



Planning Committee Report

Committee Date: 7th February 2023

Application Number: WNN/2022/0847

Location: Opus House, Anglia Way, Northampton, NN3 6JA

Development: Erection of buildings for Use Classes E(g)(iii), B2 and B8 with ancillary offices, together with means of access, servicing, car parking, landscaping and associated works

Applicant: WD (Anglia Way) Ltd

Agent: Delta Planning

Case Officer: Christopher Wentworth

Ward: Boothville and Parklands Unitary Ward

Referred By: The report is referred by the Head of Planning Delivery

Reason for Referral: Major application with requires a Section 106 Legal Agreement

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: APPROVAL IN PRINCIPLE subject to the completion of a Section 106 Agreement to secure the following:

- Construction Futures financial contribution.

And subject to the conditions set out below with delegated authority to the Head of Planning Delivery to approve any amendments to those conditions as deemed necessary.

Proposal

Full planning permission is sought for the erection of two no. buildings for Use Classes E(g)(iii), B2 and B8 with ancillary offices, together with means of access to each unit, servicing areas, car parking, landscaping and associated works.

Consultations

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

- Environmental Health.
- Tree Officer.
- Ecology.
- Development Management.
- LLFA.

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
- Highway Safety
- Environmental Matters
- Neighbour Amenity
- Drainage

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 site comprises an area of previously developed land covering an area of 0.9 hectares within an existing business area in Moulton Park as defined by the Northampton Local Plan (1997). The site is currently vacant land with the previous two storey office buildings demolished under a previous prior approval application. The site is accessed from two access points on Anglia Way to the site's southern boundary. The area nearby consists of modern office buildings and other commercial uses to north, west and east generally being in Use Classes B1, B2 and B8.
- 1.2 To the south is Anglia Way with large industrial warehousing beyond, to the north are office and commercial units, to the east Summerhouse Road with further commercial units beyond and to the west lies surface level car parking associated with the wider Nationwide Building Society site. The site is well served by public transport with the nearest bus stops (4 in total) being on Anglia Way. The site is in a low risk flood zone (Flood Zone 1) and is not near any conservation areas or any listed buildings.

2 CONSTRAINTS

- 2.1 None relevant.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 Full planning permission is sought for the erection of two no. buildings for Use Classes E(g)(iii), B2 and B8 with ancillary offices, together with means of access to each unit, servicing areas, car parking, landscaping and associated works.

3.2 The proposed buildings would be Slate Grey external cladding with a corner/front element of lighter Silver Metallic cladding with blue detailing for unit 1 and red detailing for unit 2 with a shallow gable pitched roof. The 2 no. buildings would be of similar design, scale and appearance.

- Unit 1 would measure approx. 11.2m high, 48.1m wide and 39m deep with 1 no. loading dock.
- Unit 2 would measure approx. 11.2m high, 59.1m wide and 38.7m deep with 2 no. loading docks.

3.3 The overall development proposal would provide the following;

- Unit 1- total GIA of 2,096sq.m with 42 car parking spaces and 10 cycle spaces.
- Unit 2 - total GIA of 2392sq.m with 49 car parking spaces and 10 cycle spaces.

3.4 Vehicular access to the site would be gained from two existing access points, off Anglia Way to the site’s southern boundary (one access point per unit). The application also includes boundary treatment in terms of 2.4m high fencing although the design of such has not been specified. The proposed development would operate 24 hours per day, 7 days week.

3.5 The application is supported by a suite of supporting information as follows:

- Planning application forms and ownership certificates;
- Planning application drawing package prepared by UMC Architects;
- Design and Access Statement prepared by UMC Architects;
- Planning Statement prepared by Delta Planning;
- Transport Assessment and Framework Travel Plan prepared by ADC;
- Indicative External Lighting Plans prepared by Kingfisher Lighting;
- Site Investigation Report prepared by Crossfields;
- Landscape Proposals prepared by Kirsten Bowden;
- Preliminary Ecological Appraisal and Bat Survey prepared by Midland Ecology;
- Arboricultural Impact Assessment and Tree Survey prepared by AGB Environmental; and
- Flood Risk Assessment and Drainage Strategy prepared by CDP.

4 RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
WNN/2022/0259	Prior Notification for the demolition of buildings relating to land at Anglia Way, to include Opus House, Envirotest House and Welton House.	Prior Approval Granted.

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 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Local Plan (Part 1 – saved policies) 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) – Policies

- 5.3 The West Northamptonshire Joint Core Strategy (JCS) provides an up-to-date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

SA – Presumption in Favour of Sustainable Development.

Policy S1 – The Distribution of Development.

Policy S7 – Provision of Jobs.

Policy S10 – Sustainable Development Principles.

Policy E1 – Existing Employment Areas.

Policy BN7 – Flood Risk.

Policy BN9 – Planning for Pollution Control.

Northampton Local Plan (1997) – Saved Policies

- 5.4 Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

E20 – New Development.

Northampton Local Plan Part 2 (2011-2029) (Emerging)

- 5.5 The Local Plan was submitted to the Planning Inspectorate for examination in February 2021. As part of the examination in public, hearings chaired by Government-appointed Planning Inspectors took place in November 2021. The Planning Inspectors have indicated that the plan is capable of being found sound subject to main modifications being made.
- 5.6 Consultation on main modifications took place in July and August 2022. In November and December 2022, consultation on further main modifications took place to address issues relating to two specific sites. Accordingly, the policies in the emerging plan are material considerations in the determination of planning applications and significant weight is attached to all of the policies - with the exception of Policies 41 and 43.
- 5.7 The relevant emerging policies are set out below.

Policy 1 – Presumption in favour of sustainable development (Significant Weight)
 Policy 2 – Placemaking and Design (Moderate Weight)
 Policy 4 – Amenity and Layout (Moderate Weight)
 Policy 7 – Flood risk and water management (Significant Weight)
 Policy 18 – Supporting new employment developments and schemes (Significant Weight)

National Policies

5.8 The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic, and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraphs 7 – 12 – Presumption in favour of sustainable development.
 Section 6 – Building a strong and competitive economy
 Section 8 – Promoting healthy and safe communities.
 Section 9 – Promoting sustainable transport
 Section 11 – Making effective use of land
 Section 12 – Design

Material Considerations

5.9 The following documents are material considerations in the assessment of the application:

- Northampton Parking Standards Supplementary Planning Document
- Northamptonshire Parking Standards

6 RESPONSES 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.

Consultee Name	Position	Comment
Tree Officer	No objection, subject to condition.	Condition – Arboricultural Method Statement and Tree Protection Plan.
Environmental Health	No objection, subject to conditions.	Condition – Noise associated with plant and machinery. Condition – CEMP. Condition – EV Charging Provision. Condition – Unexpected Contamination.
Ecology	No objection.	
Development Management	Comments received.	Broadband provision.
Highways	No objection, subject to condition(s).	Require that the development is tied to the submitted Framework Delivery Management Plan.
LLFA	No objection, subject to	Condition – Surface Water Drainage. Condition – Surface Water Drainage

	conditions.	Maintenance. Condition – Surface Water Drainage Verification.
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7 RESPONSES TO PUBLICITY

7.1 No third party or neighbour responses have been received at the time of writing this report.

8 APPRAISAL

8.1 The main issues to consider are the principle of development, impact on the appearance and character of the area, highway safety, parking, the effect on neighbouring amenity, noise, drainage/ flood risk, ecology, security and the impact on the economy in terms of job creation.

Principle of Development

8.2 The application site is located within an “Existing Business Area” in the Northampton Local Plan where use classes B1, B2 and B8 are considered acceptable in principle. The site is located within an allocated employment site with other industrial and commercial uses in close proximity. This complies with E1 of the Joint Core Strategy and the Northampton Local Plan which seeks to support a vibrant, successful and developing local economy across West Northamptonshire. Although office uses should be ideally located in the town centre rather than in out of town locations, in this case the office use is ancillary to the main use only (use class B2 and B8).

8.3 A presumption in favour of sustainable development is an over-arching theme contained within national and local planning policy in terms of the following three dimensions:

- Economic role - contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type available in the place to support economic growth.
- Social role - supporting strong, vibrant and healthy communities.
- Environmental role - contributing to protecting and enhancing natural and built environment as part of this helping to improve biodiversity, use natural resources, limit waste and pollution and adapt to climate change.

8.4 The applicant confirms that the development would target a BREAMM “Very Good” rating as required by Policy S11 of the Joint Core Strategy. The applicant also maintains that the proposal can provide for careful and sustainable disposal of waste during, and post construction and modern methods of design would be employed using pre-fabricated units, keeping waste to a minimum.

8.5 Policy E1 of the Joint Core Strategy builds upon Policy S8 which seeks to concentrate new job growth in the urban area through regeneration and development. The NPPF states Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.

8.6 Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. The application proposal would provide local employment opportunities to Northampton, and this should be afforded significant weight in decision making and in accordance with the

NPPF which requires consideration of economic benefits as one of the three threads of “sustainable development”.

Design and Appearance

- 8.7 The site can also be seen from views from the north within the wider employment area at Moulton Park. The site is located within an established commercial area surrounded by other employment uses including modern office buildings and commercial/warehousing buildings of varying heights and scale.
- 8.8 The previous buildings on site have now been demolished, which were two stories in height and were office complex buildings. The proposed buildings would each be erected to a height of 11.2m and would be screened from wider views by existing commercial and office buildings within the Moulton Park estate.
- 8.9 The NPPF states "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities". Paragraph 127 states that decisions should ensure the development;
- Will function well and add to the overall quality of the area
 - Are visually attractive as a result of good layout and effective landscaping
 - Are sympathetic to the local character and surrounding built form
 - Establish a strong sense of place
- 8.10 The proposed building design is considered to be in keeping with a commercial area and the materials and finishes, appropriate for the locality where there are other metal clad buildings in the area. Materials are to be secured by condition. Whilst the height of the proposed boundary fencing of 2.4m high is considered appropriate within the site's context, no details of the design and appearance of the fencing has been proposed at this stage. As such, it is considered that these details can be secured by planning condition to secure an appropriate standard of development.

Environmental Matters

- 8.11 The applicant has submitted a number of measures with their proposal including a Travel Plan and electric charging points to comply with the Northampton Low Emissions Strategy Document. The Council's Environmental Health Officers recommend that a condition is attached to any approval granted to secure the EV charging points prior to first occupation. This accords with Policy BN9 and S10 of the Joint Core Strategy.
- 8.12 Given the site is previously developed land, Environmental Health Officers recommend a standard planning condition for unexpected contamination in accordance with Policy BN9 of the Joint Core Strategy and to secure a Construction Environmental Management Plan (CEMP) so as to secure details regarding the construction process.
- 8.13 The applicant has submitted a Wildlife and an Ecological Report with their application which the authorities Ecologist has reviewed and considers to be acceptable. There are no planning conditions necessary. This accords with Policies BN1 and BN2 of the Joint Core Strategy.

- 8.14 The application has been submitted with an Arboricultural Impact Assessment. The development proposal will completely reconfigure the site, and in order to do so there will be widespread tree losses (from the photographs supplied of generally unremarkable or poor-quality trees) required to accommodate the proposal, to be mitigated in some small means by the implementation of a planting scheme. The assessment includes an Arboricultural Method Statement but acknowledges that it is incomplete and will need modification when all the details of the development are finalised. On this basis the authorities tree officer raises no objection subject to a condition to secure an updated method statement.

Neighbour Amenity

- 8.15 The adjacent properties are characterised primarily by other commercial uses including Class B1 offices and industrial. The closest residential occupiers are approximately 500 metres to the south of the site on Devon Way and Druids Way. Given neighbour separation (existing large industrial building and open parkland) and relationship, the proposed development would not be unduly overbearing or result in significant loss of outlook, light or privacy to the nearest potential residential occupiers. This accords with Policies BN9 of the Joint Core Strategy and E20 of the Northampton Local Plan.
- 8.16 The application is located within an existing industrial estate within close proximity of other commercial uses. It is considered appropriate to secure maximum noise levels for plant and machinery on site so as to ensure that other commercial activities can continue unaffected. Such matters can be addressed by planning condition, a view shared by Environmental Health.

Drainage

- 8.17 The NPPF seeks to ensure that proposals for new development are appropriately located away from areas with a high risk of flooding and to ensure that the development does not lead to an increase in flood risk elsewhere. Policy BN7 of the Joint Core Strategy requires that new development demonstrates there is no risk of flooding to existing properties and that the development is (or can be) safe, seeking to improve existing flood risk management.
- 8.18 The site lies within a low-risk Flood Zone (Flood Zone 1) and the application has been submitted with a Flood Risk Assessment and Drainage Strategy given the scale of the development proposal. The Lead Local Flood Authority has been consulted who have raised no objection subject to the imposition of planning conditions to secure surface water drainage details along with its maintenance and verification of installation. Such conditions are considered necessary and reasonable in this case.

Highway Matters

- 8.19 Paragraph 102 of the NPPF states that transport issues should be considered on development proposals so that:
- the potential impacts of development on transport networks can be addressed;
 - opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
 - opportunities to promote walking, cycling and public transport use are identified and pursued;

- the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.
- 8.20 Vehicular access would be taken from Anglia Way to the south of the site. Each of the two vehicular access points would provide individual access to each unit and associated car parking and service yard area. Each site would also have a separate pedestrian access gate with access to unit 1 gained from its southern boundary onto Anglia Way and unit 2 accessed from a gate on its eastern boundary with Summerhouse Road.
- 8.21 Unit 1 (Warehouse) will have 42no. (including 4 accessible spaces, one of which has an electric vehicle charging space and five standard electric vehicle charging spaces. vehicle parking spaces on site along with 1no. HGV bays and sufficient manoeuvring space within the yard area to serve the building whilst unit 2 would have 49no. vehicle parking spaces (including five accessible spaces, one of which has an electric vehicle charging space and five standard electric vehicle charging spaces and four car share spaces. Unit 2 will also have 2no HGV bays and a service yard. Furthermore, each unit would be served by 10 no. cycle storage spaces. The Local Highway Authority have assessed the amended layout plans that take account of the highway boundaries and have stated that they raise no objection to the altered scheme subject to the imposition securing the Framework Delivery Management Plan as per the revised details.
- 8.22 It is considered that the proposed is acceptable on highway safety grounds, subject to imposition of planning conditions as outlined above.

Other Matters

- 8.23 The proposal includes a variety of security measures including proposed 2.4m high fencing and external lighting, although it is noted that the design of the fencing has not been specified at this time. The applicant has given consideration to the proposed layout to ensure personal safety and contends that natural surveillance of car parking is an important aspect of the design. The Northamptonshire “Planning out Crime SPG (2003) is relevant as is policy S10 of the Joint Core Strategy and the NPPF.
- 8.24 The NPPF states “development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”. The Northamptonshire Crime Design Advisor considers that the proposal is acceptable in terms of proposed security measures (boundary treatment/ lighting. CCTV cameras and boundary treatment can be secured by planning condition (prior to occupation). This accords with Policy S10 of the Joint Core Strategy and the Northamptonshire SPG on Planning Out Crime.

9 FINANCIAL CONSIDERATIONS

- 9.1 The development proposal is not CIL liable.

- 9.2 Development Management have requested financial contributions towards Broadband provision. However, the authority does not have a policy basis to secure such contributions and therefore such request is not considered appropriate.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The principle of development is considered acceptable in what is an established employment area in the development plan. The proposal would provide employment benefits which can be afforded significant weight in decision making. In addition, the site is fairly sustainable being close to bus routes, accessible to cyclists and pedestrians and seeking to meet BREEAM Very Good Standards. The proposal is compliant to national and local planning policy and subject to the following conditions, is recommended for approval.

11 RECOMMENDATION / CONDITIONS AND REASONS

- 11.1 Approve, subject to conditions and S.106 agreement to secure the following;
- Construction Futures financial contribution.

12 CONDITIONS

Time limit

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
- ADC2740-DR-003 P5 (16.5m Artic paths)
 - ADC2740-DR-004 P5 (11.2m Refuse paths)
 - ADC2740-DR-004 P6 (12.0m rigid paths)
 - 21177 P0001 – Location Plan (F)
 - 21177 P0002 – Site Layout (L)
 - 21177 P0003 – Unit 1 Site Context Plan (H)
 - 21177 P0004 – Unit 1 Ground Floor Plan (G)
 - 21177 P0005 – Unit 1 First Floor Plan (G)
 - 21177 P0006 – Unit 1 Roof Plan (F)
 - 21177 P0007 – Unit 1 Elevations and Indicative Section (D)
 - 21177 P0008 – Unit 2 Site Context Plan (G)
 - 21177 P0009 – Unit 2 Ground Floor Plan(G)
 - 21177 P0010 – Unit 2 First Floor Plan (G)
 - 21177 P0011 – Unit 2 Roof Plan (H)
 - 21177 P0012 – Unit 2 Elevations and Indicative Section (D)
 - 21177 P0014 – Site Materials Plan (G)
 - 21177 P0015 – Cycle Storage (G)
 - 21177 P0016 – Refuse Store (f)
 - 21177 P0017 – Substation Details (f)
 - 21177 P0018 – Cycle Storage – Internal (B)

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Reason: For the avoidance of doubt and to accord with the terms of the planning application.

Use restriction

3. The premises shall be used for B2 and B8 uses only and for no other purpose.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

EV charging points

4. Full details of electric vehicle charging points for the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved. The approved charging points shall be provided on site in accordance with the approved details prior to first occupation of the development hereby approved.

Reason: To ensure the provision of adequate facilities in accordance with the Northampton Parking Standards Supplementary Planning Document.

Materials

5. The external materials and finishes of the development hereby approved shall be constructed as per those indicated on approved drawing nos. 21177 P0007 and 21177 P0012

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan, S10 of the West Northamptonshire Joint Core Strategy and aims of the National Planning Policy Framework.

Highways

6. Prior to the occupation/operation of the development hereby approved, the Framework Delivery Management (ADC2740-RP-C) shall be implemented. The development should be carried out in accordance with the approved details thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy, Policies 32 and 35 of the emerging Local Plan Part 2 and guidance contained within the National Planning Policy Framework

Parking

7. The parking and turning, loading and unloading space shown on the submitted 21177_P0002 – Site Layout (L) shall be laid and marked out prior to the development being first brought into use and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with the National Planning Policy Framework.

Bicycle storage

8. Full details of facilities for the secure and covered parking of bicycles shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan, S10 of the Joint Core Strategy and aims of the National Planning Policy Framework.

Boundary treatments

9. Prior to the construction of the development hereby approved above ground floor slab level, full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan, S10 of the West Northamptonshire Joint Core Strategy and aims of National Planning Policy Framework.

Use condition

10. The office accommodation as shown on the approved drawings shall remain ancillary to the warehouse buildings hereby approved and shall at no time form a separate planning unit.

Reason: For the avoidance of doubt to enable the Local Planning Authority to assess the implications of a separate planning unit to accord with the aims of the National Planning Policy Framework.

Drainage

11. Before any above ground works commence a detailed design of surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- i) Details (i.e., designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures
- ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations which will include a 10% allowance for urban creep (if required).
- iii) Cross sections of the control chambers (including site specific levels AOD) and manufacturers' hydraulic curves should be submitted for all hydro-brakes and other flow control devices.
- iv) Detailed scheme for the ownership and scheduled maintenance for every element of the surface water drainage system.

- v) Confirmation of site-specific soil conditions to confirm or exclude use of infiltration solutions.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

- 12. No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g., open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site. Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To ensure the future maintenance of drainage systems associated with the development.

- 13. No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment & Sustainable Drainage Strategy, ref document 10562566 FRA Flood Risk Assessment has been submitted in writing by Matthew Keen from CDP Ltd a suitably qualified drainage engineer and approved by the Local Planning Authority. The report shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any 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 surface water drainage system is free from defects, damage and foreign objects
- f) Confirmation of adoption or maintenance agreement for all SuDS elements as detailed within the drainage strategy is in place

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

Lighting

- 14. Full details of all external lighting shall be first submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of security and impact on ecology in accordance with Policy E20 of the Northampton Local Plan, BN2 and S10 of the West Northamptonshire Joint Core Strategy and aims of the National Planning Policy Framework.

Contamination

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

Reason: To ensure that consideration is given to ground works to comply with Policy BN9 of the Joint Core Strategy and aims of the National Planning Policy Framework.

Landscaping

16. The development hereby approved shall be implemented in accordance with the submitted Landscape and Planting Proposals contained in drawing reference 001 Rev C date 03.04.2022.

Reason: In the interests of visual amenity to accord with Policies S10 and BN3 of the West Northamptonshire Joint Core Strategy and aims of the National Planning Policy Framework.

CEMP

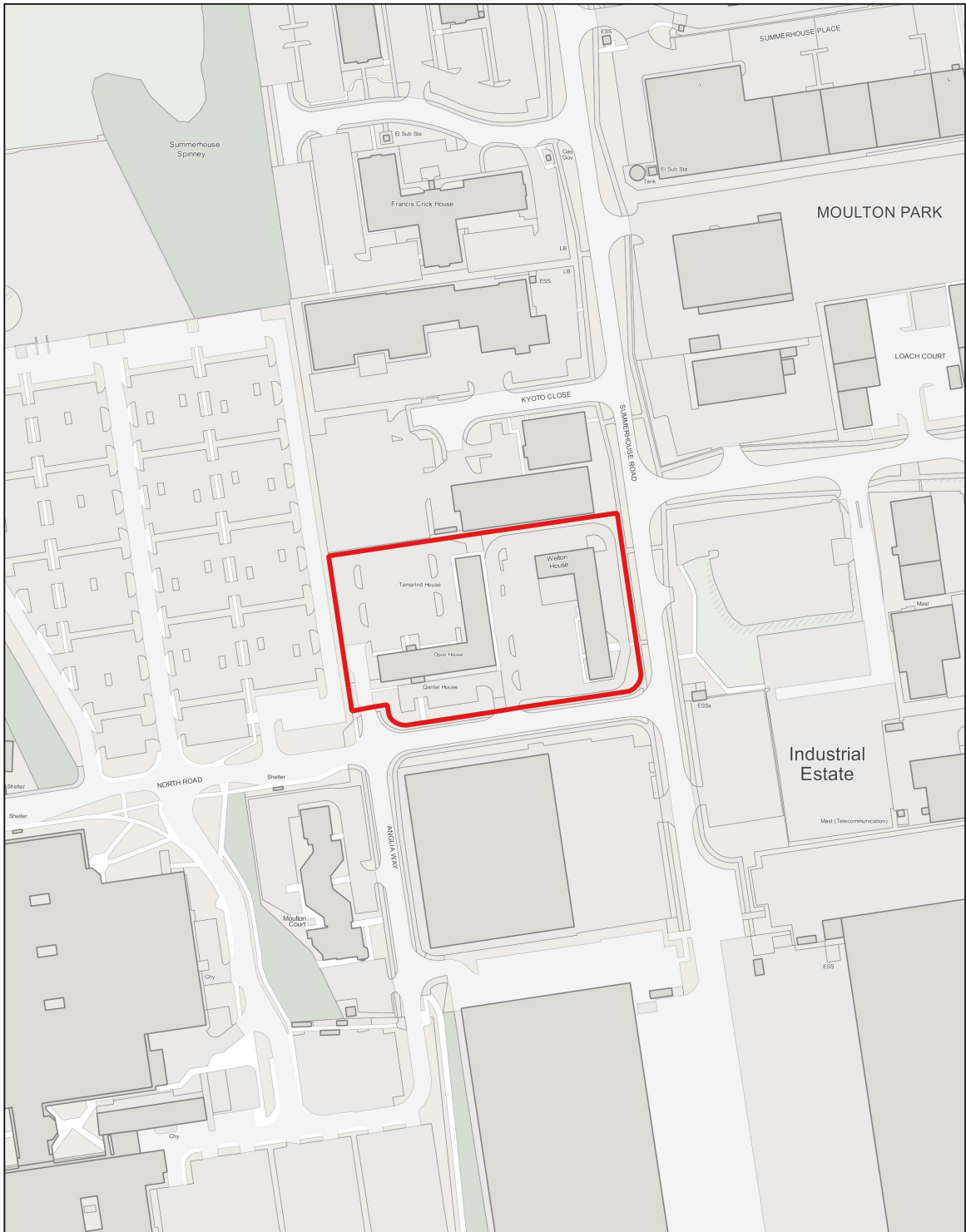
17. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction

Reason: In the interests of residential and general amenity to comply with Policy BN9 of the West Northamptonshire Joint Core Strategy and the aims of the National Planning Policy Framework.

Noise

18. No external plant or equipment shall be installed until the full details, including acoustic data, have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented in accordance with the approved details.

Reason: In interests of reducing noise pollution to accord with Policy BN9 of the West Northamptonshire Joint Core Strategy and aims of the National Planning Policy Framework.



**West
Northamptonshire
Council**

Title: **Opus House, Anglia Way**

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Date: 17-11-2022

Scale: 1:2,000 @A4

Drawn: M Johnson