



PLANNING COMMITTEE: 16th February 2021
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/1063

LOCATION: Former Opus Car Park
Deer Park Road

DESCRIPTION: Erection of buildings for use for light industrial, general industrial and storage/distribution uses with ancillary offices, together with means of access, servicing, car parking, landscaping and associated works

WARD: Parklands Ward

APPLICANT: WD (Deer Park) Limited
AGENT: Delta Planning

REFERRED BY: Director of Planning and Sustainability
REASON: Major application requiring a S106 agreement

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 **APPROVAL IN PRINCIPLE** subject to S106 legal agreement to secure:

- A financial contribution to provide construction training.

1.2 and subject to the conditions as set out below and for the following reason:

The proposal would make a positive contribution to the provision employment within the Borough and would not have an undue detrimental impact on the appearance and character of the wider area, nor result in any undue harm to residential amenity, parking, flood risk and highway safety. The proposal therefore accords with the National Planning Policy Framework; Policies S7, S8, S10 and BN7 of the West Northamptonshire Joint Core Strategy; and Policies B14 and E20 of the Northampton Local Plan.

2 THE PROPOSAL

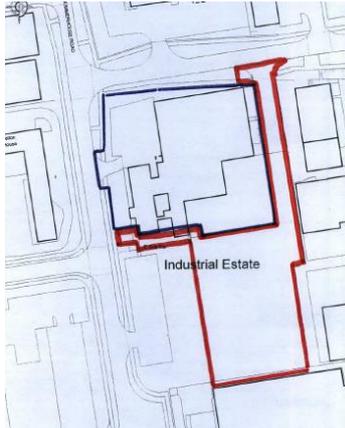
- 2.1 Erection of buildings for use for light industrial, general industrial and storage/distribution uses with ancillary offices, together with means of access, servicing, car parking, landscaping and associated works.

3 SITE DESCRIPTION

- 3.1 The application site is located on the southern side of Deer Park Road, and eastern side of Summerhouse Road and comprises two former car parks. The site is situated within Moulton Park business area with established commercial and industrial uses surrounding the site.

4 PLANNING HISTORY

- 4.1 N/2011/0404 – Creation of car park – Approved 23/06/2011 – temporary 2 year permission.



- 4.2 N/2012/0477 – Removal of condition 2 of planning permission N/2011/0404 for the creation of a car park to allow use of car park to continue on a permanent basis – Approved 27/06/2012

- 4.3 N/2013/0084 – Change of use of land to create additional car park to serve Opus Energy at Summerhouse Road – Approved 11/03/2013



- 4.4 N/2017/1240 – Lawful Development Certificate for the proposed use of land as a car park – Approved 24/10/2017. This application confirmed that approval N/2013/0084 granted consent for a car park on this site and this use is not tied to Opus Energy as there were no conditions rendering the permission a personal consent or requiring that the offices of Opus Energy and the car parking operate in tandem. The car park is a self-contained planning unit and could be used by any company to park in as current.

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), and Northampton Local Plan (1997) saved policies.

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:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Section 6 – building a strong and competitive economy

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport

Section 11 – making effective use of land

Section 12 - 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:

E1 Existing employment areas

S7 Provision of Jobs

S8 Distribution of Jobs

S10 Sustainable Development Principles

S11 Carbon emissions

BN7 Flood Risk

BN9 Planning for Pollution Control

5.4 **Northampton Local Plan 1997 (Saved Policies)**

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 policy is material to this application:

Policy E20 – New Development (Design)

Policy B14 – use in Business areas

Policy T12 – servicing

5.5 **Supplementary Planning Documents**

Northampton Parking SPD (2019)

Planning out Crime in Northamptonshire SPG 2004

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Northampton Borough Council Public Protection – No objection. Request conditions on contamination, EV charging, and the implementation of the submitted Travel Plan.**

- 6.2 **Northampton County Council Highways and Access** – If the site is restricted to no more than 2300m² combined B1c and B2 with the remaining B8, that would be acceptable. A further condition is requested requiring a delivery and servicing management plan.
- 6.3 **Northampton County Council Waste** – The site is designated as being acceptable for waste management and the applicant should demonstrate how they comply with policy 30 of the Minerals and Waste Local Plan (MWLP) (adopted July 2017).
- 6.4 **Northampton County Council Development Management** – Request conditions on fire hydrants, sprinklers and broadband.
- 6.5 **Northampton County Council Ecology** – No objection subject to conditions on the removal of cotoneaster and the securing of enhancements as recommended within the submitted ecology report.
- 6.6 **Northampton County Council Archaeology** – No comments to make on application.
- 6.7 **Northamptonshire Police** – No objection. Layout is in accordance with the principles of planning out crime and the applicant has demonstrated a layered approach to security.
- 6.8 **Environment Agency** – No comment to make on application.
- 6.9 **Lead Local Flood Authority** – No objection subject to conditions on surface water drainage.
- 6.10 **Anglian Water** – No objection, request condition on surface water drainage and informatives on the used water network.
- 6.11 **Construction Futures** – Request contribution towards construction training.
- 6.12 No comments have been received from neighbouring properties.

7 APPRAISAL

Principle of development

- 7.1 The application proposes the erection of buildings for light industrial, general industrial and storage/distribution uses with ancillary offices. 12 individual units are proposed all of which would have a flexible use class for light industrial, general industrial and storage/distribution. The site would be accessed from the north off Deer Park Road, with the exit on Summerhouse Road to the west.
- 7.2 The development would be provided within the two car park areas approved within applications N/2012/0477 and N/2013/0084. Whilst these applications were associated with 'Opus', a company which previously resided in Royal Pavilion, 2 Summerhouse Road situated to the east of the car park areas, the consents for the car parks were not personal or required to be provided for the company 'Opus' or for the building within which they resided. Since the relocation of 'Opus' out of Royal Pavilion, the car parks have been unused.
- 7.3 The site is located with Moulton Park business area. Policy E1: 'Existing Employment Areas' of the West Northamptonshire Joint Core Strategy (JCS) seeks to ensure that such sites are retained for employment uses within Use Classes B1 (now part of class E), B2 and B8 or appropriate non-B employment generating uses. Policy 7 of the JCS sets out the requirement for a minimum net increase of 28,500 jobs in the plan period between 2008-2029, and Policy S8 allows for the provision of new job growth through the renewal and regeneration of existing employment sites.
- 7.4 The proposed use of the site for light industrial, general industrial and storage/distribution uses would regenerate and retain the site in employment use contributing towards the provision of jobs

within the Borough and therefore accord with the aims of the above JCS policies and the aims of the National Planning Policy Framework which seeks to promote economic growth.

- 7.5 NCC Waste advised that the site is designated as being acceptable for waste management and the applicant should demonstrate how they comply with policy 30 of the Minerals and Waste Local Plan (MWLP) (adopted July 2017). This is not a Northampton Borough Council policy and as such it is not reasonable to require the applicant to demonstrate compliance with this County Council objective. In addition, the site is allocated for employment use within the JCS which was in itself subject to consultation.
- 7.6 The application site is located within an existing employment area and is brownfield land. The proposal is to provide new light industrial, general industrial and storage/distribution uses. As such the principle of the development is accepted.

Design

- 7.7 The application proposes the creation of 12 new business units. These units are arranged such that 4 run along Deer Park Road, a further 4 parallel to this with access and parking between, and the final 4 running parallel with Summerhouse Road behind an existing car park which is not part of the application site.
- 7.8 The proposed units are all of a similar size and design. The four units running along Deer Park Road are proposed to be approximately 68.6 metres wide, 21.8 metres deep, and a maximum of 11.4 metres high. The four units running parallel to these are proposed to be approximately 58.4 metres wide, 26.3 metres deep, and a maximum of 11.8 metres high. The four units running parallel to Summerhouse Road would be approximately 64.5 metres wide, 22.6 metres deep, and a maximum of 11.41 metres high. Gross internal floor areas of the proposed units range from 331 sq m to 642 sq m including ancillary mezzanine space.
- 7.9 The proposed buildings are all of a functional design, which would be expected within Moulton Park business area, with the predominant material comprising profiled cladding in varying shades of grey. It is considered that the proposal would be acceptable in design terms.

Neighbouring amenity

- 7.10 The application site is located within a business area and as such there are no neighbouring residential properties which would be impacted upon by this development.

Parking and highway safety

- 7.11 Northamptonshire County Council Highways have been consulted on this proposal. It is advised that there is no objection to the scheme subject to the level of light industrial and general industrial uses on the site being restricted to no more than 2300m², with the remaining floorspace being warehousing (B8). This is to ensure sufficient parking is provided on site for the proposed uses. It is further advised that a condition would be needed requiring details of a delivery and servicing management plan for the B8 uses, to ensure that large lorries are not accessing the site when the light industrial and general industrial uses are open on the site. This is due to parking conflicts between the two uses. The agent has advised that due to the size of the units proposed and the intended occupiers it is unlikely that large lorries would require access to the site. Notwithstanding this, a condition is proposed that restricts deliveries to the site on vehicles larger than a 12m rigid HGV during the hours of 8am to 5.30pm on any day to avoid conflict with on-site parking during the predominant intended operational hours for the development.
- 7.12 It is considered reasonable to limit the level of light industrial and general industrial uses on the site and control the extent of large HGV access in order to ensure that adequate parking and access is provided for the proposed uses.

- 7.13 The Northampton Parking SPD requires the provision of electric vehicle charging points within developments of this nature. This is a requirement of 10% of all parking spaces. It is considered reasonable to attach a condition requiring the provision of EV charging in this development.
- 7.14 Cycle parking provision is also required under the Northampton Parking SPD. It is considered reasonable to attach a condition requiring details of this provision.

Obligations

- 7.15 Construction Futures request a contribution towards construction training as part of any development of this site. Due to the size of the development it is considered reasonable to require a contribution for this purpose and the applicants have agreed to the payment of this. This would be secured through a S106 legal agreement.

Flood Risk

- 7.16 The Environment Agency, Lead Local Flood Authority and Anglian Water have been consulted on this application and no objections are raised. This is subject to conditions on surface water drainage, which it is considered are reasonable to attach.

Other Matters

- 7.17 NBC Public Protection request conditions on contamination and the implementation of the submitted travel plan. It is considered reasonable to attach such conditions.
- 7.18 NCC Planning request conditions on fire hydrants and broadband provision. There is no policy basis within Northampton Borough Council Planning Department for the requirement of these and as such it is not considered reasonable to attach conditions with regards to fire hydrants and broadband provision.
- 7.19 NCC Ecology request conditions on the removal of cotoneaster from the site and the securing of enhancement recommendations outlined within the submitted ecology report. These are considered reasonable to require through conditions.

8 CONCLUSION

- 8.1 To conclude it is considered that the proposal would not have an undue detrimental impact on the appearance and character of the wider area, nor result in any undue harm to residential amenity, parking, and highway safety. The proposal therefore accords with the National Planning Policy Framework; Policy S10 of the West Northamptonshire Joint Core Strategy; and Policies B14 and E20 of the Northampton Local Plan and it is recommended that planning permission is granted subject to conditions.

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 following approved plans: 19025 P0001 Rev B, P0002 Rev C, P0003 Rev C, P0004 Rev B, P0005 Rev A, P0006 Rev A, P0007 Rev C, P0008 Rev B, P0009 Rev A, P0010 Rev A, P0011 Rev C, P0012 Rev B, P0013 Rev A, P0014 Rev A

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

3. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved in writing by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence

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.

4. There shall be no deliveries to the site on vehicles larger than a 12m rigid HGV during the hours of 8am to 5.30pm on any day.

Reason: In the interests of highway safety, in accordance with the requirements of the National Planning Policy Framework.

5. The floorspace in use for light industrial (use class E(g)) and general industrial (use class B2) shall be limited to a maximum of 2300 square metres in total across the entire site.

Reason: To ensure adequate parking provision and in the interests of highway safety, in accordance with the requirements of the National Planning Policy Framework.

6. The premises shall be used for light industrial (use class E(g) former use class B1), general industrial (use class B2) and storage and distribution (use class B8) only of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), and for no other purpose (including any other purpose in Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure adequate parking provision and in the interests of highway safety, in accordance with the requirements of the National Planning Policy Framework.

7. Prior to the occupation of the development hereby permitted, a scheme for the provision of signage within the site to control the one way direction of traffic through the site from the access from Deer Park Road to the egress onto Summer House Road as shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation and retained as such thereafter.

Reason: In the interests of highway safety, in accordance with the requirements of the National Planning Policy Framework.

8. Removal of the invasive Cotoneaster shall be carried out in full accordance with the details contained in section 5.3.5 of Ecological Impact Assessment Deer Park Road, Northampton by AGB Environmental and dated 27 August 2020 (reference P3580.2.2).

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework.

9. Prior to first occupation of the units hereby permitted, details of ecological enhancement measures (as outlined in section 5.4.2 of Ecological Impact Assessment Deer Park Road, Northampton by AGB Environmental and dated 27 August 2020 (reference P3580.2.2)) shall be submitted to and approved in writing by the Local Planning Authority. The approved ecological enhancement measures shall be provided in full accordance with the approved details prior to first occupation and retained as such thereafter.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework.

10. Prior to the commencement of development full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Statement ref 20-7983-FRA rev 5 dated 5th November 2020 prepared by Complete Design Partnership Limited shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include;

- a) 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, outfalls/inlets and attenuation structures (if required).
- b) Cross sections of all control chambers (including site specific levels mAOD)
- c) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- d) A qualitative examination of what would happen if any part of the system fails. It should be demonstrated that flood water will have flow routes through the site without endangering property and where possible maintaining emergency access/egress routes

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the West Northampton Joint Core Strategy by ensuring the satisfactory means of surface water attenuation and discharge from the site.

11. Prior to the commencement of development a scheme for the maintenance and upkeep of the surface water drainage system proposed for that development site shall be submitted to and approved in writing by the Local Planning Authority. 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 ensure the future maintenance of drainage systems associated with the development and in interests of flood prevention in accordance with the NPPF and Policy BN7 of the West Northampton Joint Core Strategy.

12. No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment and Drainage Statement ref 20-7983-FRA rev 5 dated 5th November 2020 prepared by Complete Design Partnership Limited has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) As-Built Drawings and accompanying photos
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e) CCTV confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site in the interests of flood prevention in accordance with the requirements of the NPPF and Policy BN7 of the West Northampton Joint Core Strategy.

13. No hard-standing areas shall be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.

14. Prior to the first occupation of the development hereby permitted, the parking spaces as shown within plan 19025 P0002 Rev C shall be provided in full accordance with the approved plan and these parking spaces shall be retained at all times thereafter for the parking of vehicles in association with this development.

Reason: In the interests of highway safety, in accordance with the requirements of the National Planning Policy Framework.

15. Prior to the commencement of the development 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.
 - viii) Non-road mobile machinery (NRMM) controls.
 - ix) Details of temporary site storage, welfare facilities and contractor parking.
- The approved CEMP and measures contained therein shall be adhered to throughout the construction process.

Reason: To minimise the impact of the development during the construction phase in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. This condition is required pre-commencement to ensure the agreement of such details in a timely manner.

16. Full details of a scheme for the provision of electric car charging points (including a timetable for implementation) shall be submitted to, and approved in writing by the Local Planning Authority prior to the first occupation of the development. The scheme shall provide 10% of all parking spaces as EV charging spaces, including 1 charging unit per 10 disabled spaces. Where more than 50 spaces are provided, 1 rapid charging unit per 50 spaces shall be provided. Development shall be carried out in accordance with the approved details, and be retained thereafter.

Reason: In the interests of creating a sustainable form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the Northampton Parking SPD.

17. The development shall be undertaken in full accordance with the measures and timetable identified within the submitted travel plan by ADC Infrastructure Limited reference ADC2134-RP-B dated 26/08/2020.

Reason: In the interests of promoting more sustainable means of travel in accordance with the requirements of the National Planning Policy Framework.

18. Prior to first occupation of the development hereby permitted the boundary treatments as shown within plan 19025 P0021 Rev C shall be provided on site in full accordance with these details and shall be retained at all times thereafter.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

19. The development in respect of the shell and core works to the units shall achieve a minimum rating of at least BREEAM 'very good' standard or an equivalent standard or any future national equivalent zero carbon standard.

Reason: to assist in reduction in carbon emissions and adapt to climate change in accordance with policy S11 of the West Northamptonshire Joint Core Strategy.

20. The development shall be undertaken in full accordance with the levels details as shown on plan 20-7983-001 RevT2.

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

21. The materials used in the development hereby permitted shall be in full accordance with those details outlined within plans 19025 P0006 Rev A, P0010 Rev A, and P0014 Rev A.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

22. Notwithstanding the submitted details full details of cycle storage (including a timetable for implementation) shall be submitted to, and approved in writing by the Local Planning Authority prior to the first occupation of the development. Development shall be carried out in accordance with the approved details prior to first occupation, and be retained thereafter.

Reason: In the interest of promoting sustainable transport in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

23. The bin storage as shown within plan 19025 P0019 Rev C shall be provided on site prior to first occupation of the development hereby permitted and retained at all times thereafter.

Reason: In the interests of visual amenity and to ensure adequate refuse storage in accordance with the National Planning Policy Framework and Policy S10 of the West Northamptonshire Joint Core Strategy.

24. Prior to first occupation of the units hereby permitted, the lighting scheme as identified within plan P186-504-F shall be provided on site. Thereafter the lighting scheme shall be retained on site in compliance with the details within this plan and in a fully working order.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

Informatives:

Anglian Water advise:

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Used Water Network:

- 1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the

Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

(2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

(3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

(4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

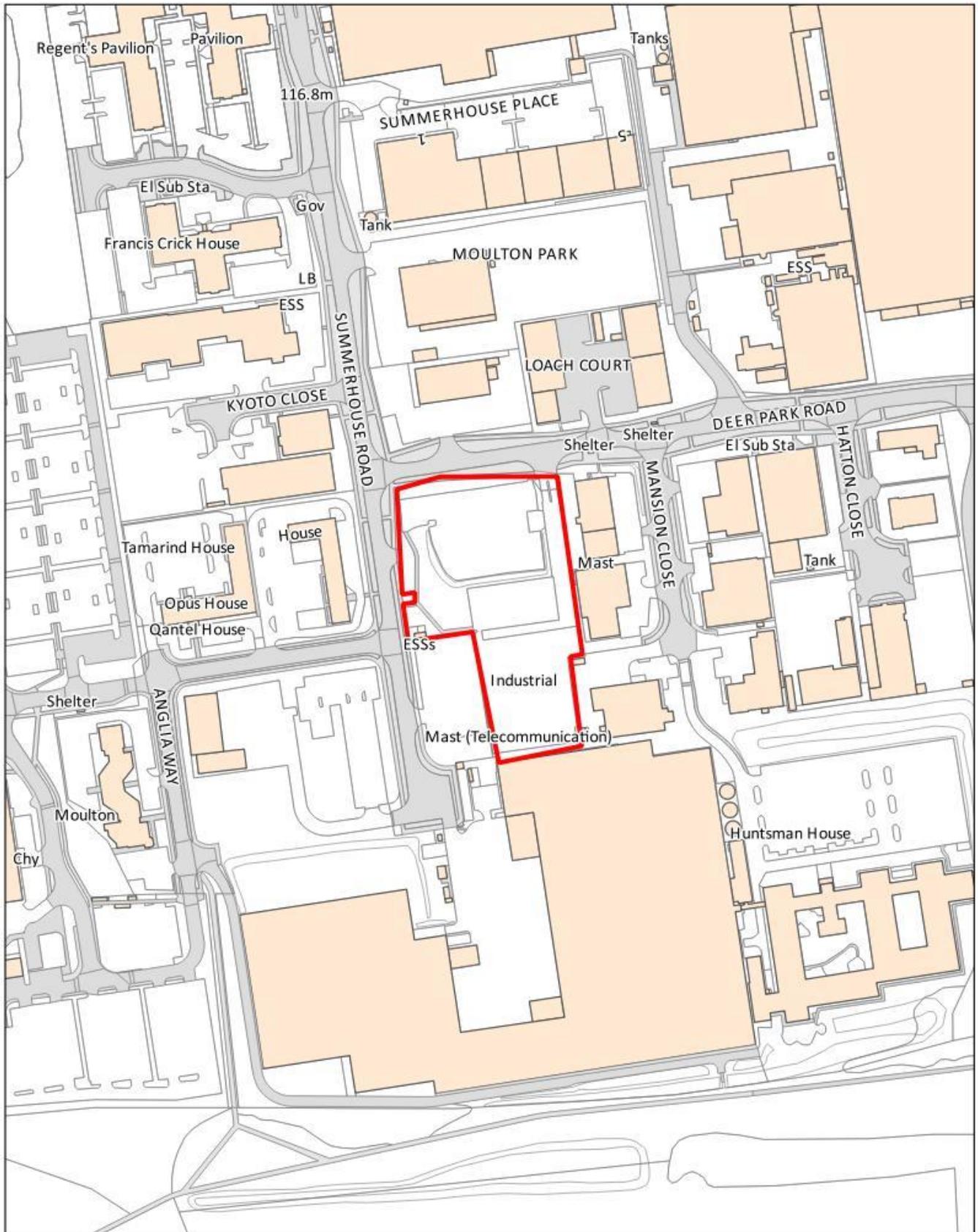
(5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

10 LEGAL IMPLICATIONS

10.1 The development is not CIL liable.

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.



Title: **Deer Park Road - Former Opus Carpark**

Date: 04-02-2021

Scale: 1:2,500

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