

<b><u>Application Number:</u></b>	WND/2022/0348
<b>Location:</b>	Apex Park Phase 3, Zone B, Parsons Road, Daventry, Northamptonshire
<b>Development:</b>	Reserved matters application for access, layout, scale, appearance and landscaping for construction of two warehouse and distribution units including ancillary offices, landscaping, access, parking and associated infrastructure.
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<b>Applicant:</b>	Prologis UK Ltd
<b>Agent:</b>	Lichfields
<b>Case Officer:</b>	Eamon Mc Dowell
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<b>Ward:</b>	Braunston and Crick
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<b>Reason for Referral:</b>	Major Development
<b>Committee Date:</b>	12 <sup>th</sup> September 2022
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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

### **RECOMMENDATION:. APPROVE**

#### **Proposal**

Reserved matters application for access, layout, scale, appearance and landscaping for construction of two warehouse and distribution units including ancillary offices, landscaping, access, parking and associated infrastructure.

#### **Consultations**

The following consultees raised **objections** or expressed concerns regarding the application:

- Braunston Parish Council

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

- Daventry Town Council
- WNC EHO subject to conditions
- WNC LHA subject to conditions on layout parking and access being satisfied

No letters of and no letters of support were received.

#### **Conclusion**

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail within the report.

The key issues arising from the application details are:

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

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

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

## **MAIN REPORT**

### **1. APPLICATION SITE AND LOCALITY**

- 1.1 The application site presently comprises an expansive area of concrete hardstanding where the former building stood together with the service yard areas and parking areas. The site is bounded to the south by an existing estate road that affords access to and from the A45 via the existing long established industrial estate. To the south of this road are two storage warehouse buildings approved and built relatively recently. To the north of the application site there is a recently constructed and now operational warehouse under planning Reference DA/2019/0366.

### **2. CONSTRAINTS**

- 2.1 The application site forms part of a 17ha site originally approved by the West Northamptonshire Development Corporation

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

- 3.1 The development is for two separate warehouse units with associated parking landscaping and supporting infrastructure. Specifically the buildings for which reserved matters approval is sought, will comprise:
- A 17,741 m<sup>2</sup> (190,960 ft<sup>2</sup>) Use Class B2/B8 (storage and distribution) unit (Unit DC9A) with 773 m<sup>2</sup> (8,320 ft<sup>2</sup>) of ancillary office (Use Class E), 274m<sup>2</sup> Hub (Use Class E), and a 25m<sup>2</sup> ancillary Gatehouse (all GIA); and
  - A 11,842 m<sup>2</sup> (127,469 ft<sup>2</sup>) Use Class B2/B8 (storage and distribution) unit (Unit DC9B) with 771 m<sup>2</sup> (9,176 ft<sup>2</sup>) ancillary office (Use Class E) (all GIA).
- 3.2 Each will not exceed 18m in height and will comprise facia metal and cladding in grey tones. Similarly ancillary offices will be two storey in height (8.4m).

3.3 The detailed layout has been designed to meet the requirements of logistic companies and potential future occupiers. The key features of the layout of the site are illustrated by the Site Layout Plan and outlined below.

- Two units are proposed on the site. Unit DC9B is located in the west of the site and unit DC9A (the larger of the two units) is located to the east. The buildings comprise the main warehouses and ancillary offices. Entrances to both warehouses are from the southern elevations to the south east of the proposed ancillary offices, via the car parks;
- 10 docking spaces will be provided for Unit DC9B and 20 for the larger Unit DC9A. These are positioned to the east of the relevant unit. Additional HGV spaces are also provided.
- Car parking (including electric vehicle charging spaces) is provided to the south of the respective units including accommodation for cycle parking and disabled spaces. Further car parking for Unit DC9A is situated east along the development site boundary
- A new access located at the south-western corner of the site would be created to access Unit DC9B for both HGVs and cars. Unit DC9A will be accessed via two existing access points: HGVs will be directed to the southern access via a gatehouse, whilst the car parking access is situated to the south of the eastern site boundary.
- A proposed landscaped amenity area to the west connected by a 2m footpath from the access road. Both units will also have dedicated external amenity space.
- Sprinkler tanks and pump house are proposed to be located at the northwest corner of each HGV loading area.
- Electrical substations will be located in the western corner of the site, west of the vehicular access to Unit DC9B, and an additional substation will be on the southern boundary of the site, adjacent to the car parking area for Unit DC9A.
- The acoustic barrier to the west of unit DC9B will be retained and extended across the length of the site.

3.4 Three vehicular accesses to the site are proposed which are detailed below:

- Creation of access to Unit DC9A for car parking from the east accessed from an internal access road off Parsons Road. This also provides vehicular and HGV access road to the Cummins Unit to the north of the site which is currently under construction.
- A HGV vehicular access to the car park for Unit DC9A is situated along the southern boundary of the site off Parsons Road. A gatehouse will be located at this entrance point to Unit DC9A.
- Creation of a new proposed access to Unit DC9B for use by both car and HGVs. A pedestrian footpath access will also be created in this location to connect to the landscaped amenity area to the west

#### **4. RELEVANT PLANNING HISTORY**

- 4.1 The application site forms part of a 17ha site originally approved by the West Northamptonshire Development Corporation under 08/0143/FULWND for construction of 3 B8 (Storage and Warehouse) units with associated offices landscape, access parking and infrastructure. That development was subsequently varied and amended by Daventry District Council under the applications listed in the planning history above.
- 4.2 The development was completed in accordance with the planning approvals with the building on Zone B Plot 1 being completed and occupied most recently. As a result of a fire in 2018 that building was extensively damaged and had to be demolished with the site being cleared with only the concrete service yards and slab of the former building remaining on site together with surrounding fence enclosure. A subsequent approval allowed for a replacement building on a like for like basis under DA/2018/0525 but has not been implemented.
- 4.3 Outline permission was granted under reference DA/2019/0569 to allow for the redevelopment of the vacant plot for up to 4 new units. The current application is a reserved matters submission for 2 units on the whole of the site and is pursuant to the RM application referred to above.

#### **5. RELEVANT PLANNING POLICY AND GUIDANCE**

##### **Statutory Duty**

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

##### **Development Plan**

- 5.2. The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the former Joint Strategic Planning Committee on 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029; the Daventry District Local Plan (Part 2) which was adopted by the former Daventry District Council in February 2020; and any adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

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

- 5.3. The relevant policies of the LPP1 are:

- SA – Presumption in favour of Development
- S1 - Distribution of Development - Development will be primarily in and adjoining the principal urban area of Northampton. Development in the rural areas will be limited with the emphasis being on maintaining the distinctive character and vitality of rural communities. Priority will be given to making best use of previously developed land.
- S7 - Provision of Jobs
- S8 - Distribution of Jobs
- S10 - Sustainable Development Principles

- S11 - Low Carbon and Renewable Energy
- C1 - Changing Behaviour and Achieving Modal Shift
- C2 - New Developments – Modal Shift; Sustainable Urban Extensions to provide for walking, cycling and public transport
- BN1 - Green Infrastructure Connections
- BN2 - Biodiversity: Developments that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported
- BN7 - Flood Risk

#### Daventry District Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

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

#### **Material Considerations**

Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF), revised July 2021:
- Planning Practice Guidance (PPG):
- National Design Guide (January 2021)

## **6. RESPONSE TO CONSULTATION**

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

<b>Consultee Name</b>	<b>Position</b>	<b>Comment</b>
Braunston PC	Objects	The Parish Council oppose the changes in regard to the colour of the outside of the building, at the meeting with the developers it was hoped to include a more graduated colour scheme (similar to Amazon warehouse at MK on the M1) as where the proposed is two tone only
Daventry Town Council	No objection	Accepts officer advice
WNC EHO	No objection	Subject to conditions is respect of lighting and noise attenuation

WNC LHA	No objection	Subject to conditions in respect of access, parking and CEMP
WNC LLFA	No response received	
WNC Landscape	No objections	Subject to conditions on implementation and management

## 7. RESPONSE TO PUBLICITY

- 7.1 Below is a summary of the third party and neighbour responses received at the time of writing this report.
- 7.2 There have 0 number of objections/letters of support

## 8. APPRAISAL

### Principle of Development

- 8.1 As the principle of development has already been established by previous planning history as referred to above the application falls to be determined in respect of the details of the development including :
- design and impact on its surroundings;
  - access, parking and highways;
  - lighting noise and contamination air quality;
  - surface water drainage and flood risk;
  - biodiversity.

### Design and impact on its surroundings

- 8.2 As the site is within an existing industrial area it is considered that the design and appearance and layout of the proposed development would sit comfortably without adverse impact on the amenity of the area.
- 7.3 Although the site sits on the edge of Daventry town the proposed buildings would sit away from the existing landscape edge such that its impact from beyond the sit towards the parish of Braunston is judged to be acceptable. The smaller of the two buildings (DC9B) would be some 50m back in from the edge of the site and parallel to the boundary so presenting the lowest profile (as opposed to the gable end ) to the landscape beyond.
- 7.4 Although this layout results in a the service yard for DC9B being close to the edge of the development it will be well screened by a combination of the acoustic fence (which will be extended along the remaining edge of the plot) and additional planting which over time wil soften this edge to the countryside beyond.
- 7.5 In response to the Parish Council's concerns about colour of cladding the applicants have indicated that the approach is the sam as adopted for the building to the north (the Cummins building) which was previously agreed by the Council.

- 7.6 Whilst noting the concerns of the PC I am not convinced that the choice of colouring for the cladding together with the proposed siting and orientation of the buildings within the site would cause any adverse impact to the wider landscape.
- 7.7 Accordingly I am satisfied that the design and appearance of the buildings is acceptable.

Access, parking and highways.

- 7.8 The Local Highway Authority has raised no objections to the proposed layout, access arrangements or parking provision. The immediate access into and out of the site at Parsons road will remain unadopted and in the ownership of the applicant.
- 7.9 Provision has been made for access for pedestrians and cyclists to and from the site and the nearby bridleway is unaffected by the proposals.
- 7.10 Accordingly the proposal is judged to be acceptable in terms of its impact on the local highway network.

Lighting noise and contamination air quality

- 7.11 The WNC EHO has responded on a number of matters.
- 7.12 A condition is recommended in respect of noise mitigation which will seek to assess impact of the operational development on nearest noise sensitive properties and how best to mitigate that.
- 7.13 A construction management plan was submitted which EHO has advised should be amended to restrict hours of construction works to Mon-Friday 08.00-18.00 Sat 0800-13.00 and no work on Saturdays/Bank Holidays.
- 7.14 The submitted lighting scheme is judged acceptable.
- 7.15 Conditions are recommended in terms of dealing with contamination. This is the subject of ongoing discussion with the applicants. If it is judged that these conditions satisfy the planning tests in terms of being necessary, enforceable, proportionate and reasonable they will be imposed.
- 7.16 In addressing concerns about air quality the applicants are proposing EV charging points (16) as part of a choice based transport plan to encourage use of other forms of transport including cycling and walking. Enhanced landscape treatment around and within the site will further add to biodiversity enhancement opportunities as well as amenity space for employees.

Surface water drainage and flood risk.

- 7.17 These are the subject of conditions submissions under the outline permission and will be addressed prior to commencement of work on site.

Biodiversity

- 7.18 The site itself does not offer much opportunity for existing biodiversity but much work has been done in respect of strategic landscaping on the edges of this and adjoining sites that will offer opportunities as landscape planting matures over time.

## **9. PLANNING BALANCE AND CONCLUSION**

- 9.1 The application site benefits from outline permission for this type of development and is allocated as part of a Strategic Employment Area such that principle of development is already established.
- 9.2 The submission of reserved matters for two buildings on site is judged to be acceptable and subject to specific conditions outline above would represent an acceptable form of sustainable development which complies with the provisions of the development plan.

## **10. RECOMMENDATION / CONDITIONS AND REASONS**

It is recommended that the application for reserved matters be approved with the following conditions :

1. The development hereby permitted shall be carried out in strictly in accordance with the submitted plans listed below:

Site Location Plan (ref. 10026-006-SGP-P3-ZZ-DR-A-131002 Rev. C);  
Site Layout Plan (ref. 10026-006-SGP-P3-ZZ-DR-A-131001 Rev. G);  
Hard Landscaping and Boundary Treatment (ref. 10026-006-SGP-P3-ZZ-DR-A-131003 Rev. G); Landscape Sections (ref. 2218-21-03A) ;  
Gatehouse Plan (ref. 10026-006-SGP-9A-ZZ-DR-A-950 Rev. A);  
Office Layout Plans (ref. 10026-06-SGP-9A-ZZ-DR-A-911);  
Hub Office Layout (ref. 10026-06-SGP-9A-ZZ-DR-A-912) ;  
Warehouse Roof Plan (ref. 10026-06-SGP-9A-ZZ-DR-A-913);  
Warehouse Elevations (ref. 10026-06-SGP-9A-ZZ-DR-A-940) ;  
Office Elevations (ref. 10026-006-SGP-9A-ZZ-DR-A-941);  
DC9A Overall Sections (ref. 10026-06-SGP-9A-ZZ-DR-A-942) ;  
Warehouse Layout (ref. 10026-06-SGP-9A-ZZ-DR-A-910 Rev. C);  
Lighting Schedule (ref. P702-997-DC9A-B);  
Detailed Planting Plan (ref. 2218/21-01C Rev. C);  
Amenity Space Concept (ref. 2218-21-06) Warehouse DC9B;  
Warehouse Layout (ref. 10026-06-SGP-9B-ZZ-DR-A-910);  
Office Layout (ref. 10026-006-SGP-9B-ZZ-DR-A-911);  
warehouse Roof Plan (ref. 10026-006-SGP-9B-ZZ-DR-A-913);  
Warehouse Elevations (ref. 10026-06-SGP-9B-ZZ-DR-A-940) ;  
DC9B Overall Sections (ref. 10026-06-SGP-9B-ZZ-DR-A-942) ;  
Office Elevations (ref. 10026-06-SGP-9B-ZZ-DR-A-941) ;  
Lighting Plan (ref. P702-997-DC9B-B) ;  
Detailed Planting Plan (ref. 2218/21-02C);and  
Amenity Space Concept (ref. 2218-21-04 Rev. A).

Reason : The condition is imposed to ensure that the development is carried out in accordance with the submitted drawings which are judged acceptable in planning terms



and to afford the LPA the opportunity of assessing any impacts on changes to the approved development.

### **Parking**

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

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

### **Landscaping**

3. The submitted landscape scheme shall be maintained and managed in accordance with the Proposed soft landscape : Landscape maintenance and management plan ref 2218-21-RP01 Rev A submitted with the application in respect of plots DC9A and 9 B.

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

### **Materials**

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

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

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

