

<u>Application Number</u>	WND/2022/0246
Location Description	LAND WEST OF SANDY HILL LANE, MOULTON, NORTHAMPTONSHIRE
Site Details	CONSTRUCTION OF TWO COMMERCIAL OFFICE BUILDINGS (USE CLASS E)
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Applicant	ASPEXAN LTD
Agent	- RG+P LTD, RG&P LTD
Case Officer	REBECCA GRANT
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Ward	MOULTON
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Reason for Referral	MAJOR APPLICATION
Committee Date	2 NOVEMBER 2022
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EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

The proposal is to erect two commercial buildings comprising office accommodation. One building is L-shaped at the front of the application site and a rectangular building is positioned to the rear of the application site. A total of 50 parking spaces is proposed. Landscaping forms part of the proposals.

Consultation.

No consultees have raised objections to the application:

The following consultees have raised no objections to the application:

- Moulton Parish Council, WNC Ecology, WNC Archaeology, WNC Environmental Health and Crime Prevention Design Advisor.

2 letters of objection have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Highway Safety
- Impact on residential amenity
- Ecology
- DesignFlood 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 application site is approximately 0.36ha in area. To the east, south and west is residential development, part of the Sandy Lane development. To the north and north east is an active commercial/industrial area accessed from Sandy Hill Lane. To the north east is a horticultural wholesaler (Spinney Nurseries).

CONSTRAINTS

The application site has no constraints.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development is for two commercial buildings, office development, comprising 1152sqm of floorspace. Both units are two storey design. An 'L' shaped building, positioned to the south of the application site, will provide a total of 1010sqm of office floorspace. The other rectangular building is positioned to the north of the application site and will provide a total of 152sqm of office floorspace.

The 'L' shaped building is 5.7m to the eaves with a ridge height of 8.1m. The length of the building running north/south is 38.2m, with the length running east/west is 23.6m with a width of 8.2m. Glazing is proposed to all elevations.

The rectangular building is 5.7m to the eaves with a ridge height of 8.1m. The length of the building is 31.4m with a width of 8.2m. Glazing is proposed within the front elevation and solid panels to the rear and side elevations.

Both buildings are proposed to be constructed in red facing bricks with a standing seam metal roof (light grey) and doors being anthracite aluminium frames.

Access to the site is from Sandy Hill Lane with a total of 53 parking spaces, 5 of which would be marked for disabled persons' use.

Landscaping forms part of the proposals.

RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
DA/2009/0995	Outline application for mixed use development comprising 150 dwellings, employment, open space and land for community uses with associated parking and access.	Refused 10.03.2010 Appeal allowed 01.12.2010
DA/2012/0578	Reserved matters application – 145 dwellings, open space and associated road layout, drainage and parking	Approved 17.12.2012
DA/2013/0686	Outline application for up to 85 dwellings, including affordable housing, access and associated works, open space and healthcare facility	Approved 28.08.2015
DA/2017/0071	Reserved matters	21.07.2017

	application – 85 dwellings with amenity space and associated works	
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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 – The Distribution of Development
- 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
- E2 – New Office Floorspace
- BN2 – Biodiversity
- BN9 – Planning for Pollution Control
- R2 – Rural Economy

Settlement and Countryside Local Plan (Part 2) (LPP2) for Daventry District

The relevant policies of the LPP2 are:

- SP1 – Daventry Spatial Strategy
- RA1 – Primary Service Villages
- ST1 – Sustainable Transport Infrastructure
- ENV1 – Landscape
- ENV5 – Biodiversity
- ENV9 – Renewable Energy and Low Carbon Development
- ENV10 – Design

Moulton Neighbourhood Plan (NHP) 2016

The relevant policies of the (NHP) are:

- SD1 – Promoting Sustainable Transport, by Providing Viable Alternative Modes to Move Around the Village
- SD2 – Adapting to Climate Change

Material Considerations

Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance

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
WNC Ecology	No objection	The Biodiversity Impact Assessment has determined that whilst the current plans would deliver a net gain loss, this could be converted to a net gain with some landscaping substitutions. This could make the proposal policy compliant so I recommend that a detailed soft landscape plan should be conditioned pre-occupation. A LEMP should also be conditioned.
Local Highway Authority (LHA)	No objection	Following clarification over the use of the units, no objection to the proposal. All other issues have been addressed. The Travel Plan is approved.
Moulton Parish Council	No objection	All existing employment units are single storey. Whilst there is no objection to this application in principle, the proposed height of the buildings would dominate the street scene in relation to the adjacent residential dwellings.
WNC Archaeology	No objection	Recommend a condition.
WNC Environmental	No objection	Recommends a number of condition in relation to noise, hours of occupation,

Health		construction phase, lighting, air quality and contaminated land.
Crime Prevention Design Advisor	No objection/comments	To minimise opportunities for crime it is recommended that the following measures are incorporated: All doors and windows to meet a certain security standard. Units to be fitted with intruder alarm. Consideration given to protecting the entrance with height restriction barrier. Car park should be lit with mast mounted white lighting. Site should be suitably fenced to create defensible space around the units.

RESPONSE TO PUBLICITY

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

There have 2 number of objections raising the following comments:

- Why do they keep building and ruining green space when we know these buildings will remain empty and that space could be made into a park.
- People will park their cars along Silverthorn Drive.
- Would like a sustainable fence put up.

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).

At paragraph 81 the NPPF refers Page 19 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 RA1 relates to Primary Service Villages such as Moulton. The policy states that to ensure the role of these villages is maintained, all development must be in accordance with the cited criteria.

Notwithstanding the policy background, outline planning permission was granted in 2009 (DA/2009/0995) which permits employment uses upon the land. An illustrative layout was approved under the outline consent. It is noted that this permission is no longer extant as no reserved matter application was submitted. The principle of employment use is however still considered to be acceptable.

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

Highway Safety

Policy C1 of the WNJCS states that priority will be given to proposed transport schemes that will contribute towards behavioural change by, inter alia, providing access by walking, cycling and public transport, maximising the use of existing capacity within the transport infrastructure and managing the demand for car based travel within urban area.

Policy C2 of the WNJCS expects new development to achieve modal shift targets set out in the JCS by maximising travel choices from non-car modes.

Discussions have been ongoing with the LHA. Concern was originally raised by the LHA in relation to the potential use of the units falling with Class E. The agent confirmed that the units would be solely office development falling with Use Class E and on this basis the LHA do not have any objection/concerns with the development.

The submitted Travel Plan has been approved. There are no outstanding issues in relation to highway safety. As such, it is considered that the proposal will have no adverse impact upon highway safety and is in accordance with Policies C1 and C2 of the WNJCS.

Impact on residential amenity

Policy ENV10 states that 'development that is of a high quality and, in particular, proposals of an exemplary and innovative design that reflects and integrates with the surrounding area and create a strong sense of place, will be supported. High quality design is achieved by;

viii. Protecting the amenity of new and existing dwellings and not compromise the function of existing surrounding uses'.

The site is surrounded by residential development to the east and west. To the east (Sandy Hill Lane) is a three storey apartment block which will overlook the south east corner of the 'L' shaped building. There is 16.5m between the front elevation of the apartments and the side elevation of the proposed office building for a section of the development. The majority of the apartments will overlook the landscape and parking area of the site. The applicants have amended the plans to ensure that the windows in this section are obscure glazed.

To the west there are properties within Silverthorn Drive. The closest property (No. 11) has its side elevation facing towards the application site. There are no windows in this elevation. There is 18m between the side elevation of the proposed office building and the side elevation of No.11 Silverthorn Drive. There are no windows proposed in the side elevation of the office building.

The impact on residential amenity is considered acceptable and as such the proposal is in accordance with Policy ENV10 of the Settlement and Countryside Local Plan (Part 2).

Ecology

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 of the Local Plan (Part 2) is concerned with landscape.

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.

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 Biodiversity Impact Assessment (BIA) submitted with the application has determined that while the current plans would deliver a net biodiversity loss, this could be converted to a net gain with landscaping substitutions. This would make the proposal policy compliant. It is therefore recommended that a soft detailed soft landscaping plan is conditioned pre-occupation.

Given that the proposal will create a net gain in biodiversity, the proposal is considered to be in accordance with Policy ENV5 of the Local Plan (Part 2).

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.

Concern was originally raised in relation to the height of the units. Whilst this is not a reserved matters application, the Design and Access Statement submitted and approved in relation to the outline application included a section on the scale of future buildings. The units have been amended in scale to be in accordance with this guidance. The height of the unit to the front of the site has reduced by 0.45m. As a result, the unit is more in keeping with the surrounding residential properties which surround the site.

The design of the buildings is considered acceptable and in accordance with Policy ENV10 of the Part 2 Local Plan.

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 site lies within Flood Zone 1. The site is less than 1ha in area and as such a flood risk assessment is not required. No comments have been received from the Lead Local Flood Authority. Members will be updated at committee.

FINANCIAL CONSIDERATIONS

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

PLANNING BALANCE AND CONCLUSION

The site is within a sustainable location, within settlement confine of Moulton. The proposal offers benefits of employment and economic development and efficient use of employment land. The design is in accordance with the guidelines set out in the outline consent and it is not considered that the

proposal will have an adverse impact upon the amenity of surrounding residents.

RECOMMENDATION / CONDITIONS AND REASONS

The proposed development is recommended for approval subject to conditions.

CONDITIONS

1. Time

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

2. Approved Plans

The development shall be carried out strictly in accordance with the details shown on the following drawings:

Location plan 21-047/01A

Proposed office units floor plan 21-047/01B

Proposed offices elevations 21-047/04/02C

Proposed layout 21-047/02E

Proposed office units plans and elevations 21-047/03B

Levels plan 21-047/06

Street scene 21-047/10B

- 3. The vehicle parking and manoeuvring areas as shown on the approved layout drawing 21-047/02D shall be constructed and laid out prior to the buildings hereby approved being brought into use.**

4. Detailed soft landscaping plans

Notwithstanding the submitted details, prior to above ground works, a detailed comprehensive scheme of soft and hard landscaping shall be submitted to, and approved in writing by the Local Planning Authority. The approved landscape scheme shall be implemented prior to the development first being occupied/used, or otherwise in accordance with a programme approved in writing by the Local Planning Authority. If within a period of 5 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.

5. LEMP

Notwithstanding the submitted details, prior to above ground works, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include, but not limited to the following:

Description and evaluation of features to be managed;

- i. Landscape and ecological trends and constraints on site that might influence management;**
- ii. Aims and objectives of management (including those related to species);**
- iii. Appropriate management options for achieving aims and objectives, including appropriate enhancement measures;**
- iv. Prescriptions for management actions;**
- v. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-year period);**
- vi. Details of the body or organisation responsible for implementation of the plan;**
- vii. Legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer;**
- viii. Ongoing monitoring and remedial measures;**
- ix. Timeframe for reviewing the plan; and**
- x. Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.**

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

6. Archaeology

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition: (i) fieldwork in accordance with the agreed written scheme of investigation; (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority); (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

7. CEMP

Prior to the commencement 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. Lighting

There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of the impact of the lighting on the vertical facades of sensitive properties and the measures necessary to reduce the impact. Any floodlighting shall be operated in accordance with the approved details at all times.

9. Contaminated Land

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) A survey of the extent, scale and nature of contamination;

(ii) An assessment of the potential risks to:

- Human health,**
- Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,**
- Adjoining land,**
- Groundwater's and surface waters,**
- Ecological systems,**

- Archaeological sites and ancient monuments;

(iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination Risk Management (LCRM)'

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

D. Reporting of Unexpected Contamination

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 in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in

accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

10. Materials

No development shall take place above ground floor slab level of the buildings hereby approved until samples of the materials to be used in the construction of the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

11. Use

This permission shall only be used as offices as set out within Class E (g)(i) of The Town and Country Planning (Use Class) Order 1987 (as amended) or in provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modifications.

12. Electric Vehicle Charging Points

No development shall take place above ground floor slab level of the buildings unless and until a scheme illustrating the provision of EV charge point infrastructure and the provision of an operational EV charge points has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

13. Details of bin and cycle storage

No development shall take place above ground floor slab level of the buildings unless and until a scheme illustrating the position and details of bin and cycle storage has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved 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 the approved vehicle parking is made available for use by commercial occupiers upon construction of the site and buildings in order to avoid the need for any parking outside of the designated area and/or outside of the site in accordance with Policies C1 and C2 of the WNJCS.**
- 4. To ensure that the visual impact of the development hereby approved is effectively mitigated by appropriate natural landscaping and that landscaping is used effectively to help protect the residential amenities and privacy of neighbouring properties in accordance with Policies ENV1 and ENV10 of the Local Plan Part 2.**
- 5. In order to secure a net gain in biodiversity in accordance with Policy ENV5 of the Local Plan Part 2.**
- 6. To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 205.**
- 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 interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.**
- 9. Contaminated land investigation is required prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 11 of the NPPF and in the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.**
- 10. To ensure that the finished building presents a satisfactory appearance in accordance with Policy ENV10 of the Local Plan Part 2.**
- 11. In order to clarify the use of the permission, to protect the amenities of adjacent residents in accordance with Policy ENV10 of the Local Plan Part 2 and in the interests of highway safety in accordance with Policies C1 and C2 of the WNJCS.**
- 12. In order to promote and ensure sustainable modes of transport in accordance with Policy ENV9 of the Local Plan Part 2.**

- 13. In order to ensure a satisfactory development and promote sustainable modes of transport in accordance with Policies ENV9 and ENV10 of the Local Plan Part 2.**

NOTES

1. Informatives:

Condition 7 - The Statement required to discharge the Construction Management Plan of this consent is expected to cover the following matters:

- **the parking and turning of vehicles of site operatives and visitors;**
- **loading and unloading of plant and materials;**
- **storage of plant and materials used in constructing the development;**
- **the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- **details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;**
- **wheel washing facilities;**
- **measures to control the emission of dust and dirt during construction;**
- **a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works.**
- **design of construction access**
- **hours of construction work**
- **measures to control overspill of light from security lighting**
- **a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer's representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.**

Noise

Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.

Crime Prevention

To minimise opportunities for crime it is recommended that the following measures are incorporated:

All doors and windows to meet the requirements of a recognised security standard such as PAS24:2016 or LPCB

LPS1175 SR2.

Units to be fitted with intruder alarm capable of eliciting a response from a 3rd party if activated.

Consideration given to protecting the entrance with height restriction barrier which incorporate a lockable barrier to reduce opportunities for the site to be used after hours by youths congregating in vehicles and to reduce the likelihood of illegal traveller encampments.

Car park should be lit with mast mounted white lighting capable of providing a uniform level of illumination of 0.2Uo or above for the purpose of personal safety of users after dark and crime prevention.

Site should be suitably fenced to create defensible space around the units.