



PLANNING COMMITTEE: 29th October 2014
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/1057: Extension of Pineham Business Park comprising the erection of buildings Classes B1(c), B2 and B8 employment purposes with associated parking, highways infrastructure, engineering works, drainage, landscaping and ancillary works, including the partial stopping up and diversion of existing footpath LB12. Outline application with all matters reserved except site access and landscaping to both the northern and western boundaries (SNC Consultation) Pineham Barns Area, Banbury Lane

WARD: Upton

APPLICANT: Prologis UK Ltd
AGENT: Turley Associates

REFERRED BY: Director Regeneration, Enterprise and Planning

REASON: Major Fringe Application

DEPARTURE: NO

CONSULTATION BY SOUTH NORTHAMPTONSHIRE COUNCIL:

1. RECOMMENDATION

1.1 **RAISE NO OBJECTIONS** to the principle of development subject to the following matters being addressed by South Northamptonshire Council when determining the application:

- No objections being received from the Highway Authority or Highways Agency regarding the impact on the road network/traffic flows in the vicinity.

- The visual and landscape impact of the development being considered acceptable and any necessary landscaping being secured.
- The impact on the amenity of nearby residents being assessed as acceptable, and any necessary mitigation being secured.
- The impact on air quality being assessed as acceptable, and any necessary mitigation being secured.
- The impact on ecology being assessed as acceptable, and any necessary mitigation being secured.
- Construction training opportunities to be secured.

2. THE PROPOSAL

- 2.1 The application seeks outline planning permission from South Northamptonshire Council for the expansion of the existing Pineham business park. All matters are reserved except access and landscaping.
- 2.2 The development would result in the expansion of the business park to the west/north west towards Kislingbury. An access would be created from Upton Valley Way to serve part of the development, while an existing access road would be extended to provide a further access to the site.
- 2.3 The details submitted with the application indicate that 105,000 square metres of floorspace would be created and the illustrative plans show this being split between three buildings.
- 2.4 An Environmental Impact Assessment has been submitted with the application which considers the issues of landscape and visual impact, lighting impact and archaeology and heritage impact.
- 2.5 The development would require the diversion of a public footpath which runs through the north eastern part of the site (within the Borough boundary). This would require a separate application under Section 257 of the Town and Country Planning Act.

3. SITE DESCRIPTION

- 3.1 The application site is a green field one immediately to the north of the M1. To the west of the site is open countryside heading towards Kislingbury, with further countryside to the north. Upton Valley Way runs through the north east of the site, while to the south east is the existing Pineham business park.
- 3.2 The majority of the application site is within the administrative area of South Northamptonshire Council (SNC). However a portion of the site

in the north east is within Northampton Borough and decision making powers were delegated to SNC at the Full Council meeting in April this year to enable them to determine the application in respect of this area.

4. PLANNING HISTORY

4.1 No history relevant to this application.

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 Northampton Local Plan 1997.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the Government's overarching approach to planning and places a particular emphasis on building a strong and competitive economy as well as encouraging sustainable development and high quality design.

5.3 Northampton Local Plan

Policy E20 (New Development) requires development to be well designed and in keeping with its surroundings in terms of layout, siting, form, scale and use of appropriate materials.

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

5.5 Other Material Considerations

Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

Weight can be given to the West Northamptonshire Joint Core Strategy (JCS), this would be significant where a policy has received few representations and unresolved objections are not considered likely to have a significant bearing on the strategy of the Plan. The JCS provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF.

The Inspector's report on the examination into the JCS was published on 7th October 2014. The Inspector concluded that the main modifications made to the report (which were subject to public consultation and submitted in January 2014) satisfy the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meet the criteria for soundness in the NPPF.

Policy SA – 'Presumption in favour of Sustainable Development' requires local planning authorities to take a positive approach to determining development proposals.

Policy S7 - 'Provision of Jobs' requires provision to be made for a minimum of 19,000 jobs to be created to 2026.

Policy S10 - 'Sustainable Development' requires developments to be located sustainably and to achieve high quality design.

6. APPRAISAL

- 6.1 It is considered that the application proposes a development which would extend an existing, established employment site in close proximity to Junction 15A of the M1 and with established road links to Northampton with Upton Valley Way and the A43. There are also established public transport links to the Pineham area. The development would therefore appear, from a connectivity perspective, to be sustainably located. However it is suggested that the issue of the impact on the road network in the vicinity of the site would need to be looked at when determining the application.
- 6.2 The development would result in a significant incursion into the open countryside and would potentially have a significant impact from a landscape and visual perspective. The application proposes landscaping as a detailed matter and it is considered that the significant areas of tree planting would reduce this impact. However this issue will need to be examined carefully to ensure the resultant impact is acceptable.
- 6.3 There is residential development currently being carried out to the north of the existing Pineham business park. It is not considered that there would be any greater impact on the residents of this arising from the development proposed than from the existing business park. However this is a matter which should be considered during the determination of the application.
- 6.4 The application submission indicates that 1,500 jobs could be created by the development. This would contribute towards the job creation targets set out in the JCS and is likely to have significant benefits for the local economy.
- 6.5 Due to the scale and nature of the proposed development the potential exists for significant impacts on ecology and air quality and these

matters would need to be considered as part of the determination of the application.

- 6.6 When considering an application of this nature and scale the Borough Council would, in most circumstances, seek from the developer a contribution towards construction training opportunities and therefore it would seem appropriate to request that SNC attempt to secure such a contribution.

7. CONCLUSION

- 7.1 It is considered that overall, due to the relatively sustainable location of the development, the economic benefits which may arise from this and the requirements of national and local policies that the principle of the development may be supported. However there are a number of matters, as contained in paragraph 1.1 above, which would need detailed consideration prior to any planning permission being granted.

8. BACKGROUND PAPERS

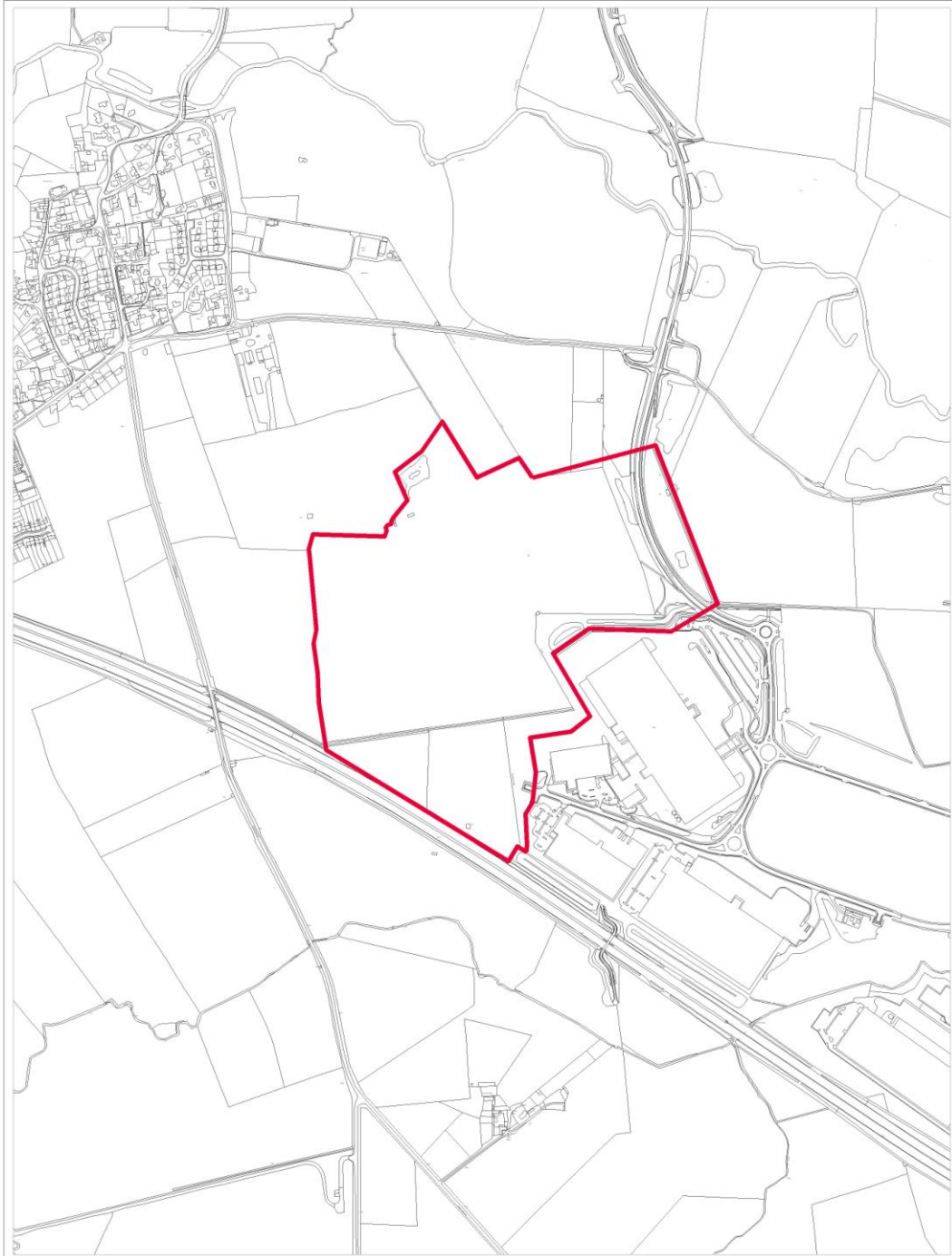
- 8.1 N/2014/1057

9. LEGAL IMPLICATIONS

- 9.1 None.

10. SUMMARY AND LINKS TO CORPORATE PLAN

- 10.1 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: Site Location Plan
Date: 20th October 2014
Scale: 1:9500
Dept: Planning
Project: Committee

Title

Pineham Business Park, Kisingbury

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