirms that the lighting scheme, which has been designed to the relevant national design standards, will protect the immediate environment around the site from glare and light pollution. The EP Officer is satisfied with the measures employed, which will be secured by planning condition.
- 8.36. The submitted Construction Management Plan is broadly acceptable but needs to be updated to include further details such as contact details for complainants. The updated CMP will be required by condition.
- 8.37. It is therefore considered that subject to the above mentioned conditions, the proposal would not cause demonstrable harm to residential amenity, in accordance with Policies S10 and BN9 of the LPP1 and Policy SS2 of the LPP2.

### Archaeology

#### *Legislative context*

- 8.38. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in carrying out its functions as the Local Planning Authority in respect of development in a conservation area: special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 8.39. Likewise, Section 66 of the same Act states that: In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Therefore, significant weight must be given to these matters in the assessment of this planning application.

#### *Policy Context*

- 8.40. Paragraph 192 of the NPPF states that in determining planning applications, LPA's should take account of the desirability of sustaining and enhancing the significance of the heritage asset and putting them into a viable use consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.

- 8.41. Paragraph 193 of the NPPF states that: when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Policy BN5 of the LPP1 echoes this guidance.
- 8.42. Paragraph 193 of the NPPF categorises harm to the heritage assets as; Less than substantial harm, Substantial harm or Total loss.
- 8.43. Policy BN5 of the LPP1 seeks to protect designated and non-designated heritage assets and their settings and landscapes in recognition of their individual and cumulative significance and contribution
- 8.44. Policy HE2 of the LPP2 specifically relates to archaeology and sets out a hierarchy of archaeological assets and the circumstances where development will be allowed for each category of archaeological remains.

#### *Assessment*

- 8.45. Archaeological works to the south west in 2003 identified activity of Roman date. At that time, the application area was stripped of topsoil, but not to archaeological levels, so there is potential for remains relating to those found nearby to survive, though they are likely to be in a truncated state.
- 8.46. The submitted desk based assessment indicates programme of archaeological works, which the Council's Archaeological advisor considers sufficient in order to ensure any remains are properly recorded and the results published.
- 8.47. The applicants, during the course of this application, have submitted a Written Scheme of Investigation, which the Council's Archaeology advisor is content with. A phased condition, in accordance with the WSI will be imposed.
- 8.48. It is therefore considered that subject to the aforementioned condition, the development would cause less than substantial harm to archaeological assets of local importance, the loss of which must be weighed against the public benefits of the proposal, which are summarised at the end of this report.

#### Flood risk/surface water drainage

- 8.49. The proposal is supported by an FRA, which confirms that the site is located within flood zone 1 and close to an area at risk of surface water flooding (to the east of the site, associated with the adjoining watercourse). This area lies outside of the application site and the development is ~1.5m higher than the area at risk.
- 8.50. The FRA sets out the proposed surface water drainage strategy for the site and this shows that the development will not connect into the existing network but will have its own connection into Tiffield Brook via a system of pipes, tanked permeable paving to car parking areas, geocellular attenuation and hydrobrake flow control. Anglian Water have confirmed that there is capacity for a foul water drainage connection.
- 8.51. The LLFA have confirmed they are satisfied with the content of the FRA and require a condition regarding the submission of a verification report, to ensure that the drainage system remains clear of debris following the construction of the development.

## Ecology Impact

### *Legislative context*

- 8.52. The Conservation of Habitats and Species Regulations 2017 provide for the designation and protection of 'European sites' and 'European protected species' (EPS). Under the Regulations, competent authorities such as the Council have a general duty to have regard to the EC Habitats Directive and Wild Birds Directive.
- 8.53. In terms of EPS, the Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in the Regulations, or pick, collect, cut, uproot, destroy, or trade in the plants listed therein. However, these actions can be made lawful through the granting of licenses by the appropriate authorities by meeting the requirements of 3 strict legal derogation tests:
- a. Is the development needed to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment?
  - b. That there is no satisfactory alternative.
  - c. That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

### *Policy Context*

- 8.54. Paragraph 170 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and d) minimising impacts on and providing net gains for biodiversity. Paragraph 175 states that planning authorities should refuse planning permission if significant harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort, compensated for and should support development whose primary objective is to conserve or enhance biodiversity. Opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 8.55. Paragraph 180 of the NPPF states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should (amongst others) limit the impact of light pollution from artificial light on nature conservation.
- 8.56. National Planning Practice Guidance (PPG) states that Local Planning Authorities should only require ecological surveys where clearly justified, for example if there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity.
- 8.57. Policy NE3 of the LPP2 seeks to conserve and wherever possible enhance green infrastructure. Policy NE4 seeks to protect and integrate existing trees and hedgerows wherever possible and requires new planting schemes to use native or similar species

and varieties to maximise benefits to the local landscape and wildlife. Policy NE5 requires that proposals aim to conserve and enhance biodiversity and geodiversity in order to provide measurable net gains. Development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post-2010 Biodiversity Framework.

- 8.58. Policy BN2 of the LPP1 states that development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported. Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate: 1) the methods used to conserve biodiversity in its design and construction and operation 2) how habitat conservation, enhancement and creation can be achieved through linking habitats 3) how designated sites, protected species and priority habitats will be safeguarded. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted.

#### *Assessment*

- 8.59. Natural England's Standing Advice states that an LPA only needs to ask an applicant to carry out a survey if it's likely that protected species are present on or near the proposed site. The Standing Advice sets out habitats that may have the potential for protected species, and in this regard the site consists of semi-improved grassland, scrub and ruderal vegetation. Adjacent to the site boundaries are hedgerows, woodland and a watercourse. The site is considered by the Ecological Appraisal submitted with the application to be of low ecological value. Surrounding habitats will be protected from damage during construction.
- 8.60. Officers are satisfied, on the basis of the advice from the Council's Ecologist and the absence of any objection from Natural England, and subject to conditions, that the welfare of any EPS found to be present at the site and surrounding land will continue and be safeguarded notwithstanding the proposed development and that the Council's statutory obligations in relation to protected species and habitats under the Conservation of Habitats & Species Regulations 2017, have been met and discharged.

#### Contaminated Land

- 8.61. A ground investigation report has been provided which concludes that there is no further need for investigation or remedial measures at this site prior to the proposed redevelopment, as the soils at the site pose a very low risk to recognised human health receptors.
- 8.62. The EP Officer has reviewed the report and recommends that conditions are imposed to deal with any unsuspected contamination when implementing the development and that any imported soil onto the site in connection with the development is tested and approved by the LPA.
- 8.63. Subject to these conditions, it is considered that the proposal satisfactorily addresses any risks of land contamination, in accordance with Policy BN9 of the LPP1.

## Other matters

8.64. The Economic Development Officer has recommended that the applicants enter into a S106 obligation to provide financial contributions towards the WNESS (West Northamptonshire Employment Support Service). However, the applicants have specified their preferred approach is to submit and implement a Local Labour Strategy, which sets out the details of local labour initiatives and employment support services to maximise access to the local labour market within West Northamptonshire, ideally during construction and operation of the proposed development. As such, this will be imposed as a condition.

## **9. FINANCIAL CONSIDERATIONS**

9.1. The CIL is a set charge that must be paid if planning permission is granted for a new house (or houses) or for a home extension or retail development of over 100 sqm. This development does not fall within a category of development that is required to pay CIL.

## **10. PLANNING BALANCE AND CONCLUSION**

10.1. The NPPF at paragraph 10 states 'At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking...for decision taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:  
any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

10.2. In the context of this application, a view has to be taken as to whether or not there are any adverse impacts that would significantly and demonstrably outweigh the benefits of granting consent when assessed against the policies in the Framework taken as a whole.

10.3. Paragraph 8 of the Framework states that there are three overarching objectives which are interdependent and need to be pursued to achieve sustainable development.

10.4. An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure. In this case, the proposal will create jobs, both during the construction and employment phases of the development.

10.5. A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. The proposal seeks to support the local economy through increased economic activity in the area. It is also proposed to encourage access to public transport links to and from the site. In the short

term, construction activities have the potential to impact the local community by way of noise and dust. However, the submission and adherence to a CMP will ensure that any unacceptable adverse impacts are mitigated. New signage and marking for cyclists will improve cycling infrastructure around the site, encouraging non-vehicular movements to, from and around the site.

- 10.6. An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. In this regard the proposal will facilitate four ecological enhancements to the area, including a net gain in tree and shrub planting and new roosting opportunities for bats and nesting habitats for birds.
- 10.7. Therefore, in the context of the presumption in favour of sustainable development set out within the NPPF, it is considered that the proposal would result in sustainable development and for these reasons, the application is recommended for approval, subject to the caveats and conditions set out in the recommendation.

## **11. RECOMMENDATION / CONDITIONS AND REASONS**

- 11.1. Detailed recommendation here and full list of conditions and reasons here

**RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND ECONOMY TO GRANT PERMISSION, SUBJECT TO:**

**THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

### CONDITIONS

#### **TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason : To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

#### **Plans & Details**

2. Development shall not be carried out otherwise than in accordance with the approved plans and details:

Location and Building Plans  
Location Plan 3774/PL/04 Rev A  
Proposed Site Layout 3774/PL/SK100 Rev B  
Proposed Floor Plans 3774/PL/SK101  
Proposed Roof Plan 3774/PL/SK102  
Proposed Elevations 3774/PL/SK103  
Proposed Street Scene 3774/PL/SK104 Rev A  
Proposed External Materials 3774/PL/SK105 Rev B  
Proposed Contractors Compound Location 3774/PL/SK106 Rev A  
Proposed Chiller Compound 3774/PL/SK74  
Proposed Recycling Compound 3774/PL/SK75

Proposed Cycle Shelter 3774/PL/SK76 rev A

### **Drainage and Construction Plans**

Drainage Layout 6228-50 Rev T1  
Drainage Details Sheet 1 of 3 6228-17 Rev P1  
Drainage Details Sheet 2 of 3 6228-18 Rev P1  
Drainage Details Sheet 3 of 3 6228-19 Rev P1  
Levels Strategy 6228-16 Rev P3  
Topographical Survey 9056a  
BREEAM Pre Assessment 2245-YON-XX-XX-RP-Z-3100-01

### **Tree and Landscape Plans**

Pre Development Tree Survey 535-20 Rev 1  
Tree Constraints Plan 2088-20-11  
Tree Retention, Protection, Removal plan 2088-20-12  
Landscape Concept 2088-20-13  
Landscape Sections 2088-20-14

### **Highways Plans**

Transport Assessment No.2 6228-R004 dated March 2022  
Interim Work Place Travel Plan 6228-R002 rev C  
S278 Works 6228-20 Rev P3  
S278 Works Details 6228-21 Rev P2  
Vehicle Tracking 6228-30 rev P1  
Vehicle Tracking 6228-31 Rev P2

### **Archaeology**

Archaeology Desk Based Assessment Part A JAC 266648 Version 3  
Archaeology Desk Based Assessment Part B JAC 266648 Version 3

### **Documents and Reports**

Flood Risk Assessment 6228-R003 rev E  
Supplementary Ground Investigation Part A 19.03.023 May 2019  
Supplementary Ground Investigation Part B 19.03.023 Index Maps  
Ecological Appraisal 5504 EcoAp vf1  
External LED Lighting Assessment 20-191 Rev 6  
External LED Lighting 20-191-EX-001 Rev PL8  
Air Quality Assessment AQ051757 V4  
Operational Noise Impact Assessment REP-1012556-05-AM-20210505 Rev 2

unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Reason : To clarify the permission and for the avoidance of doubt.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

### **Construction Method Statement**

3. No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:



- the parking and turning of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works.
- design of construction access
- measures to control overspill of light from security lighting
- construction traffic operational times (to be outside local peak periods)
- a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer's representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason : To ensure the environment is protected during construction in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

#### **Archaeological Reporting**

4. Within 6 months of the completion of the archaeological fieldwork in accordance with the written scheme of investigation prepared by MOLA Northampton, by Mo Muldowney dated January 2022, the applicant (or their agents or successors in title) shall submit to the local planning authority for its written approval an archaeological report comprising a post-excavation assessment and analysis.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in Section 16 the National Planning Policy Framework and with Policy HE2 of the South Northamptonshire Local Plan.

#### **Archaeological Archive**

5. Within 2 years of the completion of the archaeological fieldwork in accordance with the approved WSI by MOLA Northampton, dated January 2022, the applicants (or their agents or successors in title) shall prepare the site archive and complete an archive report together with details of the store at which this is to be deposited.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in Section 16 the National Planning Policy Framework and with Policy HE2 of the South Northamptonshire Local Plan

6. **Plant and Equipment Noise Assessment**

Prior to the installation of any fixed plant or machinery, a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed a level 5dB (A) below the existing background sound levels at any sound sensitive premises.

All measurements shall be made in accordance with the methodology of BS4142 (2014) (Method for rating and assessing industrial and commercial sound) and/or its subsequent amendments. The approved scheme shall be implemented prior to the installation of the fixed plant or machinery.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan.

**Plant and Equipment Noise Assessment**

7. Prior to, and within two months of, the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved mitigation scheme.

Reason : To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework.

**Local Labour Strategy**

8. No development shall commence above slab level until a Local Labour Strategy is submitted to and approved in writing by the Local Planning Authority. The Local Labour Strategy will be implemented in accordance with the approved details.

Reason: In the interests of supporting economic growth and sustainability in accordance with the NPPF.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

**Surface Water Verification Report**

9. No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment '6228-R003-FRA- Rev E' has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority.

The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) As-Built Drawings and accompanying photos
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e) CCTV Confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN7 of the West Northamptonshire Joint Core Strategy and Government advice in the National Planning Policy Framework.

#### **S278 Highway Works**

10. Prior to development above slab level, the works to improve the vehicle crossover points and visibility splays at the existing bellmouth and new signage and markings for cyclists shall be undertaken in accordance with an approved S278 agreement, which has previously been submitted to and approved in writing by the Local Highway Authority.

Reason : To accord with Government Guidance in Section 12 of the National Planning Policy Framework and Policy SS2 of the South Northamptonshire Local Plan which requires that development shall have a satisfactory means of access and in the interests of highway safety and the convenience of users of the adjoining highway.

#### **Landscape Maintenance**

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) [or on the completion of the development, whichever is the sooner,] [or in accordance with any other program of landscaping works previously approved in writing by the Local Planning Authority] and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason : To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

#### **CONDITIONS TO BE COMPLIED WITH AT ALL TIMES**

##### **Travel Plan**

12. The Interim Workplace Travel Plan (report reference 6228-R002-C) by BCAL Consulting dated November 2021 shall be implemented and operated in accordance with the approved details, at first occupation and thereafter of the development hereby approved.

Reason : In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government advice in the National Planning Policy Framework.

##### **Ecology**

13. The development hereby permitted shall be carried out in accordance with the mitigation, recommendations and enhancements in section 6 of the Ecological Appraisal, by Aspect Ecology, dated May 2021, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

### **Construction Hours**

14. No construction work including site clearance and delivery of materials shall be carried out except between the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays and at no times on Sundays, Bank and Public Holidays, without the prior written consent of the Local Planning Authority. . Any works which are associated with the generation of ground borne vibration are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.

Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open sites", Parts 1 and 2.

Reason : In order to protect the amenities of occupiers of nearby properties from noise outside normal working hours and to comply with Policy SS2 of the South Northamptonshire Local Plan.

### **Lighting Strategy**

15. The development hereby permitted shall be carried out in accordance with the recommendations set out in section 2.0 of the External LED Lighting Assessment Report by mba consulting engineers dated November 2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of light in accordance with Policy SS2 of the South Northamptonshire Local Plan.

### **Noise Strategy**

16. The development hereby permitted shall be carried out in accordance with the recommendations set out in section 9 of the Operational Noise Impact Assessment by Hoare Lea dated 5 May 2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan.

17. **Restrictions of Use**

Any premises first used for purposes within Class B1(a), B1(b), B1(c), B2, and B8 shall thereafter only be used for those purposes as specified in the Schedule to the Town and Country Planning (Use Classes) Order 1987 as that Order applied in England on 31 August 2020 and for no other purpose(s) whatsoever.

Reason: To ensure proper planning control of the uses on site, to ensure compliance with Transport Assessment, to protect the amenities of nearby residents, to safeguard and to ensure adequate provisions of access and parking and to accord with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

### **Site Clearance**

18. Where an offence under Regulation 41 of the "The Conservation of Habitats and Species Regulations 2017 (as amended) is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bat species and great crested newts until a licence to affect such

species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason : To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy NE5 of the South Northamptonshire Local Plan and Government guidance contained within Section 15 of the National Planning Policy Framework.

**Native Species**

19. All species used in the planting proposals associated with the development shall be native species of UK provenance.

Reason : To conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

20. **Land Contamination**

If, during development, contamination not previously identified is found to be present at the site, development will cease within that area of the site, until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework

21. **External Storage**

Following the first occupation of each building on the site, no goods, materials, plant or machinery shall be stored, repaired, operated or displayed outside the buildings.

Reason : In order to safeguard the visual amenities of the area and to ensure adequate parking and manoeuvring space within the site in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

22. **Sustainability**

The development hereby permitted shall be constructed to at least a BREEAM 'Very Good' standard, or any future national equivalent standard that replaces it.

Reason : To ensure energy and resource efficiency practices are incorporated into the development in accordance with the Government's aim to achieve sustainable development as set out in the National Planning Policy Framework and to comply with Policy S11 of the West Northamptonshire Joint Core Strategy.

23. **Refrigerated Trailers**

In the event that refrigerated trailers operate from the site, all HGV waiting and loading bays necessary to park the refrigerated trailers shall be provided with electrical hook up points to allow refrigerated trailers to operate without using their diesel engines when stationary. Any hook up points required by this condition shall be provided prior to first use of the site by refrigerated vehicles and thereafter be maintained in a serviceable condition for the lifetime of such vehicular activities taking place on the site.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework

**Soil Importation**

24. In the event that it is proposed to import soil onto site in connection with the development, the soil to be imported shall be sampled at source and analysed in a laboratory that is accredited under the MCERTS Chemical Testing of Soil Scheme for all parameters previously agreed in writing with the local planning authority, the results of which shall be submitted to and shall be approved in writing with the local planning authority.

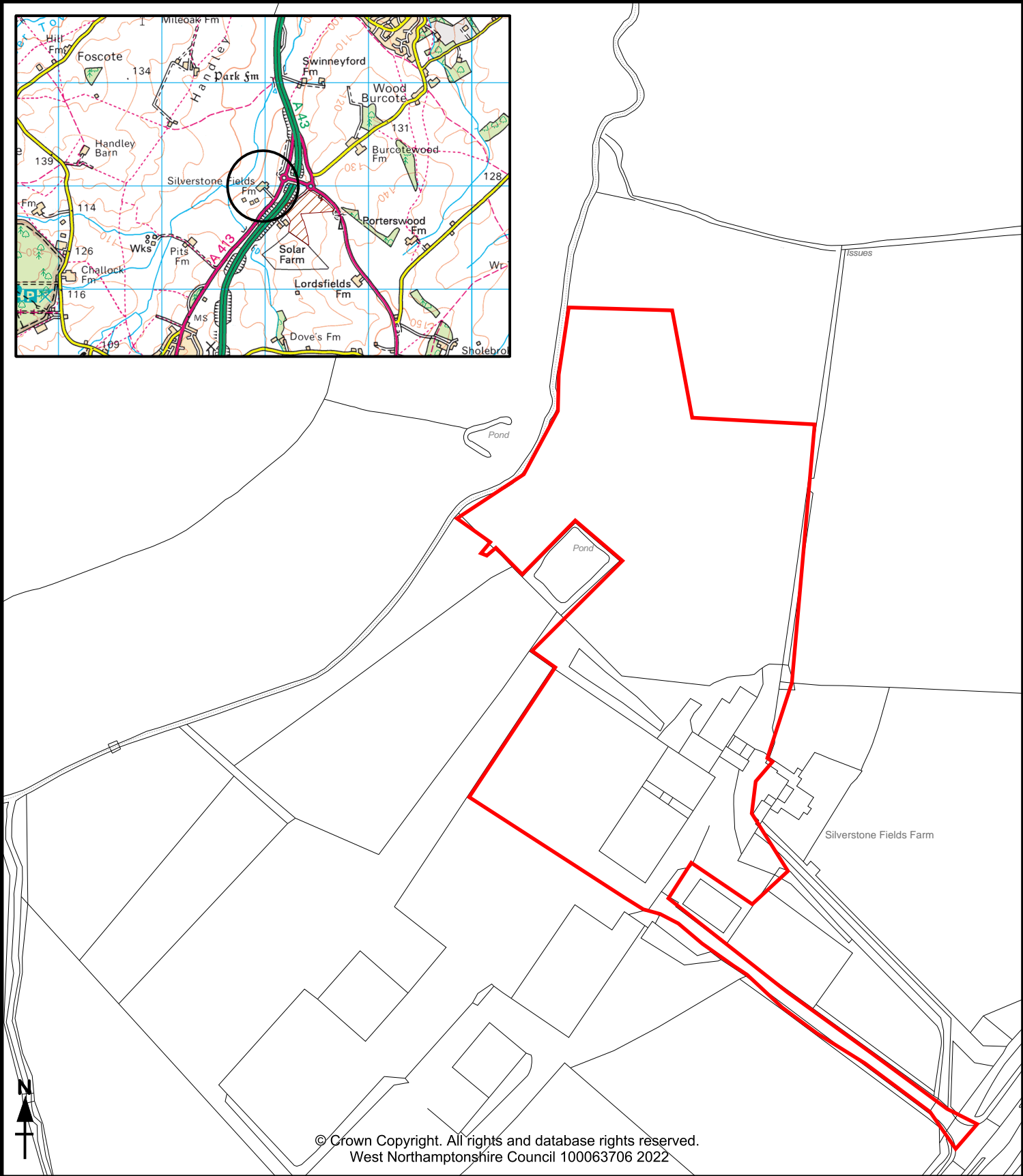
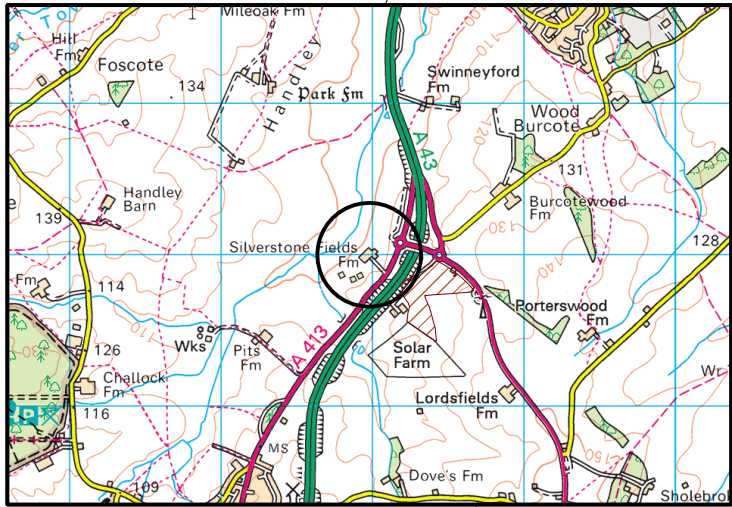
Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and pollution reduced in accordance with policy BN9 of the West Northamptonshire Joint Core Strategy.

**INFORMATIVES:-**

1. The development should come forward in accordance with Defra's publication "Construction Code of Practice for the Sustainable Use of Soils on Construction Sites".
2. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087
3. A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted without agreement from Anglian Water.)
4. The applicant's and/or the developer's attention is drawn to the requirements of the Control of Pollution Act 1974, the Environmental Protection Act 1990 and the Clean Air Act 1993, which relate to the control of any nuisance arising from construction sites. The applicant/developer is encouraged to undertake the proposed building operations in such a manner as to avoid causing any undue nuisance or disturbance to neighbouring residents. Under Section 61 of the Control of Pollution Act 1974, contractors may apply to the Council for 'prior consent' to carry out works, which would establish hours of operation, noise levels and methods of working.

**Application Number:** WNS/2021/2221/MAF

**Parish:** Silverstone CP, Towcester CP



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West Northamptonshire Council 100063706 2022

Town/Village: Silverstone  Site

Site Area: 3.3960 Ha

Grid Location: SP 67949 46043

Map Scale: 1:2500

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**Application Number:** WNS/2021/2221/MAF

**Parish:** Silverstone CP, Towcester CP



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Map Scale: 1:2500

Date Flown: 'Latest Available'

 Site

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**Application Number:** WNS/2021/2221/MAF

**Location:** Silverstone Fields Farm, Towcester Road, Silverstone, NN12 8FS

**Proposal:** Erection of a new sui generis use sawmill and storage facility and yard extension.

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**Applicant:** Linnell Brothers Limited

**Agent:** Mr James Paynter - Sherwill Drake Forbes

**Case Officer:** Samuel Dix

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**Ward:** Towcester and Roade

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**Reason for Referral:** **Major development**

**Committee Date:** 7<sup>th</sup> April 2022

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION:** GRANT PERMISSION SUBJECT TO CONDITIONS

### **Proposal**

The proposed development comprises the extension of an existing sawmill premises by way of a new building 3,671sqm in size. The building will be accompanied by new parking and manoeuvring areas and will allow the expansion and reconfiguration of existing activities within the wider site. The building itself will be 8.5m tall and of typical commercial appearance and finished in green composite cladding.

### **Consultations**

The following consultees have raised **objections** to the application:

- None.

The following consultees have raised **no objections** or have **commented** on the application:

- Local Highway Authority;
- National Highways;
- Environmental Health;
- Environment Agency;
- County Archaeologist;
- Towcester Town Council;
- Police Crime Prevention & Design Advisor.

The following consultees are **in support** of the application:

- Economic Development.

No letters of objection have been received and no letters of support have been received.

## **Conclusion**

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of development;
- Visual and landscape impact;
- Residential amenity;
- Flood risk and drainage;
- Impact on protected species;
- Highway safety.

The report looks into the key planning issues in detail, and Officers conclude that the development is acceptable subject to conditions and subject to there being no objections from outstanding technical consultees.

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **1. APPLICATION SITE AND LOCALITY**

- 1.1 The application site presently comprises an open agricultural field that is laid to pasture with no notable features other than its boundary hedgerows. It lies to the immediate north of a collection of buildings and hardstanding that collectively form the Linnell Brothers sawmill and storage-yard, a fourth-generation family business that has been based in Silverstone for 140 years.
- 1.2 The premises themselves are located around a mile to the north-east of Silverstone near the junction of the A43 with the A413. The site sits significantly beneath road level near the bottom of a wide valley formed by Silverstone Brook to the west. There is a relatively historic dwelling on the site occupied by the family owners of the business. In total the facility is around 5Ha in size with six or seven buildings accommodating machinery set within a large open-air storage area with other ancillary development such as car-parking and sawmill equipment. There is an industrial standard access around 150m long that runs directly to the east onto Towcester Road.

### **2. CONSTRAINTS**

- 2.1. The application site is located in open countryside and within 2km of 2no. Local Wildlife Sites. It is also within an area of archaeological interest. There are no other constraints affecting the site.

### **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

3.1. The proposed development comprises the extension of an existing sawmill premises by way of a new building 3,671sqm in size. A total of 600sqm of existing buildings are to be removed to facilitate the extension, meaning a net gain in floorspace of around 3,000sqm. The new building will be accompanied by new parking and manoeuvring areas and will allow the expansion and reconfiguration of existing activities within the wider site. The building itself will be 8.5m tall and of typical commercial appearance and finished in green composite cladding.

#### 4. RELEVANT PLANNING HISTORY

4.1. The following planning history is considered relevant to the current proposal:

S/2019/0905/AGD	Determination as to whether prior approval is required (under Class A of Part 6 of the above Order) for the erection of an agricultural building in respect of the siting, design and external appearance of the building.	Prior Approval not required
S/2019/0148/AGD	Determination as to whether prior approval is required (under Class A of Part 6 of the above Order) for the erection of an agricultural building in respect of the siting, design and external appearance of the building.	Planning Permission Required
S/2018/2373/AGD	Determination as to whether prior approval is required (under Class A of Part 6 of the above Order) for the erection of an agricultural building in respect of: the siting, design and external appearance of the building.	Withdrawn
S/2017/1218/MAO	Outline planning application with all matters reserved for 10 no. commercial units (Use class B1) covering approximately 3650 sq metres, and associated car parking. Solar Park, Attenuation pond, Landscape works and Site access	Decline to Determine Application
S/2017/0018/MAO	Outline planning application with all matters reserved for 10 no. commercial units (Use class B1) covering approximately 3650 sq metres, and associated car parking. Solar Park, Attenuation pond, Landscape works and Site access	Appeal Dismissed (Against Refusal)
S/2013/1154/AGD	Replace existing dilapidated shed with new standard agricultural barn for the storage of materials and feed	Prior Approval not required
S/2011/0996/EN	Use of part of the first floor of the building for retail purposes	Appeal Allowed (Against Enforcement)
S/2011/0450/LDE	Lawful existing use certificate to use part of building for retail sales.	Appeal Allowed (Against Refusal)
S/2011/0261/NMA	Non material amendment to planning permission S/2009/0881/MAF to include solar panels to the front elevation and a fire escape staircase to the rear elevation.	Approval

S/2009/0881/MAF	Building to house trade and specialist suppliers unit with office for timber yard and increased parking.	Approval
S/2008/1504/P	Building to house specialist supplies unit and extension to car park.	Refusal
S/2007/1123/P	New storage building	Approval
S/2006/0489/P	Extension to site and erection of new storage building.	Appeal Allowed (Against Refusal)
S/2005/0360/P	Removal of condition 9 of planning permission S/2003/0476/P to allow use of the site without the erection of an acoustic fence.	Appeal Allowed (Against Refusal)
S/2004/1747/A	Three free standing non-illuminated signs & one fascia sign on south east elevation - Retrospective	Split decision
S/2003/0476/P	Change of use and alterations to existing buildings and erection of new building to form timber yard for B2/B8 use	Approval
S/2003/0844/P	Erection of a general purpose agricultural building	Appeal Allowed (Against Refusal)
S/2002/1439/P	Demolition of farm buildings and dutch barns. Change of use of livestock building to machine shop/dry store and attached new building for machine shop/office/shop. Change of use of existing barn to residential outhouse (amendment to buildings)	Approval
S/2002/0821/P	Demolition of farm buildings and dutch barns. Change of use of livestock building to machine shop/ dry store and attached new building for machine shop/office/shop. Change of use of existing barn/hovel to outhouse/hovef within curtilage of existing dwelling.	Approval
S/2001/1512/P	Change of use of agricultural buildings to form timber yard and erection of associated buildings	Approval

## 5. RELEVANT PLANNING POLICY AND GUIDANCE

### Statutory Duty

- 5.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

### Development Plan

- 5.2. The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the

District to 2029, the adopted South Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

5.3. The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S7 – Provision of Jobs
- S8 – Distribution of Jobs
- S10 – Sustainable Development Principles
- E1 – Existing Employment Areas

South Northamptonshire Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

- SS1 – The Settlement Hierarchy
- SS2 – General Development and Design Principles
- EMP2 – Existing Commercial Sites
- EMP3 – New Employment Development

**Material Considerations**

5.5. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance
- South Northamptonshire Design Guide

**6. RESPONSE TO CONSULTATION**

Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council’s website, via the online Planning Register.

<b>Consultee Name</b>	<b>Position</b>	<b>Comment</b>
Local Highway Authority	No objection	Following receipt of revised transport assessment with updated number of movements, the LHA has no objection.
National Highways	No objection	
Environmental Health	Comment	Requested clarification on noise and contamination matters ( <i>Officer note: these are addressed in the relevant sections of the report below</i> )
Environment Agency	No objection	

County Archaeologist	No objection	Subject to conditions concerning further archaeological investigation
Towcester Town Council	Comment	Support the introduction of EV charging points.
Police Crime Prevention & Design Advisor	Comment	Comments regarding the specification of roller shutter doors etc.
Economic Development	Support	

## 7. RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 7.1. There have been 0 objections/letters of support.

## 8. APPRAISAL

### Principle of development

#### *Policy context*

- 8.1. Policy S7 of LPP1 supports an uplift of 28,500 jobs across West Northants in the period to 2029. To achieve this, Policy S8 states that employment provision in South Northamptonshire will comprise, inter alia, renewal and regeneration of existing employment sites as set out in Policy E1. In turn, Policy E1 says that the detailed implementation of employment policy will be set out in Part 2 Local Plans.
- 8.2. Policy R2 of LPP1 covers the rural economy and specifically supports the expansion of businesses in their existing locations (dependent upon the nature of the activities involved, the character of the site, and its accessibility).
- 8.3. LPP2 duly expands upon the above policies and explains in Policy EMP2 that on existing employment sites, employment-generating development including intensification will normally be permitted within the existing curtilage or through appropriate extensions. Policy EMP3 refers back to EMP2 in stating that employment development outside of settlement confines will be acceptable where the site is allocated for employment use, or; the development comprises a conversion of a suitable building (where this would not result in the need for a new building elsewhere); is on brownfield land; the development can only operate in an open countryside location, or; the development is an extension to an existing site in accordance with EMP2.
- 8.4. Policy SS2(1H) of LPP2 requires developments to not result in the loss of best and most versatile agricultural land.

#### *Assessment*

- 8.5. The proposed development is an extension to an existing and well-established business in order to facilitate its future growth. More specifically, the applicant has advised that the new building will allow operations within the sawmill that are currently undertaken off-site (such as assemblage of timber products after processing).
- 8.6. In this respect the proposal stands in contrast to an appeal five years ago for development of a much larger area of the site for new units that were mostly intended



for other businesses. The application site is not strictly speaking within the curtilage of the existing sawmill facility, as it is an area of presently open field that is adjacent to, but not associated with, the wider commercial activities. However, Policy EMP2 is clear that in respect of existing employment sites, development will be acceptable where it is within the existing curtilage or is an appropriate extension. Given the proposed development will directly serve the expansion of the existing business, will not comprise new units (a matter that can be secured by condition), and has no other adverse effects, it is considered to be an appropriate extension in principle. The application is therefore also in accordance with Policy R2 of LPP1 and Policy EMP3 of LPP2, as the latter is clear that consistency with Policy EMP2 is a circumstance where employment development in the open countryside is acceptable.

- 8.7. Even if the proposed development was not regarded as an 'appropriate extension' in the terms of Policy EMP2, Officers are of the view that it still nevertheless complies with Policy EMP3 due to the need for an open countryside location. Sawmill activities are naturally a somewhat unneighbourly use and could be disruptive or inappropriate even within a more sustainably located industrial estate. As outlined in the residential amenity section below, the existing site operates without any noted complaints or issues and therefore is clearly an appropriate location for the uses involved in the proposed development.
- 8.8. There are also material considerations weighing in favour of the principle of development. Firstly, the applicant is an extremely well-established and historic business that has been associated with Silverstone for well over a century. In this context it is not considered reasonable to expect the business to relocate in order to grow. Secondly, there are direct economic benefits associated with the proposed development in terms of job growth (7no. new jobs created according to the applicant) and construction/supply chain investment. Each of these considerations is given moderate weight in the planning balance below.
- 8.9. In terms of Policy SS2(1H) and best and most versatile agricultural land, the applicant has submitted a land quality survey that identifies that the site is of Grade 3b quality, i.e. not best and most versatile. Officers have no reason to doubt this conclusion and the site is nevertheless of a sufficiently small size that the development would not undermine the purpose of protecting high-quality agricultural land. Notably it is simply used currently for grazing and not for arable production.

#### *Conclusion*

- 8.10. The proposed development is acceptable in principle as it is considered to comply with Policies R2 and E1 of LPP1 and Policies EMP2 and EMP3 of LPP2. The economic benefits of the proposed development also weigh in favour of the development in principle.

#### Visual and landscape impact

##### *Policy context*

- 8.11. Policy SS2 of the LPP2 requires development maintains the individuality of towns and villages and not result in the loss of locally important views of particular significance to the form and character of a settlement, as well as using a design-led approach to demonstrate compatibility and integration with surroundings and distinctive local character in terms of type, scale, massing, siting, form, design, materials, and detail.
- 8.12. Policy S11 of LPP1 requires all commercial developments over 500sqm in size to achieve at least a BREEAM 'very good' rating in terms of their sustainability.

- 8.13. The District Design Guide contains various elements of guidance relating to commercial buildings in chapter 6, the relevant parts of which the proposed development is assessed against below.

#### *Assessment*

- 8.14. The proposed development would result in the expansion of existing industrial buildings into open countryside. The prevailing landscape character is particularly open with the site occupying a location near the bottom of the valley formed by Silverstone Brook, which offers particularly wide and open views from various vantage points.
- 8.15. The development will therefore be visible within the surrounding landscape although this in itself does not mean it is harmful. The application is supported by an LVIA (landscape and visual impact assessment) that concludes on general visual matters that: “...*whilst there would be some adverse visual effects, these would not be notable and would not affect the public’s enjoyment or appreciation of the wider landscape setting and would not harm the appearance of the sites landscape setting*”. In terms of formal landscape character, the LVIA concludes: “...*while there would be a perceived change within the context of the site, this would be highly localised and the proposals could be integrated into the receiving landscape without any notable adverse effects upon the character of the “Yardley Whittlewood Ridge” NCA, “Tove Catchment” LCA or the landscape setting of the site.*”
- 8.16. Officers agree with the judgements in the LVIA. Having considered the site from multiple perspectives it is evident that the proposed development would be read within the context of the existing sawmill. In particular, the manner in which the proposed extension would not be any taller than existing buildings, as well as the fact it is angled so as to respect existing field boundaries means it will be integrated sensitively into its surroundings. The application is further supported by a landscaping scheme that shows a well-planted new boundary to the north as well as an enhanced hedgerow to the east.
- 8.17. The finish of the building, being green composite cladding will further assist in helping in blend into the surrounding open countryside and further conditions restricting lighting, the height of any new open-air storage, and further extensions that could otherwise be carried out under permitted development, will all be attached. Subject to these conditions, the application is also consistent with the District Design Guide.
- 8.18. Two groups of trees are to be removed to facilitate the development. These have been surveyed and identified as being of low or moderate quality and therefore their loss is not harmful, particularly in the context of additional planting being secured as landscaping for the proposed development. A tree protection plan in respect of other trees to be retained will also be secured by condition to prevent the inadvertent loss of other trees during construction.
- 8.19. The applicant has provided an Energy & Sustainability Statement that includes a BREEAM pre-assessment, which concludes a ‘very good’ standard may be met by the development. This will be secured by condition in order to ensure compliance with Policy S11 of LPP1.

#### *Conclusion*

- 8.20. The proposed development is considered to be acceptable in terms of its visual impact and effect on local landscape character, as well as its overall design. It is therefore consistent with the policies outlined in the policy context above.

#### Residential amenity

### *Policy context*

- 8.21. Policy SS2(1F) of LPP2 requires development to result in a good standard of amenity and not unacceptably harm the amenity of users of neighbouring properties and area through noise, odour, vibration, overshadowing, or result in the loss of privacy, sunlight/daylight or outlook.

### *Assessment*

- 8.22. The application site accommodates a use that is entirely incompatible with residential development, with sawmill activities inevitably resulting in some degree of noise, vibration, dust and other disturbance. For this reason Officers consider that an open countryside location is effectively essential for the business in accordance with Policy EMP3 of LPP2, as even within an industrial estate the proposed activities could be disruptive to amenity.
- 8.23. There is nevertheless one dwelling located within application site which, due to its age, does not actually appear to be tied by way of an occupancy condition to the existing business. It is therefore technically possible for this dwelling to be occupied by a member of public who could duly raise justifiable concerns about the disruption from the sawmill. However, the dwelling is in fact owned and occupied by the applicant family, a matter that is highly unlikely to change in the future and would, in any event, not be materially altered by the proposed extension.
- 8.24. The other nearest dwellings are located around 1km to the south at Pitts Farm, and 400m to the east, on the other side of the A43, at Shacks Barn Farm.
- 8.25. The application is supported by a noise assessment that concludes that the proposed development would not result in any noise disturbance over and above the existing situation. In particular, traffic noise from the nearby A43 is already the predominant source of background noise.
- 8.26. The Council's Environmental Health team have reviewed the application and suggested that conditions are required to restrict the hours of operation of the sawmill and also to secure a noise management plan. In terms of hours of operation, the original permissions for the wider site twenty years ago specified a restriction of operation to 07:30 until 18:00 on weekdays, 07:30 to 12:30 on Saturdays, and no operations on Sundays or public holidays. It is therefore reasonable to apply these to the new extension too. In terms of a noise management plan, this too would be reasonable as it is feasible that operations on the wider site could be consolidated and reconfigured as a result of the new building. Therefore in the event it is used for particularly noisy plant or machinery, a noise management plan to ensure appropriate mitigation is a sensible precaution, notwithstanding the fact there is no known history of complaints at the site. It should also be noted that the operations will be covered by an environmental permit outside of the planning system should the output of the facility exceed certain thresholds.

### *Conclusion*

- 8.27. Subject to conditions restricting hours of operation and further details of how noise emanating from the new building will be managed, there is no evidence that the proposed development will cause an unacceptable impact to residential amenity. It is therefore consistent with Policy SS2 of LPP2.

### Flood risk & drainage

#### *Policy context*

- 8.28. Policy BN7 of LPP1 requires a sequential approach to be applied to all proposals for development in order to direct it areas at the lowest probability of flooding. This is consistent with paragraphs 159 to 169 of the NPPF, which addresses the sequential and exception tests. This is summarised by paragraph 162 that states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.
- 8.29. Policy SS2(1L) of LPP2 requires developments to be adequate serviced with utility infrastructure appropriate to the development including surface water drainage and incorporates mitigation identified through an assessment of flood risk (incorporating climate change allowances).

#### *Assessment*

- 8.30. The proposed development is located in Flood Zone 1 although there are areas within Flood Zones 2 and 3 to the immediate west, associated with Silverstone Brook. The proposed building will be located well away from these areas and therefore in Flood Risk terms a sequential test is not required and the development is acceptable.
- 8.31. In terms of drainage, it is proposed to direct surface water from the new development into both existing and proposed balancing ponds. As the proposed development constitutes major development, the Lead Local Flood Authority (LLFA) are a statutory consultee. They have not made any response to the application at the time of writing and, although there is no evidence that the proposed drainage strategy will be unacceptable, the recommendation below is subject to confirmation of this from the LLFA. It is likely that any amendments they seek will be of a technical nature and relate to the detailed specification of the proposed drainage solution, which would not otherwise undermine the wider acceptability of the development.

#### *Conclusion*

- 8.32. The development is acceptable in Flood Risk terms. Subject to confirmation from the LLFA and any conditions they request, the proposed development is also considered to be acceptable in drainage terms.

#### Impact on protected species

#### *Legislative context*

- 8.33. The Conservation of Habitats and Species Regulations 2017 provide for the designation and protection of 'European sites' and 'European protected species' (EPS). Under the Regulations, competent authorities such as the Council have a general duty to have regard to the EC Habitats Directive and Wild Birds Directive.
- 8.34. In terms of EPS, the Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in the Regulations, or pick, collect, cut, uproot, destroy, or trade in the plants listed therein. However, these actions can be made lawful through the granting of licenses by the appropriate authorities by meeting the requirements of 3 strict legal derogation tests:
- a. Is the development needed to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment?

- b. That there is no satisfactory alternative.
- c. That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

#### *Policy Context*

- 8.35. Paragraph 179 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and d) minimising impacts on and providing net gains for biodiversity. Paragraph 180 states that planning authorities should refuse planning permission if significant harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort, compensated for and should support development whose primary objective is to conserve or enhance biodiversity. Opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 8.36. National Planning Practice Guidance (PPG) states that Local Planning Authorities should only require ecological surveys where clearly justified, for example if there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity.
- 8.37. Policy NE3 of LPP2 seeks to conserve and wherever possible enhance green infrastructure . Policy NE4 seeks to protect and integrate existing trees and hedgerows wherever possible and requires new planting schemes to use native or similar species and varieties to maximise benefits to the local landscape and wildlife. Policy NE5 requires that proposals aim to conserve and enhance biodiversity and geodiversity in order to provide measurable net gains. Development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post-2010 Biodiversity Framework.
- 8.38. Policy BN2 of the JCS 2014 states that development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported. Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate: 1) the methods used to conserve biodiversity in its design and construction and operation 2) how habitat conservation, enhancement and creation can be achieved through linking habitats 3) how designated sites, protected species and priority habitats will be safeguarded. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted.

#### *Assessment*

- 8.39. Natural England's Standing Advice states that an LPA only needs to ask an applicant to carry out a survey if it's likely that protected species are present on or near the proposed site. , The Standing Advice sets out habitats that may have the potential for protected species, and in this regard the site comprises undeveloped land in a rural location in close proximity to woodland and watercourses. The development also involves the

demolition of an older stone barn structure that is potentially suitable for bat roosting. The site therefore has the potential to be suitable habitat for a variety of species.

- 8.40. In order to discharge its legal duty under the Conservation of Habitats and Species Regulations 2017 the LPA must firstly assess whether an offence under the Regulations is likely to be committed. If so, the LPA should then consider whether Natural England would be likely to grant a licence for the development. In so doing the authority has to consider itself whether the development meets the 3 derogation tests listed above.
- 8.41. In respect of planning applications and the Council discharging of its legal duties, case law has shown that if it is clear/ very likely that Natural England will not grant a licence then the Council should refuse planning permission; if it is likely or unclear whether Natural England will grant the licence then the Council may grant planning permission.
- 8.42. The application is supported by a detailed protected species survey which concluded that the stone farm building that is to be demolished has a moderate potential for bat roosting. The survey also concludes that habitats adjacent to and within the proposed development area provide potential habitat for reptiles and amphibians.
- 8.43. Comments from the Council's ecologist on the survey that has been submitted are awaited and, as such, the recommendation is subject to confirmation that further surveys are either not required, or the satisfactory completion of said surveys. In respect of bats in particular, it should be noted that emergence surveys cannot be carried out during winter months. Therefore, should the committee resolve to grant permission then the presence of bats may be confirmed or ruled out within the coming weeks. Thereafter, mitigation and/or licensing from Natural England could be controlled by further conditions.

#### *Conclusion*

- 8.44. Comments from the Council's ecologist are awaited. The recommendation is subject to these comments, which are likely to confirm either that no further surveys are necessary or that additional surveys and subsequent mitigation should be undertaken prior to the decision being issued. Subject to the detailed resolution of these matters and any resulting conditions, the proposed development would not have any adverse impact on protected species.

#### Highway safety

#### *Policy context*

- 8.45. Policy SS2 (1J) of the LPP2 requires developments to include a safe and suitable means of access for all people, including pedestrians, cyclists, and those using vehicles.
- 8.46. Paragraph 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

#### *Assessment*

- 8.47. The application is supported by a Transport Statement and Travel Plan that detail the impacts of the proposed development on the local highway network. No new access is proposed to serve the development, which will instead utilise the existing access onto Towcester Road that is around 150m long, hard-surfaced and of sufficient width for two heavy goods vehicles to pass one another.

8.48. The proposed development is anticipated to generate 17 additional vehicle trips in the morning peak, and 13 additional vehicle trips in the evening peak. Having sought clarification on how these increases were calculated, neither the Local Highway Authority nor National Highways (who have oversight of the nearby A43 trunk road) raise any objection to the proposed development.

8.49. The existing access is suitable and safe enough for the existing uses on the site, offering good visibility onto Towcester Road. There will only be a marginal increase in traffic from the proposed development, which will also incorporate electric vehicle charging and cycle storage. There is therefore no reason for permission to be withheld on highway safety grounds and the development is acceptable in this respect.

#### *Conclusion*

8.50. The application complies with the policies outlined above in respect of highway safety and is acceptable.

### **9. FINANCIAL CONSIDERATIONS**

9.1. CIL is not applicable to the proposed development as it does not comprise new residential or retail floorspace.

9.2. The economic development team have requested a contribution towards the West Northants Employment Support Service, which would be secured under a section 106 obligation. However, there is no policy basis for seeking this contribution and the matter could just as easily be addressed by requiring a local labour strategy to be provided by condition, which would specify how new jobs created by the development would be filled in order to maximise the economic benefits of the development locally. In this instance though, the proposed development comprises the extension of an extremely well-established local business whose benefit to the local economy is already assured. The development itself would create seven jobs, which is a benefit but is not a level of new employment that justifies a labour strategy in its own right. Therefore it is not proposed that this condition is attached

### **10. PLANNING BALANCE AND CONCLUSION**

10.1. Matters weighing in favour of the proposed development may be summarised as:

- The proposed development is considered an appropriate extension to an existing commercial site, notwithstanding the fact the application site is located in open countryside. It is therefore consistent with Policies R2 and E1 of LPP1, and Policies EMP2 and EMP3 of LPP2, a matter that is given very significant weight.
- The proposed development would enable the retention and growth of a business that has been associated with Silverstone for well over a century and allow operations to take place on the site that currently require timbers products to be transported away. This is given moderate weight.
- The proposed development would have economic benefits in its own right by creating 7no. jobs as well as construction and supply-chain benefits. This is also given moderate weight.

10.2. Matters weighing against the proposed development may be summarised as:

- The development would be visible from certain vantage points within the local landscape. It would nevertheless be no higher than existing buildings and would read as a logical and complementary extension. It would also be finished in a sensitive fashion with other matters such as lighting and landscaping capable of being controlled through condition. This matter is therefore given limited weight in the planning balance.

10.3. In conclusion, Officers consider that the matters weighing in favour of the proposed development decisively outweigh those against it. The proposal is fundamentally consistent with the Development Plan when taken as whole and therefore permission should be granted according to paragraph 11 of the NPPF.

## 11. RECOMMENDATION / CONDITIONS AND REASONS

### **RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND ECONOMY TO GRANT PERMISSION SUBJECT TO:**

- 1. NO OBJECTION BEING RAISED BY THE LEAD LOCAL FLOOD AUTHORITY**
- 2. CONFIRMATION FROM THE COUNCIL'S ECOLOGIST THAT FURTHER SURVEYS ARE EITHER NOT REQUIRED, OR THE SATISFACTORY COMPLETION OF SUCH SURVEYS AND ANY MITIGATION THAT MAY BE RECOMMENDED (TO BE SECURED BY CONDITION)**
- 3. THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

#### CONDITIONS

##### **Time limit and approved plans**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason : To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

Site Location Plan (drawing ref: 2801/ME/SL/P1)  
 Site Plan As Proposed (drawing ref: 2801/ME/SP/P rev P4)  
 Elevations – Sheet One (drawing ref: 2801/ME/E/1 rev P5)  
 Elevations – Sheet Two (drawing ref: 2801/ME/E/2 rev P5)  
 Elevations – Sheet Three (drawing ref: 2801/ME/E/3 rev P5)



Floor Plan (drawing ref: 2801/ME/P/1 rev P5)  
Landscape Strategy Plan (drawing ref: 10248L.LSP.001 rev D)

All received by the Local Planning Authority on 29th December 2021.

Reason : To clarify the permission and for the avoidance of doubt.

### **BREEAM**

3. The development hereby permitted shall be constructed to at least a BREEAM 'very good' standard.

Reason : To ensure energy and resource efficiency practices are incorporated into the development in accordance with Policy S11 of West Northamptonshire3 Joint Core Strategy and Government's aim to achieve sustainable development as set out in the National Planning Policy Framework.

### **Materials**

4. A schedule of materials and finishes to be used in the external walls and roof(s) of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework.

### **Archaeology**

5. No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) Approval of a Written Scheme of Investigation;

(ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;

(iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;

(iv) Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason : To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 205

### **Noise**

6. No development above slab level shall take place until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise emanating from the site.

Reason : In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

### **External lighting and storage**

7. No external lights/floodlights shall be erected on the land or building unless details of the lighting are first submitted to and approved in writing by the Local Planning Authority. Thereafter any lighting shall be installed and retained in accordance with the details so approved.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government advice in The National Planning Policy Framework.

8. No open-air storage shall take place within the new yard area unless and until details are first submitted to and approved in writing by the Local Planning Authority regarding the exact areas to be used for additional open air storage, the type of product to be stored in the open-air, and the maximum height of any such product or stack of products. Any open-air storage within the new yard area shall thereafter be carried out in accordance with the details so approved.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

### **Landscaping**

9. No trees shall be removed until a Tree Protection Plan is submitted to and approved in writing by the Local Planning Authority detailing how those trees

that are identified for retention in the Arboricultural Survey Report and Impact Assessment, prepared by Landscape Science Consultancy (received by the Local Planning Authority on 29th December 2021), are to be protected. The trees shall thereafter be protected during construction in accordance with the details so approved.

Reason : In the interests of identifying and retaining important trees on the site in accordance with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

10. All planting, seeding or turfing comprised in the approved landscape strategy plan (drawing ref: 10248L.LSP.001 rev D) shall be carried out in the first planting and seeding seasons following the occupation of the building(s) and shall be maintained for a period of 10 years from the completion of the development. Any trees and/or shrubs which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason : To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

### **Parking**

11. The proposed parking (including 5no. Electric Vehicle charging points), turning, loading and unloading facilities shall be provided in accordance with the approved plans before first occupation of the development hereby permitted. The parking, turning, loading and unloading facilities shall thereafter be retained for use in connection with the development for those purposes only.

Reason : In the interests of highway safety, to ensure the provision of adequate off-street car parking and turning/loading/unloading to comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance in Section 12 of the National Planning Policy Framework.

### **Hours**

12. The operational use of the premises hereby permitted shall be restricted to the following times:-

Monday - Friday : 7:30 a.m. to 6.00 p.m.

Saturdays : 7.30 a.m. to 12.30 p.m.

Sundays, Bank and Public Holidays : No time.

Reason : To protect the amenities of the surrounding area and to comply with Policy SS2 of the South Northamptonshire Local Plan.

### **Permitted development and use**

13. Notwithstanding the provisions of Part 7 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no enlargement, alteration or improvement of the building hereby permitted shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason : Taking into account the sensitivity of the site it is considered to be in the public interest to ensure the merits of future proposals can be assessed by the Local Planning Authority so that visual amenity is conserved and to accord with Policy SS2 of the South Northamptonshire Local Plan and Section 12 of the National Planning Policy Framework.

14. The development hereby permitted shall be used only in conjunction with the existing timberyard/sawmill use on the adjoining site and shall not at any time accommodate a separate business or use unless otherwise agreed in writing by the Local Planning Authority.

Reason : To ensure effective planning control, prevent the subdivision of the site and ensure the development remains an appropriate extension in accordance with Policies SS2 and EMP2 of the South Northamptonshire Local Plan (Part 2).

15. No retail sales shall take place from within the extension hereby permitted unless otherwise approved in writing by the Local Planning Authority.

Reason : For the avoidance of doubt and to prevent the establishment of uses that would be unsustainable within the open countryside.