

**PLANNING COMMITTEE:** 10<sup>th</sup> May 2016  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**APPLICATION REF:** N/2016/0486

**LOCATION:** Land at Junction 16 on the M1

**DESCRIPTION:** Hybrid Application  
(1) Outline application for class B2, B8 and ancillary B1, provision of a 2ha lorry park and associated infrastructure;  
(2) Full application for work on the A4500 comprising: reformatting the access to the Truck Stop and layby (closure); construction of 2 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)

**APPLICANT:** Midway South LTD and Henry Bletsoes and Son LLP  
**AGENT:** Stephen George & Partners

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

**DEPARTURE:** No

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## APPLICATION FOR CONSULTATION BY SOUTH NORTHAMPTONSHIRE COUNCIL:

### 1. RECOMMENDATION

1.1 That Northampton Borough Council has **NO OBJECTIONS** to the principle of development subject to the issues outlined below being addressed by South Northamptonshire Council:

- No objections being received from the Highway Authority or Highways England in respect of the impact on the local and strategic road networks and the necessary works/contributions being secured to mitigate the impacts of the development;
- Sustainable transport measures being secured;
- No objections being received from the Environment Agency or the Lead Local Flood Authority in respect of the flooding and drainage implications of the development;
- The development being fully assessed against Policy E8 of the West Northamptonshire Joint Core Strategy and being found to be in conformity with this;
- The development on land outside the West Northamptonshire Joint Core Strategy allocation E8 being fully assessed and the impacts of this found to be acceptable;

- Adequate landscaping being secured to satisfactorily ameliorate the visual impact of the development;
- Archaeological and ecological impacts of the development being fully addressed; and
- Noise and air quality impacts of the development being fully addressed.

## **2. THE PROPOSAL**

- 2.1 The application is a hybrid application to South Northamptonshire Council (SNC) comprising two elements.
- 2.2 The first element is an outline application for Class B2 (General Industry) and B8 (Storage and Distribution) development with ancillary Class B1 (Business), the provision of a 2ha lorry park and associated infrastructure. The second element is a full application for work on the A4500 concerning access arrangements to the site and general road configuration, engineering operations relating to watercourses and floodplain compensation works and ecological work.
- 2.3 The site would be accessed from the A4500 via two roundabouts with the lorry park served by an access road running parallel to the A4500. An indicative layout submitted with the application shows five units of between approximately 20,000 and 40,000 sqm and a smaller unit of approximately 7,500 sqm. All units are shown as having their own service yards and car parking as well as individual attenuation measures. There would be landscaping around and between the units.

## **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 within the policy at both its eastern and western extremes.

## **4. PLANNING HISTORY**

- 4.1 None relevant.

## **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:

Paragraph 14 identifies the development plan as the starting point for decision making and enables development proposals that accord with an up-to date Local Plan to be approved without

delay.

Paragraph 18 sets out the Government's commitment to securing economic growth.

Paragraph 34 indicates that developments which generate significant movement are located where the need to travel is minimised and the use of sustainable modes can be maximised.

### 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

### 5.4 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

## 6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 Not applicable.

## 7. **APPRAISAL**

7.1 The majority of the application site is allocated for strategic employment purposes in the Joint Core Strategy (JCS). The principle of this form of development is therefore established on the site and largely in conformity with the JCS.

7.2 Documentation submitted with the application indicates that over 3,000 jobs would be created by the development which would be of economic benefit to the Borough and the surrounding area.

7.3 The application site being larger than the JCS allocation is a matter which will need to be considered in detail in terms of its impacts, however the broad principle of this is not considered to be unacceptable.

7.4 The site's proximity to the M1 would make it accessible to the strategic road network as well as the A4500 providing accessibility by road more locally. Works are proposed to the A4500 to accommodate the development. Consideration would also need to be given to any sustainable transport measures required to restrict the volume of vehicle movements generated by the development.

7.5 As the River Nene forms part of the southern boundary of the site the issue of flooding and surface water drainage will also need to be assessed. The application does propose attenuation measures and flood compensation works.

## 8. **CONCLUSION**

8.1 That the principle of the development is broadly acceptable and would have economic benefit to the Borough subject to the following matters being adequately addressed during the determination of the application by SNC:

- No objections being received from the Highway Authority or Highways England in respect of the impact on the local and strategic road networks and the necessary works/contributions being secured to mitigate the impacts of the development;
- Sustainable transport measures being secured;
- No objections being received from the Environment Agency or the Lead Local Flood Authority in respect of the flooding and drainage implications of the development;
- The development being fully assessed against Policy E8 of the Joint Core Strategy and being found to be in conformity with this;
- The development on land outside Joint Core Strategy allocation E8 being fully assessed and the impacts of this found to be acceptable;
- Adequate landscaping being secured to satisfactorily ameliorate the visual impact of the development;
- Archaeological and ecological impacts of the development being fully addressed; and
- Noise and air quality impacts of the development being fully addressed.

## **9. BACKGROUND PAPERS**

9.1 N/2016/0486

## **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.



Revision  
 Rev A: 17.09.2015  
 Rev B: 17.09.2015  
 Rev C: 18.01.2016  
 Rev D: 20.01.2016  
 Rev E: 20.01.2016

Application Site Area: 55.3Ha  
 (136.6 acres)

Architects / Engineers  
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Midway 216 - Land at M1 216  
 Northampton  
 Application Site Boundary

Drawing Status	Planning
Client Reference	13-268-2015
Drawn	S.J.
Traced	S.J.
Date	04.2015
Scale	1:2000 @ A4

Project No	Draw No	Rev
13-268	0001	0

