

PLANNING COMMITTEE: 16TH March 2021
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/1212

LOCATION: Howdens Joinery
Liliput Road

DESCRIPTION: Outline Application (with access details) for the demolition of existing building and structures and redevelopment to provide new warehouse and distribution floorspace (Use Class B8) with ancillary office accommodation, access from Liliput Road, with service yards, parking, landscaping and other associated infrastructure

WARD: Nene Valley Ward

APPLICANT: Newlands Development Limited
AGENT: Oxalis Planning Ltd

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

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL IN PRINCIPLE** subject to a Section 106 legal agreement to secure:

- Contribution to construction training.

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

The proposal would contribute to the provision of 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 E1, S7, S8, S10, BN2, BN7 and BN9 of the West Northamptonshire Joint Core Strategy; and Policies B5, B14 and E20 of the Northampton Local Plan.

2 THE PROPOSAL

- 2.1 The application is for outline consent for the demolition of the existing buildings on site and the redevelopment to provide new warehouses and distribution floorspace with ancillary offices (use class B8). The only matter under consideration within this outline application is the access to the site, with appearance, landscaping, layout and scale reserved matters.

3 SITE DESCRIPTION

- 3.1 The application site is located on the western and northern sides of Liliput Road, near the A428, within the Brackmills Industrial Estate. The site comprises a large warehouse building with associated parking and currently has four existing vehicle access points from Liliput Road. The current occupiers of the building are moving elsewhere leaving the building vacant.

4 RELEVANT PLANNING HISTORY

- 4.1 N/2020/0137 - Request for Environmental Impact Assessment (EIA) Screening Opinion for proposed redevelopment of land (new employment development) at Liliput Road, Brackmills Industrial Estate – EIA not required.

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:

Policy E1 Existing employment areas

Policy S7 Provision of Jobs

Policy S8 Distribution of Jobs

Policy S10 Sustainable Development Principles

Policy S11 Carbon emissions

Policy BN2 Biodiversity

Policy BN7 - Flood Risk

Policy BN9 – 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 B5 – Development at Brackmills
Policy B14 – Use in Business areas
Policy T12 – Servicing

5.5 **Supplementary Planning Documents**

Northampton Parking SPD (2019)
Northamptonshire Parking Standards (2016)
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 subject to conditions on contamination, noise, and air quality.
- 6.2 **Northampton Borough Council Arboricultural Officer** – No objection. Conditions requiring tree method statement and protection plan required.
- 6.3 **Northamptonshire County Council Highways and Access** – Request conditions that development is laid out in accordance with submitted plans and that a CEMP and travel plan are required.
- 6.4 **Northamptonshire County Council Ecology** – No objection. Recommend condition on soft landscaping
- 6.5 **Northamptonshire County Council Planning** – recommend the use of fire hydrants and sprinklers, alongside broadband provision.
- 6.6 **Northamptonshire Police** – No objection. Recommend crime safety measures through fencing, layout, and lorry parking.
- 6.7 **Lead Local Flood Authority** – No objection subject to conditions on surface water drainage, compliance with FRA, maintenance of surface water system, and verification report.
- 6.8 **Environment Agency** – No objection subject to conditions on contamination and drainage. No objection to the conditions being worded to allow the demolition of the building prior to the submission of details.
- 6.9 **Anglian Water** – Request informatives on assets and used water network.
- 6.10 **Natural England** – No objection.
- 6.11 **Construction Futures** – Request contribution towards construction training.
- 6.12 **Health and Safety Executive** – No objection subject to condition preventing occupation until the hazardous classification has been revoked.
- 6.13 **Highways England** – No objection.
- 6.14 **Ramblers Association** – No comment to make on application.

6.15 **Great Houghton Parish Council** – No comment to make on application.

6.16 No neighbour representations received.

7 APPRAISAL

Principle of development

- 7.1 The application site is located within Brackmills business area. Policy B14 of the Local Plan outlines that within existing business areas, planning permission will not be granted for development outside of the business use classes unless such development would be of significant benefit to the local community, and would lead to substantial employment opportunities.
- 7.2 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, B2 and B8 or appropriate non-B employment generating uses. Policy S7 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.
- 7.3 The application proposes to demolish the existing B8 warehouse and re-development of the site to provide new warehouses and distribution floorspace (class B8). This is due to the age of the current warehouse, the size being larger than is marketable and the need for smaller units. Proposed conditions as detailed in Section 10 of this report have been worded to allow for early demolition of the buildings on site.
- 7.4 The existing building on site is approximately 90,249m² in floorspace with a height of 10 metres. The application proposes outline consent for the development, with indicative drawings of a maximum of 83,612m² of new floorspace, although it must be noted that these are indicative drawings only at this stage.
- 7.5 The proposed use of the site for new distribution units (Use Class B8) 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.
- 7.6 The application site is located within an existing employment area and is brownfield land. The proposal is to replace an existing B8 warehouse with new B8 floorspace. As such the principle of the development is accepted.

Access

- 7.7 The application is for outline planning permission with all matters reserved other than access. As such the focus of this report will be on whether the proposed access is acceptable.
- 7.8 As existing, the site has four entrance points, three on the southern side of the site, and one on the eastern side. The application proposes to retain the use of three of these existing access points, and to close one of the entrance points on the southern side. No new access points are proposed into the site.
- 7.9 NCC Highways and Highways England have been consulted on the proposal and raise no objections.
- 7.10 NCC Highways request conditions in respect of a travel plan, a Construction and Environmental Management Plan (CEMP) and that the access is provided in accordance with the submitted plans. These are considered reasonable conditions to attach.

- 7.11 With no objection having been received to the proposed access, and with these being existing access points, it is considered that the proposed access is acceptable.
- 7.12 It is the case that EV charging points would be required for any new development and a condition requiring this is recommended. The detailed parking layout and provision for the site would be a matter for consideration at reserved matters stage.

Neighbouring amenity

- 7.13 The application site is positioned away from any neighbouring residential properties and, as such, there would be no impact upon neighbouring amenity as a result of this proposal.

Flood risk

- 7.14 The Lead Local Flood Authority, Environment Agency and Anglian Water have been consulted on this application. No objections are raised to the scheme subject to conditions on drainage and contamination. These are considered reasonable conditions to attach.

Hazard

- 7.15 The north-eastern section of the site is located within an historic hazard area. Whilst it is the case that this hazard has been removed, an application to formally remove the hazard classification has not been made to the Health and Safety Executive and the hazard does, therefore, formally remain. The Health and Safety Executive have been consulted on this application and advise that there is no objection subject to a condition requiring the removal of the hazardous classification prior to any occupation. This is considered reasonable to require through condition.

Section 106 Obligations

- 7.16 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 Section 106 legal agreement.

Other matters

- 7.17 Public Protection request conditions on contamination, noise and air quality. It is considered reasonable to attach such conditions to ensure appropriate mitigation.
- 7.18 The Council's Arboricultural Officer requests a condition requiring a tree method statement and protection plan. This is considered reasonable to attach.
- 7.19 NCC Ecology request a condition on soft landscaping. Landscaping is a reserved matter and as such details of this would be covered within the reserved matters application. As such it is not considered reasonable to attach a condition on this at the outline application stage.
- 7.20 NCC Planning request conditions on fire hydrants and broadband provision. NBC Planning does not have planning policies to support the required provision of these, and as such it is not considered reasonable to request these through condition.
- 7.21 Northamptonshire Police recommend crime safety measures for the site such as through fencing, layout and lorry parking. The layout and parking provision on site would be a matter for consideration within the reserved matters application. The provision of details on boundary treatments is considered reasonable to require through condition.

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 and would maintain the site in employment use. The proposal therefore accords with the National Planning Policy Framework; Policies E1, S7, S8, S10, BN2, BN7 and BN9 of the West Northamptonshire Joint Core Strategy; and Policies B5, B14 and E20 of the Northampton Local Plan and it is recommended that planning permission is granted subject to conditions and the completion of a S106 as set out above.

9 BACKGROUND PAPERS

- 9.1 N/2020/1212

10 CONDITIONS

1. Approval of the details of the appearance, landscaping, layout and scale ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced (with the exception of site clearance and demolition as outlined in section 2.1 of the Demolition and Reclamation Specification by Hydrock dated 23rd October 2020, reference 15188-HYD-XX-XX-RP-GE-1002 and sections 4, 5 and 6 of the Remediation Statement and Verification Plan by Hydrock dated 15th January 2021, reference 15188-HYD-XX-XX-RP-GE-3001-S2-P01).

Reason: This permission is in outline only granted under Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be carried out in accordance with the following approved plans: 4461 001 Rev P1, 4461 004 Rev P4.

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

5. Prior to the commencement of the development hereby permitted (excluding above ground site clearance and demolition works as outlined in section 2.1 of the Demolition and Reclamation Specification by Hydrock dated 23rd October 2020, reference 15188-HYD-XX-XX-RP-GE-1002 and sections 4, 5 and 6 of the Remediation Statement and Verification Plan by Hydrock dated 15th January 2021, reference 15188-HYD-XX-XX-RP-GE-3001-S2-P01), an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination of the site which shall be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and submitted to the Local Planning Authority for approval in writing. The report of the findings must include a survey of the extent, scale and nature of contamination, an assessment of the potential risks, and an appraisal of remedial options and proposal of the preferred option(s).

Reason: Pre commencement condition 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.

6. Prior to the commencement of any below ground development works hereby permitted (excluding above ground demolition and site clearance works as outlined in section 2.1 of the Demolition and Reclamation Specification by Hydrock dated 23rd October 2020, reference 15188-HYD-XX-XX-RP-GE-1002 and sections 4, 5 and 6 of the Remediation Statement and Verification Plan by Hydrock dated 15th January 2021, reference 15188-HYD-XX-XX-RP-GE-3001-S2-P01), a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings, and other property and the natural and historical environment, must be prepared and submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under part 2a of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: Pre commencement condition 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.

7. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

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.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 5 above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 6 above, which shall be subject to approval in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared, and submitted to and approved in writing by the Local Planning Authority in accordance with Condition 7.

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.

9. Notwithstanding the details submitted, full details of a sound barrier to be installed on the site shall be submitted to, and approved in writing by the Local Planning Authority prior to first occupation of the development hereby permitted. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted, and shall be retained thereafter.

Reason: In the interests of amenity in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

10. Prior to the use commencing, the applicant shall undertake a noise assessment in accordance with BS4142:2014+A1 2019 of any newly proposed plant, structures or buildings capable of emitting noise, that have not already been the subject of assessment in the Vanguardia report Reference VC-103295-EN-RP-0001 submitted with the application. The report assessment and conclusions, together with any mitigation required to deliver a "Low Impact" as set out in BS4142:2014 at the nearest noise sensitive property, shall be submitted to and approved in writing by the Local

Planning Authority prior to first occupation of the development. Any agreed mitigation required shall be implemented at the application site prior to its first use, and retained thereafter.

Reason: In the interests of amenity in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

11. Prior to the commencement of each phase 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.
 - x) Tree protection measures during the demolition and construction processes.
- 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.

12. 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 Supplementary Planning Document.

13. Notwithstanding the details submitted, and within three months from the first occupation of each phase of the development, a full Travel Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

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

14. Prior to occupation of each unit, each occupier shall produce and provide a fleet emission reduction strategy, including low emission fuels and technologies, including ultra-low emission service vehicles to be submitted to and approved in writing by the Local Planning Authority prior to first use of the respective unit(s). The approved fleet emissions reduction strategy shall be undertaken in compliance with the approved details thereafter.

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

15. Prior to the commencement of each phase of the development hereby approved (with the exception of site preparation, demolition and any remediation works), an arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority. The submitted statement shall include details of tree protection measures for the duration of development, and where construction activity would encroach upon root protection areas of retained trees, steps to be taken to prevent harm to the soil and any roots. The development shall be undertaken in full accordance with the details approved.

Reason: To ensure appropriate protection of retained trees and in the interests of amenity in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

16. Notwithstanding the details submitted, prior to the first occupation of each phase, full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the relevant phase and retained 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.

17. Prior to any above ground works commencing (excluding site clearance and demolition works), a surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Strategy, report ref. no. ADC2133-RP-B, ver. 3 and Addendum, report ref. no. ADC2133-RPD, ver. 2, dated 20th November 2020, prepared by ADC Infrastructure Limited for each phase, shall be submitted to the Local Planning Authority for approval in writing. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The details of 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
 - b) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
 - c) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices
 - d) proposed discharge to Anglian Water surface water sewers supported by Anglian Water approval.

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

18. All subsequent reserved matters applications for the development plots shall make reference to the original approved Flood Risk Assessment and Drainage Strategy, report ref. no. ADC2133-RP-B, ver. 3 and Addendum, report ref. no. ADC2133-RPD, ver. 2, dated 20th November 2020, prepared by ADC Infrastructure Limited and shall be accompanied by updated drainage details with cross referenced supporting calculations and a compliance statement with the original approved scheme. Where a reserved matters details do not comply with the original Flood Risk Assessment and Drainage Strategy, a revised and updated Flood Risk Assessment with full drainage details shall be submitted indicating whether any further mitigation works are required. Development shall be implemented in accordance with the originally approved scheme or the updated scheme as approved in writing by the Local Planning Authority pursuant to that application.

Reason: In order to ensure that the drainage details are implemented in accordance with the approved Flood Risk Assessment, and to prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site, in accordance with the requirements of the NPPF.

19. Prior to the occupation of any part of the approved development a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site shall be submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

The scheme shall include:

- a) a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.
- b) a site plan including access points, maintenance access easements and outfalls.
- c) maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.
- d) details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To reduce the risk of flooding both on and off site by ensuring the satisfactory maintenance of drainage systems in accordance with the requirements of Policy BN7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

20. No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment and Drainage Strategy, report ref. no. ADC2133-RP-B, ver. 3 and Addendum, report ref. no. ADC2133-RPD, ver. 2, dated 20th November 2020, prepared by ADC Infrastructure Limited has been submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority The report shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any 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 surface water drainage system is free from defects, damage and foreign objects
- f) Confirmation of adoption or maintenance agreement for all SuDS elements as detailed within the drainage strategy is in place

Reason: To reduce the risk of flooding both on and off site by ensuring the installed surface water drainage system is satisfactory in accordance with the requirements of Policy BN7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

21. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with the requirements of paragraph 170 of the National Planning Policy Framework.

22. No part of the development shall be occupied until all Hazardous Substances Consents for MFI Furniture Centre have been revoked in their entirety under the provisions of the Planning (Hazardous Substances) Act 1990 and written confirmation of the necessary revocations have been issued by the Hazardous Substances Authority.

Reason: To ensure the safety of the development in accordance with the requirements of the NPPF.

23. The development shall achieve a minimum rating of at least BREEAM 'very good' standard (or equivalent) 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.

24. Prior to the commencement of development (excluding site preparation, demolition and any remediation works), a phasing plan for the implementation of the development shall be submitted to, and approved in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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.

25. Prior to the commencement of construction works on site (excluding site preparation, demolition and any remediation works), details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy E20 of the Northampton Local Plan. This condition is required pre-commencement to ensure details are agreed in a timely manner.

26. Prior to the construction of each building hereby approved above ground floor slab level details of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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. This condition is required in order to agree such details in a timely manner.

27. 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, 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.

28. Prior to the first occupation of the development hereby approved, the existing access to be removed, as shown within plan 4461 004 Rv P4, shall be permanently closed (and the highway reinstated) in a manner to be approved in writing by the Local Planning Authority, and, notwithstanding the provisions of Class B of Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, no further points of access shall be created thereafter.

Reason: To confine access to the permitted point in order to ensure that the development does not prejudice the free flow of traffic or conditions of highway safety along the neighbouring highway in accordance with the requirements of 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.

11 BACKGROUND PAPERS

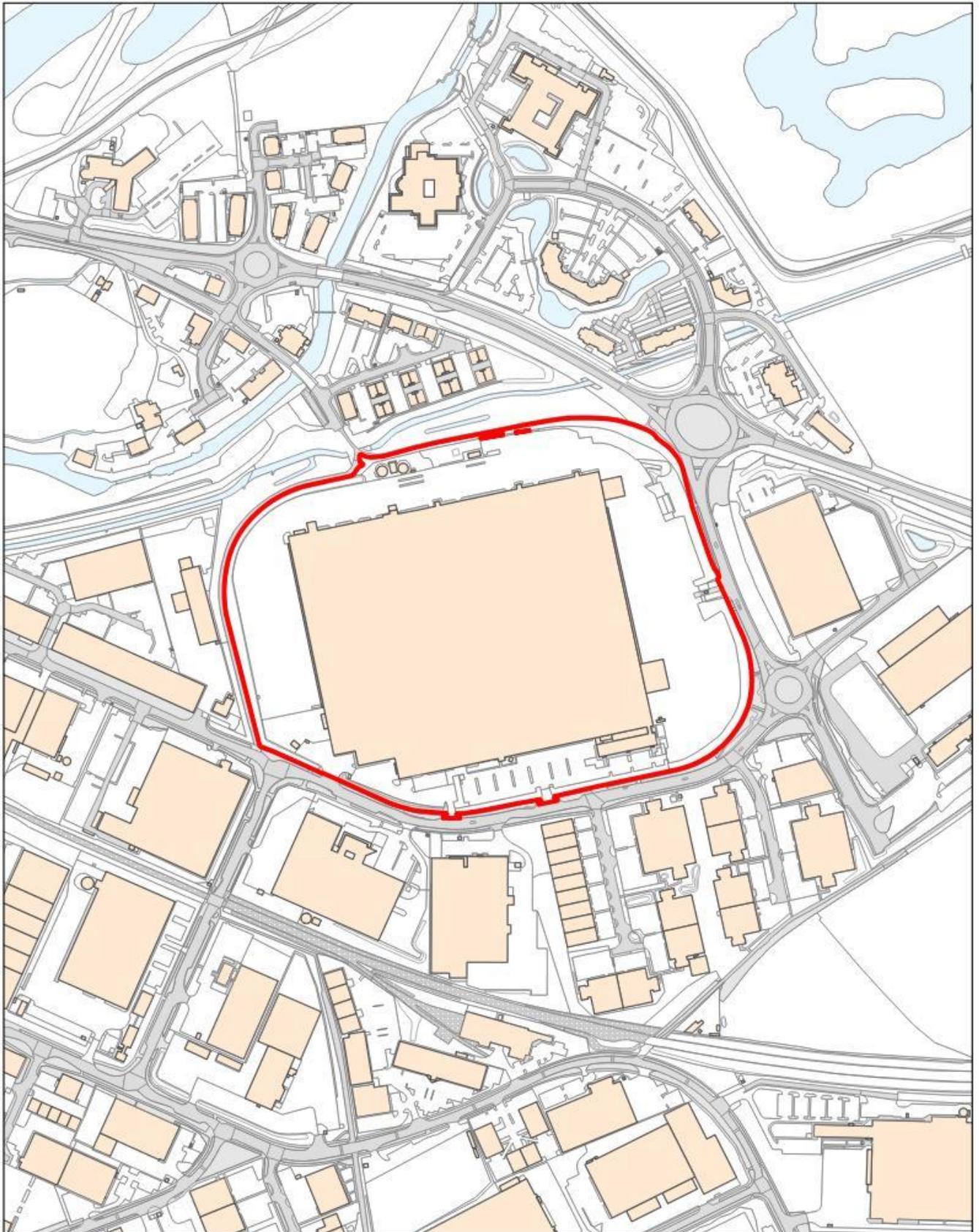
11.1 N/2020/1212

12 LEGAL IMPLICATIONS

12.1 The development is not CIL liable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

13.1 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: **Liliput Road**

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Date: 13-01-2021

Scale: 1:5,000

Drawn by: -----