



# Planning Committee Report

**Committee Date:** 4<sup>th</sup> April 2023

**Application Number:** WNN/2023/0034

**Location:** 45 Caswell Road, Northampton, Northamptonshire

**Development:** Rebuilding of warehouse, associated offices and parking to replace previously existing warehouse and offices destroyed by fire, together with retention and incorporation of section of warehouse not affected by the fire

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**Applicant:** Federal Estates Ltd

**Agent:** Tew and Smith

**Case Officer:** Adam Walker

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**Ward:** Nene Valley Unitary Ward

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**Referred By:** The report is referred by the Assistant Director – Planning and Development

**Reason for Referral:** Major Application

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

**RECOMMENDATION: GRANT PERMISSION** subject to conditions as set out below with delegated authority to the Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary.

### **Proposal**

The proposal is for an extension to an existing warehouse building, to replace a section of the building that has been demolished following a fire. The extension would provide warehouse space (Use Class B8), ancillary offices and staff facilities.

### **Consultations**

The following consultees have raised no objections to the application:

- Environmental Protection
- Local Highway Authority
- Hardington Parish Council

One representation has been received, which makes observations on the application.

## **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
- Scale and design
- Highway Safety
- Environmental Matters

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 relates to a commercial unit within the Brackmills Industrial Estate. In May 2021 there was a fire at the site and significant damage was caused to the premises. As a result, a substantial section of the building has been demolished to ground level and the building material cleared from the site. A metal clad warehouse unit remains in the eastern part of the site with the rest of the site forming a large area of hard surfacing. There is a belt of trees and shrub vegetation to the eastern boundary and a hedgerow to much of the southern boundary. There are several vehicular access points to the site from Caswell Road.
- 1.2 The site is bound by Caswell Road to the south and Salthouse Road to the east. Other commercial units surround the site.

### **2 CONSTRAINTS**

- 2.1 There are no specific planning constraints associated with the site.

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

- 3.1 The proposal is for an extension to the existing warehouse building, to replace the section that was recently destroyed by fire. The extension would provide warehouse space (Use Class B8) along with some ancillary office floor space on the first floor. Staff facilities are also incorporated into the proposals.
- 3.2 The proposed extension would be 104.1 metres in length and 62 metres in width with an overall height of 18.5 metres. The extension would be faced in metal cladding and would incorporate a parapet roof. A solar array is proposed to the entirety of the roof covering amounting to some 1500 panels and these would sit behind the parapet.
- 3.3 An 87 space car park would be formed in the western part of the site. This would include 9 disabled parking spaces (10% provision) and 33 of the spaces would

include charging points for electric vehicles (38% provision). Space for motorcycle parking and bicycle storage is also provided for within the car park.

- 3.4 A service yard incorporating 10 docking bays for lorries is proposed to the south of the extension plus space for lorries to wait within the site. Vehicular access would remain as existing (via Caswell Road).
- 3.5 The proposed scheme also includes a new electrical substation and a battery storage facility housed in a container. The battery storage facility is associated with the on-site solar energy generation to facilitate export to the National Grid. These features would be located to the south-eastern corner of the site.

#### 4 RELEVANT PLANNING HISTORY

Application Reference	Proposal	Decision
N/2008/0199	Warehouse extension as amended by revised plan dated 7th April 2008.	Approved
N/2005/1192	Erection of canopy extension to front elevation.	Approved
N/2001/1153	Warehouse and canopy extension and new cladding to the front elevation of the existing building. Class Uses B8 for total area and B1/B2 for area of 4421 square metres	Approved
N/2000/828	Change of use from Class B8 warehouse/distribution to Class B2 general industrial.	Approved
N/1998/877	Change of use from industrial/offices to storage and distribution / offices at 45 Caswell Road, Northampton.	Approved
N/1987/1155	Single storey industrial unit with offices and external works at plot 45 Caswell Road, Brackmills, Northampton.	Approved

#### 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.

##### National Policies

- 5.2 The 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

### **Development Plan**

- 5.3 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)**

- 5.4 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  
 S1 – The Distribution of Development  
 S7 – Provision of Jobs  
 S10 – Sustainable Development Principles  
 E1 – Existing Employment Areas  
 BN2 – Biodiversity  
 BN7 – Flood Risk  
 BN9 – Planning for Pollution Control

#### **Northampton Local Plan (1997) – Saved Policies**

- 5.5 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)**

- 5.6 The main policies of relevance are:

Policy 1 – Presumption in favour of sustainable development  
 Policy 2 – Placemaking and Design  
 Policy 5 – Carbon reduction, community energy networks, sustainable design and construction, and water use  
 Policy 6 – Health and wellbeing  
 Policy 7 – Flood risk and water management  
 Policy 17 – Safeguarding existing employment sites  
 Policy 29A – Supporting and enhancing biodiversity  
 Policy 33 – Highway network and safety  
 Policy 35 – Parking standards

## Material Considerations

5.7 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
Environmental Protection	No objection	No objection subject to conditions regarding ground contamination, noise, electric vehicle recharging provision and a Construction Environmental Management Plan.
Hardingstone Parish Council	No objection	No objections
Lead Local Flood Authority	Comments awaited	No comments received
Local Highway Authority	No objection	The LHA has no comments to make on this application.
Ward Councillors		No comments received

## 7 RESPONSE TO PUBLICITY

7.1 A representation has been received from a neighbouring business. A summary of the comments is provided as follows:

- Caswell Road / Salthouse Road is quite congested between 13:45 and 14:30. Concern if the number of vehicles was to be increased.
- Seek reassurance that lorries won't wait or park outside the site and impede access to the adjacent business given the proximity of the respective accesses.
- Are there any details of potential road closures etc for the construction phase? Such measures may cause delays and advance notice would be welcomed to help mitigate the potential for delays.

## 8 APPRAISAL

### Principle of Development

8.1 The application relates to an established commercial site within the Brackmills Industrial Estate. The premises are currently vacant following a fire in May 2021 which has resulted in a substantial proportion of the building being demolished and the loss of warehouse and ancillary office space. Part of the building remains, and it is proposed to erect a large extension to its western side to replace the part that was affected by the fire.

8.2 The established use of the site is for storage and distribution (Use Class B8), with the site last being used by a logistics business. The proposed extension would provide warehouse floor space along with some ancillary office space. The use of the site would remain unchanged, although no end user has been identified at this stage.

- 8.3 The site forms part of an Existing Business Area within the Northampton Local Plan 1997 and is part of an allocated Safeguarded Employment Area in the emerging Northampton Local Plan Part 2. Policy E1 of the West Northamptonshire Joint Core Strategy requires existing employment areas to be retained for uses within the B1, B2 and B8 use classes and Policy 17 Northampton Local Plan Part 2 seeks to safeguard existing employment sites for employment use within the office, general industrial and warehousing and distribution sectors.
- 8.4 Given the established use of the site and the land's current and emerging allocation for employment purposes, the principle of the proposed development is considered acceptable. What is more, the proposal would facilitate bringing this vacant site back into active use which in turn would help to support the provision of jobs as set out under Policy S7 of the West Northamptonshire Joint Core Strategy. An end user has not been identified at this stage and the proposal therefore represents a speculative form of development. The proposed provision of modern warehouse space along with associated offices and staff facilities would nevertheless provide an opportunity for a business to invest, expand and adapt, and in this regard the application is consistent with Section 6 of the NPPF (Building a strong, competitive economy).
- 8.5 In summary, the application is deemed to be in accordance with Policies E1, S7 and S8 of the West Northamptonshire Joint Core Strategy, Policy 17 of the emerging Northampton Local Plan Part 2 and guidance contained within the NPPF. The principle of the proposed development is therefore considered acceptable.

#### Scale and design

- 8.6 The site is located within an established commercial area surrounded by other employment uses, including several warehouse units of varying size. The warehouse building that remains on the site lies towards Salthouse Road and forms a relatively substantial metal-clad unit, with a height of approximately 13m and of modern appearance. The part of the building that has been demolished had an extensive footprint and was around 8m in height.
- 8.7 The proposed extension would be located broadly where the demolished part of the building stood. The proposal would have a slightly larger footprint (circa 58m<sup>2</sup>) than the building that it replaces; it would extend further towards the western boundary and would be flush with the northern elevation of the existing warehouse, but it would be set further back from Caswell Road. The extension would be 18.5m in height, making it taller than the existing warehouse.
- 8.8 The height of the extension has been reduced during the application process. It was originally proposed at a height of 21.5m however officers had concerns with this scale of building and how it would relate to the existing warehouse and neighbouring units. It was considered that the extension would appear as an unduly prominent addition and there was no specific justification for the proposed building height given that the development is speculative with no end user identified.
- 8.9 The amended proposal is considered to better relate to the scale of the host building and would be more in keeping with surrounding development. At 18.5m, the extension would still be perceptibly taller than other buildings in this area, although it would be comparable in height to part of the Baxter Healthcare building that lies opposite the application site to the south. The relationship between the proposed extension and the existing warehouse building would be very similar to that found on the Baxter Healthcare building where there are adjoining elements of differing height.

- 8.10 The siting of the extension would also help to mitigate its scale as perceived from the adjacent public realm. The proposed extension would be set in from Caswell Road by approximately 37m and would be well over 30m from Salterhouse Road at its closest point, with the existing warehouse building and a neighbouring commercial premises lying in between.
- 8.11 With regards to wider views of the extension, the application site is set within the Brackmills Industrial Estate and not on its outer edge, which would help to contain views. Within long range vistas, particularly from the higher ground to the east around Great Houghton and towards the north beyond the Nene Valley Gravel Pits, the upper part of the extension is likely to be visible, but it would be seen alongside the sprawling backdrop of the rest of the industrial estate and, in this context, it would not have a significant impact on the landscape setting, particularly considering the relatively limited scale of development proposed.
- 8.12 The general design of the extension is typical for this type of building and would be in keeping with the character of the area. The extension would have a parapet roof which is similar to the neighbouring Baxter Healthcare building. It is proposed to face the extension in metal cladding to match the existing warehouse building. The colour palette has been refined during the application process to give the extension a less 'top heavy' appearance; the upper section of the building has been changed from a dark grey to a very light grey colour (oyster) and it is considered that this has improved the design. The extension would incorporate a continuation of the blue banding that wraps around the existing building, and it would also include a dark grey band that ties in with the roof of the existing building and helps to break up the extension's massing.
- 8.13 An extensive solar array is proposed to the roof. The solar panels would sit behind a parapet roof and would not be visible from ground level. The applicant has provided an example of a very similar development elsewhere in the country to demonstrate this. As discussed above, the upper part of the extension would be visible within long range vistas from surrounding higher ground. The solar panels would provide a consistent covering across the roof and in general terms are unlikely to be distinguishable at distance. There is the potential for the solar panels to result in a degree of glint or glare at certain times depending on the strength and angle of the sun. Having said that, solar glare studies have shown that glare from solar panels is considerably lower than many other natural and man made surfaces and therefore it is not considered that this would be a significant or justifiable concern. The inclusion of solar panels also enhances the sustainability of the development and is consistent with national and local net zero objectives.
- 8.14 It is proposed to retain the existing hedgerow to the southern boundary (adjacent to Caswell Road) and the existing landscaping to the front of the existing warehouse building would remain. This would help to retain the existing character of the site and, in the case of the hedgerow to Caswell Road, would provide some screening of the development at street level. A condition requiring the retention of the existing soft landscaping is recommended in the interests of visual amenity and biodiversity. A new 2.4m paladin fence is proposed to the western boundary which would enhance security of the site, whilst also being in keeping with the nature of the area.
- 8.15 An electrical substation and a battery storage facility housed in a container are proposed to the south eastern corner of the site. Details of these structures have not been provided and a condition is recommended requiring further details given their prominent location close to the junction with Caswell Road and Salterhouse Road.

- 8.16 The area around the extension would be hard surfaced and laid out for parking and for use as a service yard for HGVs.
- 8.17 In summary, the scale and design of the proposed extension is considered acceptable and would not result in any undue harm to the visual amenity or character of the area. The application therefore complies with Policy E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 2 of the emerging Northampton Local Plan Part 2 and guidance in the NPPF.

#### Highway matters

- 8.18 The application is supported by a Transport Assessment which provides an analysis of the transport related requirements for the type and amount of floor space to be provided on the site. It provides a comparison between the employment floor space as it existed before the fire and as now proposed. It confirms that the proposal would result in a net gain in floor space of 307m<sup>2</sup>, which equates to an increase of 3.3%. The Transport Assessment concludes that the impacts of the proposed development can be accommodated without adverse impact on the safe operation of the local highway network and no specific mitigation is therefore proposed.
- 8.19 The proposal includes a staff and visitor car park which would include motorcycle and bicycle parking/storage. A service yard would also be provided with 10 HGV docking bays plus space for HGVs to wait and manoeuvre within the site. The existing vehicular and pedestrian accesses would be retained. The site is within an accessible location, very close to existing bus stops that serve the industrial estate as well as a public footpath and cycle network.
- 8.20 The application has been assessed by the Local Highway Authority and no concerns have been raised. As such, it is considered that the proposal is acceptable from a highway perspective. This includes in terms of impacts on the local highway network, the level of parking provision and the ability for HGVs to be accommodated within the site. The application is therefore in accordance with Policies 33 and 35 of the emerging Northampton Local Plan Part 2, the NPPF and the Council's Parking Standards SPD.

#### Environmental matters

- 8.21 Environmental Protection have advised that the site may be subject to potential contaminants following the recent fire and subsequent fire fighting and clean up operations. As such, it has been recommended that an investigation is undertaken to identify any contamination and provide suitable remediation as necessary. Conditions are therefore recommended to address this issue.
- 8.22 The end occupier of the development is not known at this stage and so it is not possible to fully assess the potential noise impacts, including from external plant and vehicle movement patterns. In the circumstances, Environmental Protection have recommended that suitable conditions are imposed on any permission to allow noise impacts to be properly considered when an end user is identified.
- 8.28 The proposal includes a high proportion of electric vehicle recharging points, which comfortably exceeds the Council's minimum requirement, and this is welcomed. A condition is recommended requiring details of the specification for the proposed provision and to ensure that the recharging points are provided.



- 8.29 The proposed rooftop solar array would provide direct power for the occupier of the unit as well as being able to be stored on site via batteries so that it can be exported to the National Grid. This enhances the sustainability of the development and helps to mitigate its impact on climate change.
- 8.30 To help mitigate the environmental impacts of the construction phase, a condition for a Construction Environmental Management Plan is recommended. It is reasonable for this to include highway related matters to help mitigate any potential impact on adjacent businesses who rely on the road network. This would thereby help to address some of the concerns raised by a neighbouring business.

#### Flood risk and drainage

- 8.31 The site lies within Flood Zone 1 and is therefore at low risk of flooding.
- 8.32 As the proposal is for an extension to the existing warehouse and is to replace a fire damaged part of the building, it is not considered that the application gives rise to any significant drainage issues from a planning perspective. It is proposed for drainage to connect to the main sewer network and officers are satisfied that drainage matters can be suitably addressed through the Building Regulations regime.

#### Other matters

- 8.33 Other than the existing vegetation to the southern and eastern boundaries of the site, which is to be retained, the site does not have any identifiable ecological value and as such there are not considered to be any significant biodiversity implications.
- 8.34 The security of the site would be enhanced with the proposed new fencing to the western boundary. A condition is however recommended requiring a scheme of security measures once an end user has been identified; this should include details of external lighting and the secure storage of bicycles. Such a condition is to accord with Policy S10 of the Joint Core Strategy, Policy 2 of the emerging Northampton Local Plan Part 2 and guidance in the NPPF.
- 8.35 The representation from the neighbouring business raises some concerns with the potential impact on the surrounding highway network through the construction phase and future use of the site. Highway issues associated with the construction phase can be addressed, as far as reasonably practicable, through a Construction Management Plan. If any works within the public highway are necessary, such as temporary traffic lights, this would be addressed through a separate regulatory process. In terms of the use of the future occupation of the site, officers are satisfied that traffic generation can be adequately accommodated on the road network and the scheme provides adequate space for HGVs to wait, dock and manoeuvre within the site and as such there is unlikely to be any significant impact on neighbouring businesses. Similarly, there is adequate space for staff and visitor parking.

## **9 FINANCIAL CONSIDERATIONS**

- 9.1 The development proposal is not CIL liable.

## **10 PLANNING BALANCE AND CONCLUSION**

- 10.1 The principle of the proposed development is considered acceptable in what is an established employment area. The proposal would regenerate the premises following a fire which destroyed a large proportion of the building and would thereby facilitate

this vacant site back being brought back into active use. This in turn would help to support investment and employment opportunities in Northampton. The scale and design of the extension is in keeping with the character of the area and proposal would not have any severe adverse impact on highway safety. The site is within an accessible location and the proposal would provide sustainability benefits through the provision of a substantial solar array. The proposal is compliant with national and local planning policy and is therefore recommended for approval, subject to conditions.

## **11 RECOMMEDATION / CONDITIONS AND REASONS**

11.1 Approve the application subject to the following 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:

- 4706/SK03
- 4706/SK05
- 4706/SK07 Rev A
- 4706/SK08
- FEL1312-D

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

### Contamination (site characterisation)

3. An investigation and risk assessment to assess the nature and extent of any contamination on the site, whether or not it originates on the site, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The investigation and risk assessment shall be undertaken by competent persons and shall include a written report of the findings. The written report shall include:

- (i) a survey of the extent, scale and nature of contamination
- (ii) an assessment of the potential risks to:
  - human health
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
  - adjoining land
  - groundwaters and surface waters
  - ecological systems
  - archeological sites and ancient monuments
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

Reason: To identify risks to human health and the environment and to accord with Policy BN9 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Northampton Local Plan Part 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure that such matters are addressed at an appropriate stage of development.

#### Contamination (remediation scheme)

4. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To address risks to human health and the environment and to accord with Policy BN9 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Northampton Local Plan Part 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure that such matters are addressed at an appropriate stage of development.

#### Contamination (Implementation of approved remediation scheme)

5. The remediation scheme approved pursuant to condition 4 shall be carried out in accordance with its terms prior to the commencement of development and the Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority before the development is brought into use.

Reason: To address risks to human health and the environment and to accord with Policy BN9 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Northampton Local Plan Part 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure that such matters are addressed at an appropriate stage of development.

#### Reporting of Unexpected Contamination

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing to the Local Planning Authority within 2 working days. An investigation and risk assessment shall thereafter be undertaken in accordance with the requirements of condition 3, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 4, 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 shall be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 5.

Reason: To address risks to human health and the environment and to accord with Policy BN9 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Northampton Local Plan Part 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure that such matters are addressed at an appropriate stage of development.

#### Construction Environmental Management Plan

7. A Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority before development commences. The CEMP shall include the following:
- A noise and vibration assessment and management scheme
  - A dust assessment and management scheme
  - Routing of construction traffic and site access arrangements
  - Details of the parking and turning of vehicles of site operatives and visitors
  - Loading and unloading of plant and materials and their storage
  - Measures to prevent mud and other such material migrating onto the highway from construction vehicles
  - A scheme for waste minimisation and recycling/disposing of waste resulting from the construction works, which must not include burning on site.
  - Hours of construction work

The approved CEMP shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of amenity and highway safety and to accord with Policy BN9 of the West Northamptonshire Joint Core Strategy and Policies 6 and 33 of the emerging Northampton Local Plan Part 2. This is a pre-commencement condition to ensure that such matters are addressed at an appropriate stage of development.

#### Noise

8. An assessment that specifies internal and external sources of noise from the site shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use. The assessment shall include a scheme of measures for the control of noise from the site. The approved noise mitigation measures shall be implemented prior to the occupation of the development and retained / implemented at all times thereafter.

Reason: In interests of reducing noise pollution to accord with Policy BN9 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Northampton Local Plan Part 2 and guidance in the National Planning Policy Framework.

#### EV charging points

9. Full details of the proposed electric vehicle recharging points shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The approved recharging 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.

### Security

10. A scheme of security measures for the development, including details of external lighting and the secure storage of bicycles, shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use. The security measures shall be provided before the development is occupied and retained as such thereafter.

Reason: To mitigate opportunities for crime and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 2 of the emerging Northampton Local Plan Part 2 and guidance in the National Planning Policy Framework.

### Substation and battery storage facility

11. Design details of the proposed substation and battery storage facility shall be submitted to and approved in writing by the Local Planning Authority before works to install these structures commence. The substation and battery storage facility shall be provided in accordance with the approved details and retained as such.

Reason: In the interests of visual amenity and to ensure that the development harmonises with its surroundings. This is to accordance with Policy E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 2 of the emerging Northampton Local Plan Part 2 and guidance contained within the National Planning Policy Framework.

### Materials

12. The external materials and finishes of the extension hereby approved shall be constructed in accordance with the materials specified on approved drawing number 4706/SK07 Rev A and the materials shall in all respects match those found on the existing warehouse building. The development shall be retained as such.

Reason: In the interests of visual amenity and to ensure that the development harmonises with its surroundings. This is to accordance with Policy E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 2 of the emerging Northampton Local Plan Part 2 and guidance contained within the National Planning Policy Framework.

### Retention of existing soft landscaping

13. The existing hedgerow to the site's southern boundary and the trees and other vegetation to the eastern boundary of the site shall be retained.

Reason: In the interests of visual amenity and biodiversity and to accord with Policy E20 of the Northampton Local Plan, Policies S10 and BN2 of the West Northamptonshire Joint Core Strategy, Policy 2 and 29A of the emerging Northampton Local Plan Part 2 and guidance contained within the National Planning Policy Framework.



**West  
Northamptonshire  
Council**

Title: **45 Caswell Road, Northampton**

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Date: 20-03-2023

Scale: 1:2,500 @A4

Drawn: M Johnson