



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 5th March 2013
DIRECTORATE: Planning, Enterprise and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2012/1211: Application for approval of reserved matters of outline application 11/0053/OUTWNN (N/2011/0865) for a warehouse and distribution development with associated infrastructure and landscaping (Unit 1).
Site North of Former Cattlemarket, Liliput Road

WARD: Rushmills

APPLICANT: Roxhill Developments Ltd.
AGENT: Savills

REFERRED BY: Cllr. P Larratt
REASON: Potential Impact upon Great Houghton

DEPARTURE: YES

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to conditions and the matters in paragraphs 1.2 for the following reason:

The details submitted accord with the parameters for the development that were approved at outline stage under application reference (11/0053/OUTWNN). The appearance of the development is considered to be acceptable and the visual impact of the development can be adequately mitigated through the structural landscaping proposed. The scale of the building is substantially lower than the maximum parameters agreed at outline stage and tested through the Environmental Impact Assessment. The layout of the proposal is acceptable in terms of highway safety and, whilst concerns have been expressed regarding the potential for noise and disturbance in relation to residential properties in Great Houghton it is considered that the mitigation measures proposed and the imposition of appropriate conditions will ensure that there will be no adverse impact resulting

from the scheme. Therefore, the details submitted are acceptable in relation to saved policies E1, E6, E9, E14, E20, E40 and T12 of the Northampton Local Plan and the principles of the National Planning Policy Framework.

- 1.2 As the statutory consultation period does not expire until 12th March, it is requested that the final decision on this application be delegated to the Head of Planning providing that no material considerations additional to those presented to the Committee are raised within this timescale.

2. THE PROPOSAL

- 2.1 The proposal is a Reserved Matters application pursuant to an Outline planning permission for the erection of warehousing within Use Class B8. The outline application was approved by WNDC in March 2012 and all matters were reserved except for the access arrangements into the site which will come from the existing round-a-bout at Liliput Road.

- 2.2 The Outline scheme was accompanied by an Environmental Impact Assessment and a number of development parameters were 'fixed' by the outline permission. These identify the maximum permitted scope of the development as set out below:

- Gross internal floorspace proposed is a maximum of 39,018m²
- A maximum height to ridge of 15.5 metres
- Maximum site area 10.24 hectares.

- 2.3 Therefore, the principle of the development has already been approved, providing that the scheme stays within the parameters set out within the outline approval. The only detailed matter submitted with the outline scheme was means of access, leaving matters of appearance, landscaping, layout and scale for subsequent approval. An indicative plan was submitted showing a potential layout with a larger building across the rear section of the site (the former cattlemarket land) and a smaller building at the front corner adjacent to the Bedford Road round-a-bout. It is important for Members to be clear about the purpose of the indicative plan. The reason for submitting the indicative plan was to demonstrate that the scale of development proposed (within the identified parameters) could be accommodated on the site i.e. an indication to show one way of achieving the proposed level of development. The indicative plan was purely that and did not form part of the approved suite of documents.

- 2.4 The outline scheme covered a greater site. The applicants have chosen to make two separate submissions for all of the reserved matters. The submission to which this report relates seeks approval for the appearance, layout and scale of Unit 1, along with a full, site wide, landscaping scheme. A separate application has been submitted for the details of appearance, scale and layout of Unit 2 (ref: N/2012/1212). A report regarding that unit is also on this agenda.

Layout and Scale

- 2.5 Unit 1 is the larger of the two units and is situated towards the rear of the site, largely on land that was associated with the former livestock market (see site description below). Following the outline approval the owners of the site have agreed terms with Dachser (a logistics company) to move into Unit 1, utilising this as a warehouse, 'trans-shipment hall' and head office, consolidating and expanding their existing premises in Northampton into one site. The proposals submitted include a warehouse and transshipment hall set out on an L-shaped plan with the warehouse located towards the Bedford Road end of the site and the trans-shipment hall running off the warehouse back towards Liliput Road. The warehouse is the largest element, having a roughly square footprint (96m by 110m) comprising 10,562m² internal floorspace with a height of 14.5 metres. The trans-shipment hall would be longer and thinner (51.3m by 187.2m) but significantly lower with a height of 9.1 metres to the parapet. Dachser intend to build the trans-shipment hall in two phases, with the initial phase having a length of 140 metres, with the potential to expand up to 187.2 in future. Full details have been submitted for both phases.
- 2.6 Access to the warehouse would come from the north-west elevation, facing towards Bedford Road but the trans-shipment hall would be dual aspect, with loading bays on both the north-west and south-east facing elevations. The loading bays in the south-east elevation are on the Great Houghton side of the building.
- 2.7 In addition, a free standing office building would be situated to the rear of the site, in-between the south-east facing loading bays and the rear boundary. The building would be 2 storeys in height, with a floorspace of 1,954m².

Appearance

- 2.8 As one would anticipate with large scale logistics uses, the external appearance of the buildings is of utilitarian appearance. The warehouse is essentially a square block with the shallow sloping roof hidden behind the parapet. The trans-shipment hall is of the same design, a shallower, thinner rectangular block, punctuated by the loading docks on either side. The office to the rear is also a two storey rectangular block with a flat roof hidden behind a parapet. The warehouse/ trans-shipment buildings would be clad in profiled cladding in Dachser's dark blue corporate colours and the office building would have the same livery but would utilise non-profiled flat cladding.

Landscaping

- 2.9 The site wide landscaping scheme incorporates screen planting all around the perimeter of the site, with varying depths and thickness. The bulk of the landscaping is focussed on the Bedford Road aspect where a combination of earth bunding and structural planting is proposed to provide screening to the development. The greatest depth

is achieved at the rear end of the site, adjacent to the warehouse building where bunding is also proposed. To give an indication of the level of bunding, the land in the eastern corner (closest to Martin's Farm) would be bunded up to a height of 64m (AOD), in comparison to the finished floor level of the warehouse of 58m. The height and depth of the landscaped mounds then varies along the length of Bedford Road with a height ranging from 58m at the front section, adjacent to Unit 2 increasing to 61m in the middle section of the site. Tree planting is proposed along the length of the road concentrated in clumps of trees to give screening interspersed with thinner areas of planting to give views into the site at certain points. Tree planting is also proposed along the rear boundary, to supplement the existing hedgerow running alongside the footpath.

- 2.10 An existing area of trees alongside Liliput Road would be maintained on the western flank of Unit 2 and a limited amount of ornamental/decorative landscaping incorporated within the site, including an avenue of trees on the main entrance road.

3. SITE DESCRIPTION

- 3.1 The Reserved Matters details for the site have been submitted in two applications, as described above. The entirety of the application site (covering Unit 1 and Unit 2) is a roughly triangular area of land, covering 10.24 hectares, situated between the eastern edge of Brackmills Industrial Estate and the A428 Bedford Road. A public footpath runs along the southern boundary of the site connecting Bedford Road to the Brackmills Estate. Beyond the southern boundary a green wedge of pasture land rises up to the edge of Great Houghton which is roughly 250-300 metres to the south east. The site is fully in the ownership of the applicants (Roxhill Developments Ltd.) but previously comprised two main parcels - the site of the former Northampton Livestock Market in the southern section and an undeveloped but allocated development site (Site D1) in the northern section in-between the Bedford Road and Liliput Road. In simple terms, Unit 1 (to which this report relates) is the element of the site occupied by the former cattlemarket and Unit 2 occupies the element of the site at the junction between Bedford Road and Liliput Road. Unit 1 would be situated on the largest section of the site, running from the round-a-bout at Liliput Road across to the Bedford Road. The rear boundary runs adjacent to the public footpath which runs from Bedford Road into the Brackmills estate. Beyond is agricultural land which rises up to the village of Great Houghton.
- 3.2 In terms of topography, the site slopes gently upwards in a south-westerly direction from a ground level of 56 metres adjacent to the Bedford Road/ Liliput Road round-a-bout to a maximum height of 62 metres in the south-west corner on the edge of the Brackmills Estate. A man made bund rising to 60 metres is also present to the eastern edge of the site adjacent to Martin's Farm on the Bedford Road. This bund is the capped area of a former landfill site. The buildings associated with

the livestock market were demolished in 2011 but the concrete hardstanding remains in-situ. The finished floor level of the former buildings on site ranges between 57 and 58 metres AOD. To give an indication of the change in levels to the south, the centre of Great Houghton lies between the 85 and 90 metre contour.

- 3.3 Vehicular access into the site is solely from the Liliput Road round-about within the Brackmills Estate. A public footpath/ right of way running between Bedford Road and Great Houghton cuts through the eastern end of the site.
- 3.4 In a wider context, approximately 200m to the north of Bedford Road are the Clifford Hill Gravel Pits which form part of the Upper Nene Valley Gravel Pits Site of Special Scientific Interest, Special Protection Area and Ramsar Site (a designation of international importance). The town centre is approximately 3km to the north west of the site.
- 3.5 A number of designations cover the site in terms of the Northampton Local Plan. Site D1 (referred to above) at the corner of Bedford Road and Liliput Road is allocated for employment development within Use Class B1 (offices) or a mix of uses within B1, B2 and B8. Land in-between the Cattlemarket site and Bedford Road is identified as Greenspace in the Local Plan. The area in-between the site and Great Houghton is designated as a Locally Important Landscape Area, in addition to the Greenspace designation.

4. PLANNING HISTORY

- 4.1 N/1995/0430 – Erection of Auction and Sales Centre with Associated Facilities and Overnight Lorry parking Area approved 6/09/1995. The application referenced led to the relocation of the Cattlemarket onto the site. Following its erection, various planning applications were submitted with regard to the site, primarily for extensions/ alterations and changes of use. None of these are directly relevant to the current scheme.
- 4.2 11/0053/OUTWNN - Outline application for warehouse and distribution development, with associated infrastructure and landscaping. All matters reserved except access.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

National Planning Policy Framework

5.3 Northampton Borough Local Plan

E1 – Landscape impact

E6 – Greenspace

E9 – Locally Important Landscape Areas

E14 – Corridors of Travel

E20 – New development (design)

E40 – Crime and vandalism

B7 – Brackmills height restrictions

B8 – Northampton Cattlemarket

D1 – Land adjacent to Bedford Road and Liliput Road

T12 – Development requiring servicing

6. CONSULTATIONS/ REPRESENTATIONS

Consultations

6.1 **Natural England:** Natural England commented on the outline application and has re-iterated the advice given at that time (Officer Note: issues raised at outline stage were addressed and relevant conditions attached to the outline approval to cover these matters).

6.2 **Northamptonshire Police:** The site has a public footpath running through it and a link from this footpath is shown into the site. If this is required for workers then the link should be secured with an access controlled fob or proxy reader. Hope that the applicant will consider the Secured by Design element of the BREEAM assessment.

6.3 **NBC Environmental Health:** No objection to the reserved matters applications for both Unit 1 and Unit 2.

Lighting: Both applications contain a lighting scheme and the submitted information is satisfactory to prevent light spill off the site. Request a condition to ensure that the lighting scheme is implemented prior to the occupation of the site.

Contamination: The contamination report is satisfactory. Request clarification on whether the units will benefit from gas protection measures.

Construction Management Plan: Look forward to receiving the full management plan prior to commencement.

Noise: Recommend a condition to ensure that the noise mitigation measures proposed in the accompanying acoustic reports are implemented in full and that a validation statement is submitted to that effect to the satisfaction of the Local Planning Authority. A further condition is recommended requesting that HGV's and other vehicles reversing on site shall use broadband/ white noise signals, rather than reversing sirens. This is the most common form of complaint from such sites. Some elements of the noise survey are not yet complete because the exact nature of the plant to be used is not yet known i.e. car wash and external ventilation plant. Recommend a condition for further details prior to occupation of the units.

- 6.4 **Environment Agency:** Requested clarification on the documents submitted with the application (see comments in officer report at paragraph 7.23).
- 6.5 **Ramblers Association:** Previous comments in relation to the outline application are still germane but would like to add the following points. A minimum width of 1.8metres should be specified for the public footpath and it is requested that it is properly surfaced with stone chippings. The least restrictive means of access should be adopted to the site i.e. gaps or handgates/ kissing gates, not stiles.
- 6.6 **NCC Archaeology:** Note correspondence with the applicants regarding the need for trial trenching within the site in order to satisfactorily understand any on site remains. Confirms NCC's position that trial trenching will be required.

Representations

- 6.7 **Great Houghton Parish Council made the following points (summarised by planning officer):**
- Recognise that the principle of the site is allocated for development and has outline consent.
 - Note that the height of development is limited to 15.5m by the outline consent but the scale of development remains a significant concern. Comments made to WNDC dated 7th October 2011 are still valid.
 - The outline application was approved on the basis that the number of jobs to be created was in excess of 500 for unit 1. Given that the end user is relocating from existing premises in Brackmills, the job creation will be reduced tenfold. This must reduce the weight attached to the economic benefit of the scheme. It is questioned whether this still outweighs the effect on the Locally Important Landscape Area, Greenspace and setting of Great Houghton Conservation Area.
 - The planning statement quotes the NPPF regarding sustainable development and the definition of sustainable development encompassing environmental, social and economic elements. The economic benefits have been reduced by a factor of ten and there are environmental impacts of the development. With these points in mind, it is considered that the development is not "sustainable".
 - The applicant's Planning Statement states that the saved policies of the Northampton Local Plan should be given limited weight. This is an unusual statement. It is expected that all Saved policies will be given equal weight.
 - The consultation undertaken by the applicants with the Parish is welcomed. However, the original design intent to face loading areas away from the village has been reversed to produce a proposal that has the potential to have the greatest impact upon the village from noise and light pollution.
 - The lighting report does not give consideration to lights of vehicles

from 24 hour working.

- The noise report is inconclusive and makes many assumptions. Noise from the vehicle wash could not be estimated and reversing alarms are not mentioned in the report. This issue was reported to environmental health in 2012.
- After due consideration Great Houghton Parish Council objects to the application and feels that the site is more suited to single storey light industrial units that could be screened from the village and would not impact so greatly on the landscape or skyline.

6.8 Letters have been received from the residents of 1 and 3 Rectory Close and 32a High Street, Great Houghton, objecting on the following grounds (summarised by planning officer):

- Extremely concerned about the new orientation of the service yard facing Great Houghton which is completely at odds with statements made by the applicants in relation to the outline application to orientate the noise generating element away from this aspect. The new orientation gives no regard to noise or light pollution towards the village.
- 457 vehicles on a 24 hour basis will have a huge impact on noise and light.
- The noise report is ambiguous and makes no reference to reversing beepers, something which environmental health are investigating. It is clear that sound banking with soil in addition to acoustic fencing needs to be considered.
- Noise levels will be far higher than the noise reports suggests due to the topography of the site
- Traffic approaching Bedford road from Liliput Road is already heavy and the anticipated numbers of vehicular trips to the site will add to this at peak times.
- Job creation was given significant weight in the original application. Given that Dachser are simply relocating, there appears to be no job creation.
- Consideration should be given to the impact upon Great Houghton's Conservation Area and the ridge and furrow in proximity of the site. The development is at odds with saved policies E1, E9 and E20.
- Grey panels were originally proposed to merge with the skyline. Dark blue is now proposed and this will have a huge impact on the area.
- The proposed design is hugely inefficient creating an additional journey of 450m around the building in each direction, wasting 1km of fuel for every trip. In terms of location, a freight hub should be located near a motorway – Brackmills is the wrong location.
- Traffic impact needs to be re-assessed due to the increased number of loading bays in the current proposal as opposed to the outline scheme

6.8 The residents of **Martin's Farm** adjacent to the site note that they are promoting their land for development and do not object to the principle of development but state that they continue to live adjacent to the site in the present time. Therefore, they request that suitable acoustic

measures are put in place to protect their amenity, along with adequate screen planting.

7. APPRAISAL

7.1 As discussed in the introduction to the proposals at the head of this report, officers reiterate the nature of the current applications. The principle of the use proposed has already been approved at outline stage and the current applications seek consent for the detailed elements of the scheme. Therefore, comments received about the principle of the development, the suitability of the location, or the type/number of jobs to be created cannot be taken into account within the determination of the current scheme.

7.2 In particular, comments have been received to the effect that the end occupier of Unit 1 (Dachser) are relocating from other units in Brackmills thereby putting into doubt the economic arguments used in favour of the outline scheme. The consideration of the outline scheme was based upon an assessment of the additional floorspace generated by the proposals, not on any specific end occupier. The net effect of the scheme is still the same. Should Dachser relocate from existing premises, these will become available to alternative occupants thus generating additional employment benefits. Therefore, the submission of the reserved matters details does not offer the opportunity to re-assess the principle of the scheme. Members are therefore advised to examine the merits of the details submitted and form judgement on the specific elements relating to layout, appearance, scale and landscaping having regard to the parameters set by the outline permission.

Scale

7.3 Condition 4 of the outline approval specified maximum parameters for the scale of development on the site. To reiterate, this was as follows:

- Gross internal floorspace proposed is a maximum of 39,018m²
- A maximum height to ridge of 15.5 metres
- Maximum site area 10.24 hectares.

7.4 The reserved matters currently proposed for Unit 1 has a maximum building height of 14.5metres in the warehouse building, with a significantly lower height to the trans-shipment hall. In terms of height, there are significant benefits to the reduction in scale of the unit, particularly in the ability to screen the impact of the proposals with the landscaping and bunding around the perimeter of the site. The main warehouse element will still be a substantial structure but the reduction in height across a large part of the building's width will substantially reduce the visual impact, compared to the monolithic 15.5m warehouse put forward indicatively at outline stage.

7.5 The overall floorspace put forward in units 1 and 2 is 31,083m², 7,917m² below the maximum scale of permitted floorspace, roughly a fifth less. Given that the outline application and the requirements of the

Environmental Impact Assessment were very specific and prescriptive regarding scale and that the current details fall well within those limits, officers advise that the current proposals are acceptable in this regard.

Layout

- 7.6 It is clear from the representations received from residents and Great Houghton Parish Council that the key concern relating to the current proposals is the orientation of loading bays within Unit 1 on the aspect facing the village. In particular those concerns relate to noise and light spill. The applicants were advised by officers prior to submitting the application that these issues would be sensitive and detailed noise and light reports were requested.
- 7.7 Clearly, the indicative layout submitted with the outline application offered the opportunity to screen the village from noise within the site, using the buildings themselves, with a blank elevation facing Great Houghton. However, that does not preclude other solutions providing that the potential impact is properly considered. In this case, the noise report puts forward a number of mitigation measures, including acoustic fencing, planting and utilising the protection offered by the location of the office building. The noise assessment undertaken by the applicant concludes that the proposal will meet accepted World health Organisation noise limits for impact on the closest residential units.
- 7.8 NBC's Environmental Health officers have reviewed the report and are aware of the sensitivity of noise from Brackmills, having investigated previous complaints relating to other premises. They are satisfied that the operation of the development will not adversely affect residents providing that the mitigating measures are installed and maintained. They have also requested a condition to use white noise/ broadband instead of reversing beepers. On the basis of the noise assessment undertaken, and the comments from Environmental Health it is considered that the layout of the scheme is acceptable in planning terms.
- 7.9 In effect, what the noise assessment demonstrates is that it is possible for the development to operate within acceptable noise levels. Members should also bear in mind that Environmental Health have separate powers to enforce against any statutory noise nuisance should noise levels exceed reasonable limits in future. However, from a planning perspective, there is nothing to suggest that the proposed layout will give rise to a level of noise or disturbance to warrant the refusal of the details proposed.
- 7.10 Similarly, Environmental Health Officers are satisfied with the implications of the development in relation to light spill. It is considered that the topography of the site in relation to surrounding residential areas, plus boundary treatments and the location of buildings will prevent any undue impact in this regard. These matters can be

controlled by conditions.

- 7.11 Comments were received from a neighbouring property stating that the layout was unsustainable, resulting in unnecessarily lengthy internal HGV movements around the perimeter of the building. The end occupants, Dachser are a large scale logistics company and the layout has been designed by them to create an efficient layout taking account of operational requirements, site safety and security. Any site of this size will have its own particular internal vehicular movements based upon the needs of the end occupier and there is nothing inherently unsustainable in the layout put forward in this instance.
- 7.12 In view of the above, it is considered that the layout of the proposed scheme is acceptable, subject to conditions to ensure that the mitigation measures put forward within the noise and lighting reports are implemented and to prevent reversing beepers being used during night-time hours.

Appearance

- 7.13 The appearance of the proposed buildings could be described as minimalist. The warehouse, trans-shipment hall and office block are set out in Dachser's corporate colours (dark blue) and the arrangement is made up of a series of simple 'blocks' with shallow-pitched roofs hidden behind parapet walls. The end result, when viewed from street level, is of a simple block structure, the warehouse being the largest and most visible element. The office block is, to a large extent, hidden behind the warehousing and shipment hall and will not be particularly visible from outside the site.
- 7.14 Clearly, the external form of warehousing units of this scale is largely dictated by the function of the building. It is difficult to create buildings of significant merit or interest. Having examined a number of schemes on major warehouse sites, approaches to the external appearance generally either take a minimalist approach, as seen here, or try to enliven the external appearance using different roof forms or external cladding solutions. One approach aims to minimise impact by keeping the buildings as simple and uncluttered as possible, the other aims to introduce features to give more interest/ lessen the long range views on the skyline. Both approaches can be utilised effectively and officers are satisfied with the treatment shown in this instance.
- 7.15 In considering the outline planning application, the planning authority at the time (WNDC), accepted the scale and bulk of the building at Unit 1 on the basis that the landscaping scheme would provide adequate mitigation and, that the key views into the site would be from the Bedford Road round-a-bout. In that respect, the design and appearance of Unit 2 was considered to be the key element and a successful design of that unit, in addition to adequate landscaping, would screen the larger unit to the rear.

- 7.16 This is still considered to be a valid approach, particularly in view of the reduced building height of Unit 1. Consequently, the simple nature of the building proposed is considered to be satisfactory, when viewed in the round with other elements of the scheme. In particular, the site wide landscaping scheme will be critical in mitigating the impact of the development.

Landscaping

- 7.17 As discussed above, achieving a successful landscaping scheme is a key component of the landscape and visual impact mitigation for the scheme. A fully detailed landscaping plan has been submitted with the application, along with a management strategy and maintenance schedule.
- 7.18 It is impossible to fully screen buildings of the scale proposed. The approach taken in this instance has been to utilise bunding and planting to provide as much screening as possible to the least attractive elements (i.e. loading bays, service yards etc) with other boundary planting aimed at providing a landscaped setting allowing key views of the buildings themselves. Supplementary planting is proposed along the south-east facing boundary of the site to complement existing trees and hedgerows running adjacent to the public right of way.
- 7.19 The most substantial area of landscaping is proposed on the Bedford Road side of the scheme. The combination of bunding and planting along this aspect is substantial and will provide adequate mitigation, once established from the key road corridor. The planting to the south-east boundary will maintain the setting of the footpath and also mitigate long range views of the development from the edge of Great Houghton. Due to the change in level and distances between the site and Great Houghton, the scheme as submitted will ensure that there is no detrimental effect upon the setting of the Great Houghton Conservation Area.
- 7.20 In terms of phasing, it is important to ensure that the site-wide landscaping scheme is implemented prior to the occupation of either unit 1 or unit 2 because the mitigation is required for both units, regardless of when each unit is constructed. In other words, it is possible that either building could be erected well in advance of the other and it is essential that the full landscaping scheme is implemented early in the process to allow proper mitigation.

Other Matters

- 7.21 As noted within this report, the Outline application was accompanied by an Environmental Impact Assessment which examined the potential impact of the scheme. Regulation 8 of the Town and Country Planning (Environmental impact Assessment) Regulations 2011 governs procedures to be followed in relation to “subsequent applications” where environmental information has been provided previously. A

subsequent application includes Reserved Matters submissions.

- 7.22 Regulation 8 paragraph 2 states that, 'Where it appears to the relevant planning authority that the environmental information already before them is adequate to assess the environmental effects of the development they shall take that information into consideration in their decision for subsequent consent'. The reserved matters applications are set within the parameters outlined in the original EIA and this has been reviewed to ensure that sufficient information is available to make a full assessment. Officers are satisfied that the level of information provided is adequate in this respect.
- 7.23 Comments have been received as a result of consultation from the Environment Agency (with regard to drainage matters) and the County Archaeologist (regarding the need for trial trenching as part of the evaluation scheme). Both of these matters are covered by conditions attached to the outline permission. Information relating to these conditions will need to be submitted to the Planning Department and approved prior to the commencement of work on the scheme. Therefore, there is no need for further information at this stage.

8. CONCLUSION

- 8.1 In summary, the applicants have submitted details of the full range of reserved matters pursuant to the outline approval granted by WNDP in March 2012. The details submitted are below the maximum parameters prescribed by that approval in terms of height and floorspace and the scale of development is therefore acceptable.
- 8.2 The layout is different to that envisaged in the indicative plan submitted with the outline application, notably through the introduction of the double aspect trans-shipment hall, with loading bays facing in the direction of Great Houghton. Officers have considered the implications of this carefully and taken advice from the Environmental Health team, following the submission of a noise assessment. The concerns expressed by residents and the Parish Council in this respect are noted but, on the evidence presented, there would be insufficient grounds to substantiate a refusal. Subject to a number of mitigation measures being put in place, there is not expected to be an undue impact on neighbouring amenity.
- 8.3 The appearance of the scheme is acceptable and, when combined with the detailed and substantial landscaping scheme, will ensure that the landscape and visual impact is minimised. Officers recommend that the reserved matters details are accepted subject to the conditions set out below.

9. CONDITIONS

- 1) The development hereby permitted shall be carried out in accordance with the approved plans as specified in section 7 (Supporting

Information) of the reserved matters application form submitted with the application.

Reason: For the avoidance of doubt and to secure the satisfactory implementation of the scheme in accordance with the National Planning Policy Framework.

- 2) The site wide landscaping scheme prepared by Barry Chinn Associates, as shown on drawing numbers 01 (rev. H), 02 (rev. C), 03 (rev. E), 04 (rev. A), and 05 (rev. A), including all planting, hard landscaping and bunding, shall be implemented in full within first planting season following the occupation of the unit hereby approved. Thereafter, the landscaping shall be maintained for a period of 5 years in accordance with the management and maintenance plan (ref: 1264/12/RP01 rev. A). Such maintenance shall include the replacement in the current or nearest planting season, whichever is the sooner of trees and shrubs that die, are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local plan the National Planning Policy Framework.

- 3) Prior to the occupation of the building hereby permitted the mitigation measures outlined within the noise assessment undertaken by Vanguardia Consulting, dated November 2012, shall be implemented in full and a validation report submitted to the Local Planning Authority demonstrating how each measure has been completed. Thereafter, the mitigation measures shall remain in place and be maintained for the lifetime of the development.

Reason: To ensure that the impact on neighbouring amenity is controlled within acceptable levels, in accordance with the National Planning Policy Framework.

Reason: To protect the amenities of adjacent residents and uses from potential sources of noise in accordance with the National Planning Policy Framework

- 4) Prior to the Unit first being occupied a Management Plan for the control of night time noise (between the hours of 2300 and 0700) from the premises and its external environs shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of the following:

- a. The numbers of deliveries to the site and the type and size of delivery vehicles
- b. The hours at which those deliveries will be made
- c. Provisions to be made for handling of goods and materials

being delivered to the site and measures for the control of vehicle noise, including reversing sirens.

Thereafter, the operation of the unit shall only be carried out in accordance with the details as agreed, unless consent for any variation is first given in writing by the Local Planning Authority

Reason: To protect the amenities of adjacent residents from potential sources of noise in accordance with the National Planning Policy Framework.

- 5) Prior to the installation of the vehicle wash facility and/or any external ventilation/ air conditioning equipment, a further noise assessment shall be submitted to and approved in writing by the Local Planning Authority, specifying the level of noise to be generated by the plant/ equipment and setting out any mitigation measures required to prevent undue disturbance to neighbouring residential amenity. Thereafter, the plant/ equipment shall be installed in accordance with the approved details and maintained for the duration of the development.

Reason: To protect the amenities of adjacent residents from potential sources of noise in accordance with the National Planning Policy Framework.

- 6) Any external lighting of the site shall be carried out in accordance with the external lighting report provided by Roxhill and the Lighting Schedule Plans numbered 1265/EL/001 and 002, prepared by Wright Design and Management, unless consent to any variation is first given in writing by the Local Planning Authority..

Reason: To ensure that the levels of light emanating from the site are controlled to acceptable levels in the interests of the amenity of the wider area.

- 7) Prior to the commencement of work on the development, details of the materials to be used in the external finish of the building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the details so approved.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with saved policy E20 of the Northampton Local Plan.

- 8) No new access gates, stiles or barriers shall be installed along the route of the public right of way running through the site unless details of the location and design of those features has first been submitted to and approved in writing by the Local Planning Authority

Reason: To ensure that the design and functionality of any features located on the right of way is appropriate in terms of access and visual amenity.

- 9) The development hereby approved shall not be brought into use until the internal and off-site highway works have been completed in accordance with the details shown on the approved plans numbered 12-0560 102 rev. A, 12-0560 103 rev. A and site layout plan numbered 3854 D/017. Thereafter, the site access and car parking areas shall be maintained free from obstruction and available for use whilst ever the use subsists

Reason: To ensure a satisfactory standard of development in the interests of highway safety in accordance the National Planning Policy Framework.

10. BACKGROUND PAPERS

- 10.1 N/1995/0430, 11/0053/OUTWNN, N/2012/1211 and N/2012/1212.

11. LEGAL IMPLICATIONS

- 11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: **Planning**
Date: **20th February 2013**
Scale: **1:3000**
Dept: **Planning**
Project: **Committee**

Title
Liliput Road

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