

PLANNING COMMITTEE: 25th September 2018
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1216

LOCATION: Land at J16 M1 Weedon Road, Upper Heyford

DESCRIPTION: Variation of Condition 2 (plans) S/2016/0400/EIA (Hybrid Application: (i) Outline application for Class B2, B8 and ancillary B1, provision of a 2ha lorry park and associated infrastructure. (ii) Full application for work on the A4500 comprising: reformatting the access to the Truck Stop and layby (closure); construction of two roundabouts; closure of existing accommodation access north side of the A4500 and reformatting provision of new access from roundabout; engineering operations comprising ground re-profiling; the re-routing of the existing watercourse; flood plain compensation work; ecological work and access on land adjacent to Junction 16 of the M1. (Includes Environmental Statement)) relating to the provisions of the Parameters Plan. To enable the Use Class from B2, B8 and ancillary B1 up to 100% Use Class B8 and ancillary B1

WARD: N/A

APPLICANT: First Panattoni
AGENT: Framptons

REFERRED BY: Head of Planning
REASON: Major Fringe Application

DEPARTURE: No

APPLICATION FOR CONSULTATION BY SOUTH NORTHAMPTONSHIRE COUNCIL:

1 RECOMMENDATION

- 1.1 That the Council **Raise No Objections** to the proposed amendment to Condition 2 of planning permission S/2016/0400/EIA and that a full assessment of the impacts of the proposed development on transport, drainage, noise and air quality be carried out.

2 THE PROPOSAL

- 2.1 Outline planning permission was granted by South Northamptonshire Council in 2016 for the development of this site. This permission was subject to conditions and one of these (Condition 2) specified the composition of the final development should be split between Use Class B2 (General

Industrial) and Use Class B8 (Storage and Distribution). In short, between 20 and 50% of the development should be used for Class B2 purposes, with the remainder being (50-80%) being used for Class B8. It is now proposed to vary this condition, so that the entirety can be potentially occupied for Class B8 purposes.

3 SITE DESCRIPTION

- 3.1 The site is located immediately adjacent to Junction 16 of the M1 to the south of the A4500 (Weedon Road) and to the north of the motorway. The River Nene runs along the south-eastern boundary. Currently the site is agricultural land with the Red Lion truck stop occupying part of the site adjacent to the A4500 and forms allocation E8 in the West Northamptonshire Joint Core Strategy. The application site exceeds the area identified in the policy at both its eastern and western extremes.

4 PLANNING HISTORY

- 4.1 S/2016/0400/EIA - Hybrid Application: (i) Outline application for Classes B2, B8 and ancillary B1, provision of a 2ha lorry park and associated infrastructure. (ii) Full application for work on the A4500 comprising: reformatting the access to the Truck Stop and layby (closure); construction of two roundabouts; closure of existing accommodation access north side of the A4500 and reformatting provision of new access from roundabout; engineering operations comprising ground re-profiling; the re-routing of the existing watercourse; flood plain compensation work; ecological work and access on land adjacent to Junction 16 of the M1 – Approved.

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.

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:

Paragraph 80 – Encouraging investment

Paragraph 82 – Recognise the needs of individual sectors

Paragraph 117 – Making an effective use of land

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 E8 - Northampton Junction 16 Strategic Employment Site

Policy S7 - Provision of Jobs

Policy S8 - Distribution of Jobs

Policy S10 - Sustainable Development Principles

Policy S11 - Low Carbon and Renewable Energy

6 CONSULTATIONS/ REPRESENTATIONS

6.1 None.

7 APPRAISAL

7.1 The site is allocated within the West Northamptonshire Joint Core Strategy as being suitable for commercial development. Moreover, in previous consultations from SNC, the Planning Committee at the meeting on 10th May 2016 did not raise any objections with regards to the development of this site. Therefore, it is considered that the principle of commercial development upon this site remains acceptable.

7.2 The affected condition specifies that between 20% and 50% of the development should be used for purposes falling within Class B2, with the remainder falling within Class B8. It is proposed that this condition be amended so that the entirety of the development can be used for purposes within Class B8.

7.3 The relevant policy in the JCS covering the development of the site is Policy E8. Whilst it should be noted that the preamble to the policy states that a mixture of uses, including warehousing and general industrial uses should be included within the wider development, the policy solely states that provision should be made for Classes B1, B2 and B8 functions. The policy does not states maximum or minimum levels of provision for each use.

7.4 It is understood that the reason for the original condition was to ensure that there was a mixture of uses within the development in order to widen employment opportunities/economic activity. However, following the granting of planning permission, it has not been possible to secure a Class B2 occupier for the relevant sections of the site. It is also contented by the applicant that there is insufficient evidence to suggest that this situation will change in the foreseeable future. The applicant has highlighted that a number of local businesses have expressed an interest in occupying the development warehouse purposes. The reasoning for this is owing to a lack of suitably sized units within Northampton.

7.5 Given the proximity of the development to the periphery of Northampton, it is apparent that the development is likely to have a reasonable prospect of providing jobs for residents of Northampton. Therefore, if there is a likelihood that the scheme not being occupied or not coming forward within its entirety, there is a prospect of there being a loss of business to the Northampton area or the town not receiving the full employment benefit. This would therefore represent a detrimental impact upon the ongoing economic vitality of Northampton.

7.6 It is also noted that the proposed amendment would not necessarily prevent the development from being occupied for Class B2 purposes, should the demand arise.

7.7 Therefore, for the prevailing reasons, is considered that the proposed amendment to the composition of previously permitted uses would be acceptable.

7.8 In submitting observations to SNC, the Council requested that in considering the application, a full assessment of the impacts on transport, drainage, noise and air quality takes place. In order to ensure that a good standard of development emanates from the proposals, it is recommended that these requests (from the 11th May 2016) are restated to SNC.

7.9 It is noted that the proposed amendment does not seek to vary the quantum of buildings or the proportions of the structures. As a consequence, it is considered that the proposed revision would not cause any undue detrimental harm to the occupiers of properties within the Borough of Northampton and, as such, it is considered that the scheme is acceptable in this regard.

8 CONCLUSION

8.1 It is considered that the proposed amendment would assist in the delivery of this site, which would also be of benefit to employment provision and economic activity within Northampton. However, in

order to secure a good standard of development, it is recommended that previous requests made in May 2016 regarding the consideration of the application are restated.

9 BACKGROUND PAPERS

9.1 N/2016/0486 – Item 12a from the Planning Committee agenda held on the 10th May 2016.

10 LEGAL IMPLICATIONS

10.1 None.

11 SUMMARY AND LINKS TO CORPORATE PLAN

11.1 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.

