

# Planning Committee Report

**Committee Date:** 5<sup>th</sup> July 2022

**Application Number:** WNN/2021/0699

**Location:** Land for Car Parking, Duston Mill Lane, Northampton

**Development:** Erection of Industrial Unit (Use Class B2/B8) along with associated means of access (Site 2A/2B)

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**Applicant:** Cleveland Cable Company (Holdings) Ltd

**Agent:** Youngs RPS

**Case Officer:** Christopher Wentworth

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**Ward:** Sixfields Unitary Ward

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**Referred By:** Assistant Director of Place and Economy

**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 for Place and Economy to approve any amendments to those conditions as deemed necessary.

### **Proposal**

Planning consent is sought for the provision of an industrial building to be used as a B2/B8 business use which would provide industrial/ warehouse space with ancillary offices. The proposal includes the building and a wider site area comprising of car parking, a hard surfaced yard area and associated landscaping.

### **Consultations**

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

- Planning Policy.
- Environmental Health.
- Ecology Officer.
- Arboricultural Officer.
- Anglian Water.
- Police.
- WNC Development Management.
- Highways England.
- Archaeology.

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- Natural England.
- Environment Agency.
- Highways.
- LLFA

1 no. letter 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.
- Design.
- Flooding and Drainage.
- Neighbour Amenity.
- Landscaping.
- Highway Safety and Parking.
- Ecology.

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

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

## MAIN REPORT

### 1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is a largely level, made ground site that sits in the Duston Mill area in West Northampton. The site is located off Edgar Mobbs Way and directly to the south of Sixfields Stadium and a wider commercial and industrial area. To the south of the site lies Duston Mill Meadow with the River Nene beyond and to the east of the site lies Storton Pits. To the south east of the site is the A5076 and Upton Country Park is located beyond. To the west of the site is Duston Mill Lane, a grassed area beyond, the A5076 and the residential area of Upton beyond.
- 1.2 The application site extends to approx. 2.15 hectares in a rectangular plot formation. Pedestrian and vehicular access is gained into the site by two no. access points on the site's eastern boundary. The site has minimal vegetation throughout given that it has been used on an ad-hoc basis as an overflow car park for stadium events although vegetation is found around the site boundaries.
- 1.3 It is also noted that the adjoining site, to the west of Duston Mill Lane has benefited from both outline and reserved matters planning consent (WN/2009/0079 and N/2015/0532) for the provision of a hotel and spa complex. Whilst this has yet to be built it is understood that the consent has been formally implemented.

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## 2 CONSTRAINTS

- 2.1 The southern portion of the application site is located within flood zones 2 and 3.
- 2.2 A public right of way, specifically Footpath HW5, extends east/west across the northern portion of the site. An application to extinguish the footpath is the subject of a separate planning application.

## 3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 Planning consent is sought for the provision of an industrial building to be used as a B2/B8 business use which would provide industrial/ warehouse space with ancillary offices. The proposal includes the building and a wider site area comprising of car parking, a hard surfaced yard area and associated landscaping.
- 3.2 The proposed building would measure 79.1 m long x 46.6 m wide x 14.0 m high with a total gross internal area of approximately 3,810sq.m and would be finished externally with metal and composite cladding along with powder coated aluminium windows and doors. External finish colours are to be determined.
- 3.3 The proposed yard area would be hard surfaced and would extend to the southern portion of the site and encompasses an area of approx. 7000sq.m. the site would be accessed from a private road which runs north/south to the east of the site and accessed off Edgar Mobbs Way to the north of the site. The proposed car parking area would be separate from the yard area and positioned to the buildings northern and eastern elevations and would provide space for 48 no. cars (including 2 no. accessible bays) with 5 no. EV charging points. In addition, cycle storage provision is proposed for 12 no. cycles (8 no. staff and 4 no. visitors).

## 4 RELEVANT PLANNING HISTORY

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

| Application Ref. | Proposal  | Decision              |
|------------------|---|-----------------------|
| WNN/2021/0664    | Footpath Diversion – Application to extinguish existing footpath HW5. | Yet to be determined. |

## 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 Planning Policy Framework (NPPF) (2021)

- 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:

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- Paragraph 130

Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

## 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 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029 and the adopted Northampton Local Plan. 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 relevant policies of the LLP1 are:

- Policy S7 – Provision of Jobs
- Policy 8 - Distribution of Jobs
- Policy S10 - Sustainable Development Principles
- Policy S11 - Carbon emissions
- Policy BN7 - Flood Risk
- Policy BN9 - Planning for Pollution Control

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

- 5.5 The relevant policies of the NLP1 are:

- Policy E20 – New Development (Design)
- Policy B14 – Use in Business areas

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## Material Considerations

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

Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In line with Paragraph 48 of the National Planning Policy Framework, the policies contained with the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight afforded to the policies relevant to this application are set out below:

- Policy 1 – Sustainable Development (Significant Weight)
  - Policy 3 – Design (Moderate Weight)
  - Policy 5 – Carbon reduction, community energy networks, sustainable design and construction, and water use (Moderate Weight)
  - Policy 7 – Flood risk and water management (Significant Weight)
  - Policy 18 – Supporting new employment developments and schemes (Significant Weight)
  - Policy 33 – Highway network and safety (Significant Weight)
  - Policy 35 – Parking standards (Significant Weight)
  - Policy 38 – Development Allocations (Significant Weight).
- Northampton Parking Standards Supplementary Planning Document

## 5 RESPONSE TO CONSULTATION

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

| Consultee Name   | Position           | Comment  |
|------------------|--------------------|--|
| Highway Officer. | Comments received. | <ul style="list-style-type: none"> <li>- The trip generation and distribution is accepted.</li> <li>- Based upon the number of vehicles through the junctions in question, it is unlikely to have a quantifiable impact. Therefore, no further assessment will be required in this instance.</li> <li>- Additional parking spaces have been provided in the service yard.</li> </ul> Parking spaces for staff should not be placed in the service yard for safety reasons. It is noted however that there is a gate next to the parking spaces that would prevent staff having to walk across the yard. <ul style="list-style-type: none"> <li>- Cycle parking needs to be contained within a secure structure with protection from the</li> </ul> |

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|                                    |                                      |  |
|------------------------------------|--------------------------------------|--|
|                                    |                                      | elements. This is to help prevent theft and encourage use.   |
| Environmental Health.              | No objection, subject to conditions. | <ul style="list-style-type: none"> <li>- Electric vehicle charging points.</li> <li>- Noise management plant for nighttime operation (23:00 to 07:00).</li> <li>- No unloading during the night-time period (23:00 - 07:00);</li> <li>- No forklift truck movements outside of the building only during the night-time period (23:00 – 07:00);</li> <li>- Loading bay roller shutter doors closed during the night-time period (23:00 – 07:00).</li> <li>- All forklift trucks onsite are fitted with broad band reversing alarms.</li> </ul>  |
| Environment Agency.                | No objection, subject to conditions. | <p>Conditions for the following.</p> <ul style="list-style-type: none"> <li>- In accordance with the submitted flood risk assessment (ref SHED_EdgarMobbs FRDA rev D dated 31 May 2022) and mitigation measures.</li> <li>- Development hereby permitted must not be commenced until such time as a scheme to ensure boundary treatments do not hinder flood flow routes has been submitted to and approved.</li> </ul>  |
| Lead Local Flood Authority (LLFA). | No objection, subject to conditions. | <p>Condition for the following.</p> <ul style="list-style-type: none"> <li>- Full details of the surface water drainage scheme for the site, based on the approved SHED-Edgar Mobbs Flood Risk and Drainage Assessment Rev D dated 31 of May 2022.</li> <li>- Scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site.</li> <li>- Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment, document ref SHED-Edgar Mobbs Flood Risk and Drainage Assessment Rev D dated 31 of May 2022.</li> </ul> |
| Anglian Water.                     | No objection.                        | Standard informative.  |
| Development Management.            | Comments received.                   | 1 no. fire hydrant (£921) to be secured by condition.  |
| Highways England.                  | No objection.                        |  |
| Northamptonshire Police.           | No objection, subject to condition.  | Security statement/scheme should be sought.  |
| Ecology.                           | No objection, subject to conditions. | <ul style="list-style-type: none"> <li>- Provision of construction environmental management plan.</li> <li>- External lighting strategy.</li> <li>- Revised landscaping plan (to include changes to the seed mixes, to ensure the biodiversity gain is delivered but ideally</li> </ul>  |

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|                  |                                      |   |
|------------------|--------------------------------------|---|
|                  |                                      | with less management).<br>- Landscape and ecological management plan.   |
| Archaeology.     | No comments to make.                 |   |
| Tree Officer.    | No objection, subject to conditions. | - Conditions to secure an arboricultural method statement (AMS) and a tree protection plan (TPP).<br>- Landscape plan has been revised to address tree removal and replacement. |
| Planning Policy. | No objection.                        | Proposal accords with employment allocation in emerging local plan.   |
| Natural England. | No objection.                        |   |

## 6 RESPONSE TO PUBLICITY

6.1 One letter of objection has been received by a third party on the following points;

- Not a place for a warehouse building.
- Will not look good.
- Will take a piece of nature.

## 7 APPRAISAL

### Principle of Development

- 7.1 The application proposes the erection of a building for general industrial and storage/distribution uses with ancillary offices. Whilst the end user has been indicated within the submission, a cable manufacturer, the building in terms of size and scale has been designed to appeal to wider occupant market with a view to futureproofing the site which is supported.
- 7.2 Policy 7 of the West Northamptonshire Joint Core Strategy (JCS) sets out the requirement for a minimum net increase of 28,500 jobs in the plan period between 2008-2029, and Policy S8 allows for the provision of new job growth through the renewal and regeneration of existing employment sites. In addition, policy S1 seeks to focus development and economic activity 'primarily in and adjoining principal urban areas of Northampton'.
- 7.3 The JCS also identifies the role of the South East Midlands Local Enterprise Partnership Northampton Waterside Enterprise Zone (2012) which seeks to deliver 120 hectares of employment land, to include manufacturing. The application site is located within the enterprise zone area and it is considered that the provision of such a proposal would positively contribute to job creation (in this case approx. 55 no. of staff) and therefore accords with the aspirations of the EZ and policy S8 of the JCS.
- 7.4 The emerging Northampton Local Plan Part 2 (2011-2029) whilst yet to be adopted is at an advanced stage having passed through the examination stage. The part 2 plan makes reference, within policy 17, to safeguarding existing employment land, for which land within the EZ is included. Furthermore, the draft proposals map makes specific reference to the application site in terms of an allocation under site reference (LAA0870) for employment use and is referred to as previously



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developed land (although it is noted that no previous formal planning applications have been determined for the site).

- 7.5 On this basis, it is considered that the proposed use of the site for general industrial and storage/distribution uses would regenerate this vacant site and bring it into employment use contributing towards the provision of jobs within the Borough and therefore accord with the aims of the above JCS policies and the aims of the National Planning Policy Framework which seeks to promote economic growth. Therefore, the proposal is supported in principle subject to an assessment of other site-specific matters as outlined in this report.

## Design

- 7.6 The application proposes the creation of a single industrial building that would be located within the northern portion of the site. The building would be rectangular in nature and would measure 79.1 m long x 46.6 m wide. The building would be erected to a maximum height of 14m with a curved roof to add visual interest, which would be particularly prominent from the north looking south (from Edgar Mobbs Way and Sixfields, which is supported. The eaves height of the building would be 10.5m.
- 7.7 The proposed building would be constructed with external cladding with the office element indicated by a change in cladding material and colour. In addition, strip windows and a canopy to the main entrance to the south eastern corner are proposed which are considered to further emphasize this part of the building and provide visual interest. The production/ warehouse element is proposed to be more simply clad with 3no. loading doors opening onto the southern yard area. The changes in cladding colour are proposed to reduce the visual bulk of the building which is considered to be an appropriate approach and results in a building that is of a functional design standard and appropriate within its context.
- 7.8 The proposed site encompasses a wider, hard surfaced yard area to the southern portion of the site which would be used for the loading and unloading of vehicles, the parking of delivery/service vehicles and the storage of materials and finished products and would be served by dedicated yard access from the private road to the site's eastern boundary and 3 no. loading/unloading doors to the building's southern elevation. Whilst the yard area is large in its area, it is designed to be of a size to adequately serve the industrial building and positioned to the southern portion of the site so as to be less prominent. Furthermore, the site boundaries comprise of existing vegetation and additional landscaping is proposed that would further bolster vegetation on site. On this basis, it is considered that the proposal is a positive addition to the landscape and the overall site development would positively impact the wider area, particularly when compared to its existing state as a compacted hardcore car park area.

## Noise

- 7.9 The application site is located within a mixed area that comprises of residential uses, commercial/business uses and recreational areas such the local nature reserves to the south and east of the site. The nearest residential properties to the site are located to the west of the site at a closest distance of approx. 100m. the site is separated from these dwellings by the A5076 dual carriageway that connects the western side of Northampton to the M1 motorway. In addition, it is noted that a site directly adjacent to the site (on the opposite side of Duston Mill Lane) has planning consent, which has been implemented, for the provision of a hotel and spa complex.
- 7.10 The submission has been accompanied by a noise assessment which has assessed the proposal and the use of the site over a 24-hour period in conjunction with nearby uses (including the hotel).



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The assessment concludes that the site would operate below background noise levels during both daytime and nighttime and would not give rise to noise nuisance issues. Environmental Health have been consulted on the proposal and who have had an opportunity to assess the submitted information. They have raised no objections to the proposal subject to the provision of planning conditions to secure a noise management plan for night time operations (between the hours of 23:00 to 07:00), that no unloading during the night-time period (23:00 - 07:00) is to take place, that no forklift truck movements outside of the building during the night-time period (23:00 – 07:00), that the loading bay roller shutter doors remain closed during the night-time period (23:00 – 07:00) and that all forklift trucks onsite are fitted with broad band reversing alarms. Subject to the imposition of such conditions, the proposal would not adversely impact upon neighbouring land uses/occupiers and would enable the end occupier to operate on a 24-hour basis. The proposal is therefore considered appropriate in this regard.

## Parking and highway safety

- 7.11 Northamptonshire County Council Highways have been consulted on this proposal. They have advised that there is no objection to the proposal in terms of trip generation and distribution which is accepted. Based upon the number of vehicles moving through the junctions assessed and the distribution of that traffic, it is considered unlikely to have a quantifiable impact. Therefore, no further assessment on this aspect is required.
- 7.12 During the course of the application assessment a revised parking layout was provided for consideration whereby the highway officer commented that additional staff parking spaces had been provided in the service yard area although it was noted that there would be a gate next to those parking space which would prevent the need for staff having to walk across the yard. Such provision is considered acceptable on the basis of the limited external space available. However, on the basis that the proposal seeks consent for a B2 and B8 use the applicant has submitted two parking plan layouts with the intention that one would be implanted should a B2 use be undertaken on site and another parking layout should the B8 use be undertaken. Each parking layout would provide sufficient levels of onsite parking for the requisite uses and would not alter the sites proposed access. Such an approach is considered to be pragmatic and more appropriate to the uses sought and undertaken on site and it is considered that such parking provision can be secured by planning condition.
- 7.13 The Northampton Parking SPD requires the provision of electric vehicle charging points within developments of this nature. This is a requirement of 10% of all parking spaces. In addition, Environmental health have requested the imposition of such a condition to secure provision. The scheme has indicated the provision of 5 no. EV charging spaces which is considered sufficient, and it is considered reasonable to attach a condition requiring the provision of EV charging prior to first occupation.
- 7.14 The proposal includes provision of covered cycle parking within the car park area adjacent to the building entrance which is supported. The level of provision (12 no. spaces) accords with the requirements outlined within the Northampton Parking SPD for the proposed use. It is considered reasonable to attach a condition to secure implementation of such provision prior to first occupation.

## Flood Risk

- 7.15 The application site is located within flood zones 1 2 and 3, with the southern portion of the site (the external yard area) located within flood zones 3 and 3. The southernmost portion of the site falls within flood zones 3a and 3b. This designation requires consultation with both the Environment Agency and Lead Local Flood Authority (LLFA) so as to ensure that the proposal does not adversely

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impact upon surrounding land in terms of water runoff and flooding and to also ensure that the site adequately deals with flooding and drainage for future occupants.

- 7.16 Extensive discussions have been undertaken between the applicant, LPA, Environment Agency and LLFA so as to fully assess the proposal and its impacts and to secure appropriate mitigation measure. This has resulted in a revised yard area being provided for during the course of the applications assessment within the flood zone 3 area. On this basis the Environment Agency have raised no objection to the proposal subject to the imposition of planning conditions so as to ensure that the development accords with the submitted flood risk assessment and associated mitigation measures which include no development / use of land within flood zone 3b, no alternations to land levels in the southern part of the site which lie within flood zones 3a and 3b and that the finished floor level of the building should be set a minimum of 300mm above the 0.5% (1 in 200) plus climate change flood level. In addition, the EA have requested the imposition of a condition to secure a scheme to ensure that boundary treatments around the site, with particular reference to the southern section of the site, do not hinder flood flow routes. It is considered necessary to impose such conditions to secure an appropriate standard of development and to ensure that there are no detrimental impacts to flood storage or flood flow routes.
- 7.17 The LLFA, upon consultation, have stated that they raise no objection to the proposal subject to the imposition of planning conditions to secure an appropriate standard of development. Such conditions as recommended relate to full details of the surface water drainage scheme for the site, a scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site so as to ensure it is achievable and a verification report for the installed surface water drainage system. The imposition of these conditions are considered necessary and reasonable in this case.
- 7.18 Anglian Water have been consulted on the proposal and have stated that their standard informative related to the used water network should be attached to any permission granted.

## Other Matters

- 7.19 A sustainability assessment has been submitted as part of the application submission and focuses on Sustainable Design and Construction, Environmental Performance, Energy Efficiency, Water Efficiency, Built Environment, Green Infrastructure and Accessibility. This looks at sourcing and using sustainably sourced material capable of reuse, the building would provide good thermal performance in excess of required current standards, the provision of a heat recovery system and low energy lighting, the use of SUDS and water reducing fixtures/fittings and electric vehicle charging points. All of these measures are welcomed and are considered to contribute to providing development that accords with policy S10 of the JCS, the NPPF and the policies 1 and 5 from the emerging part 2 local plan.
- 7.20 NCC Development Management request conditions and contributions on fire hydrants and broadband provision. There is no policy basis within Northampton Borough Council Planning Department for the requirement of these and as such it is not considered reasonable to attach conditions with regards to fire hydrants and broadband provision.
- 7.21 The application site is located within close proximity to a number of local nature reserves (although outside of these boundaries) which are referenced within the submitted ecological assessment. The proposal seeks to provide additional landscaping in and around the site boundaries and the submitted information indicates that the proposal would result in a small biodiversity gain which is welcomed. The WNC Ecologist has assessed the submitted information and is supportive of the net biodiversity gain and recommends the imposition of planning conditions to secure an appropriate

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lighting scheme, taking into account ecological need, the provision of a construction environmental management plan (CEMP) related to Biodiversity and the provision of a landscape and ecological management plan (LEMP). Subject, to these conditions it is considered that the proposal is appropriate in this regard.

## 8 FINANCIAL CONSIDERATIONS

- 8.1 The development proposal is not CIL liable.

## 9 PLANNING BALANCE AND CONCLUSION

- 9.1 To conclude, the proposal would not have an undue detrimental impact on the appearance and character of the wider area, nor result in any undue harm to residential amenity, parking, highway safety or upon flooding and drainage in and around the site. Subject to the imposition of planning conditions, it is considered that the proposal is acceptable addition in this location.
- 9.2 The proposal therefore accords with the National Planning Policy Framework; Policy S10 of the West Northamptonshire Joint Core Strategy; and Policies B14 and E20 of the Northampton Local Plan and it is recommended that planning permission is granted subject to conditions.

## 10. RECOMMENDATION / CONDITIONS AND REASONS

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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

20015-FSA-00-XX-DR-A-0120 P04 (Location Plan)  
20015-FSA-00-XX-DR-A-0123 P10 (Proposed Site Plan)  
20015-FSA-00-XX-DR-A-0126 P02 (Plant Enclosure)  
20015-FSA-00-XX-DR-A-0127 P01 (Site Bicycle Enclosure)  
20015-FSA-00-XX-DR-A-0128 P02 (Proposed Site Plan - B2 Use)  
20015-FSA-01-00-DR-A-1120 P03 (Ground Floor Plan)  
20015-FSA-01-01-DR-A-1121 P03 (First Floor Plan)  
20015-FSA-01-R2-DR-A-1122 P01 (Roof Plan)  
20015-FSA-01-ZZ-DR-A-1125 P03 (Ground Floor Office Plan)  
20015-FSA-01-ZZ-DR-A-1126 P03 (First Floor Office Plan)  
20015-FSA-01-XX-DR-A-2120 P05 (Elevations Sheet 1)  
20015-FSA-01-XX-DR-A-2121 P04 (Elevations Sheet 2)

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

3. The premises shall be used only for B2 or B8 use classes and for no other purpose.

Reason: In the interests of amenity and to ensure that effective planning control is retained by the Local Planning Authority in accordance with Policies S7 and S8 of the West Northamptonshire Joint Core Strategy (Local Plan Part 1).

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4. The B2 use hereby approved shall not be occupied until the approved parking layout as detailed on drawing reference 20015-FSA-00-XX-DR-A-0128 P02 is implemented in full and thereafter retained as such. Should the use of the building be utilised under a B8 use class then prior to first occupation the approved parking layout as detailed on drawing reference 20015-FSA-00-XX-DR-A-0123 P10 shall be implemented in full and retained as such.

Reason: In order to define the scope of planning permission and to ensure that parking provision is provided on site appropriate to its end use.

5. The cycle storage details as outlined on drawing reference 20015-FSA-00-XX-DR-A-0123 P10 and 20015-FSA-00-XX-DR-A-0127 P01 shall be fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy (Local Plan Part 1) and the NPPF.

6. The car parking spaces shall at all times be reserved for the parking of vehicles by staff and visitors and there shall be no storage of goods, materials, refuse, pallets or skips thereon.

Reason: To ensure that adequate parking facilities are maintained in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy (Local Plan Part 1) and saved policy E20 of the Northampton Local Plan.

7. The car parking spaces shall at all times be reserved for the parking of vehicles by staff and visitors and there shall be no storage of goods, materials, refuse, pallets or skips thereon.

Reason: To ensure that adequate parking facilities are maintained in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy (Local Plan Part 1) and saved policy E20 of the Northampton Local Plan.

8. Prior to the construction of the development hereby approved a scheme of all external boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure:

- That boundary treatments do not hinder flood flow routes.
- Ensure any proposed fencing is open to allow flood water to flow through it.
- There should be a maintenance programme to ensure any debris accumulated on the fence should be removed to allow flood water unhindered.

Once approved, the scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development and to ensure that there are no detrimental impacts to flood storage or flood flow routes.

9. Prior to the construction of the development hereby approved above ground floor slab level, full details of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy S10 and BN9 of the West Northamptonshire Joint Core Strategy (Local Plan Part 1) and Saved policy E20 of the Northampton Local Plan.

10. Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details:
- i. A Traffic Management Plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns.
  - ii. Measures to minimise and control noise, vibration, dust and fumes during site preparation works and construction, including vehicle reversing alarms.
  - iii. Details of the siting of all vehicles of site operatives and visitors.
  - iv. The unloading and loading arrangements for heavy plant and machinery.
  - v. The location, extent and duration of any temporary stockpiling areas.
  - vi. Measures to prevent mud being deposited on the surrounding highway.
  - vii. Hours in which development will take place.
  - viii. Non-road mobile machinery (NRMM) controls.
  - ix. Details of temporary site storage, welfare facilities and contractor parking.

The approved CEMP and measures contained therein shall be adhered to throughout the construction process.

Reason: To minimise the impact of the development during the construction phase in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. This condition is required pre-commencement to ensure the agreement of such details in a timely manner.

11. The landscaping scheme as detailed within drawing reference 20-44-02 Revision H shall be implemented in full and maintained as such.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10, BN2 and BN9 of the West Northamptonshire Joint Core Strategy (Local Plan Part 1).

12. Notwithstanding the details submitted, full details of a scheme of electric vehicle charging points equivalent to at least 10% of provided onsite parking spaces (including a timetable for implementation) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. Development shall be carried out in accordance with the approved details and be retained thereafter.

Reason: In the interests of creating a sustainable form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the Northampton Parking Standards Supplementary Planning Document (2019).

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



## Planning Committee Report

scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

14. The development hereby shall be carried out in accordance with the approved flood risk assessment (ref SHED\_EdgarMobbs FRDA rev D dated 31 May 2022) and the following mitigation measures it details:
- No development / use of land within flood zone 3b as shown in section 3.2 of the FRA
  - No alternations to land levels in the southern part of the site which lie within flood zones 3a and 3b
  - Finished floor level of the building should be set a minimum of 300mm above the 0.5% (1 in 200) plus climate change flood level.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures shall be retained and maintained thereafter throughout the lifetime of the development.

Reason - To secure a satisfactory standard of development, to prevent flooding elsewhere and to reduce the risk of flooding within the site and to future occupants.

15. Prior to commencement of any construction activities, full details of the surface water drainage scheme for the site, based on the approved SHED-Edgar Mobbs Flood Risk and Drainage Assessment Rev D dated 31 of May 2022 will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include;
- i. details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures.
  - ii. details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
  - iii. Details of the water quality indices for the proposed downstream defender.

Reason: To reduce the risk of flooding both on and off site by ensuring the satisfactory means of surface water attenuation and discharge from the site in accordance with policy 5 of the North Northamptonshire Joint Core Strategy.

16. No occupation of the site hereby approved shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment, document ref SHED-Edgar Mobbs Flood Risk and Drainage Assessment Rev D dated 31 of May 2022 has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority The details shall include:
- a. Any departure from the agreed design is keeping with the approved principles
  - b. As-Built Drawings and accompanying photos
  - c. Results of any Performance testing undertaken as a part of the application process (if required)

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- d. Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e. CCTV Confirmation that the system is free from defects, damage and foreign objects.

Reason: To reduce the risk of flooding both on and off site by ensuring the satisfactory means of surface water attenuation and discharge from the site in accordance with policy 5 of the North Northamptonshire Joint Core Strategy.

17. No external unloading of vehicles shall be undertaken during the night-time period between the hours of 23:00 - 07:00.

Reason: In the interests of the amenity of nearby occupiers in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

18. No forklift truck movements shall be undertaken outside of the approved building during the night-time period which is between the hours of (23:00 – 07:00).

Reason: In the interests of the amenity of nearby occupiers in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

19. The approved loading bay roller shutter doors to the approved building shall remain closed during the night-time period which is between the hours of 23:00 – 07:00.

Reason: In the interests of the amenity of nearby occupiers in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

20. Prior to first occupation of the development hereby approved, a noise management plan for night-time operation (between the hours of 23:00-07:00) shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the details shall be implemented in full and maintained as such.

Reason: In the interests of the amenity of nearby occupiers in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.





**West Northamptonshire Council**

**Title: Duston Mill Lane - Land for parking**

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**Date:** 24-06-2022

**Scale:** 1:2,000 @A4

**Drawn:** M Johnson