

PLANNING COMMITTEE: 27th September 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/1140

LOCATION: Pineham, Style Way, Kislingbury NN7 4BJ

DESCRIPTION: Reserved matters submission pursuant to outline permission S/2015/1798/EIA comprising the erection of a Class B8 distribution unit (18,546sq.m GIA) with ancillary office space and gatehouse, external sprinkler tank and pumphouse, plot access, parking, internal road and landscaping together with strategic landscaping plot boundary and the creation of new access road from Style Way (SNC Consultation)

WARD: Other Authority

APPLICANT: Prologis UK Ltd
AGENT: Turley

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Major Fringe Area Application

DEPARTURE: No

APPLICATION FOR CONSULTATION BY SOUTH NORTHAMPTONSHIRE COUNCIL:

1. RECOMMENDATION

1.1 That Northampton Borough Council **RAISE NO OBJECTIONS** to the principle of development.

2. THE PROPOSAL

2.1 The application is a consultation by South Northampton Council (SNC) on a reserved matters application for the erection of a Use Class B8 distribution unit measuring 18,546 sq m (gross internal area) with ancillary office space and gatehouse, external sprinkler tank and pumphouse, access, parking, internal road and landscaping to the northern boundary and the creation of a new access from Style Way.

2.2 The main building would have a maximum ridge height of 18.32m with an internal floor area of 216m x 86.5m. The roof would comprise of three barrel vaults with overhanging eaves. Materials would comprise horizontal profile cladding and composite panels predominantly in grey.

2.3 Vehicular access for both cars and heavy goods vehicles would be via the new access road, an extension to the existing Style Way that links to the existing Prologis park, with separate controlled access for HGVs through dedicated access point and gatehouse.

- 2.4 165 car parking spaces are proposed to the south of the main building, including 17 disabled spaces and 2 electric spaces, with the provision of 60 cycle spaces.
- 2.5 A new bus stop and shelter would be provided to be served by the now established bus service put in place as part of the original permission for Pineham and links to existing combined cycleways and footways.
- 2.6 The development proposals incorporate areas of landscaping to the north and south of the site and within the car parking areas.
- 2.7 The submitted details include dedicated storage and refuse areas and a 2.4m high security fence is proposed around the main yard.

3. SITE DESCRIPTION

- 3.1 The application site measures some 5.2 hectares and comprises of a green field site to the north of the M1 and to the west of the existing Pineham Business Park. Upton Valley Way is situated to the north east of the site. To the west is open countryside beyond which is Kislingbury village.
- 3.2 The site lies entirely within the administrative boundary of SNC.

4. PLANNING HISTORY

- 4.1 S/2014/1603/EIA (N/2014/1057) - Extension of Pineham Business Park comprising the erection of buildings 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. (Application accompanied by an Environmental Statement). (SNC Consultation). Approved 10/02/15.
- 4.2 A variation of condition was approved on 8/12/15 by SNC (S/2015/1798/EIA) relating to layout of that part of the outline site to the north of this application.
- 4.3 This is the first reserved matters application relating to the outline consent.

5. PLANNING POLICY

5.1 Statutory Duty

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).

5.2 National Policies

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:

The NPPF has an overriding presumption in favour of sustainable development.

Paragraph 18 advises on the Government's commitment to securing economic growth in order to create jobs and prosperity.

Paragraph 19 advises that the planning system should support sustainable economic growth and places significant weight on the need to support growth through the planning system.

5.3 **West Northamptonshire Joint Core Strategy (2014)**

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. Policies of particular relevance are:

Policy SA: Presumption in favour of sustainable development – requires planning authorities to take a positive approach to determining development proposals.

Policy S7: Provision of Jobs – requires provision of a minimum net increase of 28,500 jobs in the period 2008-2029 within the plan area.

Policy C2: New Developments – new development, including employment, will be expected to achieve modal shift targets by maximising travel choice from non-car modes and mitigating its effects on the highway network, supported by a Transport Assessment and Travel Plan.

Policy S10: Sustainable Development Principles – requires, amongst other things, development to achieve the highest standards of sustainable design, incorporating security considerations; to protect, conserve and enhance the natural and built environment.

5.4 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 N/A.

7. **APPRAISAL**

7.1 The principle of development has already been established through the grant of outline planning consent, including the provision of access. The main issues for consideration in this reserved matters application are, therefore, layout, scale, appearance and landscaping.

7.2 The outline consent established a number of parameters relating to the maximum quantum of development, the provision of structural landscaping to the northern and western boundaries, and building heights. The structural landscaping to the west forms was approved under the outline consent.

7.3 The design, appearance and scale reflect that of existing development within Pineham Business Park and are within the parameters of the building heights set by the outline consent. Whilst the application proposes a smaller building and different orientation of building to that shown on the illustrative details submitted with the outline application allowing provision for an additional building to the east, the plans submitted at outline stage were purely indicative and the quantum of overall floorspace is set and would be controlled by the outline consent.

7.4 The nearest residential development within the Northampton Borough boundary is located beyond existing commercial buildings to the east and north east and it is not considered that there would be any increased impact on residents to that arising from the existing business park.

In addition, noise limitations for fixed plant and machinery are already imposed under Condition 22 of outline consent.

8. CONCLUSION

8.1 The development is in a sustainable location and would contribute towards the provision of economic and employment opportunities within the area in line with national and local policy requirements. The design, appearance and landscaping are considered acceptable and therefore no objections are raised.

9. CONDITIONS

9.1 N/A.

10. BACKGROUND PAPERS

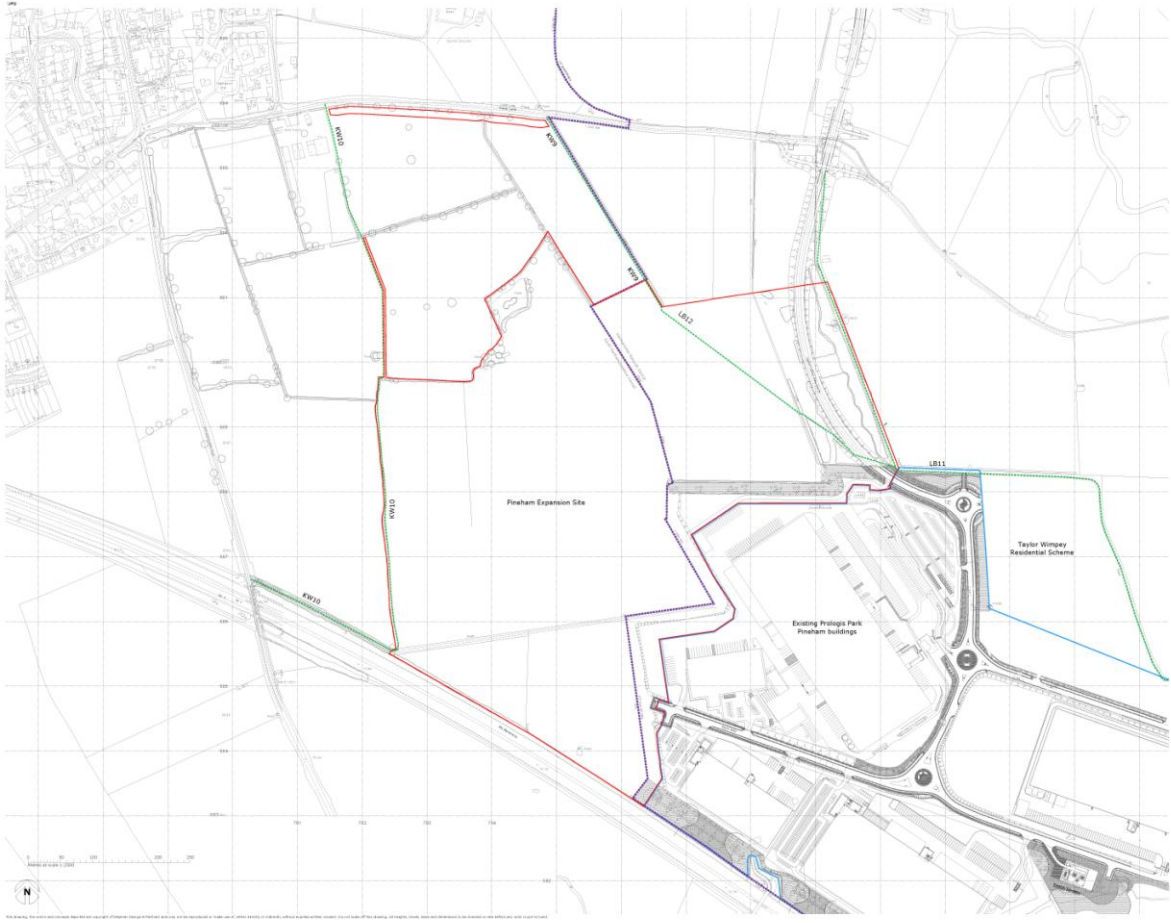
10.1 N/2016/1140

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.



Notes:
 Civil, structural, highways engineering works and surface water management are illustrative only. To be designed and constructed by the engineer's design, detail and specification.
 Landscape design is illustrative only, to be designed and constructed to landscape architect's design, detail and specification.
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Revisions:

- Key:**
- Existing boundary (to 1:100 scale)
 - Existing Prologis UK estate edged plan
 - Administrative boundary
 - Public Footpath



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Northampton, Pinham Expansion Land (Zone H) Red Line Boundary

Drawing Status	Planning	
Client/Author	17/14/2022	
Drawn	NS	
Team	JK	
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