



Planning Committee Report

Application Number: 2023/7351/FULL

Location: The Beaver Centre Great Central Way Woodford Halse
NN11 3DP

Development: Erection of 2No. Industrial Units (Use Class B2 General Industrial)

Applicant: Charlton Haynes Ltd

Agent: Kedd Limited

Case Officer: Oliver Billing

Ward: Woodford & Weedon Ward

Reason for Referral: Called in by Cllr Rupert Frost on highway grounds, specifically the traffic increase onto the Byfield Road and Preston Capes Road and the potential loss of parking at the industrial estate.

Committee Date: 7th February 2024

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 an amendment to conditions as deemed necessary.

Proposal

Erection of 2No. Industrial Units (Use Class B2 General Industrial)

Consultations

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

- Parish Council

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

- WNC Highways,
- WNC Environmental Health,
- WNC Landscape Officer,
- Local Lead Flood Authority (LLFA) (responded but provided no comments as the remit of the LLFA does not cover minor developments).

Three letters of objection have been received and zero 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, access and parking,
- Design and the impact on the character and appearance of the surrounding area/landscape, and
- Impact on neighbouring amenity.

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

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

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site comprises part of an existing industrial estate known as 'The Beaver Centre' located in Woodford Halse. The area for the proposed units is to the southwest corner of The Beaver Centre in an area currently used for overflow parking, which is adjacent to the existing industrial units. The Beaver Centre comprises 14 existing units of equal size (131.5m² each) formed across two linear blocks with an access road that runs through the middle. The northern block comprises eight units and the southern block has six units. Each unit has private pedestrian access and parking at the front (2 formal spaces per unit and 1 informal space per unit).
- 1.2 The Beaver Centre is located within a wider industrial setting to the north of the settlements of Woodford Halse and Hinton, with further industrial/commercial units to the north accessed off Great Central Way. To the east is Great Central Way accessed off Byfield Road. To the south, both within the site boundary and beyond is a linear tree/grass belt with a raised bund. To the west is a residential estate beyond a hedgerow, which forms the western boundary of the site.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposed development is for the construction of two additional industrial units (B2 General Industrial Use) immediately adjacent to the existing units at The Beaver Centre and the western end of the southern block.
- 2.2 Both units have an internal floorspace of 131.5 m² each with roller shutters, pedestrian access and car parking at the front of units (2 formal spaces and 1 informal space) to match the other units. They would be constructed with brickwork elevations under a dual pitched roof to match the appearance of the existing units and would have matching windows, doors and corrugated roof light panels. No side entrance or window is proposed on the western elevation of the end unit.

- 2.3 The existing alignment of the southern boundary fence is proposed to be removed to facilitate the units, with a replacement 1.8m high closeboard fence proposed to the south of the new units. This change to the boundary fence would require minor crown lifting to two of the existing trees and the pruning of another. These details are shown on drawing number KD.BEAC.1.D.007.
- 2.4 Access to the units would use the existing access off Great Central Way which leads to the internal access.

3 CONSTRAINTS

- 3.1 The property is not located within a conservation area nor is it a listed building.
- 3.2 The application site forms part of a Strategic Employment Area (EC4h) and is covered by an Article 4 direction that removes permitted development rights for conversions from office to residential use.
- 3.3 Parts of the application site are located in the high, medium and low risk areas for surface water flooding.

4 RELEVANT PLANNING HISTORY

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

DA/79/736 – Erection of 15 no. 1500 sq.ft. factory units – Approval.

DA/80/970 – Change of use to paint spraying and minor body repairs (Unit 2) – Approval.

DA/82/303 – Change of use from Class III to Class IV industrial use (Unit 4) – Approval.

DA/84/0752 – Change of use to preparation base for catering (Unit 14) – Approval.

DA/85/0085 – Use for vehicle body repair and re-spraying (Unit 2) – Approval.

DA/88/0375 – Change of use to warehousing/distribution (Units 7&8) – Approval.

DA/2006/0397 – Change of use from repair/workshop to M.O.T Testing Station (Unit 12) – Approval.

DA/2011/0145 – Change of use of part ground floor of premises to café (Unit 14) – Approval.*

**This permission had a temporary time limit of one year for the change of use. No subsequent planning application to retain this use has been made and it is therefore understood that Unit 14 has returned to its previous B2/B8 use.*

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; and the adopted Settlements and Countryside Local Plan (Part 2) (2020). The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (2014) (Part 1) (LPP1)

Policy 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 BN9 – Planning for Pollution Control

Daventry District Settlements and Countryside (Part 2) Local Plan (2019) (LPP2)

Policy SP1 – Daventry District Spatial Strategy
Policy RA1 – Primary Service Village
Policy EC4 – Strategic Employment Areas
Policy ENV1 – Landscape
Policy ENV10 – Design

Woodford cum Membris Neighbourhood Development Plan (May 2018) (NDP)

Policy WH8 – Promoting Good Design
Policy WH17 – Protecting Local Employment Opportunities and the Great Central Way Industrial Estate

Material Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG) (as revised)

Northamptonshire Parking Standards (September 2016)

6 RESPONSE TO CONSULTATION

- 6.1 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 |
|-------------------------------------|-----------|---|
| Woodford-cum-Membris Parish Council | Objection | Objection based on traffic increase onto the Byfield Road and Preston Capes Road, which the Parish Council wish for WNC to repair. Concerns were also raised about the loss of parking in the vicinity for staff, deliveries and customers. Comments were also made relating to separate previous applications and the repair of the local highway network. |

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|-----------------------------------|---------------|---|
| WNC Highways (LHA) | No objection | The LHA concluded that the proposal would not have an unacceptable impact on the highway and no concerns with parking were raised (see appraisal section for further details). The site was visited by the highways officer on 03/11/2023. |
| WNC Environmental Health | No objection. | No concerns were raised. Recommended conditions relating to construction traffic, working hours, dust mitigation and the burning of material during the proposed works. |
| WNC Landscape Officer | No objection | No landscape concerns were raised. Outlined that the works to the proposed trees should be undertaken by a tree surgeon or arboricultural contractor and any excavation to the root protection area should be done with a tree surgeon or arboricultural present. |
| Local Lead Flood Authority (LLFA) | No objection. | Responded but provided no comments as the remit of the LLFA does not cover minor developments. |

7 RESPONSE TO PUBLICITY

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

There have been three letters of objection received raising the following concerns.

- Lack of/reduced parking and the displacement of parking elsewhere within the local area,
- Impact on the operation of the existing businesses,
- Impact on neighbouring amenity from overlooking and increased proximity to industrial units,
- Removal of boundary trees and the increased visibility of the industrial estate,
- Lack of demand/need for the additional units, including the provision of new jobs,
- Management issues with the existing industrial estate,
- No details of the construction management process or parking/traffic implications resulting from the works,
- Conversion of one unit on the estate to a takeaway use resulting in the impact on neighbouring residential amenity.

8 APPRAISAL

Principle of Development

- 8.1 The relevant policies and material considerations are Policies SA, S1, S7 and E1 of the WNCJCS, Policies SP1, RA1 and EC4 of the LPP2 and Policy WH17 of the NDP. Regard has also been had to Chapters 2 and 6 of the NPPF. SA relates to the presumption of sustainable development which is supported by Chapter 2 of the NPPF and S1 details the distribution of development.

- 8.2 Policy E1 directs that the existing and allocated employment sites and industrial estates across West Northamptonshire will be retained for uses within Use Classes E (formally B1), B2 and B8 and appropriate non-B employment generating uses. This policy also supports new commercial floorspace that is of a scale that is commensurate with its function.
- 8.3 Policy RA1 defines Woodford Halse as a Primary Service Village and directs development within the village confines. These villages provide an important range of services and facilities and access to employment opportunities. RA1 supports development that meets certain criteria, including being of an appropriate scale, protecting the form and character of the village, protecting amenity of existing residents and not resulting in the loss of land from employment use within a Strategic Employment Area.
- 8.4 The application site is located within a Strategic Employment Area (EC4h) which is covered by Policy EC4. This supports Class E (formally B1), B2 and B8 uses within these areas and the expansion of any existing business within these use classes provided that it supports and promotes the role and performance of the employment area and does not harm the amenity of surrounding residential properties. Policy SP1 promotes a vibrant economy by protecting and enhancing a network of identified employment areas at Daventry town and across the rural area.
- 8.5 Paragraph 85 (Chapter 6) of the NPPF directs that planning decisions should help create conditions in which businesses can invest, expand and adapt. 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.
- 8.6 Policy WH17 also protects existing employment sites for future employment use and this includes the Grants Hill/Manor Way and Great Central Industrial Estate (which covers the application site).
- 8.7 The proposed units are for B2 (general industrial) employment use within a designated Strategic Employment Area and therefore fall within the use classes supported by Policies E1, EC4 and WH17 in these areas. In compliance with Policy RA1, the proposal is of an appropriate scale located within the village confines and would not result in the loss of any employment use/land, whilst it is considered the units would not harm neighbouring amenity. In accordance with Policy E1, the proposed units are also of a scale that is commensurate with their function. Weight has also been given to Policy S7 which supports the provision of an increase in jobs throughout the plan period. The two new units would provide an employment generating use thus contributing to this provision.
- 8.8 A condition has also been recommended to ensure that the proposed units are for B2 use only. Any change of use would require permission from the Local Planning Authority.
- 8.9 Concerns over the lack of demand and need for two additional units at the site have been raised. As the proposed use is policy compliant and they would be located within an established industrial location, the demand for the units is not considered material in determining the application.
- 8.10 The proposal is considered to comply with the above policies and therefore the principle of development is considered acceptable, subject to detail (see below).

Highway safety, access and parking

- 8.11 The relevant material considerations are Chapter 9 (paragraphs 111 and 115) and the Northamptonshire Parking Standards. Paragraph 111 of the NPPF relates to local parking standards whilst paragraph 115 states “*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*”
- 8.12 Concerns have been raised by the Parish Council regarding the traffic increase onto the Byfield Road and Preston Capes Road. Whilst these are material to this application, the comments made regarding applications DA/2019/0797 and DA/93/0683 and the condition/repair of the surrounding roads do not relate to the current application and therefore have not been given weight. Furthermore, no concerns from the LHA have been raised regarding these matters.
- 8.13 With regards to access, the LHA has raised no objection outlining that the means of access via an existing private estate road leading off Great Central Way is deemed acceptable. Moreover, they have concluded that the traffic impact of the development is negligible and further assessment is not required.
- 8.14 Concerns have been raised with the proposal's impact on parking at the Beaver Centre and the displacement of parking elsewhere within the local area. Concerns were also raised that the lack of parking would impact the operation of the existing businesses, potentially forcing them to close or relocate.
- 8.15 The proposed units, and associated parking, are to be constructed on land currently used as an overflow parking area which is understood not to be associated with any specific units or unit. The LHA has raised no objection to the impact of removing this parking area on the wider industrial estate. They have commented that during their site visit it was observed that the parking area was not being fully utilised whilst the wider Great Central Way industrial estate was observed to not suffer from on-highway parking issues, common in other industrial estates. They outlined that there is significant parking capacity directly outside of the site should there be a small impact on the loss of the existing parking area.
- 8.16 There are currently 42 parking spaces at the Beaver Centre, split across 28 formal spaces (2 per unit) and 14 informal spaces (1 per unit). The development proposes an additional 6 spaces (4 formal and 2 informal) which would provide the sufficient required number of parking spaces for the use when assessed against the Northamptonshire Parking Standards, resulting in a total number parking spaces that exceeding the required amount. This is supported by the LHA who have confirmed that the proposed new units incorporate parking that meets the minimum adopted standards, whilst the existing units all provide parking that meets minimum adopted standards and taken as a whole, exceeds this standard. Therefore the proposed development would accord with Paragraph 111 of the NPPF.
- 8.17 As the required number of parking spaces for the proposed use would be provided, whilst maintaining acceptable parking provision across The Beaver Centre and no objections have been raised by the LHA, it is not considered that in planning terms the loss of the overflow parking would impact the operation of the existing businesses and on balance the loss of this area would not harm parking at the wider industrial estate.
- 8.18 Environmental Health has recommended a condition to limit the parking of construction vehicles and deliveries. It is considered that this would not be enforceable and therefore does not meet the necessary tests. Moreover, the LHA has confirmed the traffic impact of the development would be negligible. An informative has been added to remind the

applicant that the Local Planning Authority expects the construction of the development to be undertaken in a courteous manner.

- 8.19 The LHA have concluded that the proposal would not have an unacceptable impact on the highway and therefore is considered acceptable in terms of its impact on highway safety, access and parking.

Design and Impact on the character of the area

- 8.20 The relevant policies and material considerations are Policies ENV1 and ENV10 of the LPP2, Policy WH8 of the NDP and paragraph 135 of the NPPF. These all require development to respect the character of the local area, the pattern of development, promote good design and should reinforce local distinctiveness
- 8.21 The form, massing, height and scale of the proposed units are considered acceptable. Their design would match the appearance, height and scale of the existing units at The Beaver Centre and would result in the southern block mirroring the form of the northern block. The proposal therefore complies with Policy ENV10 and WH8 as it would blend well within the site and surrounding area and takes account of the existing appearance and materials of the current units. Moreover, appropriate access to the units is provided by front roller shutter doors and front and rear personnel doors.
- 8.22 With regards to the visual impact on the surrounding area and street scene, this is considered to be minimal. The proposed units would provide a continuation of the linear development and would read as part of the existing industrial estate, whilst as identified above maintaining the same appearance. It is understood that the existing western boundary hedge would be retained and therefore sufficient visual screening of the units from the adjacent residential estate and bridleway FN4 would be maintained. Concerns have been raised that boundary trees have been removed along the western boundary, however, these are not part of the application and the Officer is not aware that these were protected.
- 8.23 The most prominent views of the units would be from along Byfield Road. To accommodate the units, the proposed southern boundary fence would be removed with a small portion of replacement 1.8 metre high close board fencing proposed to the southern western corner of the site and adjacent to the new units. As the proposed units would be consistent with the arrangement and appearance of the existing one and as the liner form would be maintained, any visual impact on the street scene along Byfield Road would be limited. Moreover, the group of trees to the south would be maintained with minimal impact on these (see below).
- 8.24 There is a group of trees and a small bund that are immediately to the south of the application site. An arboricultural assessment has been undertaken along with amended site plans submitted. This showed that limited crown lifting and pruning would be required to accommodate the units whilst there would be minimal impact to the root protection area. The assessment concluded that the minor works to facilitate development would not compromise the long-term health of the trees and therefore the tree group can be retained.
- 8.25 The landscape officer has reviewed these details and concludes that as the trees are to be retained with identified pruning of secondary branches to provide clearance and minimal root impact on two of the trees, it would allow the tree group to provide some mitigation for the two units. They have recommended that the pruning works should be undertaken by a tree surgeon or arboricultural contractor and when the excavation is undertaken that would impact the root protection areas, a tree surgeon or arboricultural

contractor should be on site to oversee the works and undertake appropriate root pruning as well as to provide expertise to advise on appropriate actions to safeguard the trees. These measures have been covered by way of an informative.

- 8.26 The proposed units are considered to be of an acceptable design and appearance that would have minimal impact on the character of the surrounding area and the appearance of the street scene. They would also not harm the trees to the south of the site and therefore the proposal complies with Policies ENV1, ENV10, WH8 and paragraph 135 of the NPPF.

Impact on neighbouring amenity

- 8.27 The relevant policies and material considerations are Policies BN9 of the WNJCS, Policy ENV10 of the LPP2, WH8 of the NDP and paragraph 135 of the NPPF. These contain policies and guidance on protecting neighbouring amenity.
- 8.28 Concerns have been raised regarding the impact on neighbouring residential amenity, specifically from overlooking and the proximity of the proposed units to the residential estate to the west.
- 8.29 With regards to overlooking, there are no new openings proposed on the western elevation that faces the adjacent residential estate. Moreover, the existing boundary hedge would be retained which is considered to provide sufficient screening of the new units.
- 8.30 Concerning the proximity of the units and the neighbouring residential area, the proposal would bring the industrial use along the southern block closer. However, this would mainly affect the area to the front of numbers 14 and 16 Red Road which is used for open space. Number 14 is currently circa 10 metres from the existing units on the northern side of The Beaver Centre and this separation gap would remain unchanged. The current gap from number 14 to the corner of Unit 14 (existing relationship) is circa 33 metres. This would be reduced to circa 18.5 metres. As the gap between the existing industrial use and the nearest residential use would remain unchanged, the change in the distance from the units on the southern side to the residential uses is not considered to result in harm. Moreover, no concerns regarding noise or the proximity of the units have been raised by Environmental Health.
- 8.31 In assessing neighbouring amenity, weight has also been given to the existing industrial use and the fact that an additional two units is unlikely to have a material impact on any noise or disruption.
- 8.32 The loss of the boundary trees has been considered above and any impact on view is not a material planning consideration. Any management issues with the operation of the estate are also not material in determining this application as they are not planning matters
- 8.33 To further safeguard residential amenities and to reduce pollution, working hours during the works have been conditioned. Given the scale of the development, it is not considered that imposing conditions relating to the burning of waste and dust management would meet the necessary tests.
- 8.34 To also protect neighbouring amenity it has been conditioned that the installation of any external plant, flues, air conditioning units or other associated infrastructure would require permission from the Local Planning Authority.

- 8.35 It is considered that the new units would not result in harm to the neighbouring residential use nor would they impact the amenity of the existing units and therefore the proposals accords with Policies BN9, ENV10 and WH8.
- 8.36 Comments have also been received that one of the existing units is being operated as a takeaway business without planning permission. This is not relevant to this application, however, these concerns have been raised with planning enforcement to investigate.

Other considerations

- 8.37 The proposed development would be situated on an area of existing hardstanding with only a small grassed area to be removed. Furthermore, given the existing use of the site, it is considered unlikely that the proposal would have an impact on protected species. In addition, minimal works are proposed for the adjacent trees and these would be retained.
- 8.38 Parts of The Beaver Centre lie within an area of low, medium and high risk for surface water flooding and this covers parts of the application site. The application site lies within Flood Zone 1.
- 8.39 The LLFA have been consulted and have raised no concerns with the application and surface water. The applicant's agent has confirmed that the proposed units would deal with rainwater with uPVC guttering on the front and rear elevation eaves, which would feed into downpipes connected to the underground main sewer. Two additional surface water drains in front of the proposed units are proposed in addition to the existing four drains on site and the construction of the units would ensure the movement of surface water is directed to these drains (the proposed drains are shown on drawing number KD.BEAC.1.D.003A). It is therefore considered that any impact on surface water would be minimal and has been appropriately mitigated with the additional drains. It is therefore not necessary or reasonable to impose any condition relating to this matter.
- 8.40 Comments have been received that no details of the construction management process or parking/traffic implications resulting from the works have been provided. Given the scale of the works and no objection from the LHA, it is not considered necessary to require this information nor to condition a construction management plan.

9 FINANCIAL CONSIDERATIONS

- 9.1 The proposed development is not CIL liable as it proposes new industrial use.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The proposed industrial units are of an acceptable use within the Strategic Employment Area and are located within the village confines. They would form part of an existing established industrial estate and would provide an opportunity for small scale job creation and economic growth. They would be of an appropriate scale and design that is in keeping with the appearance and character of The Beaver Centre and they would not visually harm the street scene or surrounding area. The units are compliant with the adopted parking standards and on balance the loss of the overflow parking area would not harm parking at the wider industrial estate. Moreover, the proposed development would not have an unacceptable impact on the highway. The development is considered not to result in harm to neighbouring amenity and the relevant conditions have been recommended to make the proposal acceptable in planning terms.

- 10.2 As such, it is considered that the proposal should be approved in line with the principle of sustainable development as it accords with the relevant policy and guidance.

11 RECOMMENDATION

- 12 GRANT PERMISSION SUBJECT TO CONDITIONS** as set out below with delegated authority to the Assistant Director – Planning and Development to approve an amendment to conditions as deemed necessary:

Time limit

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).

Approved plans

2. The development hereby permitted shall be carried in strictly in accordance with drawing reference KD.BEAC.1.D.005 'Proposed Floor Plan & Elevations' registered valid by the Local Planning Authority on the 06th of September 2023 and amended drawings reference KD.BEAC.1.D.003A 'Proposed Site Plan' and KD.BEAC.1.D.007 'Boundary Plan – Proposed Layout' deposited with the Local Planning Authority on the 06th of December 2023.

Reason: To ensure that the development is carried out in accordance with the approved drawings and to enable the Local Planning Authority to consider the impact of any changes to the approved drawings.

Materials

3. The materials to be used in the external surfaces of the works hereby permitted shall be as specified in the application.

Reason: In the interests of visual amenity and to ensure that the materials are appropriate to the appearance of the dwelling and the surrounding area.

External flue

4. No external plant, flues, air conditioning units or other associated infrastructure shall be installed on the external elevations of the development hereby permitted without the prior express consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to protect the appearance of the street scene and also to protect the amenity of nearby residential uses.

Use

5. The premises shall be used only for purposes falling within Class B2 specified in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in any statutory instrument revoking, amending or re-enacting that order and for no other purpose(s) whatsoever.

Reason: To complement and maintain the existing uses at The Beaver Centre in accordance with Policy E1 of the West Northamptonshire Joint Core Strategy, Policy

EC4 of the Settlements and Countryside Local Plan (Part 2) For Daventry District and Policy WH17 of the Woodford cum Membris Neighbourhood Development Plan and to protect neighbouring amenity.

Hours

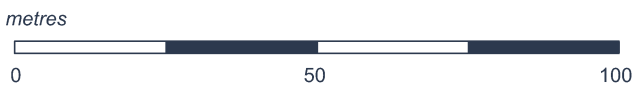
6. No demolition or construction work (including deliveries to or from the site and sub-contractors) shall take place on the site outside the hours of 0730 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays unless otherwise agreed with the Local Planning Authority.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 and S10 of the West Northamptonshire Joint Core Strategy.



Trees

7. The works to the trees illustrated on drawing reference KD.BEAC.1.D.007 'Boundary Plan – Proposed Layout' shall be undertaken in accordance with the details outlined within the letter from KEDD Limited, dated 05th of December 2023 titled 'RE:2023/7351/FULL – Erection of 2No. Industrial Units' and deposited with the Local Planning Authority on the 6th December 2023.

Reason: To protect the trees to the south of the proposed units.



LEGEND

-  Site Boundary
-  Other Land Under the Control of the Applicant



PROJECT:
The Beaver Centre

TITLE:
Location Plan

REF NO:
KD.BEAC.1.D.001

DATE: September 2023 SCALE: 1:1,250 @ A4

STATUS:
FINAL

