



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 13th March 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0128

LOCATION: Land at J16 M1 Weedon Road, Upper Heyford

DESCRIPTION: Application for the approval of reserved matters for (layout, scale, appearance & Landscaping) Phase 1 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 rerouting of the existing watercourse; flood plain compensation work; ecological work and access on land adjacent to Junction 16 of the M1. (Includes Environmental Statement)

WARD: N/A

APPLICANT: First Industrial Midway South
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 Northampton Borough Council has **NO OBJECTION** to the reserved matters details submitted subject to:

- No objection from the Highway Authority regarding the proposed access and parking layout and provision.
- The requirements of the conditions and S106 obligations relating to the outline/full consent being addressed to ensure appropriate mitigation in respect of highways, drainage, ecology, lighting, waste management, archaeology, contamination and the Construction and Environmental Management Plan.

2. THE PROPOSAL

- 2.1 The application relates to a consultation on a reserved matters application submitted to South Northamptonshire Council (SNC) in relation to an approved hybrid application comprising both an outline and a full application.
- 2.2 The approved outline consent relates to the provision of 165, 600 sq. m of buildings for Class B2 (General Industrial) and Class B8 (Storage and Distribution) with ancillary Class B1(a) Offices, and the provision of a 2 hectare lorry park and associated infrastructure.
- 2.3 The full consent relates to work on the A4500, Weedon Road, 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 the provision of a new access from the roundabout; engineering operations comprising ground re-profiling to create development plateaus; the re-routing of the existing watercourse; flood plain compensation works; ecological work and access.
- 2.4 The current consultation relates to the approval of reserved matters in relation to layout, appearance, scale and landscaping for Phase 1 of the larger approved scheme and includes proposals for 3 warehouse units with associated parking and attenuation ponds, and the provision of the 2 hectare lorry park.

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 site is located to the west of Northampton Borough, south west of Harpole and west of Kislingbury. 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.
- 3.2 The majority of the overall site, some 42 hectares, is allocated under Policy E8 of the West Northamptonshire Joint Core Strategy (JCS) for development as a strategic employment site. The overall site as approved for development under the hybrid application includes an additional area of land to the east of 6.4 hectares, and a further 1.64 hectares to the west.
- 3.3 The application site has a variation in land levels of 16m north to south across the site. Part of the overall site lies within the functional floodplain to the south, adjacent to the River Nene. In addition, a watercourse runs north to south along the western section of the site. A high pressure gas pipeline runs north to south across the site to the east of the existing Truck Stop.

4. PLANNING HISTORY

- 4.1 N/2016/0486 - Hybrid Application
Outline application for class B2, B8 and ancillary B1, provision of a 2ha lorry park and associated infrastructure; 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).
Consultation from SNC.
- 4.2 The approved hybrid application is subject to S106 Legal Agreement which includes contributions towards Travel Plan monitoring, a Traffic Regulation Order to promote a speed limit restriction to

50mph on the A4500 Weedon Road between Junction 16 and Harpole Turn, an enhanced bus service, and highway improvements to all or any of the Sandy Lane Roundabout on the A4500.

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 17 – objectives for the planning system

Paragraph 18 – securing economic growth

Paragraph 19 – supporting sustainable economic growth

Paragraph 56 – requiring good design

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 Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

6.1 Not applicable.

7. APPRAISAL

Principle

7.1 The majority of the application site is allocated for strategic employment purposes under Policy E8 of the West Northamptonshire Joint Core Strategy (JCS). Furthermore, the principle of development of the site for Classes B2, B8 and ancillary Class B1(a) uses, and the provision of a 2 hectare lorry park and associated infrastructure has been established through the grant of outline and full permission granted in September 2016.

- 7.2 The only matters for consideration as part of this consultation relate to the details submitted for reserved matters in relation to the approval of the layout, scale, appearance and landscaping for the proposed units and the lorry park forming Phase 1 of the overall development site.

Design and Landscaping

- 7.3 The submitted layout broadly reflects the details of the indicative Masterplan submitted at outline stage with 3 units proposed for warehouse use with internal ancillary office accommodation. The units have a gross external floor space of 8,564sq.m (Unit 4), 29,267sq.m (Unit 5), and 20,862sq.m (Unit 6) respectively.
- 7.4 A condition on the outline consent sets a maximum height restriction of 22m for the proposed units. The details submitted indicate unit heights of 15m, 15.78m and 16.95m respectively, therefore within the requirements of this condition.
- 7.5 The design of the units are characteristic of the scale and appearance of industrial/warehouse units found in commercial areas. The units have been designed with curved profile roofs and proposed materials would be relatively muted colours with a mix of anthracite and white cladding, black detailing, silver coloured access and loading doors, with darker cladding to the roof to assist in mitigating the wider visual impacts of the development.
- 7.6 The proposed lorry park will surround the existing Truck Stop building providing approximately 141 vehicle spaces.
- 7.7 In respect of landscaping, the boundaries of the overall site to the west, east and south (incorporating the River Nene) are proposed to provide areas of structural landscape as part of a wider network of green infrastructure. In respect of Phase 1, the landscaping comprises areas of landscaped mounds, trees, grass and shrub planting around the proposed units. Whilst this will assist in softening the impacts of the development to a degree, views of the built form in the wider area will be inevitable due to the scale and nature of the development. In respect of views from within the Borough, there is potential for limited distant views from higher ground around the St. Crispin's area.

Highways

- 7.8 Access to the site would be via two new roundabout junctions on the A4500 Weedon Road. Phase 1 would be accessed via a roundabout approved under the full application located at the approximate position of the existing A4500/lorry park lay-by U-turn facility.
- 7.9 The speed limit of the A4500 Weedon Road would be reduced to 50mph, and the existing length of lay-by serving the lorry park will be removed and a dedicated left-in/left out access with merge and diverge lanes will be provided for the lorry park. It is also proposed to widen the existing shared footway/cycleway route locally, and a S106 contribution has been secured to improve bus services and facilities within the locality.
- 7.10 Details of the layout and design of access roads within the Phase 1 site, parking and turning provision would be matters for consideration and comment by the Highway Authority.

Other Matters

- 7.11 The outline and full consents include conditions for the submission and approval of a Construction and Environmental Management Plan, a detailed scheme of lighting, a Landscape and Ecological Management Plan, drainage details, waste management, noise, contamination, and further archaeological evaluation, the details of which would be subject to approval by SNC.

8. CONCLUSION

- 8.1 The principle of development of the site as a strategic employment site has been established through the site's allocation under the JCS and subsequent outline consent. The layout and scale of the development reflects that considered at outline stage and accords with the height parameters set by the condition of the outline consent. The design is characteristic of large scale industrial/warehouse units within the wider area, and the proposed landscaping, whilst not screening the development, will assist in softening the wider visual impacts of the development.
- 8.2 Officer recommendation is therefore that there is no objection to the reserved matters details submitted.

9. CONDITIONS

- 9.1 Not applicable.

10. BACKGROUND PAPERS

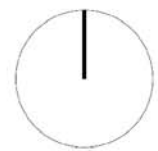
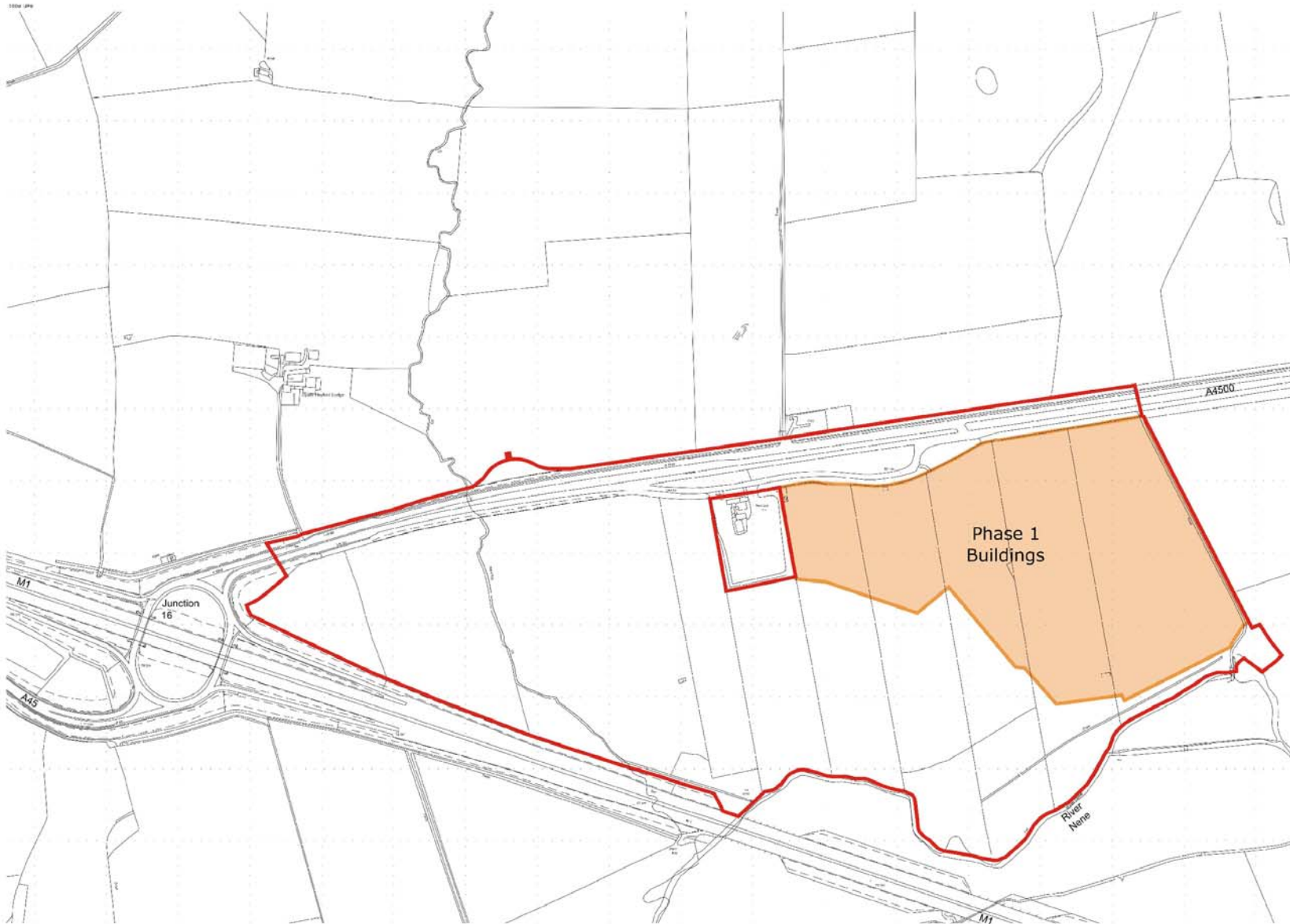
- 10.1 N/2018/0128.

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.



Application Site Area: 54.1Ha
(133.6 acres)



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J16, M1
 Northampton
 Location Plan

Drawing status:	Project no:
CKD reference:	17-031-p001
Drawn:	PHS
Team:	PHS
DATE:	06/2017
Scale:	1:2500 at A1

Project no:	Draw no:	Rev:
17-031	PH01	01



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