

Application Number: WND/2022/0990
Location: Royal Oak Way North, Daventry
Development: Construction of storage and distribution warehouses (use class B8) with ancillary offices, associated parking, vehicular access, landscape and associated works

Applicant: Logikor Europe Ltd
Agent: DWD
Case Officer: Eamon Mc Dowell

Ward: Braunston and Crick

Referred By: The report is referred by the Assistant Director for Planning and Development
Reason for Referral: Major Development
Committee Date: 17/04/2023

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.

And SUBJECT TO THE COMPLETION OF A S106 LEGAL AGREEMENT to secure the following planning obligations:

- Submission, implementation and monitoring of an agreed Travel Plan.
- Travel Pass scheme for employees.

Proposal

Construction of storage and distribution warehouses (use class B8) with ancillary offices, associated parking, vehicular access, landscape and associated works

Consultations

The following consultees raised **no objections**, subject to conditions/comments:

- WNC EHO subject to conditions
- WNC LHA subject to conditions on layout parking and access being satisfied
- WNC LLFA
- WNC Landscape Officer
- WNC Planning Policy
- WNC Ecology
- Crime Prevention Design adviser

- Daventry Town Council

No letters of objection and no letters of support were 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 within the report.

The key issues arising from the application details are:

- design and impact on its surroundings (including townscape and wider landscape);
- access, parking and highways;
- lighting, noise and contamination, air quality;
- surface water drainage and flood risk;
- biodiversity.

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to completion of a Section 106 agreement conditions to be agreed. In the context of the presumption in favour of sustainable development set out within the NPPF, it is considered that, on balance, the proposal would result in sustainable development. The application accords with the Development Plan for West Northamptonshire Council. It will deliver a sustainable development on an allocated site of three warehouse and associated infrastructure in an attractive well-designed, pleasant, landscaped environment.

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 lies to the south of the A45 Braunston Road on the North West edge of Daventry. It presently comprises an expansive aging warehouse building on a site covering some 15.529 ha (38.37 acres) which includes concrete hardstanding service yard areas and parking areas and limited areas of planting. The site is bounded to the south by an existing modern warehouse building and to the north by mature planting alongside the A45. Beyond the A45 is Apex Park comprising a range of modern warehouse units. To the west is Kentle Wood a publicly accessible woodland area that provides strategic planting along the west side of Daventry Town and which wraps around the west and north west corner of the application site. Access to the site is from the Royal Oak Way North which serves the rest of the Royal Oak industrial estate lying to the east and extending south of the application site.
- 1.2 Open countryside lies east beyond the site falling away from Kentle Wood towards the Jurassic Way a long-distance public footpath on a north south alignment cutting through undulating countryside.

2. CONSTRAINTS

- 2.1 The site is allocated as employment land under Policy EC4b of the Part 2 Local Plan.
- 2.2 Kentle wood to the west of the site is designated as a Local Green Space under Policy PA1 of the Part 2 Local Plan.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The demolition of the existing building has already been agreed through a prior approval determination under reference WNDPD/2022/0050. The existing covers approximately 89,730sqm of floor space under Use Class B8 which has been altered and added to over many years. The current application proposes the redevelopment of site with the construction of three warehouse units with associated parking landscaping and supporting infrastructure. Development would be undertaken in a phased manner
- 3.2 Specifically the development will comprise three units under Use Class B8 as follows:

Unit	Floor space (sqm)	Office Floorspace (sqm)	Car parking spaces	Docking doors	Max height (m)
1	12,542	627	124	13	19.6
2	26,013	1300	261	28	22.4
3	35,768	1788	327	36	22.4

- 3.3 Overall the proposal represents a reduction in floor space on site from 89,730 sqm to 74,320 sqm allowing for increased landscape areas along the western southern eastern and northern boundaries. However, the 3 replacement buildings will be significantly higher than the building they replace with an increase in height from 12m to 22 m for units 2 and 3 and 19m for unit 1.
- 3.4 The applicant's agents advise that the detailed layout has been designed to meet the requirements of modern storage and warehouse facilities operators. The design and layout of the buildings is simple and functional using cladding that will be laid horizontally with gradation of colours.

Access and parking

Access into the site is proposed from the existing industrial estate road Royal Oak North which serves the surrounding industrial estate. The three existing access points will be used. To the south east corner of the site to serve unit 3. The central access will be altered to provide access to the parking serving unit 2. To the north east end of the site the access point will be altered to serve unit 2 as HGV access and unit 1 both parking and HGV access.

Each unit will be provided with parking spaces as follows:

Unit	Proposed Car Parking Spaces	Proposed Disabled Spaces	EV Charging	Motorcycle	Cycle
Unit 1	124	13	16	12	26
Unit 2	261	27	26	15	52
Unit 3	327	33	35	15	72

Landscaping

As set out above the applicants agent advises that although some trees will be removed to accommodate the new units extra heavy standard trees will be planted (51) including a 20m wide planting strip along the western edge of the site totalling some 8940m2 of woodland planting and 1780m2 of grassland in addition to retained and new planting to the east south and northern edges of the site.

Lighting

A new lighting scheme is proposed which will be designed to be sensitive to the surroundings to avoid light spill and minimise any potential adverse impact on local ecology.

Waste and recycling

The agents advise that a waste management plan will reduce waste on site during operational period of the development subject to individual requirements of future occupiers.

4. RELEVANT PLANNING HISTORY

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

Application No.	Proposal	Decision
DA/90/0914	Installations of portacabins and roller shutter door in west facing external wall.	Approved
DA/91/0832	New racking, sprinklers and tank, roller shutter doors and scissor lift	Approved
DA/99/0534	Construction of warehouse	Approved
HA/2000/0001	Bulk Storage of alcoholic beverages	Approved
DA/2004/1220	Security fencing and construction of two vehicle/access control gatehouses	Approved
DA/2005/1056	Installation of 2000 litre fixed liquid gas tank outside building	Approved
DA/2006/0008	Removal and replacement of two generators	Approved
DA/2010/0074	Installation of one 12 cage scissor lift loading/unloading dock.	Approved
DA/2011/0100	Installation of two 12 cage scissor lifts and one 30 cage scissor lift within clad pod in lieu of existing dock leveller	Approved
Screening 147	Construction of a storage and distribution warehouse comprising 89,730sqm of floorspace (Use Class B 8) following demolition of existing building on site	EIA not required

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 former Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029; the Daventry District Local Plan (Part 2) which was adopted by the former Daventry District Council in February 2020; and any 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)

- 5.2 The relevant policies of the LPP1 are:

Policy SA – Presumption in favour of Development
Policy S1 – The Distribution of Development
Policy S7 – Provision of Jobs
Policy S8 – Distribution of Jobs
Policy S10 – Sustainable Development Principles
Policy S11 – Low Carbon and Renewable Energy
Policy C1 – Changing Behaviour and Achieving Modal Shift
Policy C2 – New Developments
Policy BN1 – Green Infrastructure Connections
Policy BN2 – Biodiversity
Policy BN7 – Flood Risk

Daventry District Local Plan (Part 2) (LPP2)

- 5.3 The relevant policies of the LPP2 are:

Policy SP1 – Daventry District Spatial Strategy
Policy ENV3 – Green Wedges
Policy ENV5 – Biodiversity
Policy ENV9 – Renewable Energy and Low Carbon Development
Policy ENV10 – Design
Policy ENV11 – Local Flood Risk Management
Policy ST1 – Sustainable Transport Infrastructure

Other Material Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide (January 2021)

6. RESPONSE TO CONSULTATION

- 6.1 Below is a summary of the consultation replies received at the time of writing this report.

Consultee Name	Position	Comment
WNC Planning Policy	No objection	The main policy consideration will be in relation to Policy EC4 (and corresponding designation EC4e) which relates to Strategic Employment Areas. The principle of redevelopment of B

		<p>class use in this location is acceptable (policy EC4 criterion A) . In addition to this, promotion of walking and cycling which provides access to the town centre and strategic employment areas are also supported in Policy ST1.</p> <p>The only other issue to give consideration would be the impact on the surrounding landscape given the height difference of existing and proposed buildings. It would need to be considered how the proposal accords with policy ENV1 Landscape and Policy ENV 10 Design, although you have indicated a landscape appraisal has been submitted with the application.</p>
WNC Ecology	No Objection	Nothing further required subject to securing conditions in respect of lighting, CEMP, 30 year Habitat Management Plan (including details of the legal and funding mechanisms) Implementation of landscape schemes and management/maintenance to secure net biodiversity gain as indicated in submission.
WNC Business	No Response	
WNC EHO	No objection	Subject to conditions in respect of noise reports, lighting, contamination and air quality.
WNC LHA	No objection	Access arrangements are acceptable subject to securing formal agreement of LHA for works in the highway Trip generation is largely irrelevant as it indicate a net reduction in vehicular trips. Parking provision is in excess of existing standards. Recommend subject to securing Travel Plan , Travel Passes for employees and monitoring sum via 106.
WNC LLFA		Subject to ongoing discussions at the time of this report.
WNC Landscape	No objections	Subject to conditions on implementation and management.
Daventry Town Council	No Response	
Crime Prevention Design Adviser	No objections	Detailed comments in respect of security measures which the applicants responded to in full.
Environment Agency	No comment	EA does not wish to comment on the application.

7. RESPONSE TO PUBLICITY

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

There have been no objections/letters of support received.

8. APPRAISAL

Principle of development

8.1 It is considered that the principle of development is acceptable as the site is within a strategic employment area as defined under Policy EC4 of the Part 2 Local Plan. This policy allows for B1(b, c), B2 and B8 uses including the expansion of existing businesses but also new development where it provides for a ranges of unit sizes, which promotes the role and performance of the employment area and does not harm amenity of surrounding residential areas. The policy also seeks to secure appropriate soft and hard landscaping including permeable surfaces as well as suitable lighting and signage.

8.2 In this context it is considered that the principle of the redevelopment of the site with 3 new units as proposed would be acceptable subject to the details of the development including:

- design and visual impact on its surroundings;
- access, parking and highways;
- lighting noise and contamination air quality;
- surface water drainage and flood risk;
- biodiversity.

Visual impact on immediate and wider surroundings

8.3 The existing building on site is approximately 12m in height at its highest point but it does also contain a number of lower flat roof elements across the building. The site sits approximately 2m lower than the neighbouring building to the south which is occupied by a modern 15m high storage and distribution building.

8.4 The proposed replacement buildings will be much higher than the building they replace increasing in height from approximately 12m to 22 m for units 2 and 3 and 19m for unit 1. This represents a significant increase in height. Given the location of the site on the north west edge of Daventry where the local topography falls away significantly to the west the proposal does have the potential to be visible from the wider landscape around Daventry town.

8.5 To that end the applicants have produced a Landscape and Visual Impact Assessment which assesses the visual impact of the development on the immediate and wider landscape beyond the town. The assessment concludes that the most marked level of visual effects would be for those receptors to the west specifically users of the Jurassic Way Long Distance Route and individual properties at Berry Fields Farm and Berry Farm. The buildings will be a new and noticeable built feature in the view although characteristic of similar built elements in the form of another warehouse most notably the neighbouring warehouse. The report concludes that the use of suitable cladding would mitigate the visual impact together with existing woodland cover of Kentle Wood and additional proposed landscape treatment within the site. Overall, the report

considers that the site's landscape character has the ability to absorb the development proposed.

- 8.6 It is considered that as the site is within an existing industrial area it is considered that the design and appearance and layout of the proposed development would sit comfortably without adverse impact on the amenity of the immediate area.
- 8.7 In terms of the impact on the wider area the buildings will be readily visible from the public realm but will be very much seen as new build features within a long-established industrial area sitting within the existing town confines. In that sense the development represents a further evolution of the townscape as it sits within the wider landscape. It is considered, therefore, that the proposal would not be harmful to the wider or immediate landscape setting and that impact will be mitigated by the proposed landscape scheme and sensitive use of cladding materials which can be secured by condition.

Access, parking and highways.

- 8.8 The Local Highway Authority has raised no objections to the proposed layout, access arrangements or parking provision. The immediate access into and out of the site on to Royal Oak Way North will use the three existing access points which are to be altered.
- 8.9 Provision has been made for access for pedestrians and cyclists to and from the site and the nearby public accessible footpaths and rights of way remain unaffected by the proposals.
- 8.10 EV charging points are also proposed (see table above) within the staff parking area as well as bicycle parking shelters to serve each unit. The applicant's agent has advised "the proposed EVC strategy is to install the necessary infrastructure including cabling, ducting and charging posts to allow for at least 10% of the car parking spaces to be provided with passive provision. It is the Applicant's intention to activate these spaces within 12-months of the occupation of each unit. This flexibility will just allow the necessary power upgrades to take place." It is considered that approach is reasonable and can be secured by condition.
- 8.11 The LHA has also identified the need to support local public transport through the provision of bus passes to employees and the implementation and monitoring of an agreed travel plan in terms promoting a more positive approach to sustainable transport options serving the development. These obligations are judged to be necessary to mitigate the impact of development on the local highway network but will need to be secured through a Section 106 agreement.
- 8.12 Accordingly the proposal is considered to be acceptable in terms of its impact on the local highway network subject to conditions to secure the implementation of parking provision, including EV points cycle parking and 106 to secure Travel Passes for employees and monitoring of Travel Plan as advised by the LHA.

Lighting noise and contamination air quality

- 8.13 The Environmental Health Officer has responded on a number of matters including contamination, lighting, noise and air quality as set out above.

- 8.14 Accordingly a condition is recommended in respect of noise mitigation which will seek to assess impact of the operational development on nearest noise sensitive properties and how best to mitigate that.
- 8.15 A construction management plan can be secured by condition.
- 8.16 The submitted lighting scheme is judged acceptable and can be secured by condition to minimise impact of light pollution on the surrounding landscape.
- 8.17 Conditions are also recommended in terms of dealing with contamination to ensure that any deviation from previous agreed reports can be addressed. It is considered that these conditions satisfy the planning tests in terms of being necessary, enforceable, proportionate, and reasonable they will be imposed.
- 8.18 In addressing concerns about air quality the applicants are proposing EV charging points as part of a choice-based transport plan to encourage use of other forms of transport including cycling and walking. Enhanced landscape treatment around and within the site will further add to biodiversity enhancement opportunities as well as amenity space for employees.

Surface water drainage and flood risk

- 8.19 These are the subject of ongoing discussions with the LLFA and will be updated upon at the time of the meeting. The site does not lie within a flood zone, but it should be capable of accommodating necessary surface water drainage infrastructure to mitigate the potential for flooding on site or on other areas as a result of controlled run-off measures being properly implemented on site which can be secured by condition.

Biodiversity

- 8.20 The redevelopment of the site offers opportunities for significant increase in planting as a result of the reduced floor areas. The submitted landscape scheme indicates a substantial planting corridor along the western boundary of the site but also improved opportunities on the site frontage to Royal Oak Way the southern and northern boundaries which will enhance the setting of the site relative to existing woodland area of Kentle Wood but also along the A45 frontage to the northern edge.
- 8.21 A biodiversity net gain assessment report has been submitted with the application. This sets out the approach to delivering a significant net gain on biodiversity across the site in excess of 10%.
- 8.22 As advised by the WNC Ecology officer it is accepted that the proposal will deliver a biodiversity gain subject to it being secured via planning condition.

Other matters

- 8.23 The application has been subject to a Screening Opinion under the relevant Environmental Impact regulations which concluded that the development did not require an Environmental Impact assessment.

9. FINANCIAL CONSIDERATIONS

- 9.1 The development is not CIL liable but the creation of new modern warehouse units will positively contribute to the local economy.

10. PLANNING BALANCE AND CONCLUSION

- 10.1 The application site sits within a long-established industrial estate and is occupied by a building that has outlived its usefulness in terms of meeting the needs of modern logistic users. The removal of that building has already been accepted under a prior notification for demolition. Its replacement with three modern warehouse buildings will result in the reduction of floor space on site providing the opportunity for increased biodiversity opportunities on site through significant increased planting. This together with the provision of modern efficient buildings providing EV charging points and PV panels to the roofs will result in an enhanced employment opportunity in a sustainable location on land already allocated for such a purpose.
- 10.2 The redevelopment of the site will result in higher buildings being visible from the surrounding landscape and from within the town. Whilst it is recognised that this development will bring about a change to the skyline of the town it is considered that that impact will be outweighed by the significant benefits brought as a result of the proposal in terms of re-use of a brownfield site, delivery of employment opportunities as well as increased biodiversity opportunities and modern sustainably designed buildings. Accordingly, the proposal is judged to be acceptable and subject to specific conditions outline above would represent an acceptable form of sustainable development which complies with the provisions of the development plan.

11. RECOMMENDATION / CONDITIONS AND REASONS

- 11.1 It is recommended that planning permission is granted subject to the completion of a Section 106 Agreement to secure financial contributions for the implementation and monitoring of an agreed Travel Plan and Travel Pass scheme for employees with delegated authority to the Assistant Director – Planning and Environment to approve any amendments to those conditions as deemed necessary.

12. CONDITIONS

Time

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

Phasing

2. The development is to be carried out in accordance with the Proposed Phasing Plan Ref: 8736-WGA-EX-XXDR-A-08-P01 unless otherwise agreed in writing by the Local Planning Authority.

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

Plans

3. The development hereby permitted shall be carried out in strictly in accordance with the submitted plans and documents as listed in the submitted schedule submitted by the applicant's agents to include:

- Transport Statement dated October 2022, prepared by Mayor Brown;
- Staff Travel Plan dated October 2022, Prepared by Mayor Brown; • Noise Impact Assessment dated August 2022, prepared by Delta Simons;
- Air Quality Constraints and Opportunities Appraisal Statement dated August 2022, prepared by Delta Simons;
- Flood Risk Assessment and Drainage Strategy V4 dated 23.09.2022, prepared by Burrows Graham;
- Arboricultural Report dated October 2022 Ref: AWA4451, prepared by AWA;
- Geo-Environmental Assessment dated October 2022, prepared by Delta Simons;
- Remediation and Verification Strategy dated December 2022, prepared by Delta Simons;
- Desk Based Heritage Statement dated September 2022, prepared by Delta Simons;
- Ecological Assessment dated September 2022, prepared by Delta Simons;
- Biodiversity Net Gain Assessment dated October 2022, prepared by Delta Simons;
- Waste Audit Statement dated October 2022, prepared by Delta Simons;
- External Lighting Report Rev P03, dated 11/10/2022 prepared by Couch Perry Wilkes;
- Energy Statement Rev P03 dated 11/10/2022, prepared by Couch Perry Wilkes; and
- Landscape and Visual Appraisal dated September 2022, prepared by FPCR.

Title	Plan Reference	Revision
Site Location Plan	8736-WGA-EX-XX-DR-A-01-	
Proposed Site Plan	8736-WGA-EX-XX-DR-A-05-P	08
Proposed Elevation (Building 1	8736-WGA-BR-XX-DR-A-1004-P	
Proposed Elevations (Building 2)	8736-WGA-BR-XX-DR-A-2004-P	
Proposed Elevations (Building 3)	8736-WGA-BR-XX-DR-A-3004-P	
General Floor Plan (Building 1)	8736-WGA-BR-ZZ-DR-A-1000-P	
General Floor Plan (Building 2)	8736-WGA-BR-ZZ-DR-A-2000-P	
General Floor Plan (Building 3)	8736-WGA-BR-ZZ-DR-A-3000-P	
Hub Office Floor Plans (Building 2)	8736-WGA-BR-ZZ-DR-A-2002-P	
Hub Office Floor Plans (Building 3)	8736-WGA-BR-ZZ-DR-A-3002-P	
Office Floor Plans (Building 1)	8736-WGA-BR-ZZ-DR-A-1001-P	
Office Floor Plans (Building 2	8736-WGA-BR-ZZ-DR-A-2001-	

Office Floor Plans (Building 3)	8736-WGA-BR-ZZ-DR-A-3001-P	
Proposed site section	8736-WGA-EX-XX-DR-A-07-P	03
General Sections (Building 1)	8736-WGA-BR-XX-DR-A-1005-P	
General Sections (Building 2)	8736-WGA-BR-XX-DR-A-2005-P	
General Sections (Building 3)	8736-WGA-BR-XX-DR-A-3005-P	
Roof Plan (Unit 1)	8736-WGA-BR-RL-DR-A-1003-P	
Roof Plan (Unit 2)	8736-WGA-BR-RL-DR-A-2003-P	
Roof Plan (Unit 3)	8736-WGA-BR-RL-DR-A-3003-P	
Outdoor Gym	8736-WGA-EX-XX-DR-A-13-P	
Typical Cycle Shelter	8736-WGA-EX-XX-DR-A-10-P	01
Substation & Gas Kiosk Housing Details	8736-WGA-EX-XX-DR-A-12-P	01
Gatehouse Plan and Elevations	8736-WGA-EX-XX-DR-A-11-P	01
Fence Details	8736-WGA-EX-XX-DR-A-06-P	03
Drainage Layout Unit 1 & 2 (Sheet 1 of 2)	22065-BGL-XX-XX-DR-C-00210	PO7
Drainage Layout Unit 1 & 2	(Sheet 2 of 2) 22065-BGL-XX-XX-DR-C-00211	P08
Landscape Proposals Tree Planting	D324.L.001	D
Landscape Proposals Tree Planting	D324.L.002	D

Reason: The condition is imposed to ensure that the development is carried out in accordance with the submitted drawings which are judged acceptable in planning terms and to afford the LPA the opportunity of assessing any impacts on changes to the approved development.

Parking provision

4. Provision shall be made within each phase for the parking, turning, loading and unloading of vehicles within the site, in accordance with the submitted drawings and shall be laid out, surfaced and marked out in accordance with the approved details before the units are first occupied and shall be permanently set aside and reserved for the purpose.

Reason: In the interests of the safety and convenience of users of the adjoining highway.

Landscape treatment

5. Prior to the occupation of each phase, the landscaping scheme associated with each phase shall be implemented in accordance with Landscape Proposals D324.L.001 and D324.L.002. If within a period of 10 years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, uprooted or destroyed or die (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective) another tree or shrub of the same species and size as that originally planted shall be planted in the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that the approved landscape scheme as listed in the approved drawings at condition 1 is properly implemented and manage to ensure it is established in order to mitigate the visual impact of the development and to afford biodiversity opportunities.

External materials

6. Prior to construction works above slab level samples of the materials to be used in the construction of the external surfaces of the approved warehouse units hereby permitted shall have been approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: From the approved application details it is not possible to assess the appropriateness of the proposed materials without checking them on site and comparing them to their surroundings, to ensure the proposed materials are appropriate to the appearance of the locality. Because it can take up to 8 weeks to discharge a condition, it is recommended the samples are provided at least 8 weeks before they need to be ordered. The materials shall be made available on site for inspection and not brought to the LPA offices.

Notes: The applicants are reminded of the need to ensure compliance with those conditions set out on the Outline permission DA/2019/0569 which are still relevant to the reserved matters application hereby approved. In particular surface water drainage conditions 7, 8 and 9. Although details have been submitted as part of this application these details remain to be agreed by the Local Lead Flood Authority.

Noise

7. Prior to occupation a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

Land Contamination

8. Prior to the first occupation of each phase of the development, land remediation shall be undertaken in accordance with 'Preliminary Geo-Environmental Risk Assessment dated October 2022 (Delta Simons) and 'Remediation and Verification Strategy dated December 2022 (Delta Simons) unless otherwise agreed in writing by the Local Planning Authority.

Carrying out of remedial works

Remediation of each phase shall be carried out in accordance with the approved remedial option. No deviation shall be made from the approved scheme without the express written agreement of the LPA. The LPA must be given two weeks written notification of the date of commencement of the remediation scheme works.

Verification

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out in each phase must be produced and is subject to the approval in writing of the LPA

Unexpected contamination

If, during development of each phase, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Construction Environmental Management Plan

9. Prior to the commencement of each phase a construction environmental management plan in relation to each phase (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs

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

Construction Management Plan

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

Habitat Management Plan

10. Prior to the occupation of each phase a written 10-year Habitat Management Plan (HMP) for each phase will be submitted to and approved in writing by the Local Planning Authority. The content of the HMP shall contain the following:
 - a) Description and evaluation of the features to be managed;
 - b) Ecological trends and constraints on site that may influence management;
 - c) Aims, objectives of management which will (without limitation) include the provision of not less than [insert percent gain] biodiversity net gain within the Site as calculated by the Biodiversity Metric [version];
 - d) Description of the management operations necessary to achieving aims and objectives;
 - e) Prescriptions for management actions;
 - f) Preparation of a works schedule, including annual works schedule;
 - g) Details of the monitoring needed to measure the effectiveness of management;
 - h) Details of the timetable for each element of the monitoring programme; and
 - i) Details of the persons responsible for the implementation and monitoring;
 - j) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets;
 - k) Reporting on year 1, 2, 5, and 10 with biodiversity reconciliation calculations at each stage

Details of ventilation systems (Kitchens)

11. Prior to the installation of any extraction system related to commercial catering in each phase details of the ventilation system for the removal and treatment of cooking odours, including its appearance are to be submitted to and approved in writing by the Local Planning Authority. The measures shall have regard to and be commensurate with guidance and recommendations in:
 - The current edition of publication "Specification for Kitchen Ventilation Systems", DW/172, Heating and Ventilating Contractors Association, or other relevant and authoritative guidance; and
 - Publication, "Control of Odour and Noise from Commercial Kitchen Exhaust Systems – Update to the 2004 report prepared by NETCEN for the Department for Environment, Food and Rural Affairs", Ricardo.com, 2018

The approved details for each phase shall be fully implemented before the first use of the catering extraction facilities and shall thereafter be permanently retained in an efficient manner.

Noise Assessment

12. Within 30 days of the occupation of a unit a post-occupation noise survey shall be submitted to the Local Planning Authority to demonstrate that the proposals operate in compliance with the submitted Noise Impact Assessment (ref:22.0800.07_REP_Braunston-Road-Daventry_NIA_26AUG2022) and associated Technical Note (ref:22.0800.07_REP_Braunston-Road-Daventry_TN-Noise_06JAN2023).

Electric Vehicle Charging

13. Prior to the occupation of each phase, at least 10% of all car parking spaces will be installed with passive electric vehicle charging provision. Within 12-months of occupation of each unit the 10% passive spaces will be converted to 10% active spaces.

Refuse and Recycling

14. Prior to the occupation of each unit, details of the provision for the storage and collection of refuse and materials for recycling for each unit shall be submitted to the Local Planning Authority for approval. The approved scheme for each unit shall be implemented and retained thereafter.