



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

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

N/2012/1212: 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 2). 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 at this key gateway location and the visual impact of the development can be adequately mitigated through the structural landscaping proposed in the site wide landscaping scheme. The scale of the building is within 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 it is considered that the mitigation measures proposed in relation to noise and light spill will ensure that there will be no adverse impact on neighbouring amenity resulting from the scheme.

Therefore, the details submitted are acceptable in relation to saved policies D1, 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 application 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 but 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 2. A separate application has been submitted for the appearance, layout and scale of Unit 1, along with a full, site wide, landscaping scheme (N/2012/1211). A report regarding that application is also on this agenda.

Layout and Scale

- 2.5 Unit 2 is the smaller of the two units and is situated at the junction between Bedford Road and Liliput Road (see site description below). The layout of the unit is consistent with the indicative plan that was submitted at outline stage. Access would be gained from a new service road branching off from the Liliput Road round-a-bout. The main yard and loading bays would front onto the Bedford Road, with the front façade of the building and the office element facing the Bedford Road/ Liliput Road round-a-bout. A blank façade at the rear would face Liliput Road.
- 2.6 The scale of the unit is 10,220m² (9,755m² warehousing and 465m² office space). The site area for Unit 2 is 3.7 hectares. In terms of height, the ridge line would be 15.5 metres, in line with the maximum parameters.

Appearance

- 2.7 In terms of appearance, the unit is similar to the indicative plan in terms of the overall shape and form of the building – a rectangular warehouse with metal clad wall panels and a shallow pitched roof. A key factor when determining the outline application was the need to secure an attractive frontage to the Bedford Road round-a-bout. As a design response, the applicants have introduced substantial areas of vertical glazing stretching from ground floor up to the base of the parapet roof. The corner of the unit would also be fully glazed in the location of the office element.
- 2.8 The external panelling would be a combination of graded colours stretching horizontally around the building, darker in the bottom sections of the building and becoming lighter, and white at the uppermost section.

Landscaping

- 2.9 The site wide landscaping scheme incorporates screen planting all around the perimeter of the site, with varying depths and thickness. This scheme has been submitted as part of application N/2012/1211 but applies equally to Unit 2. 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).

- 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.

Representations

6.6 **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.

6.7 **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. 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 and scale having regard to the parameters set by the outline permission.

Scale

- 7.2 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.
- 7.3 The reserved matters currently put forward for Unit 2 has a maximum building height of 15.5metres and floorspace of 10,220m². 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

- 7.4 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. No specific comments have been received as a result of consultation regarding the layout of Unit 2 to which this application applies.
- 7.5 With regard to Unit 2, the layout is very similar to that shown on the indicative plan submitted with the outline application. The shape of the site and the location of the access point from Liliput Road effectively dictates the position of the main access into the site and the logical position of the service yard and car parking areas.
- 7.6 A noise report has been submitted by the applicants to examine the likely impact of the scheme. NBC's Environmental Health officers have reviewed the report and are satisfied that the location of the yard will not result in an adverse impact on neighbouring uses, particularly the hotel on the opposite side of Bedford Road. Mitigation measures will be required as a result of the report, including an acoustic screen around the north-eastern perimeter of the service yard. Similarly, a

lighting report has been submitted and includes measures to prevent light spill into adjacent areas. These measures will need to be controlled by condition.

- 7.7 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.

Appearance

- 7.8 Achieving a suitable appearance for Unit 2 is considered to be a key element in securing a successful scheme at the Brackmills Point site. The key visual impression of the site will be gained from the Bedford Road, particularly when leaving the town. Saved policy D1 of the Northampton Local Plan envisaged a high quality office development at this key gateway location. In considering the outline scheme, WNDC accepted that the site was no longer suited to office development due to the requirement of national policy and emerging local policy to locate office development within the town centre. Warehousing was accepted on the basis that the design of the Unit provided a high quality gateway building. Achieving an attractive elevation on this aspect, in addition to the structural landscaping will also help to screen the larger building at Unit 1 to the rear of the site.
- 7.9 Clearly, the functional nature of large scale warehousing impacts strongly on their external form and appearance. The scale and imposing presence cannot be avoided. However, the visual impact can be enlivened through the use of materials and fenestration. In this case, the applicants have substantially altered the appearance of the principal elevation of the building from that shown indicatively at outline stage. A series of large vertical windows are incorporated, stretching almost the full height of the building up to the parapet roof. In between the windows, vertical cladding would be used to delineate a series of columns terminating at parapet level where horizontal cladding would be utilised. This use of materials and fenestration gives the building interest and rhythm and would, in the opinion of officers, present an acceptable and high quality façade to the principal elevation given the use and parameters permitted by the parent Outline planning permission.
- 7.10 The remainder of the unit would be situated within the site, behind the structural landscaping. Whilst the elevations would still be visible, the use of horizontally layered cladding will provide a suitable finish, helping to mitigate long/ medium range views.
- 7.11 In view of the above, the external finish is considered to be acceptable. As noted in relation to application N/2012/1211, the landscaping scheme submitted covers the whole site. The implementation of that scheme should be a condition on both reserved matters applications to

ensure that full mitigation is achieved, regardless of the order in which the units are constructed.

Other Matters

- 7.12 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.
- 7.13 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.
- 7.14 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 scheme. 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 WNDC 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 appearance of the scheme has been carefully considered and, when combined with the detailed and substantial landscaping scheme, will ensure that the visual impact is acceptable at this key gateway given the use and parameters permitted by the parent Outline planning permission. 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) 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.

- 6) 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.

- 7) 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

Produced from the 2011 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655