



PLANNING COMMITTEE: 28th July 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0438: Phased demolition of existing buildings and redevelopment to provide new headquarters and other offices (including related storage) within Use Class B1, shop (Use Class A1) and gym (Use Class D2) with related access, parking, servicing and landscaping at Lodge Way House, Mandal House and Harveys site, Lodge Way

WARD: New Duston

APPLICANT: Travis Perkins (Properties) Ltd
AGENT: Mr. J. Best, Montagu Evans

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Major development requiring a Section 106 Legal Agreement

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL IN PRINCIPLE** subject to the conditions as set out below and for the following reason:

The proposed development would allow for the effective redevelopment of this site and would generate significant employment opportunities to benefit of Northampton's economy. Furthermore, the proposed buildings are of a good standard of design and would have a neutral impact upon the amenities of surrounding residents. Subject to conditions and a legal agreement, appropriate mitigation can be secured and as a consequence, the development is in conformity with the requirements of the National Planning Policy Framework; Policies E1, S1, S8 and S10 of the West Northamptonshire Joint Core Strategy and Policies E20 and B14 of the Northampton Local Plan.

1.2 That delegated authority is given to the Director of Regeneration, Enterprise and Planning to negotiate and secure the necessary mitigation in the form of financial and non-financial planning obligations through the completion of a Section 106 Legal Agreement. The Legal Agreement will secure the following heads of terms:

- i) A financial payment and a programme of works to enable the provision of construction worker training opportunities; and
 - ii) The Council's monitoring fee subject to the Director of Regeneration, Enterprise and Planning being satisfied the monitoring fee is necessary and of an appropriate scale.
- 1.3 It is also requested that delegated authority be given to the Director of Regeneration, Enterprise and Planning to negotiate with the Highway Authority and the applicant in order to resolve the concerns that have been raised. In particular, it is requested that delegated authority be given to expanding the Heads of Terms of the Legal Agreement and to amend the list of draft conditions as appropriate in order to secure adequate highways mitigation as may be deemed necessary.
- 1.4 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Director of Regeneration, Enterprise and Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account that the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policies INF1 and INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework

2. THE PROPOSAL

- 2.1 The applicant seeks full planning permission to redevelop three sites within the Lodge Farm Industrial Estate. These sites comprise Mandal House, which would be redeveloped to form an office building and training centre which would have a floor space of 14,131m². This element of the site will also include an innovation centre that would have an initial floor space of 4,024m², but would rise to 4,860m² as later phases of the development come forward. In addition, this element of the proposal would include the provision of 241 car parking spaces.
- 2.2 The second area of the proposal comprises the redevelopment of the site known as Lodge Way House which would comprise the provision of a multi-deck car park of three storeys and containing 938 car parking spaces. It is also proposed that the roof of the building will contain a number of photovoltaic cells in order to provide more sustainable forms of energy to serve the proposed new office building.
- 2.3 The final section of the development comprises redevelopment of the Harvey's site and would include the provision of a five storey building with a total floor space of 6,632m². This building would contain a retail unit, a gymnasium, additional office accommodation and archive storage. The site also contains two separate cars parks: the first will have 65 spaces and is intended to serve the retail unit and gymnasium; whilst the second would serve the offices and archive facility and would have 308 spaces.
- 2.4 In addition, various items of landscaping would be incorporated within the new development. All of the elements of the development would be accessed via Lodge Way.

3. SITE DESCRIPTION

- 3.1 The applications sites are located to the north east of Harlestone Road, within the Lodge Farm industrial estate. The application encompasses three different sites within the vicinity. The first of which is commonly referred to as the former Harvey's site, which is situated adjacent to the junction of Lodge Way and Harlestone Road. The site currently contains a small scale industrial building and some ancillary car parking. The second site (known as Lodge Way House) is located to the north-east of this site (albeit on the opposite side of Hill Close). This site currently contains a reasonably large office building that is of a dated appearance and is currently occupied by the applicant. The third site is referred to as Mandal House and is located to the north west of the Lodge Way House site (adjacent to the Lodge Way and Barn Way). This site contains a vacant commercial building, which has been used for car parking on a temporary basis for approximately the last year. Of additional note is that the applicant would retain an existing office building on the junction of Ryehill Close and Lodge Way.
- 3.2 The Lodge Farm area is predominantly used for a variety of commercial functions. Lodge Way runs in something of a horseshoe shape and has two junctions with Harlestone Road, approximately 600m apart. As a consequence, all traffic that visits the industrial estate would utilise Harlestone Road. The southernmost of the two junctions with Harlestone Road also forms an offset crossroads with Firsview Drive. Usage of this junction is controlled by traffic lights.
- 3.3 The wider area is characterised through the provision of residential accommodation of a variety of types and ages. Of further note is that the Lodge Farm industrial estate abuts the south western boundary of the proposed Dallington Grange Sustainable Urban Extension.
- 3.4 The sites feature little in the way of gradient changes and as the vast majority of the three sites are currently developed there are few existing trees or matters of ecological note.

4. PLANNING HISTORY

- 4.1 None relevant.

5. PLANNING POLICY

Development Plan

- 5.1 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 Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies.

National Policies

- 5.2 The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

- 5.3 Paragraph 7 of the NPPF states that a key role of the planning system is to contribute to the building of a strong and competitive economy and should support growth and innovation. This role should be undertaken in conjunction with the need to support strong and vibrant economies and contributing to the protection and enhancement of the environment.
- 5.4 Significant weight is placed on the need to support economic growth through the planning system in Paragraph 19, which is strengthened by Paragraph 21, which identifies the importance of supporting existing business sectors, taking into account of where they are expanding or contracting. A flexible approach is encouraged to accommodate needs not anticipated in the plan and to allow a rapid response to changes in circumstances.
- 5.5 Of specific relevance to this application, the NPPF identifies that office accommodation and other developments such as retail and gymnasiums as being 'town centre uses'. As a consequence, it is required that developments of the type proposed should be, in the first instance, located within either the town centre or other allocated district or local centres. Paragraph 24 requires the application of a sequential test to planning applications for main town centre uses that are not sited within such a centre in order to ascertain whether they could be located in more preferable areas.
- 5.6 Paragraph 17 sets out a number of key principles for the planning system and in particular, it identified that planning should proactively drive and support sustainable economic development, whilst securing high quality design and a good standard of amenity for all existing and future occupiers. In addition, development should be encouraged on previously developed land, particularly when it is of low environmental value. Furthermore, mixed use developments are also strongly encouraged.
- 5.7 In assessing the transport implications of a proposed development, paragraph 34 states that planning decisions should ensure that developments are sited in areas where the use of sustainable travel can be maximised. Paragraph 32 requires that safe and suitable access to the site can be provided for all people and that where necessary; improvements to the highway system can be made in order to limit any significant impacts of the development.

West Northamptonshire Joint Core Strategy (2014)

- 5.8 The West Northamptonshire Joint Core Strategy (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.
- 5.9 Policy S1 concentrates new development and economic activity primarily in and adjoining Northampton's principal urban area. In support of this objective, Policy S7 requires the provision of a minimum net increase of 28,500 jobs over the plan period and that Policy S8 states that in order to deliver this objective, there will be a renewal and regeneration of existing employment sites including sites such as Lodge Farm.
- 5.10 Policy E1 seeks to retain existing employment areas within use classes B1, B2, B8 within allocated business areas, which will be supplemented by appropriate employment generating uses that fall within other use classes. Policy E2 requires that major office developments of over 1,000m² should be located within an allocated centre and if not, be the subject of a sequential assessment.

- 5.11 Policy S10 (Sustainable Development Principles) provides a set of overarching objectives regarding the assessment of planning applications. In particular, there is a requirement that new developments achieve the highest standards of design; that developments enhance biodiversity; and minimise pollution from noise, air and run off.
- 5.12 Policy INF1 states that new development should be supported by, and provide good access to, appropriate infrastructure and that when development generates such a need it should be demonstrated that adequate provision can be made to address these needs within a suitable timescale.

Northampton Local Plan 1997 (Saved Policies)

- 5.13 Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application.
- 5.14 Policy E20 requires that new developments be designed in such a way so as to ensure adequate levels of light, outlook and privacy. As discussed previously, the site is partially within an area of allocated open space and as a result Policy E6 is of some relevance as it states that new developments should not unacceptably prejudice the function of allocated areas.
- 5.15 Policy B14 seeks to retain existing business areas for employment use by resisting other forms of development unless the proposal would bring about significant community benefits and jobs.
- 5.16 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003
Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Archaeology Advisor (NCC)** – The application site lies to the south of an area associated with Iron Age activity. Whilst it is appreciated that the site has been the subject of development, it is not unreasonable to suggest that there may still be archaeological deposits within the site. As a result a condition requiring further investigation is requested.
- 6.2 **Construction Futures** – Request an obligation within the Section 106 Agreement to secure funding for the provision of construction worker training opportunities in addition to on site opportunities.
- 6.3 **Environment Agency** – No objections subject to the imposition of a condition relating to the provision of foul water drainage.
- 6.4 **Environmental Health (NBC)** – Recommend conditions relating the investigation and remediation of any contamination in order to ensure a satisfactory standard of development. A condition is also recommended that would secure the implementation of a Construction Environment Management Plan. Concerns are

raised regarding the potential impact upon air quality; however, this could be mitigated through a Travel Plan.

- 6.5 **Highway Authority (NCC)** – Raise concerns regarding the assessment of transport that has been carried and identify additional areas where work is needed. At this point, it is not possible to confirm the scope of any highway mitigation.
- 6.6 **Highways England** – No objections.
- 6.7 **Lead Local Flood Authority (NCC)** – no objection subject to planning conditions to be imposed regarding drainage.
- 6.8 **Northamptonshire Police Crime Prevention Design Advisor** – Northamptonshire Police have provided advice prior to the application being submitted and the bulk of this guidance has been incorporated into the scheme. As a consequence, there are no further observations to make.
- 6.9 **Urban Designer (NBC)** – No objections subject to revisions being made to the design of some of the buildings (Officers note: These have been secured and are discussed within the Appraisal section of this report).

7. APPRAISAL

Principle of the development

- 7.1 The NPPF specifies that office accommodation in addition to uses such as retail units and gymnasiums should be located within allocated centres (such as the town centre) and in instances where this is not the case, applications should be subject to sequential assessment. In carrying out such an assessment, it is necessary for these to be applied in a 'real world' context and with reference to the needs of the development and related commercial considerations.
- 7.2 In respect of this point, the proposed development would operate alongside an existing office building (Ryehill House) utilised by the applicant, which has recently been refurbished to meet the ongoing needs of the business. Ryehill House contains important ancillary functions to the business and as a consequence there appears to be some efficiency gains by having all elements of the business located together. Furthermore, the proposed development is in part driven by a need to bring together a variety of business areas in order to aid collaboration. Therefore it would be unreasonable to insist upon a disaggregation of the various elements of the proposed development.
- 7.3 In considering this matter, the applicant has assessed more sequentially preferable sites, such as the St Johns area for which the Central Area Action Plan allocates for future office development (in addition to other uses). In respect of this site, it is noted that the quantum of development proposed within this application could not be readily accommodated on the site and can be discounted in sequential terms. In addition, the applicant has assessed the possibility of locating the development in the Angel Street area; however, the only site that could theoretically accommodate a development of the scale proposed is already subject to a planning permission (known as Project Angel) and building works are already underway. As such, the site can be discounted on the grounds of lack of availability.

- 7.4 Aside from such sites, the applicant has assessed the possibility of locating the development on the former Greyfriars Bus Station site. In respect of this, it should be noted that the Council has confirmed a desire for the site to be developed to enhance the retail and leisure offer within the town centre. Whilst this plans are at an embryonic stage, it is not clear as to how a predominantly office lead scheme would contribute to this objective and as a result this site can be discounted from the sequential assessment.
- 7.5 The applicant has also assessed sites on the edge of the town centre sites; which include the land bounded by Bridge Street and Cattle Market Road. Notwithstanding that the bulk of the units within the site are currently occupied by a variety of uses, the site's area could not accommodate the quantum of proposed development. Whilst the land to the south of St Peters Way could potentially accommodate the scale of the proposed development, the relevant tests as set out in paragraph 7.2 are particularly relevant as the applicant has highlighted a number of issues with disaggregating the business onto a variety of sites and this is matter that could not be reasonably insisted upon. Similar conclusions have been drawn in the case of the land at Nunn Mills Road, where as part of the new university development, outline consent has been given for a quantum of office development; however, if the proposed development were directed towards this site, it would require the applicant to operate across a number of sites.
- 7.6 The applicant has also considered the former Chronicle and Echo building (Upper Mounts) and the former Royal Mail Sorting Office (Barrack Road). These can be discounted as planning applications for alternative development are either under consideration or have been approved. As a result they can be discounted on the grounds of a lack of availability.
- 7.7 As a consequence, it is considered that there are no suitable and available sites within any of the allocated centres to accommodate the scale of the proposed development. Given this and the intention for the retail unit and gymnasium to fulfil an ancillary function it is considered that the sequential assessment has been passed.
- 7.8 Whilst the sequential assessment has been passed with regards to the development including the retail unit and gymnasium, the impacts upon the viability and vitality of the existing hierarchy of centres does still need to be considered. In respect of these matters, it is noted that each element of the development is of a comparatively small scale and this could be controlled via planning conditions. Furthermore, the ancillary nature of these uses would not necessarily direct activity from existing centres. It is concluded that there would be a neutral impact upon the viability and vitality of existing centres.
- 7.9 Weight should also be given to the proposed development potentially generating 1,200 job opportunities within the Mandal House site (which is likely to rise to 2,000 within five years from occupation) and a further 300 jobs within the Harvey's site. These figures would be in addition to the existing employees within the retained Ryehill House site. Notwithstanding the demolition of the existing office to make way for the decked car parking, it is considered that there would be a significant increase in the number of job provisions and substantial contribution would be made to meeting the necessary projected growth in employment opportunities.

- 7.10 In addition, the provision of a mixed use building adjacent to the junction between Lodge Way and Harlestone Road is compatible with the aims and objectives of the NPPF by reason of it encourages a variety of uses within the same site.

Design and appearance

- 7.11 Whilst a number of buildings are to be demolished, these are of a functional form of architecture and do not make a significant positive contribution to the visual amenity of the locality.
- 7.12 The redevelopment of the former Mandal House site is likely to be the focal point of the various proposals due it representing the new headquarters building of the applicant. The building would have a maximum height of 27m, the build form would be particularly varied and a large significant section of the building would have a height of 22m. In addition, the Innovation Centre, which would be located to the north of this part of the site, would have a height of 11m. As a result of these factors and varied building in the area, this element would not appear discordant with the surrounding area and would have a neutral impact on visual amenity.
- 7.13 By reason of the position of the proposed building within the context of the surrounding area, there would be a neutral impact upon the amenities of neighbouring properties in terms of light, outlook and privacy.
- 7.14 In terms of the appearance of the building, the scheme will feature significant glazed sections that would also include curtain glazing to the ends of the building's atriums. This would break up the mass of the building, emphasise key elevations (such as the building entrance) and allow significant views into the building which would enhance the streetscape. Although of an unembellished nature, the proposed building materials are considered appropriate given the context of the development and would ensure that there is a neutral impact on visual amenity. The site also contains a variety of structures that do not contribute to the area's vitality and as a result the redevelopment of this site is significantly positive. In addition, a significant amount of landscaping is proposed – particularly adjacent to the south western boundary, next to Barn Way – which also reduces the impacts of the scheme and has sustainability benefits that will improve the general character of the area.
- 7.15 Notwithstanding the importance of the Mandal House site, it is likely that the most prominent area of the development would be the mixed use building (on the former Harveys site). The building would have a maximum height of approximately 22m, albeit the design of the building will feature a mono-pitch roof that means the point closest to Harlestone Road would have a height of approximately 18m. Additional weight should be given to the fact that there would be approximately 63.5m between this proposed building and the nearest residential property. It is considered that there would be no undue detrimental impact upon the amenities of neighbouring properties in terms of considerations such as light, outlook and privacy.
- 7.16 In terms of the design of this particular building, the use of the varied roof shape creates a greater level of interest and the use of a variety of material palate would also improve the visual impact of the scheme. The building also features horizontal sections of glazing, which adds interest to the scheme and breaks up its massing. The ground and first floor of the building features a colonnade section that serves to make the building more interesting and creates a suitable

feature at this key entrance to the Lodge Farm industrial estate. The building has also been designed to include dedicated signage areas. This would ensure that any future advertisements (which would be the subject of a separate application procedures) could be accommodated on the building without compromising the overall quality of the development.

- 7.17 The surface treatments are also of a good standard and a variety of block paving is proposed. This would also ensure that there is a neutral impact upon visual amenity. In addition to the vehicular access, dedicated pedestrian routes are proposed running from Harlestone Road and Hill Close. This would also encourage more sustainable means of travel to this element of the development. As part of the proposals, there would also be significant new landscaping which would contain a variety of planting types (including wild flower mixes) that would improve the visual amenity of the site and promote sustainability.
- 7.18 The final element of the scheme is the redevelopment of the Lodge Way House site to form a car park. Substantial efforts have been made to ensure that this structure would not appear incongruous. In particular, the building features metal meshing on the Hill Close and Lodge Way elevation. This ensures that the building would provide a clean and visually pleasing screening of the car parking structure, whilst allowing for natural surveillance of the car parking and natural light to permeate into the structure. The remaining elevations would feature cladding that is complementary towards the palate of materials used elsewhere on the development. The lower levels of the building would be constructed from bricks that would have a similar colour to the Mandal House site development and ensures a relationship between the two elements of the development. The impacts of the development would be further mitigated through the introduction of a significant level of landscaping adjacent to Lodge Way.
- 7.19 The roof of the building will contain approximately 5,000m² of photovoltaic cells. This will enable the development to operate as a carbon neutral scheme. This therefore emphasises the environmentally sustainable nature of the proposed development.
- 7.20 The proposed car park would have a maximum height of 11m, which is not significantly different to the heights of surrounding buildings. As a consequence, there would be no undue adverse impact upon neighbour amenity. Whilst the proposed footprint is of large scale, it is considered that this is not unduly discordant with the character of the surrounding buildings.
- 7.21 In addition to the measures identified in paragraph 7.19, all three buildings have been designed to achieve a BREEAM rating of 'excellent'. This ensures that the proposed development will be constructed in and will operate in a very environmentally sustainable manner and complies with national and local planning policies in this regard.

Highways

- 7.22 Given the scale of the proposed development and the fact that the applicant has clear plans to significantly increase the number of employment opportunities over the foreseeable timescale, it is likely that the development would result in a notable increase in the number of people visiting the site. The applicant has taken steps to address this point through the provision of a significant amount of car parking. A condition is recommended that would require the submission and agreement of a phasing plan (including timescales for construction). This would

ensure that each element of the development would come forward in a timely manner and allow for adequate car parking to be provided. This is considered particularly necessary due to the current demand for on street parking spaces.

- 7.23 The applicant has identified a range of sustainable transport measures that include the provision of secure and covered cycle storage and the provision of facilities such as showers and changing rooms. In addition, the site is within 250m of a bus stop, which is served by seven different buses each hour. Therefore it can be concluded that there will be a reasonable provision of environmentally sustainable means of transport to serve the development.
- 7.24 Notwithstanding this conclusion, it is likely the level of traffic utilising the junction of Lodge Way and Harlestone Road would increase, of particular note is that this junction forms part of a widely used crossroads of an unconventional design as outlined in paragraph 3.2. It should also be noted that concerns have been raised by the Highway Authority regarding the impact upon the junction as a result of the development.
- 7.25 Discussions have taken place with the Highway Authority and it is understood that whilst concerns have been raised, these could be removed if the developer were to undertake further surveys and commit to the provision of suitable mitigation, which might include works to the highway system. Given that the development is acceptable in all other regards, it is requested that delegated authority be given to the Director of Regeneration, Enterprise and Planning to continue the dialogue with the Highway Authority and the applicant so that the objection from the Highway Authority could be resolved through securing any mitigation (via a legal agreement) as may be deemed necessary.

Flood risk and drainage

- 7.26 Although not within any allocated flood zone, by reason of the scale of the proposed development, the applicant has submitted a flood risk assessment, which has been reviewed by the Environment Agency and the Lead Local Flood Authority (NCC).
- 7.27 It has been concluded that the development would not pose an unacceptable flood risk either on the application site or within the wider area, subject to the imposition of conditions relating to the installation of a suitable drainage system at an appropriate timescale, which would also address the matter of foul water. In addition, a condition would secure the on-going maintenance of these works.

Ground conditions

- 7.28 Given that the sites have previously been the location of a variety of commercial activity, there exists the potential for ground contamination. Whilst the applicant has submitted an initial ground conditions investigation, this does identify further work that should be carried out on the Mandal House site relating to matter such as the removal of underground storage tanks and a generator pit. As a consequence of this, a condition is recommended that would ensure that these matters are properly mitigated prior to the commencement of development. It is also noted that the Lodge Way House site has previously been the location of industrial process and as such a more detailed investigation should take place. These measures would be in addition to conditions relating to the discovery of any unexpected contamination.

Impact on neighbouring properties

- 7.29 The physical building works would have a neutral impact upon the amenities of surrounding properties. Given the prevailing character of the Lodge Farm industrial estate and the nature of activities contained within, it is considered unnecessary to restrict the operating times of the proposed office buildings and car park. Notwithstanding this, it is considered that due to the close relationship between the proposed retail unit and gymnasium to the residential accommodation, a condition is necessary that would provide some certainty with regards to opening and delivery times.
- 7.30 In addition, a condition is recommended that would require the submission of a strategy for the attenuation of noise (such as that operating from equipment such as chiller or air conditioning units). This would further reduce the impact upon existing residential accommodation.
- 7.31 It is recognised that Harlestone Road is used by a relatively high level of traffic, which would be increased should the proposed development proceed. In order to ensure a neutral impact upon air quality, a condition is recommended that would require the submission of an expanded travel plan, which would cover mechanisms for encouraging the use of more sustainable means of travel such as public transport and cycling, in addition to measures to encourage the use of environmentally cleaner cars.
- 7.32 Given the scale of the development, a further condition is recommended that would require the submission of a Construction Environment Management Plan. This would cover matters such as the hours in which building works could take place, strategies for the suppression of dust and noise and the routing of construction traffic.

Legal agreement

- 7.33 In addition to the securing of any highways mitigation as may be considered necessary as discussed previously, the Section 106 Legal Agreement would also secure a financial payment towards the provision of construction worker training opportunities in addition to training opportunities to be provided on site.

8. CONCLUSION

- 8.1 It is considered that the principle of developing the sites represents an acceptable land use that would make a substantial contribution to delivering the new employment opportunities required by the Joint Core Strategy. In addition, buildings of appropriate design have been proposed, which ensure a neutral impact upon visual and neighbour amenity. Conditions and legal obligations would also ensure the provision of necessary mitigation.
- 8.2 Whilst it is recognised that there are unresolved concerns regarding the highway impacts of the proposed development, however, it is considered that these could be satisfactorily resolved through further dialogue between the Council, the Highway Authority and the developer in order to secure through a legal agreement appropriate measures to address this matter.

9. CONDITIONS

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the attached schedule of plans.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. Notwithstanding the details submitted, prior to the commencement of development, a phasing plan including a timetable for the implementation of each phase shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure the appropriate delivery of each element of the development including car parking in accordance with the requirements of the National Planning Policy Framework. This condition is required in order to ensure that the comprehensive redevelopment of the sites.

4. Prior to the commencement of construction work of each phase, details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

5. All planting, seeding or turfing as shown on drawings DLA-1628-(02)-06; DLA-1628-(02)-07; and DLA-1628-(02)-08s shall be carried out in the first planting and seeding seasons following the occupation of each phase or the completion of the phase, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may 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.

6. The hard surfacing details as shown on drawings DLA-1628-(02)-03; and DLA-1628-(02)-04; and DLA-1628-(02)-05 shall be fully implemented prior to the first occupation of each phase of the development.

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

7. No development shall take place on each phase until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment (prepared by Nolan Associates, revision P3 dated June 2015, Project No. 2014-114), have been submitted to and approved in writing by the

Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. The details of the scheme shall include:

- i) Results of full infiltration testing at the Harvey Way site, in accordance with BRE365, to demonstrate whether the proposed discharge to ground via porous paving is appropriate, or that the alternative option of attenuated discharge to the Anglian Water public surface water sewer is necessitated.
- ii) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, ACO drains, storage tanks, soakaways and porous paving systems.
- iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturer's hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
- iv) The detailed design should be accompanied by results of full WinDES modelling or similar simulating full storms through the drainage system, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for the 1 in 30 year storm, and that any above-ground flooding for the 1 in 200 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should include an allowance for climate change. All pipe and manhole numbers should be referenced on the drainage layout plans.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site in accordance with the National Planning Policy Framework. This condition is required in order to ensure the mitigation of flood risk in a timely manner.

8. No development shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site in accordance with the National Planning Policy Framework. This condition is required in order to ensure the mitigation of flood risk in a timely manner.

9. No building works, which comprise the erection of a building required to be served by water services shall be undertaken in connection with the any phase of the development hereby permitted until full details of a scheme including phasing for the provision of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter. No building shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through the provision of suitable water infrastructure in accordance with the requirements of the National Planning Policy Framework.

10. Prior to the commencement of construction works of each phase, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan. This condition is a necessity in order to ensure that there is a neutral impact upon the amenities of surrounding properties.

11. A scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the commencement of the use of the retail unit and gymnasium hereby permitted and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration amenity in accordance with requirements of the National Planning Policy Framework.

12. Notwithstanding the details submitted, further site investigation in respect of the generator pit, and underground tanks for fuel/oil and acid storage referred to in the Report No: AG2095-14-U54 (dated January 2015) is required on the Mandal House site. The scope and methodology of the desk top study and the site investigation report shall be submitted to the Local Planning Authority for approval prior to the commencement of development. The results shall be used to produce a method statement for any remedial works (and a phasing programme) where required, which shall also be submitted to the Local Planning Authority for approval in writing.

The scheme shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within two weeks of completion

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This condition is required in order to enable the effective investigation into such matters in a timely manner.

13. No development shall take place on the Lodge Way site until a desktop study, including a site walkover, in respect of possible contaminants within the Lodge Way site is completed and the need for a site investigation is determined. The scope and methodology of the desk top study and the site investigation report shall be submitted to the Local Planning Authority for approval.

Any site investigation found to be required shall be carried out and the results shall be used to produce a method statement for any remedial works (and a phasing programme), which shall be submitted to the Local Planning Authority for approval in writing.

All remedial works found to be required shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within two weeks of completion

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This condition is required in order to enable the effective investigation into such matters in a timely manner.

14. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in a, which is subject to the approval in writing of the Local Planning Authority.

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

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

15. No development shall take place until the applicant, or their successors in title or agents, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with the National Planning Policy Framework. This condition is required in order to ensure the timely investigation of such occurrences prior to building works taking place.

16. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details:

- i) A Traffic Management Plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns.
- ii) Measures to minimise and control noise, vibration, dust and fumes during site preparation works and construction, including vehicle reversing alarms.
- iii) Details of the siting of all vehicles of site operatives and visitors.
- iv) The unloading and loading arrangements for heavy plant and machinery.
- v) The location, extent and duration of any temporary stockpiling areas.
- vi) Measures to prevent mud being deposited on the surrounding highway.
- vii) Hours in which development will take place.

Reason: To minimise the impact of the development during the construction phase in accordance with the National Planning Policy Framework. This condition

is necessary to ensure that adequate provisions are in place prior to the commencement of any development.

17. Full details of facilities for the secure parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority and implemented prior each phase of the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

18. Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the occupation or bringing into use of each phase of the development and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

19. The floorspace of the retail unit used for the display and sale of products shall not exceed 525 square metres.

Reason: In the interests of maintaining the viability and vitality of the allocated hierarchy of centres in accordance with the requirements of the National Planning Policy Framework.

20. The floorspace of the gymnasium shall not exceed 1,835 square metres.

Reason: In the interests of maintaining the viability and vitality of the allocated hierarchy of centres in accordance with the requirements of the National Planning Policy Framework.

21. The retail unit and gymnasium hereby permitted shall only be open to customers between the hours of 8am and 10pm.

Reason: In the interests of residential amenity in accordance with the requirements of the National Planning Policy Framework.

22. Deliveries to the retail unit shall only be made during the hours of 8am and 8pm.

Reason: In the interests of residential amenity in accordance with the requirements of the National Planning Policy Framework.

10. BACKGROUND PAPERS

- 10.1 None

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: Site Location Plan
Date: 13th July 2015
Scale: 1:3000
Dept: Planning
Project: Planning Committee

Title
Lodge Way Hse Mandal Hse and Harveys Site, Lodge Way

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