

Application Number: WND/2022/0735

Location: Apex Park Phase 3, Zone B, Parsons Road, Daventry, Northamptonshire

Proposal: Reserved matters application (Access, appearance, landscaping, layout and scale) for a warehouse and distribution unit including ancillary offices, landscaping, access, parking and associated infrastructure

Applicant: Prologis UK Ltd

Agent: Lichfields

Case Officer: Eamon Mc Dowell

Ward: Braunston and Crick

Reason for Referral: Major Development

Committee Date: 14/11/22

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

Proposal:

Reserved matters application (Access, appearance, landscaping, layout and scale) for a warehouse and distribution unit including ancillary offices, landscaping, access, parking and associated infrastructure

Consultations

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

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

No letters of objection 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 at Section 8 of 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 is within an allocated strategic employment area under Policy EC4 of the Part 2 Local Plan

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 The development is for one warehouse unit with associated parking landscaping and supporting infrastructure. Specifically the building for which reserved matters approval is sought, will comprise:

A 31,773 m² (342,004 ft²) Use Class B2/B8 (storage and distribution) unit (Unit DC9) with 818 m² (8,807 ft²) ancillary office (Use Class E), 548 m² (5,974 ft²) hub office, and 2 no. ancillary Gatehouses 48 m² (518 ft²) (All GIA figures).

3.2 The applicants agents advise that the detailed layout has been designed to meet the requirements of a potential future occupier. They advise that the key features of the layout of the site as:

- a single warehouse unit located broadly centrally within the site area. The building comprises the main warehouse, a main office, and hub office. The entrance into the hub office building is located on the eastern elevation of the hub, adjoining the southern elevation of the main warehouse building. The main entrance to the warehouse and main office building are located on the northern elevation of the main warehouse building

- 32 standard docking spaces will be provided for Unit DC9; alongside 4 high shelter docking spaces and 5 Level Access Docks. These are located on the southern elevation of the warehouse. An additional 86 HGV spaces are also provided.
- Car parking (including electric vehicle charging spaces) is provided to the north and east of the warehouse.
- access into the site will be from the east of the core development area. HGV access will be segregated and managed via a gatehouse. All other vehicles will access the site via the main car park entrance further north.
- A fire tender access/potential car access road for future segregation is located to the west of the warehouse.
- Sprinkler tanks and pump house are proposed in the southeast corner of the site, south of the HGV gatehouse access.
- A surface water attenuation basin (swale) and external amenity space is located to the east of the proposed sprinkler tanks and pump house. This is located directly south of the HGV gatehouse also, adjacent to the internal access road that runs parallel to the eastern boundary of the core site area.
- The acoustic barrier to the west of unit DC9 will be retained and extended across the length of this western site boundary.

3.3 Access arrangements will comprise:

- Access into the site is proposed from the internal access road leading east off Parsons Road.
- An HGV inbound access is located off this internal access road and HGVs will be met by an inbound gatehouse and automatic HGV barrier gate. Upon clearance by operatives in the gatehouse, HGV will enter into the core service yard located to the south of the main warehouse building. HGVs will egress the site from the outbound HGV access located to the southwest of the warehouse building, again serviced by a gatehouse, and adjoins the access road leading towards Parsons Road.
- A separate vehicular access for all other forms of transport is proposed to the north of the proposed HGV access on the internal access road

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.
- 4.4 Most recently Strategic Committee approved an application for two warehouse buildings on this site under reference WND/2022/0348. If permitted this application could supersede that permission if implemented.

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 15th 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;
- 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;
- BN1 - Green Infrastructure Connections;
- BN2 - Biodiversity;
- BN7 - Flood Risk

Daventry District Local Plan (Part 2) (LPP2)

- 5.4. The relevant policies of the LPP2 are:

- SP1 - District Spatial Strategy;
- EC4 - Strategic Employment Area;
- ENV3 - Green Wedges;

- ENV5 - Biodiversity;
- ENV9 - Renewable Energy and Low Carbon Development;
- ENV10 - Design;
- ENV11 - Local Flood Risk Management;

Material Considerations

5.5. 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

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

Consultee Name	Position	Comment
Crime Prevention design Adviser	No Objection	Observations on general security matters including CCTV lighting, fencing barriers and gates.
Environment Agency	No comment to make	
WNC Definitive map Officer	No Objection	Doesn't appear to be an issue with the bridleway
WNC EHO	No Objection	Subject to conditions in respect of lighting and noise attenuation
WNC LHA	No Objection	Subject to conditions in respect of access, parking and CEMP
WNC LLFA	No comments received	
WNC Landscape	No Objection	Subject to conditions on implementation and management
Braunston PC	No comments received	
Daventry TC	No comments received	

7. RESPONSE TO PUBLICITY

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

7.1. There have 0 objections/letters of support raising the following comments:

8. APPRAISAL

Main Issues

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 being very similar to the building that previously occupied the site.

8.3 Although the site sits on the edge of Daventry town the proposed building would sit away from the existing landscape edge such that its impact from beyond the site towards the parish of Braunston is judged to be acceptable.

8.4 This layout is very similar to the previously developed site prior but with a narrower building to the service yard to the southern side and staff parking on the northern side. The site will be well screened by a combination of the acoustic fence and additional planting which over time will soften this edge to the countryside beyond.

8.5 No comments have been received from either the Town Council or Parish Council but previously concerns about colour of cladding had been raised and can be addressed by way of condition. Overall I am not convinced that the choice of colouring for the cladding together with the proposed siting and orientation of the building within the site would cause any adverse impact to the wider landscape.

8.6 Accordingly I am satisfied that the design and appearance of the buildings is acceptable.

Access, parking and highways.

8.7 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.

8.8 Provision has been made for access for pedestrians and cyclists to and from the site and the nearby bridleway is unaffected by the proposals.

8.9 13 EV charging points are also proposed within the staff parking area as well as bicycle parking shelters.

8.10 Accordingly the proposal is judged to be acceptable in terms of its impact on the local highway network.

Lighting noise and contamination air quality

8.11 The WNC EHO has responded on a number of matters advising that any changes to reports covered by condition 5 of the outline permission (noise, land and air quality) will need to be revisited this scheme affects those reports.

- 8.12 Accordingly 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.
- 8.13 A construction management plan was submitted which EHO has previously 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 Sundays/Bank Holidays.
- 8.14 The submitted lighting scheme is judged acceptable.
- 8.16 Conditions are also recommended in terms of dealing with contamination to ensure that any deviation from previous agreed reports can be addressed. It is judged that these conditions satisfy the planning tests in terms of being necessary, enforceable, proportionate and reasonable they will be imposed.
- 8.17 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.

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

Biodiversity

- 8.19 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.

Other matters

- 8.20 Concerns were raised by members previously about the need for EV charging points and PV panels and colour palette of the buildings on this site under the previous application.
- 8.21 In response to concerns about the colour palette the applicant's agents advise:

"This colour palette has been selected for the following design effects:

- A darker base around the operational areas draws the eye to lower level, allowing the lighter high-level cladding to merge more comfortably against the sky / landscaped backdrop. This was considered acceptable during the consideration of the OPP and has been utilised elsewhere on other phases at Apex Park;
- Eaves and verge overhangs will be minimal, so as not to generate strong shadows at high level;
- Boundary treatments use a muted palette of materials to minimise visual impact.

The proposed development represents a high-quality design which seeks to promote sustainable development. It is considered that the proposals accord with the relevant development plan policy [WNJCS Policies S10, S11 and Part 2 Plan Policy ENV10], Daventry Design Guide SPD and the provisions of the Framework which makes clear that design is a key aspect of sustainable development."

As advised above I judge the choice of palette to be acceptable in planning terms.

8.22 As regards EV Charging points and PV panels the applicants agents advise that the current proposal is for 13 electric charging points which they consider is sufficient given the lack of policy requirement in the existing Development Plan. On the question of PVs the applicants advise they are committed to delivering sustainable buildings and are in discussions with potential occupiers who are receptive to their inclusion. In planning terms there presently are development plan policy requirements to enforcing the provision of PV panels such that these cannot be secured by planning condition in a manner that satisfies the tests for planning conditions.

9. FINANCIAL CONSIDERATIONS

9.1. CIL is not liable.

10. PLANNING BALANCE AND CONCLUSION

10.1 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.

10.2 The submission of reserved matters for this building on site is judged to be acceptable and subject to specific conditions outlined above would represent an acceptable form of sustainable development which complies with the provisions of the development plan.

11. RECOMMENDATION / CONDITIONS AND REASONS

RECOMMENDATION: THAT THE APPLICATION FOR RESERVED MATTERS BE APPROVED WITH THE FOLLOWING CONDITIONS:

Drawings

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

- Site Location Plan
- Site Layout Plan
- Hard Landscaping Plan
- Boundary Treatment Plan
- Warehouse Layout Plan
- Office Layout Plan
- Hub Office Layout Plan
- Roof Plan Apex Park Phase 3 Zone B Planning and Design Statement
- Sections Plan
- Site Elevations Plan
- Office Elevations Plan
- Hub Office Elevations Plan

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 provision

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.

Landscape treatment

3. The submitted landscape scheme shall be maintained and managed in accordance with the Proposed soft landscape: Landscape maintenance and management plan submitted with the application.

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 unit hereby permitted shall have been 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. The materials shall be made available on site for inspection and not brought to the LPA offices.

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.

Noise

5. Prior to occupation a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents shall be submitted to and approved in writing by the Local

Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

Reason: In the interests of the amenity of residential properties in the general locality of the site.