

Application Number **WND/2021/0883**

Location Description **LAND OFF CREATON ROAD, CREATON,
NORTHAMPTONSHIRE, NN6 9BW**

Site Details **DEMOLITION OF EXISTING COMMERCIAL
PREMISES. CONSTRUCTION OF TWO
WAREHOUSES AND NEW OFFICE FACILITY.
CONSTRUCTION OF AGRICULTURAL BUILDING
(BARN). CONSTRUCTION OF 2.1M PALISADE
FENCING TO SOUTHERN AND EASTERN
BOUNDARY. IMPROVEMENTS TO LANDSCAPING
AND SUSTAINABLE DRAINAGE SOLUTIONS.**

Applicant **LLEFDAS**

Agent **MR C LEVETT, LARAN ARCHITECTURAL DESIGN**

Case Officer **JONATHAN DOE**

Ward **BRIXWORTH WARD**

Reason for Referral **MAJOR APPLICATION**

Committee Date **7 SEPTEMBER 2022**

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

The proposal is to erect four commercial buildings. A palisade fence 2.1m in height would be erected along the front boundary and eastern side boundary. Landscaping and sustainable drainage, including a swale, form part of the proposals.

Consultations

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

- Parish Council, Local Lead Flood Authority

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

- Highways, Crime Prevention, Ecology, Environmental Protection, Landscaping

One letter of **support** has 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
- Impact on Residential Amenity
- Impact on Landscape and on Character of Area
- Biodiversity
- Design
- Flood Risk

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

APPLICATION SITE AND LOCALITY

The site is in a rural location to the east of the village of Creaton. The site is a part of what was known as the Drummer Boy Mill site or the old brickyard site and is some 300m west of the junction of Creaton Road with Station Road. Brixworth lies to the southeast of the site.

The site has an area of some 1.1 hectares. The site has three buildings on it which would be demolished.

The application site is currently a parcel of scrubland on the northern side of Creaton Road. There are two derelict former commercial buildings and a former pumping facility to the rear of the site. To the east is a small industrial estate occupied by Watson Fuels and further to the east The Brixworth Engineering Company. To the west is dog boarding kennels. To the north of the site is Drummer Boy Lake.

CONSTRAINTS

The application site is within a Special Landscape Area.

The application site is outside the village confines.

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is to erect four commercial buildings and use of the site, which is currently unused with existing buildings appearing derelict, by a facilities management company; a firm providing outsourcing of cleaning and maintenance of landscaping, equipment hire and associated services. The planning application form states that it is proposed that there would be 10 full-time and 10 part-time employees.

The application proposes four new buildings with a combined new floorspace of 1,030 sq m. The new buildings would be set to the rear of the site.

A building referred to on the plans as a barn would be set in the northwest rear corner of the site. This building would have a footprint of 270 sq m. The barn would be 18m wide by 15m deep and have a side gable roof with a roof pitch of 10 degrees. The barn would be 4.7m to the eaves, 6.0m to the ridge. Two vehicular roller shutter doors would be set on the northern elevation. The walls and roof of the barn would be of metal cladding of a dark green colour. Photovoltaic panels would be set on part of the southern roof slope.

The barn would be used for storage of tractors and landscape maintenance equipment and animal feed connected with the pasture land.

The office building would be to the east of the barn and have an irregular footprint essentially of three bays interlinked by a central spine of built form. The office building would have a footprint of 520 sq m. The office building would have a length of 38m by a maximum width of 19m. The single storey building would have a traditional roof form broken up into a number of gable ended elements and be a maximum height to the ridge of 6m, some 3m to the eaves. Photovoltaic panels would be set on south facing roof slopes. External walls would be of black stained timber boarding or multi-tone red brickwork. The roof would be a black zinc roof with standing seams. Conservation design velux type roof lights would be set along the roof.

The two warehouses would be to an identical design and be set to the east of the office building. Each warehouse would have a footprint of 120 sq m, 8m wide by 15m deep. The warehouses would have gable roofs with a pitch of 10 degrees. The warehouses would have a maximum height to the ridge of some 5m, 4.7m to the eaves. Each warehouse would have a vehicular roller shutter door on the southern elevation. The walls and roof of both warehouses would be of metal cladding of a dark green colour.

The warehouse buildings would be used for storage of general plant machinery such as tractors and bulldozers and for office supplies, such as cleaning materials.

The existing vehicular access to the site would be used and a plan shows new vehicular access and circulation and 23 car parking spaces, 2 of which would be marked for disabled persons' use.

A palisade fence 2.1m in height would be retained along the front boundary and eastern side boundary. Landscaping and sustainable drainage, including a swale, form part of the proposals.

RELEVANT PLANNING HISTORY

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

| Application Ref. | Proposal | Decision |
|-------------------------|-------------------------------------------------------------|---------------------|
| DA/1988/0243 | Extend existing building to provide additional storage area | Granted 4.5.1988 |
| DA/1989/0358 | Extension to existing store | Granted 5.5.1989 |

RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Daventry District Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

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

The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S7 – Provision of Jobs
- S8 – Distribution of Jobs
- S10 – Sustainable Development Principles
- E1 – Existing Employment Areas
- E2 – New Office Floorspace
- BN2 – Biodiversity

- BN7 – Flood Risk
- BN7A – Water Supply, Quality and Wastewater Infrastructure
- R2 – Rural Economy

Daventry District Local Plan (Part 2) (LPP2)

The relevant policies of the LPP2 are:

- SP1 – Daventry District Spatial Strategy
- RA2 – Secondary Service Villages
- RA6 – Open Countryside
- EC4 – Strategic Employment Areas
- ENV1 - Landscape
- ENV2 – Special Landscape Area
- ENV5 – Biodiversity
- ENV10 – Design
- ENV11 – Local Flood Risk Management

Material Considerations

Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance – Biodiversity, May 2017
- Other Documentation
 - Daventry Landscape Character Assessment, May 2017
 - Special Landscape Area Study Daventry District, March 2017

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, via the online Planning Register.

| Consultee Name | Position | Comment |
|---------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Creaton Parish Council | Concerns raised | Concerns raised regarding traffic increase, especially HGVs; site operation times; light pollution; and staff parking ratio at the site. |
| Crime Prevention Design Advisor | No objection | Queries were raised which have adequately been responded to by the agent. |
| Highways | Comments made | The site access, whilst existing, does not meet current standards for a |

| | | |
|----------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>commercial access. The applicant will be required to provide: a widened access constructed in concrete to Local Highway Authority standards; the 7.3m wide access must continue at this width into the site to accommodate a standard 16.5m articulated HGV vehicle passing another vehicle; any gates must be set back to allow an HGV to pull off the highway.</p> <p>Condition required to demonstrate on a plan the visibility splays for the access and ensure that these are maintained.</p> |
| Lead Local Flood Authority | Further information requested | We would advise that there is insufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development. |
| Ecology | Comments made | <p>Open Mosaic Habitat assessment shows site does not qualify. However, no biodiversity net gain assessment as requested. Without biodiversity net gain assessment decision might not be policy compliant.</p> <p>Might be possible to deliver net gain here, but that needs to be supported by evidence in the form of the appropriate Defra metric (version 3.1 or small sites as applicable).</p> |
| Environmental Health WNC | Comments made | <p>Residential properties could be impacted. Noise assessment required before development commences. A Construction Management Plan should be submitted prior to commencement. Contaminated land condition required to any approval. Clarification required regarding impact to air quality. There should be no external illumination to the site.</p> |
| Landscaping & Trees | No objection | 1. A detailed tree survey would provide the specific information to enable more detailed landscape comments. |

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|--------|-------------|------------------------------------------------------------------------------------------------------------|
| | | 2. The information (tree survey) is very welcome, providing an appropriate level of landscape information. |
| Policy | No response | . |

RESPONSE TO PUBLICITY

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

There has been one letter of support raising the following comments:

- Addition of new swale and planting can only be beneficial to natural biodiversity of site and surroundings

APPRAISAL

Principle of Development

The NPPF refers to building a strong, competitive economy at section 6.

Paragraph 84 of the NPPF states that planning decisions should enable the sustainable growth of all types of business in rural areas, both through the conversion of buildings and well-designed new buildings. Paragraph 85 of the NPPF states that planning decisions should recognise that sites to meet local businesses needs in rural area may have to be found beyond existing settlements. The use of previously developed land should be encouraged where suitable opportunities exist. JCS Policy SA reiterates NPPF paragraph 11 in stating that plans and decisions should apply a presumption in favour of sustainable development which, for decision making, means approving developments that accord with an up-to-date development plan without delay, unless material considerations would indicate otherwise. In this case the proposed development is considered to accord with the up-to-date development plan as set out in this report.

JCS Policy S1 (A) (B) (C) of the adopted West Northamptonshire Joint Core Strategy seeks to distribute development and economic activity to the main towns of Northampton and Daventry, yet the development needs of the rural service centres and the rural areas will also be provided for (C).

Although now vacant, the land was last in use as a business use. The most recent planning permission for the site, DA/1989/0358, was made by Archer Plant Hire. The proposal therefore relates to a 'brown field' site.

The site is part of an area known as the old brickyard site, an enclave of land in employment use. However, the site is not part of a Strategic Employment Area.

The NPPF refers, at section 11, to making effective use of land and promoting and supporting the development of under-utilised land. At paragraph 81 the NPPF refers

to how significant weight should be placed on the need to support economic growth and, at paragraph 84, to how planning decisions should enable the sustainable growth of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. The proposal is therefore supported in principle by Government guidance.

Policy SP1 of the Local Plan Part 2 seeks to ensure a sustainable pattern of development. At G the policy states a spatial principle of protecting the natural environment, including protecting the Open Countryside. At H a spatial principle of encouraging an efficient use of previously developed land is stated.

Policy RA2 relates to Secondary Service Villages such as Creaton. The policy states that development outside the defined confines will be acceptable only in defined circumstances and sets out criteria for the acceptability of development outside village confines. The fourth criterion states that economic development that will enhance or maintain the vitality or sustainability of the Secondary Service Village or would contribute towards and improve the local economy is a circumstance where development outside the defined confines will be acceptable. It is considered that the proposal would improve the local economy and accordingly is acceptable with regard to Policy RA2.

Policy RA6 is concerned with the open countryside and states that its intrinsic character, beauty and tranquillity will be recognised. To achieve this only certain forms of development will be supported. One such form of development, criterion ix refers, is economic development that otherwise accords with Policy EC4 or Policy R2.

Policy R2 of Part 1 of the Development Plan is concerned with the rural economy and states that proposals which sustain and enhance the rural economy by creating jobs will be supported where they are of an appropriate scale for their location, respect the environmental quality and character of the rural area and protect the best and most versatile agricultural land. The proposal is considered to be acceptable with regard to Policy R2 in that it would create jobs, would be acceptable in its rural setting as discussed below and would use a brown field site, a site with a previous commercial use.

Policy EC4 generally aims to deliver industrial and similar commercial uses to Strategic Employment Areas. However, the policy states, at D, that economic development beyond the defined Strategic Employment Areas will be supported where a number of criteria are met. Two criteria which are relevant to the proposal are that it is of an appropriate scale and character and that it does not harm the amenity of surrounding residential properties. It is considered that these criteria are met, as discussed in more detail below.

In conclusion with regard to the principle of development, it is considered that policy supports the proposal.

Impact on residential amenity

There are two residential properties in the vicinity of the site, both of which are associated with a commercial use, as kennels. The vehicular access to the site would be some 50m from the nearest residential property. The nearest proposed building would be some 80m from a dwelling. Given these circumstances and that the neighbouring properties to the west are not wholly residential in character, it is considered that there would be no material adverse impact to the residential amenity of occupiers of neighbouring properties to the west.

The impact on residential amenity is considered acceptable.

Impact on Landscape and on Character of Area

The NPPF states, at paragraph 174, that planning decisions should contribute to and enhance local environment by protecting and enhancing valued landscapes (in a manner commensurate with identified quality in the development plan). This paragraph also refers to recognising the intrinsic character and beauty of the countryside.

Policy ENV1 is concerned with landscape and Policy ENV2 is concerned with Special Landscape Areas within which the site is set. The site is within the Hemplow Hills, Cottesbrook and Brington Special Landscape Area.

Policy ENV1 of the LPP2 seeks to protect the landscape. Proposals are supported that maintain the distinctive character and quality of the District's landscape and incorporate mitigation measures to integrate development into its surroundings and enhance or restore the local landscape.

Given the text of Policy ENV2 it is important to define what the special qualities of the site and its Special Landscape Area setting are. Two documents are considered of relevance to address this point; the Daventry Landscape Character Assessment and the Daventry Landscape Study.

The Daventry Landscape Character Assessment is a decision-making tool which systematically classifies the landscape into distinctive areas based on the interaction between landform, geology, land use, vegetation pattern and human influence. Its role is to ensure that future changes do not undermine the intrinsic character or features of value within a landscape.

The Daventry Landscape Character Assessment refers to landscape character types which in turn are divided into landscape character areas. The site is within landscape character area, 13d Cottesbrooke and Arthingworth (page 18 at [Environment - Daventry Landscape Study - Part A Landscape Character Appraisal section 2.pdf](#) refers). The study provides a guideline to conserve and enhance the cohesive and recognisable unity of character across the Undulating Hills and Valleys and ensure that the integrity of this quintessential rural agricultural landscape is not diminished through inappropriate development that results in loss of the characteristic combination of fields, hedgerows, trees and woodlands.

The Daventry Landscape Study 2017 formed part of the evidence for Part 2 of the development plan (paragraph 9.0.04 of the Local Plan Part 2 refers). A list of the evidence base for the Local Plan Part 2 is available at [Daventry District Council - Evidence Base \(daventrydc.gov.uk\)](https://www.daventrydc.gov.uk/evidence-base) More specifically, the Special Landscape Area Study Daventry District (at [Environment - Daventry Landscape Study - Part B Special Landscape Area Study \(1\).pdf](#)) refers, at paragraph 4.17, to the Special Landscape Area having characteristics which include the following:

- Along some sections of the peripheral ridge around the SLA the undulating profile is emphasised by hedgerows and trees in addition to copses that help to emphasise landform and create a patchwork effect that adds texture and interest to the landscape. This is particularly notable around Creaton, Guilsborough, Holdenby, Great Brington, Little Brington;
- A mix of arable and pastoral land bound by generally intact and well maintained hedgerows and frequent hedgerow trees. Hedgerows are an important feature of the landscape contributing to enclosure within valleys and lower slopes and adding interest and diversity to views from higher ground;
- Rural character to the landscape reinforced by the narrow winding rural lanes connecting villages. These are often bordered by intact tall hedgerows and frequent hedgerow trees.

The Landscape Officer initially commented that a tree survey would provide the specific information to enable more detailed landscape comments. The Landscape Officer commented that the lack of detail to landscaping proposals made it not possible to determine how the proposals would sit in their immediate surrounding and the wider landscape. A tree survey was requested from the agent. A landscape plan (by Christopher Hodgson Landscape Architecture) which included a tree survey was provided and the Landscape Officer was consulted on this.

The latest comment from the Landscaping Officer now raises no objection to the proposal.

The proposal would enhance the local landscape by a landscape scheme at the front of the site. The site is set between two areas of development, the cattery area to the west and the fuel depot to the east. The immediate setting of the site in combination with the previously developed nature of the character of the site are such that it is considered that the proposal would result in no material adverse impact to the landscape in which it would be set. Accordingly the proposal is considered acceptable with regard to Policies ENV1 and ENV2.

Biodiversity

Paragraph 174 of the NPPF states, at d), that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

Policy BN2 of the Local Plan (Part 1) states development that has the potential to harm sites of ecological importance will be subject to an ecological assessment.

Development management decisions will reflect the hierarchy of biodiversity designations. The site has no statutory biodiversity designation.

Policy ENV5 of the Local Plan (Part 2) states that development affecting sites that are not formally designated but which make a positive contribution to biodiversity will be required to take into account their current or potential role in the District's wider biodiversity network. Policy ENV5 also states, at C., that proposals should seek to achieve a net gain for biodiversity. The Ecology Officer has commented that the application fails to provide a biodiversity net gain assessment.

In the absence of any biodiversity net gain proposals, the application is contrary to Policy ENV5, at C. Nevertheless this demerit of the proposal is considered to be of insufficient weight to reasonably justify refusal of the application. Nevertheless, a condition to require biodiversity enhancements would in the circumstances be reasonable. One of the aims of the landscape scheme submitted in the course of considering the application is to promote biodiversity whilst creating a scheme that complements the natural style of plant life in the region.

Design

Policy ENV10 supports design of a high quality. When defining high quality design this policy talks about blending well with and enhancing surroundings, responding to wider landscape context and integrating with landscape features.

The design of the proposed buildings would generally match the scale and overall appearance of agricultural buildings and as such would blend well with the wider surroundings. The design of the buildings is considered acceptable and subject to a detailed design for landscaping at the front of the site being implemented the buildings, being at the back of the site, would make a minimal change to the appearance of the site.

Flood risk

Policy BN7 of part 1 of the Local Plan is concerned with flood risk. Policy ENV11 of part 2 of the Local Plan is concerned with local flood risk management and supplements Policy BN7.

The Local Lead Flood Authority has commented as follows:

'We would advise that there is insufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

Our information requirements in support of an Outline application are outlined in our document Local Standards and Guidance for Surface Water Drainage in Northamptonshire document:

<https://www.floodtoolkit.com/wp-content/uploads/2017/09/Local-Standards-for-publication-v1.3-September-2017.pdf>

With reference to the above documents, we note that the submitted surface water drainage information fails on the following grounds:

1. Further details of the proposed drainage system must be included. This includes, but is not limited to, the following:
 - a. Calculation of existing greenfield runoff rates from the site area.
 - b. As the site is currently greenfield, evidence that surface water discharge from the proposed development will not exceed existing greenfield runoff rates.
 - c. Calculations demonstrating the proposed attenuation has sufficient volume to contain a number of return periods, up to and including the 1 in 200 year, for a range of storm durations, from 15 minutes up to 10080 minutes.
 - d. Further details of the attenuation proposed, including depths and volumes.
 - e. An operation and maintenance plan, including details of every aspect of the proposed drainage system, and details of who will be responsible for the maintenance.
 - f. An exceedance plan demonstrating that flooding will not be routed towards buildings in the event of the proposed drainage system failing.
 - g. Flood Risk Assessment
 - h. Topography plan

2. It is noted that the geology and soil type at the site indicates it is unlikely to be viable for infiltration drainage. Although not required for outline planning, infiltration testing in accordance with BRE 365 Digest should be undertaken to confirm soakaway drainage is unviable at the site prior to full planning consent.

Our concerns can be overcome by submitting surface water drainage information which covers the deficiencies highlighted above.

We ask to be re-consulted on this requested surface water drainage information. We will provide you with bespoke comments within 21 days of receiving a formal re-consultation. We cannot support the application until adequate surface water drainage information has been submitted.'

The comment of the Local Lead Flood Authority has been passed to the agent. The agent has commented that, given that the site is not a greenfield site but a brownfield site, the comment is factually wrong. The purpose for a Flood Risk Assessment to a site not in an area of flood risk is questioned. The agent has stated that there is an existing drainage system on the site which the proposal could utilise to drain run-off if SUDs were known to be unsuitable due to geology. A condition to address this point is suggested by the agent. It is considered based on the comments of the Environment Agency a condition is not necessary.

Geographical records for the local planning authority show that the site is in Flood Zone 1; a branch of the River Nene with associated land in Flood Zones 2 and 3 is to the east. This is confirmed in the Environment Agency's flood map available on the internet. Given that the site is on land with the least likelihood of flooding, it is considered that the comment of the Local Lead Flood Authority cannot be supported.

FINANCIAL CONSIDERATIONS

The proposal is for neither residential nor retail development and accordingly the levy is zero rated.

PLANNING BALANCE AND CONCLUSION

Although at an unsustainable location, outside any settlement confine, the proposal offers benefits of employment and economic development and efficient use of employment land on previously developed land. As a detailed matter, landscaping at the front of the site would improve the appearance of the site. Whilst the request of the Local Lead Flood Authority for more information is noted, it is considered that drainage for the site, which is in an area zoned as having the lowest likelihood of flooding, is acceptable.

RECOMMENDATION / CONDITIONS AND REASONS

The proposed development is recommended for approval subject to conditions.

CONDITIONS

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. The development shall be carried out strictly in accordance with the drawings Location Plan; Masterplan; GA 004 Office Building Plan and Roof Plan; GA 006 Barn Plans and Elevations; and, GA 007 Industrial Unit Plans and Elevations received 19/01/2022.**
- 3. No part of the development hereby permitted shall take place until a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out for that phase, sub-phase or development parcel by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and has been submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.**
- 4. If a potential risk from contamination is identified as a result of the work carried out under condition 3, no part of the development hereby permitted shall take place until a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals has been documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and**

approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

- 5. If contamination is found by undertaking the work carried out under condition 4, no part of the development hereby permitted shall take place until a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.**
- 6. If during development, contamination not previously identified is found to be present at the site, then no further development in that phase shall be carried out until a remediation strategy has been submitted to and approved in writing by the local planning authority, detailing how this contamination shall be dealt with. Thereafter the approved remediation strategy shall be implemented and The Development completed accordingly.**
- 7. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.**
- 8. The submitted and approved landscape scheme by Christopher Hodgson Landscape Architecture shall be implemented, in the first planting season following first use of the development hereby approved, or in accordance with a programme approved in writing by the Local Planning Authority. If within a period of five 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 at the same place, unless the Local Planning Authority gives its written consent to any variation.**
- 9. Prior to any works commencing on the site a full set of engineering drawings, shall be submitted to and approved in writing by the Local Planning Authority, detailing the following:
A vehicular access to 7.3m in width constructed in concrete to Local Highway Authority standards.
Continuation of a vehicular access at a width of 7.3m in order to accommodate a standard 16.5m articulated HGV passing another vehicle within the access.
Any gate being set back by this same length in order to allow an**

HGV to pull off the public highway before reaching a gate thereby not causing an obstruction on the road.

- 10. A visibility splay of at least 2.0m by 215m (measured from and along the highway boundary) shall be provided within the site on each side of the vehicular access prior to first use. The areas of land within the splays shall be maintained clear of any obstruction to visibility above a height of 0.9m relative to the level of the adjacent carriageway.**
- 11. Prior to the commencement of the development hereby approved, full details of any external lighting to serve the site shall be submitted to and approved in writing by the local planning authority. The external lighting shall be strictly carried out in accordance with the said details.**

REASONS

- 1. To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).**
- 2. To clarify the terms of this planning permission, to ensure that the development is carried out in accordance with the submitted details and to allow the Local Planning Authority to consider the effect of any changes.**
- 3. To ensure that any ground contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use to comply with Policy BN9 of the West Northamptonshire Joint Core Strategy.**
- 4. To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy BN9 of the West Northamptonshire Joint Core Strategy.**
- 5. To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy BN9 of the West Northamptonshire Joint Core Strategy.**
- 6. To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy BN9 of the West Northamptonshire Joint Core Strategy.**
- 7. In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.**
- 8. In the interests of the visual amenity of the site and its setting and to enhance the biodiversity of the site in accordance with Policies ENV1 and ENV5 of the Local Plan.**
- 9. In the interest of highway safety.**
- 10. In the interest of highway safety.**
- 11. In the interest of safeguarding residential amenity and**

reducing pollution in accordance with Policy BN9 of the Local Plan part 1.

NOTES

- 1. As required by Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015 (as Amended) the following statement applies:**

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner with a view to seeking solutions to problems arising in relation to the consideration of this planning application.