

North Northamptonshire Area Planning (Kettering) Committee 05/05/2022

Application Reference	KET/2020/0303
Case Officer	Natalie Westgate
Location	Weekley Wood Avenue (land at), Kettering
Development	Outline Application: Outline: Erection of an industrial manufacturing and warehouse building (Use Class B2 and B8) together with ancillary office accommodation and associated access
Applicant	I M Kelly Holdings Limited & The Buccleuch Estates Limited
Agent	Mr C Carlisle Decorum Estates Limited
Ward	Queen Eleanor and Buccleuch
Overall Expiry Date	01/09/2020
Agreed Extension of Time	31/03/2021

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

List of Appendices

Appendix A – Previous Committee report of 26/08/2021

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation due to the number of material objections to the proposals.

This is an update report following the application's deferral by Members from the Kettering Area Planning Committee on 26 August 2021. The update report focuses on the reasons for deferral. The original officer's report to Committee is included as Appendix 1 – where matters and the officer's assessment has not changed Members will be signposted to the previous report.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement within **4 months** of the date of committee (unless agreed otherwise with Officers).
- 1.2 That should the Section 106 Legal Agreement not be completed by the above date that it be delegated to Officers to REFUSE planning permission.

2. The Proposal

- 2.1 **Outline:** Erection of an industrial manufacturing and warehouse building (Use Class B2 and B8) together with ancillary office accommodation and associated access.
- 2.2 **This application is for outline planning consent with access only to be determined at this outline stage. All other matters are reserved for later approval.**
- 2.3 Refer back to Appendix 1 Previous Committee Report.

3. Site Description

- 3.1 Refer back to Appendix 1 Previous Committee Report.

4. Relevant Planning History

- 4.1 Refer back to Appendix 1 Previous Committee Report.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website at:
<https://www.kettering.gov.uk/planningApplication/search>

Refer back to Appendix 1 Previous Committee Report for all previous comments and objections received.

- 5.1 NNC Ecology
No objection. The site has already been cleared and levelled under application KET/2017/0253.

Further comments have been received since the Planning Committee on 26 August 2021 as follows:

'Re: 2021 Preliminary Ecological Appraisal

As explained in my 17 Nov 2021 consultation response, I found the October 2021 PEA (ML Ecology Surveys & Solutions) to be acceptable and was satisfied that no further surveys were required at the time. The survey is still within the 2-3 year validity period set out in industry guidance and does not need to be updated.

Re: Biodiversity Net Gain (BNG)

The application site includes 0.09 ha of land which was not included in the approved 2017 plans therefore its compensation is not secured in the s.106 agreement for KET/2017/0253. Due to the small size it was considered that compensation might be possible through the soft landscaping on the wider KET/2020/0303 application site.

The 'Defra 3.0' BNG metric was used to calculate that the 0.09 ha represented approximately 0.54 lost biodiversity units. The agent confirmed that SUDS were not planned, therefore the entire area of soft landscaping (approximately 0.13 ha) was available to deliver compensation. Planting a 'medium distinctiveness' grassland would deliver 0.87 biodiversity units, resulting in a 12-13% increase on the current baseline of bare ground. It was recommended that a tussock mix be used as it would deliver the species richness required and once established would require very little if any maintenance. The agent confirmed by email on 21 March 2022 that this was considered a sensible approach.

Re: Conditions

Two conditions are recommended: a detailed soft landscaping plan which would secure the delivery of the compensation grassland, and a Landscape and Ecological Management Plan (LEMP) which would secure its appropriate ongoing management. In my view the soft landscaping plan should be required pre-commencement, however the LEMP could be pre-occupation. I would suggest the following wording:

Prior to commencement of the development a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained shall be submitted to and approved by the Local Planning Authority. It must deliver a minimum of 0.8 biodiversity units. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity and ensuring net gain is delivered for the habitat lost to the access in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Prior to occupation of the development, a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organization responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

REASON: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal public, nature conservation or historical significance in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.'

6. Relevant Planning Policies and Considerations

- 6.1 Statutory Duty
Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 6.2 National Planning Policy Framework
Section 1: Building a strong, competitive economy
Section 4: Promoting sustainable transport
Section 7: Requiring good design
- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
Policy 3: Landscape Character
Policy 4: Biodiversity and Geodiversity
Policy 5: Water Environment, Resources and Flood Risk Management
Policy 6: Development on brownfield land and land affected by contamination
Policy 8: North Northamptonshire Place Shaping Principles
Policy 11: The Network of Urban and Rural Areas
Policy 15: Well-connected towns, villages and neighbourhoods
Policy 22: Delivering Economic Prosperity
Policy 36: Land at Kettering North
- 6.4 Site Specific Part 2 Local Plan (2021) – adopted 1 December 2021
Policy EMP1 – Safeguarding Employment Land
Policy NEH2 – Borough Level Green Infrastructure Network
- 6.5 Since the Committee in August 2021 the Site Specific Part 2 Local Plan for the Kettering Area has been adopted on 1 December 2021 and all saved Policies from the 1995 Local Plan for Kettering Borough have been superseded and no longer form part of the Development Plan.

- 6.6 The saved local plan policy for Kettering Policy 58: Employment within Towns previously cited in the committee report (Section 6 of appendix 1) is no longer relevant to this application.

7. Evaluation

The key issues for consideration are:

- Context
- Clarification on Site Area
- Masterplan and Policy Context
- Ecological Mitigation
- Ecology Assessment

7.1 Context

- 7.1.1 The application was deferred from Planning Committee on 26 August 2021 for the following reasons:

- (1) To seek a masterplan for the wider land allocation of Land at Kettering North (as detailed in Policy 36 of Joint Core Strategy)
- (2) To seek an increase in the amount of ecological mitigation as part of the planning application.
- (3) To request an up-to-date ecological assessment.

7.2 Clarification on Site Area

- 7.2.1 The application site includes an additional 0.09 hectares when compared to the site area for the approved scheme KET/2017/0253 which related to the site's clearance/levelling and secured ecological mitigation (via a S106). The additional 0.09ha covers the proposed access which forms part of this outline proposal.

7.3 Masterplan and Policy Context

- 7.3.1 Only a minimal part of the application site (approximately 4%) lies within the Policy 36 allocation and area to be master-planned under Policy 36 of the Joint Core Strategy. The Joint Core Strategy was adopted in 2016. Since that time the Site Specific Part 2 Local Plan for the Kettering Area has been adopted.

- 7.3.2 The site is located within a Safeguarded Employment Area defined in the Kettering Site Specific Part 2 Local Plan. There is a small strip on the northern section of the site which is outside the safeguarded employment area. Policy EMP1 states *'The following employment areas, identified on the policies map, will be safeguarded for Business (including offices, research, and light industry), B2 (General Industry) and B8 (Storage or Distribution) uses in accordance with JCS Policy 22 (criterion c): • North Kettering Business Park'*. The policy goes on to state *'Immediately adjacent to safeguarded employment areas, extensions to enable an existing business to expand or modernise, will be assessed taking into account the degree of conflict with policies which seek to protect the open countryside and local area and the potential benefits which would arise. Where such proposals are acceptable, masterplans/development briefs will be encouraged where appropriate'*.

- 7.3.3 The plan and its policies were adopted at the end of 2021. Therefore it is clear that in terms of policy an employment use/development is acceptable in principle. The current application is in outline form and only seeks permission for the principle and for access. All other matters are reserved.
- 7.3.4 The overriding policy context is that the site is suitable and appropriate for employment use.
- 7.3.5 IM Kelly have confirmed that they cannot progress a masterplan for the wider North Kettering allocation as it not within their ownership or control. It would be unreasonable and unenforceable to seek a masterplan for this application which complies with the area's recently adopted Part 2 Local Plan in terms of the use proposed.
- 7.3.6 There is a live application which is wholly within the masterplan site **(KET/2020/0121) and that application includes a proposed masterplan** for the wider site area of Land at Kettering North (Policy 36 of the JCS). This masterplan and the application (KET/2020/0121) have recently been amended and these amendments are currently out for reconsultation. A masterplan is therefore coming forward alongside the most appropriate site area. Importantly approval of the IM Kelly scheme will not prejudice that wider masterplan; it is not considered that the delivery of the proposed development would prejudice in any way the delivery of a master-planned Kettering North.

7.4 Ecological Mitigation

- 7.4.1 The National Planning Policy Framework (July 2021) paragraph 174 (d) states '*Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*'.
- 7.4.2 The Environment Act came in force on 9 November 2021. Part 6 paragraphs 98-101 relate to biodiversity net gain in planning. Schedule 14 of the Act '*makes provision for biodiversity gain to be a condition of planning permission in England*'. Schedule 14 paragraph 1 (1) states that '*this Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met*'. Paragraph 2 (3) of Schedule 14 sets the required net gain percentage at 10%. Although the Environment Act 2021 has now been passed, secondary legislation is required for it to be implemented. Therefore, the 10% biodiversity net gain requirement set out in the Act is not yet law and is not yet applicable to applications and appeals.
- 7.4.3 Joint Core Strategy Policy 4 seeks biodiversity net gain and states '*A net gain in biodiversity will be sought and features of geological interest will be protected and enhanced through:*
- a) *Protecting existing biodiversity and geodiversity assets by:*
 - i *Refusing development proposals where significant harm to an asset cannot be avoided, mitigated or, as a last resort, compensated. The weight*

accorded to an asset will reflect its status in the hierarchy of biodiversity and geodiversity designations;

- ii Protecting key assets for wildlife and geology, in particular the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site, from unacceptable levels of access and managing pressures for access to and disturbance of sensitive habitats;*
- iii Protecting the natural environment from adverse effects from noise, air and light pollution;*
- iv Where appropriate requiring developments to provide or contribute to alternative green infrastructure (Policy 19); and*
- v Ensuring that habitats are managed in an ecologically appropriate manner.'*

7.4.4 Paragraph 174 of the National Planning Policy Framework and Joint Core Strategy Policy 4 both seek a net gain in biodiversity without identifying a specific percentage.

7.4.5 Since the Planning Committee on 26 August 2021, there has been discussion between the Council's ecological consultant and the agent regarding ecological assessment of the site including biodiversity net gain and additional ecological mitigation for the additional 0.09 hectares of land which was not mitigated for in the 2017 consent (as this scheme includes additional land for the access).

7.4.6 Biodiversity compensation/mitigation for the majority of the site was assessed and secured under the previous application *KET/2017/0253*. This cannot be revisited through this planning application. The site is however 0.09ha larger so mitigation can legitimately be required for that. Due to the small increase in size it was considered that compensation might be possible through soft landscaping on the site. The Council's Ecologist is content this can be provided on site through soft landscaping and a Landscape and Ecological Management Plan (LEMP) which can be secured through the recommended planning conditions (landscaping is a reserved matters). A soft landscaping plan would secure the delivery of the compensation grassland and a Landscape and Ecological Management Plan (LEMP) would secure its appropriate ongoing management. A net gain, against the 0.09ha and current baseline, could be achieved which is policy compliant.

7.5 Ecology Assessment

7.5.1 Following deferral of the application, the agent submitted a Preliminary Ecological Appraisal in October 2021 (which was published on the Council's website under the planning application reference). This included a habitat survey and protected species survey. The conclusion was there was a likely low impact on protected species and low wildlife interest at the site. The only species present was woodpigeon, magpie and carrion crow which are of low conservation concern. The report concluded 'Measures should ideally include a stand off from the grassland habitats bordering the application site, along with planting native species perimeter hedgerows and/or native species landscaping.' The Council's Ecologist found the report acceptable and was satisfied that no further surveys were required at the time. The survey is still within the 2-3 year validity period set out in industry guidance and does not need to be updated further.

8. Other Matters

- 8.1 Refer back to Appendix 1 Previous Committee Report for the officers' assessment and conclusions of key matters which has not changed since.

9. Conclusion / Planning Balance

- 9.1 This outline application would provide commercial development as a logical expansion of the existing IM Kelly facility, creating 150 new jobs. The site is identified in the Joint Core Strategy for commercial development and would be viewed as an extension to an existing site on the North Kettering Business Park. The site is located within a Safeguarded Employment Area defined in the Kettering Site Specific Part 2 Local Plan. The development would have an acceptable visual impact, would safeguard residential amenity, would have an appropriate ecological impact, and would not prejudice highway safety in accordance with relevant policies contained within the Development Plan and the National Planning Policy Framework.
- 9.2 The application is therefore recommended for approval subject to the above conditions and the applicant entering into a S106 agreement to secure the following:
- Financial contribution towards junction improvements on the A43;
 - The provision of four weekly Travelcards for all employees;
 - The provision of two bus shelters.

10. Recommendation

- 10.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement within **4 months** of the date of this Planning Committee (unless otherwise agreed with Officers).
- 10.2 That should the Section 106 Legal Agreement not be completed by the above date that it be delegated to Officers to REFUSE planning permission.

Appendix A – Previous Committee Report 26.8.2021.

11. Conditions

1. This is a grant of outline consent only and before the development is commenced details of the appearance, landscaping, layout, and scale of the proposal (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority.

REASON: This is a grant of outline planning permission only and in order to secure satisfactory development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance, layout and scale of any buildings to be erected, and the

landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: In order to secure a satisfactory development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. 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 the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

5. Any reserved matters application for landscaping shall be accompanied by details of any existing hedgerows, trees and any other landscaping to be retained or removed. Any reserved matters application for landscaping, and/or which includes landscaping, shall also be accompanied by all details required pursuant to condition 20 of this outline planning permission.

REASON: In the interests of visual amenity, biodiversity and sustainability in accordance with Policies 3, 4 and 8 of the North Northamptonshire Joint Core Strategy.

6. This permission relates to the originally submitted details and specification and to drawings,

Location Plan, Plan Reference : 1328-1000 received 28.05.2020

Proposed Car Park access plan, Plan Reference 1328-1002 received 28/05/2020

Flood Risk and Drainage Strategy , Reference 19-080-MK received 01/10/2020,

Travel Plan received 07/05/2020,

Transportation Assessment received 07/05/2020

REASON: To define the permission.

7. The site shall not be occupied until such time as the site access hereby approved as detailed on the proposed car park access drawing (Ref: 1328-1002) received 28/05/2020 has been fully formed. Prior to the formation of the site access full engineering, construction and drainage plans which include any on and off-site works (including pedestrian and cycle crossing) shall be submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved plans.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. No development shall commence until an amended Access Management Plan has been submitted to and approved in writing by the Local Planning Authority regarding the shared access between the existing and the proposed manufacturing

facility. The amended Access Management Plan shall include measures to ensure that any potential conflict between service and staff vehicles is appropriately managed and that HGVs do not enter/exit at the same time, reporting of this information to the Local Highways Authority and the mechanisms should the measures be breached.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. No development above slab level shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details. The approved boundary treatment shall be retained as such thereafter.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. No development above slab level shall commence until details of a positive means of drainage to ensure that surface water from the vehicular access, or private land, does not discharge onto the highway shall be submitted to and be approved in writing by the Local Planning Authority. Such details as may be approved shall thereafter be installed and operational prior to first use and thereafter be maintained.

REASON: in the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. 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 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 that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

13. No construction, deliveries of plant and materials for construction shall occur outside of the following times. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and subcontractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

14. Prior to the commencement of development a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

REASON: Details are required prior to the commencement of development because any necessary noise measures will be an integral part of the design and in the interest of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

15. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

16. No above ground development shall take place until full details of the surface water drainage scheme for the site, based on the Flood Risk Assessment & Drainage Strategy ref. no. 19-080 IMK, dated 30th September 2020 prepared by Bradbrook Consulting Ltd have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. These 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 basins. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.

c) Details of proposed overland flood flow routes in the event of system exceedance or failure (to include depth volume and direction), with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites

REASON: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Joint Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

17. No development above ground shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. Details are required of which organisation or body will be the main maintaining body

where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used; a site plan including access points, maintenance access easements and outfalls; 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; and 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 in accordance with the NPPF and Policy 5 of the Joint Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

18. 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 & Drainage Strategy ref. no. 19-080 IMK, dated 30th September 2020 prepared by Bradbrook Consulting Ltd 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 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.

19. No development above slab level shall commence until a foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. No occupation shall take place until the works have been carried out in accordance with the approved foul water drainage scheme.

REASON: To ensure the adequate drainage of the development in accordance with the Policy 5 of the Joint Core Strategy for North Northamptonshire.

20. Prior to commencement of the development a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained shall be submitted to and approved by the Local Planning Authority. It must deliver a minimum of 0.8 biodiversity units. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity and ensuring net gain is delivered for the habitat lost to the access in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

21. Prior to occupation of the development, a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

REASON: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal public, nature conservation or historical significance in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. Informatives

Fire authority consultation response

Crime prevention

Existing S106A

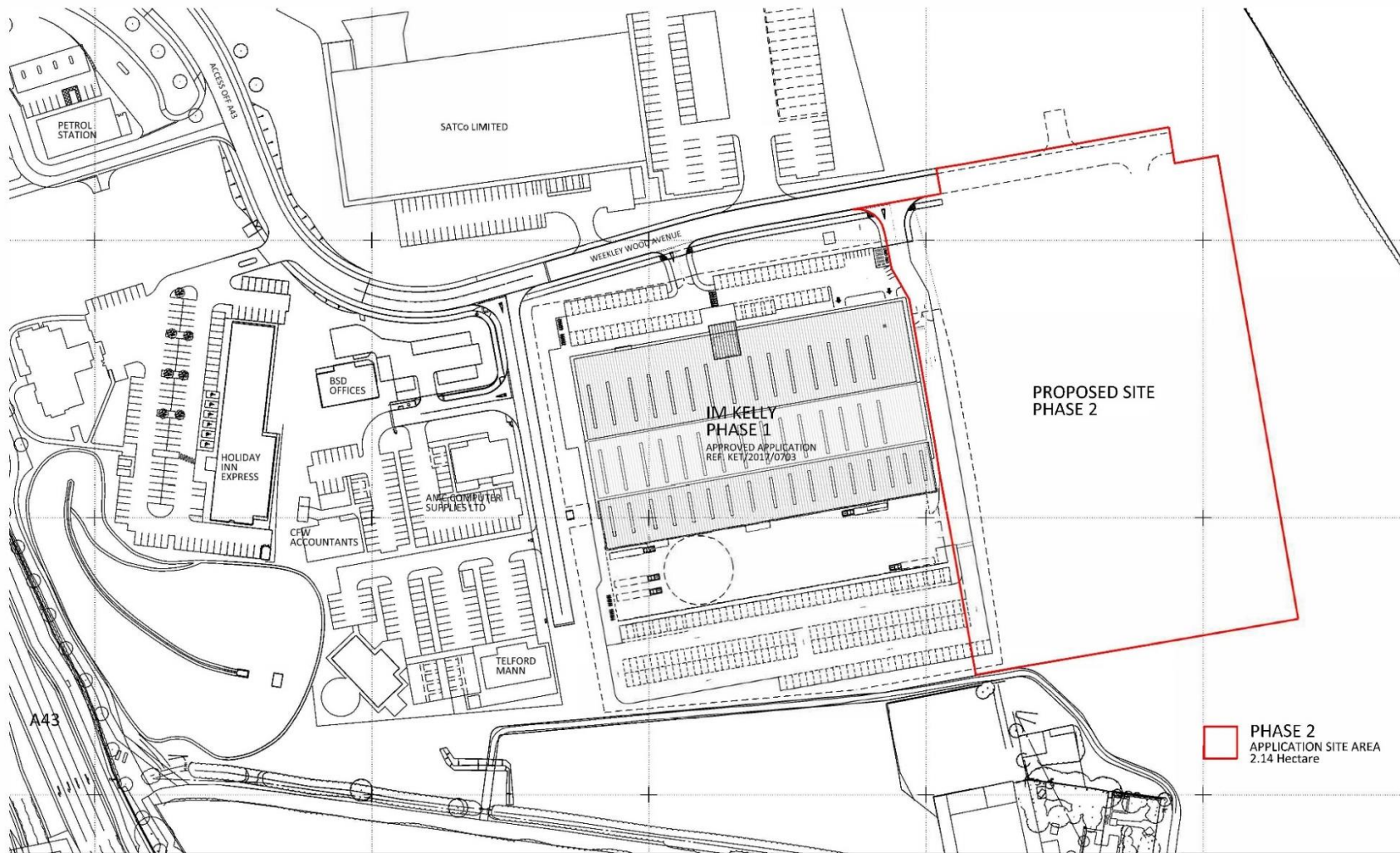
Noise - External Plant/Solar farms/Air Source Heat Pumps

Positive/Proactive - amendments

List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

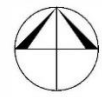
Title	KET Ref.	Agent's Ref	Received Date
Location plan		1328-1000	28/05/20
Proposed car park access		1328-1002	28/05/20
Transport assessment part 1	KET/2020/0303/1		07/05/20
Transport assessment part 2	KET/2020/0303/2		07/05/20
Travel plan	KET/2020/0303/3		07/05/20
Flood Risk Assessment and Drainage Strategy		19-080-MK	01/10/20
Preliminary Ecological Appraisal	KET/2020/0303/5		27/10/21
Drainage plan		19-080-300-P1	07/05/20
Design & Access Statement	KET/2020/0303/4		28/05/20
Proposed site plan		1328-1001 Rev P3	29/09/20
Response to Highways and Transport Comments - Part 1: Layout - Document prepared by Transport, Planning & Highways Solutions			28/09/20
Response to Highways and Transport Comments (October 2020) - Document prepared by Transport, Planning & Highways Solutions			03/02/21




PHASE 2
 APPLICATION SITE AREA
 2.14 Hectare

NOTES REVISIONS

checked before implementation.
 Any discrepancies are to be
 advised immediately.
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IM KELLY PHASE 2
WEEKLEY WOOD AVENUE . KETTERING BUSINESS PARK
SITE LOCATION PLAN
 DATE: MAR 2020
 DRAWING NUMBER: 1328-1000
 SCALE: 1:1250 @ A3
 REVISION: REVISION
 STATUS: **PLANNING**

DLA ARCHITECTS PRACTICE
 INTEGRATED ARCHITECTURE
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**North Northamptonshire Area Planning (Kettering) Committee
26/08/2021**

Application Reference	KET/2020/0303
Case Officer	Craig Miles
Location	Weekley Wood Avenue (land at), Kettering
Development	Outline Application: Erection of an industrial manufacturing and warehouse building (Use Class B2 and B8) together with ancillary office accommodation and associated access
Applicant	I M Kelly Holdings Limited & The Buccleuch Estates Limited
Agent	Mr C Carlisle Decorum Estates Limited
Ward	Queen Eleanor and Buccleuch
Overall Expiry Date	01/09/2020
Agreed Extension of Time	31/03/2021

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there are more than three written material objections to the proposals.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement within 4 months of the date of committee.
- 1.2 That should the Section 106 Legal Agreement not be completed by the above date that it be delegated to Officers to REFUSE planning permission.

2. The Proposal

- 2.1 Outline: Erection of an industrial manufacturing and warehouse building (Use Class B2 and B8) together with ancillary office accommodation and associated access.
- 2.2 **The proposals are made in outline form with all matters reserved except for access.** This means consideration of this application only relates to the principle of developing land for the purposes of a production facility forming part of Use Classes B2 (General Industrial) and B8 (Warehousing) together with the suitability of the proposed access. Other reserved matters relating to layout, appearance, scale and landscaping would only be considered as part of a subsequent reserved matters application.
- 2.3 The proposals therefore relate to the erection of a production / warehouse building to be used for general industrial purposes (Use Class B2). The application is made on behalf of IM Kelly who explain in their Design and Access Statement that “This proposal for IM Kelly (Phase 2) would provide a new building with dedicated facilities to allow expansion of services from existing premises adjacent and the broadening and reinforcement of their current automotive-based operation. The building will form part of the IM Kelly business operation from this site and will operate in tandem with the existing facility. The proposals [would] include associated external car parking for staff and visitors and a service area at the rear of the building accessed off an internal service road which will be shared with the existing IM Kelly facility.” They state that the proposal would create 150 new jobs.
- 2.4 A purely indicative site layout plan has been submitted which details how the site could be developed.
- 2.5 The indicative layout shows the proposed building to be rectangular in footprint and set back from Weekley Wood Avenue behind the car parking to the front of the building. A 2.5m landscape strip is proposed along the southern boundary. A total of 180 car parking spaces are shown including disabled spaces and vehicle charging points together with 9 motorcycle spaces, 48 covered cycle spaces and 18 HGV spaces. All the HGV parking/ loading/unloading areas would be to the rear.
- 2.6 The indicative design of the building is largely based on IM Kelly’s existing building in terms of height, scale, materials, detailed design features and fenestration. It would have a gross external floorspace to be 8,795 sqm (8,590 sqm gross internal floor area) with 908 sqm of this to be used for ancillary office space over two floors and the remaining floorspace for operational / warehousing.
- 2.7 In terms of access, it is proposed that the application site be primarily accessed by an existing industrial access from the southern side of Weekley Wood Avenue which already serves the IM Kelly site. It runs along the eastern side of the existing building, between the existing building and the main part of the application site. And presently leads to a service / delivery area and car parking to the rear of the existing IM Kelly building. It is shown on the indicative layout drawings that an internal access spur is proposed off this access to serve the rear of the proposed building for a service area. The indicative layout plans also show that the existing staff car park would be expanded.

- 2.8 A new site access would also be formed from the south side of Weekley Wood Avenue that would lead to the frontage of the site where it is shown on the indicative layout plan that there would be an area for visitor car parking and some staff parking, amounting to 102 spaces.
- 2.9 The existing IM Kelly site is subject to an Access Management Plan prepared to control vehicular movements to and from the site's access points on Weekly Wood Avenue then firstly to ensure that any potential conflict between service and staff vehicles is appropriately managed and secondly that HGVs cannot enter and exit the main site access simultaneously. The applicants have confirmed their willingness to secure such an agreement on this site.
- 2.10 Separately, the applicant has confirmed their willingness to enter into a S106 Agreement to secure the provision of (a) a financial contribution towards junction improvements on the A43; (b) the provision of four weekly Travelcards for all employees; and (c) the provision of two new bus shelters.
- 2.11 **Any Constraints Affecting the Site**
North Northamptonshire Joint Core Strategy - Policy 36: Land at Kettering North.
- 2.12 Former S106 Agreement pursuant to a former application Ref: KET/2017/0253 that related to the "Extension of Weekley Wood Avenue, site levelling and surface water drainage to facilitate future development (Approved, July 2017) that requires landscaping and ecological mitigation scheme to be provided, approved and implemented on the wider Kettering North allocated site.

3. Site Description

- 3.1 The application site is located on the northern part of Kettering. It is to the north of the A6183 and to the east of the A43 public roads. Part of the site is located within North Kettering Business Park and the remainder forms part of a land allocation within the Joint Core Strategy (Policy 36), known as Kettering North. The site is located at the end of Weekly Wood Avenue which forms the main vehicular route through North Kettering Business Park.
- 3.2 The site is roughly rectangular in shape and covers 2.14 hectares. It constitutes an area of formerly quarried semi-improved grassland which has since been cleared and levelled to provide for surface water drainage in accordance with a previous planning permission (Ref: KET/2017/0253) that provides an extension to Weekley Wood Avenue and facilitate future development.
- 3.3 Immediately to the west of the site is the existing IM Kelly manufacturing facility. IM Kelly are involved in the manufacture, production and delivery of leather, technical fabrics and manmade material for the motor, rail, and aerospace industries. Planning permission was approved in May 2018 for the development of a 9,278 sqm production / warehouse building (with associated parking and access) that has been implemented and presently employs around 220 staff.

- 3.4 The proposal is set within an area of mixed uses which include large warehouse and industrial buildings, a hotel, petrol station, a public house, and a coffee drive-thru retail unit. These buildings range in scale and size from single storey to the four - five storey hotel to the west of the proposal site.
- 3.5 Beyond the existing Business Park, there is a Public Right of Way (PRoW) that runs along the southern boundary of the site, beyond which lies the A6183. There is a pair of semi-detached dwellings, 43 and 44 Weekley Wood Lane located in the area between the PRoW and the A6183 to the south of the site. Semi-improved grassland is located to the north and east, beyond which is located a mix of woodland and arable fields.

4. Relevant Planning History

- 4.1 KE/02/0943 - Outline: Mixed B1, B2 and B8 employment uses with ancillary retail, Commercial and leisure (A1, A3 and D2) uses; hotel (C1); associated infrastructure and landscaping (Approved)
- KET/2007/0052 - For 14,670 sq. m of offices (Class B1) and 4,645 sq. m of leisure uses (Class D2) on sites 10 and 11 comprising 6.57ha previously granted under ref: KE/02/0943 for the North of Kettering Business Park (Approved)
- KET/2015/0261 - Extension of existing road and levelling of site for future building plots (Approved)
- KET/2015/0720 - Extension of existing road and levelling of site for future building plots: alterations to road layout approved under KET/2015/0261 (Approved)
- KET/2017/0253 - Extension of Weekley Wood Avenue, site levelling and surface water drainage to facilitate future development (Approved, subject to S106A to secure ecological mitigation in the form of 1.87Ha of replacement grassland and 185m of replacement hedgerow, envisaged to come forward as part of the wider Kettering North business park allocation).
- KET/2017/0703 – Production / warehouse building (Use Class B2), new vehicular accesses, service yard, parking, fencing, landscaping and substation (Approved)
The existing IM Kelly site
- KET/2018/0591 – Non material amendment KET/2017/0703 (Production / warehouse building (Use Class B2), new vehicular accesses, service yard, parking, fencing, landscaping and substation): Removal of 2 no. roller shutter doors, panels to north elevation, 3 no. replacement doors, canopies to south elevation, replacement panels, change of cladding details and adjustment to layout of car park (Approved)
- A Screening opinion in pursuant to Regulation 6(1) of the Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 was carried out for the development proposed under this application (KET/2020/0303) following its submission. It was considered that the proposals do not represent EIA development.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website at:
<https://www.kettering.gov.uk/planningApplication/search>

5.1 Weekley Parish Council No objections

5.2 Neighbours / Responses to Publicity

45 objections have been received and of these, 23 objectors have made individual but identical comments.

- Planning permission granted for site clearance subject to a Section 106 agreement to mitigate the environmental damage that would be caused.
- This included the planting of a substantial length of hedgerow and the replacement of the species rich grassland that would be destroyed. No indication that this has been made or mitigation forthcoming. This should be in place before any further application on the site is considered.
- The size of the warehouse will dominate the lower section of the grassland which is the gateway to Weekley Hall Wood. This grassland is effectively part of the nearest section of Rockingham Forest to Kettering and needs protection Policy 21 of the N Northants JCS.
- The design of the warehouse is to be similar to the other warehouses on the site, which are apparently meant to blend in with the landscape. This is not the case and no attempt has been made to landscape them.
- This application will result in a reduction in green space contrary to policy 19 of the JCS.
- Insufficient space currently for HGV parking in Kettering, and additional lorry movement contrary to policy 18 of the JCS
- Weekly Woods is a lovely place for walking with much wildlife, Kettering needs a place like this for people to walk and feel safe. This is a popular place.
- This application should not be looked at until obligations from their previous application have been met. Refer to the 185m species-rich hedgerow and 1.87 hectares of new species rich grassland, where are these?
- Not enough surveys have been done, the last survey done in 2017 is out of date. An up to date survey is needed urgently on this land.
- The area is used regularly. The impact of further warehouse development on the health and wellbeing of this community should be measured.
- There doesn't appear to be a proper Environmental Impact Assessment on the effects of this development in terms of traffic congestion, increased carbon emissions and air pollution. The Council is committed to be carbon neutral by 2030.
- The area provides a wildlife rich environment we need to protect
- The positive gains of jobs are likely to be reduced with ongoing automation of this industry meaning there is little of any local gain
- There are other Brownfield sites which could be used.
- The last ecological survey for this specific area was done in 2017. The Save Weekley Hall Wood Campaign has evidence to suggest the resurgence of certain species in the area. An up to date survey must be performed.

- An Environmental Impact Assessment is yet to be carried out to see what effects this further development will have on factors of traffic congestion and increased carbon emissions.
- As this is part of the wildflower meadow and indeed could be again (as it would only take a couple of years for it to reseed and be restored to nature), it is important that I object.
- This area is widely used for recreational activities such as Cycling, Walking and Running. The impact of further warehouse development in the area is likely to impact on the mental health and wellbeing of the community.
- Planning application KET/2017/0253 has not been mitigated. The location is a haven for ground nesting birds and a number of rare butterflies have been sighted at the site.
- Blight on the landscape and devaluing a very popular recreational facility. site is a widely used recreational facility
- We were assured by developers that habitat would be replaced when existing warehouses were built in 2017 and it hasn't been done
- Remain very concerned that the overall development, of which this application is a major part, still appears to be progressing in something of a piecemeal fashion
- The current application will take the new premises even closer to the footpath and again does not even consider the possibility of introducing some more pleasant landscaping or screening to make the use of this path more enjoyable.
- A vegetation screen to the north of our property, which could mitigate the impact on us substantially.
- If approved, this planning application will contravene Kettering Borough Council's Climate Emergency declaration which it made on the 24th July 2019 – a policy which states that there is a commitment from the council to reach net zero emissions and carbon neutrality.
- An increase of air and noise pollution from heavy goods vehicles to this new small industrial area both during construction and after.

5.3 Ward Member (Cllr Anne Lee – Pipers Hill Ward)

This should not be a delegated decision. Queries why the Section 106 conditions for the earlier application 2017/0253 are no longer applicable and if they ever were applied. It is very important that the original Section 106 conditions are not disregarded and should be added to. Since Kettering BC has declared a climate emergency, we cannot afford to lose the green areas around Kettering.

Strongly object that one application can be replaced by another until the Council drops the Section 106 conditions. Strongly object to this application under these circumstances.

5.4 NNC as Highways Authority

An assessment has been made as to the capacity at junctions 1 and 2 of the A43 to establish traffic impact with committed developments at a future date of 2031. In line with previous methodology associated with the adjacent phase 1 development, the LHA would accept financial contributions toward the mitigation schemes as identified in the A43 Study associated with Junction 1 (A43/Weekley Wood Ave/Glendon Road) and Junction 2 (A43/Rockingham Road). A total contribution of

£23,000 is required based on the proportional increases in flows through these junctions associated with the development, against the total cost of the respective mitigation schemes (*Officer Note: The applicant has expressed their willingness to provide such a contribution*)

Require alterations to be carried out to the proposed building and layout in terms of requiring a covered walkway from the rear to the front of the building and a tracking plan to ensure vehicles can manoeuvre within the site as well as adequate parking provision.

No objections raised to the Travel Plan or to the junction spacing and vehicle and pedestrian visibility splays shown and request that this is secured by condition.

There should be a suitably worded condition as an amendment to the Access Management Plan for the neighbouring IM Kelly development outlining the measures to be carried out in ensuring there are no HGV/staff vehicle conflicts and that HGVs do not enter/exit at the same time, as well as reporting of this information to the LPA/LHA is required. It is noted this condition is agreed by the site promoter as is the prospect of a bond mechanism should the measures be breached. The applicant is requested to submit a proposal for the value of the bond.

Also request the provision of pedestrian/cycle crossing points either side of Weekley Wood Avenue in front of the existing IM Kelly building, the provision of two bus stops at a total cost of £10,000 i.e. £5,000 each and the provision of a Transport Card for each employee.

The Proposed Site Plan (1328-1001-P3) does not detail the 3m CFC on the northern side of Weekley Wood Avenue nor any pedestrian / cyclist crossing points into the site from the northern side. It is acknowledged the provision of the CFC along the northern side of Weekley Wood Avenue is dependent on Phase 1 of North Kettering Business Park. This was raised as part of the adjacent scheme's application. The LPA should take a view on this.

5.5 Police CPDA

Northamptonshire Police is unable to provide specific comment to the proposed application due to a lack of information at this time. The D&A Statement does not demonstrate what measures have been utilised to mitigate against crime and we have reservations whether **designing out crime has been fully considered and therefore if the scheme does comply with National planning policy or the North Northamptonshire Joint Core Strategy (2016) which states - Policy 8 (e iv), 'Seeking to Design out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments that benefit from natural surveillance, defensible spaces and other security measures having regard to the principles of Secured by Design'**. Recommends measures to reduce the likelihood of crime, disorder and anti-social behaviour.

5.6 NNC Fire and Rescue

Recommends a condition requiring a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure.

- 5.7 NNC as Minerals and Waste Authority
No response received
- 5.8 NNC as Local Lead Flood Authority
No objections subject to a condition requiring details of a surface water drainage scheme for the site based on the submitted Flood Risk Assessment and Drainage Strategy.
- 5.9 Anglian Water
The foul drainage from this development is in the catchment of Broadholme Water Recycling Centre which currently does not have capacity to treat the flows from the development site. Anglian Water will take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission. The foul water discharge point for this phase of the development is not clear from the submitted Drainage Plan. Therefore, request a condition requiring an on-site drainage strategy. Approval and consent will be required by Anglian Water to connect to the public sewer. It appears that development proposals will affect existing public sewers. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. A statutory easement width of 3 metres from the pipeline is required. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. The surface water discharge location and rate is not clear from the submitted drainage plan. Request conditions requiring a scheme for on-site foul water drainage and a surface water management strategy.
- 5.10 Environmental Health Officer
No objections subject to conditions regarding noise, unexpected contamination, and the need for a construction method statement to be approved and implemented.
- 5.11 NNC Ecology
No objection. The site has already been cleared and levelled under application KET/2017/0253.
- 5.12 NNC's Landscape Consultant
When assessing the proposal, it is clear that due to the existing landscape baseline condition both on site and in the surrounding area, the development will only have a marginal impact on both visual amenity and landscape character. For this reason, it is important to ensure that what is being proposed is of a high quality that enhances the landscape qualities of the landscape character that still exist and that these are managed and maintained appropriately. Recommend conditions to provide sufficient landscape mitigation and visual screening on the eastern and southern boundaries of at least 6m and for a method of SUDs integration to be provided, specifically on the boundaries of car parks and within the green open space.
- 5.13 Wildlife Trust
No ecological assessments are included within application KET/2020/0303, they were carried out for KET/2020/0121 and for KET/2017/0253 (although this survey would be considered out-of-date) and covered the relevant area. Both previous surveys recognised the quality of the grassland and considered it to be a Lowland

Meadow Priority Habitat which is listed in Section 41 of the Natural Environment and Rural Communities Act, 2006. The older survey also considered the application site to be of Local Wildlife Site standard. It is, therefore, of concern that a clear plan to protect the grassland and/or provide suitable compensation is not included in KET/2020/0303. This plan should not be dependent on other proposals unless they are already consented. If a consented plan does exist it still needs to be clearly linked to this application to demonstrate how a measurable net gain in biodiversity could be achieved as required by the National Planning Policy Framework.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Planning Policy Framework

Section 1: Building a strong, competitive economy
Section 4: Promoting sustainable transport
Section 7: Requiring good design

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 3: Landscape Character
Policy 4: Biodiversity and Geodiversity
Policy 5: Water Environment, Resources and Flood Risk Management
Policy 6: Development on brownfield land and land affected by contamination
Policy 8: North Northamptonshire Place Shaping Principles
Policy 11: The Network of Urban and Rural Areas
Policy 15: Well-connected towns, villages and neighbourhoods
Policy 22: Delivering Economic Prosperity
Policy 36: Land at Kettering North

6.4 Saved Policies in the Local Plan for Kettering Borough

Policy 58: Employment within Towns

6.5 Emerging Site Specific Part 2 Local Plan Policies

The Inspector's recommended Main Modifications to the plan are considered to be sound. It is now required to be reported to committee for a decision to be made on adoption. The policies as modified can now be given significant weight.

EMP1 – Safeguarding Employment Land
NEH2 – Green Infrastructure

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Design and Visual Appearance
- Access and impact on Highways

- Residential Amenity
- Ecology and Biodiversity
- Crime Prevention
- Drainage
- Contamination

7.1 Principle of Development

- 7.1.1 The main consideration of this application is to determine in principle whether the proposed uses (Use Class B1 and B8), and the means of accessing the site are acceptable.
- 7.1.2 The proposed development would form part of the current IM Kelly business. The applicant's existing production and office facility (phase 1) is sited immediately to the west of the application site and outside the 'allocated' site but inside Kettering Business Park. Their existing site was granted planning permission under application KET/2017/0703 in May 2018 and is fully operational.
- 7.1.3 In terms of land allocations, the site straddles the boundary between the previously consented Kettering Business Park to the north and west and the allocation within the Joint Core Strategy (Policy 36), known as Kettering North, which lies predominantly to the east.
- 7.1.4 Policy 36 of the North Northamptonshire Joint Core Strategy allocates a minimum of 40ha business park 'Land at North Kettering' for a variety of business uses including B1 (now use class E(g)), B2 and B8 together with approximately 3ha of leisure related uses.
- 7.1.5 Policy 36 also requires a comprehensive masterplan to be agreed as part of the bringing forward of the business park. Whilst a masterplan has not yet been formulated for Kettering North, it is not considered that the delivery of the proposed development would prejudice in any way the delivery of a master-planned Kettering North. It would not prejudice the access to it.
- 7.1.6 Planning permission was previously granted on the site for the extension of Weekley Wood Avenue, the provision of site levelling works and the installation of additional surface water drainage infrastructure in July 2017 (Ref: KET/2017/0253). The site has since been levelled in accordance with the permission. The principle of the proposed development has (in part) been already established by virtue of the works granted under application KET/2017/0253 to facilitate the development of this site.
- 7.1.7 The proposals would form a logical expansion to the existing premises. The proposed unit would provide additional accommodation for offices, production space and warehouse and storage facilities to reinforce and expand the existing operations of the IM Kelly business, accordance with the overall intention of Policy 36 of the North Northamptonshire Joint Core Strategy.
- 7.1.8 Considerations with respect of the proposed means of access are covered within the Access & Sustainability section below.

7.1.9 Subject to the considerations with respect to the details of the proposal as assessed below, it is considered that the principle of the proposed development would accord with the aspirations of Policy 36 of the North Northamptonshire Joint Core Strategy.

7.2 Design and Visual Appearance

7.2.1 Section 12 of the NPPF requires all proposals to ensure they help to provide well-designed places. Policy 8 of the JCS requires new development to respond to the site's immediate and wider context and local character.

7.2.2 Layout, scale and appearance are reserved matters and therefore these are not for consideration under this outline application.

7.2.3 The Design and Access Statement and the indicative site plans layout plans detail that a building of a similar design, scale, design features and materials as the existing IM Kelly building (together with the associated parking and serving areas) could be appropriately positioned on the site without representing over-development of it. The indicative elevations within the Design and Access Statement indicate the building could follow a similar design of the existing IM Kelly premises.

7.2.4 A contemporary design would complement the existing contemporary building and would be identified as part of the corporate identity of the IM Kelly company. The overall suggested design approach would be appropriate in the context of the site and the wider allocated North Kettering Business Park. As such the outline proposal in this respect would accord with Policy 8 of the Joint Core Strategy.

7.2.5 In terms of the wider visual impact, the Council's Landscape Consultant considers that the development would only have a marginal impact on both visual amenity and landscape character taking account of the existing mature hedge that bounds the southern boundary of the site and the Public Rights of Way (PRoW) that runs beyond the southern boundary in an east west direction behind both sites.

7.2.6 Along both the southern and eastern boundaries, the indicative layout plans show that the existing hedgerow would be retained to soften the appearance of future development on the site and to provide a natural buffer between the site and the PRoW to the south.

7.2.7 Landscaping within the site and along is a reserved matter that would be considered as part of any subsequent application. However, a condition could be attached to this outline consent requiring the retention and details of future maintenance of these hedgerows.

7.2.8 This would be in addition to the 1.87Ha of replacement grassland and 185m of replacement hedgerow, required by the previous S106A and envisaged to come forward as part of the wider Kettering North business park allocation.

7.2.9 Subject to this condition it is considered that the proposal would accord with Policy 8 of the Joint Core Strategy.

7.3 Access and Impact on Highways

- 7.3.1 Access is the only matter not reserved by this application which means the means of access is therefore a consideration as part of this outline application.
- 7.3.2 Policy 8 of the JCS also seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards. Policy 15 of the JCS seeks to promote sustainable forms of transport.
- 7.3.3 As previously discussed, it is proposed that the application site be served by two separate vehicle accesses from Weekley Wood Avenue. One entrance would be located to the front of the building to serve the parking area proposed on the site frontage and the second would utilise the existing access (HGVs) into the existing IM Kelly site to access the servicing area to the rear. NNC as Highways Authority raise no objections to the proposed accesses and are content that adequate vehicular and pedestrian visibility splays can be provided and this is to be secured by condition.
- 7.3.4 The application is accompanied by a Transport Assessment (TA) and Travel Plan (TP). Subject to sufficient car parking spaces being provided within the development no objections are raised to either of these documents by NNC as Highways Authority.
- 7.3.5 An assessment has been made as to the capacity at junctions 1 and 2 of the A43 to establish traffic impact with committed developments at a future date of 2031. In line with previous methodology associated with the adjacent phase 1 development, the Highway Authority has confirmed that they would be happy to accept a financial contribution toward the mitigation schemes as identified in the A43 Study associated with Junction 1 (A43/Weekley Wood Ave/Glendon Road) and Junction 2 (A43/Rockingham Road). Based on the proportional increases in flows through these junctions, a total contribution of £23,000 is required based on the proportional increases in flows through these junctions associated with the development, against the total cost of the respective mitigation schemes. This would be secured through a S106 Agreement.
- 7.3.6 It is considered that based on the traffic generated by this proposal and the additional traffic likely to use these junctions, there are sufficient grounds in terms of the impact of the development on the wider highway network in accordance with Policy 15 of the JCS to request this level of contribution. This is therefore considered to be CIL compliant.
- 7.3.7 In order to ensure that there is no conflict if HGVs seek to enter and exit the site simultaneously an Access Management Plan is currently in place on the existing IM Kelly site. It is therefore proposed that this is extended to include the site the subject of this application and the applicant has confirmed their agreement to this. A Grampian condition similar to that imposed on the existing IM Kelly site is therefore proposed as part of this application.
- 7.3.8 NNC as Highways Authority have requested amendments to the building and layout in terms of the provision of a covered walkway between the rear and the front of the

building as well as confirmation that sufficient car parking and manoeuvring space is provided within the site. However, as matters relating to Layout and Appearance of the building are reserved matters for consideration as part of a separate application.

- 7.3.9 The request from Highways to require the applicant to extend the combined footway/cycleway (CFC) on the northern side of Weekley Wood Avenue is dependent on Phase 1 of North Kettering Business Park and Highways have acknowledged this. In addition, the applicants do not own the land where the CFC would be provided and so this could not be achieved under the current proposal. However, the applicants have expressed their willingness to provide a crossing point in the form of dropped kerbs to allow cyclists and pedestrians to cross in front of the existing IM Kelly building. As the site would add to any existing cycle movements from developments on the southern side of Weekley Wood Avenue, a pedestrian/cyclist crossing point across the site frontage of the adjacent approved IMK site is considered appropriate. The exact location and the provision of this would be secured through a planning condition.
- 7.3.10 Highways have also requested that the applicant enters into a S106 Agreement to secure the provision of a financial contribution towards two bus shelters at £5,000 each and four-weekly KC Megarider Travelcards at a cost of £84.60 for each member of staff. This is considered to be justified as part of a sustainable modal shift to encourage the use of public transport in accordance with policy 15 of the JCS. Based on the increased numbers of employees likely to be generated by this development this is considered to be CIL compliant.
- 7.3.11 Subject to the conditions proposed and the applicant entering into a S106 Agreement, it is considered that this application pays adequate regard to promoting sustainable forms of transportation in accordance with Policy 15 of the JCS, to ensuring that the local highway network has appropriate capacity to serve the development and therefore to ensuring that highway safety would not be prejudiced in accordance with Policy 8 of the JCS.

7.4 Residential Amenity

- 7.4.1 Policy 8 of the JCS seeks to ensure quality of life by protecting amenity by not resulting in any unacceptable impact on the amenities of neighbours/future occupiers by way of noise, vibration, smell, loss of light or overlooking. Policy 12 (paragraph 127) of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings.
- 7.4.2 The nearest residential properties to the site are 43 and 44 Weekley Wood Lane to the south east. Due to the separation distance and the degree of landscape screening, it is not anticipated that the development would create any overshadowing or overbearing relationship with these properties.
- 7.4.3 The proposal has the potential to create noise and disturbance through both the industrial activities that are to be carried out internally and also by virtue of the vehicular movements associated with the servicing of the site and staff car parking. The Council's Environmental Health Officer (EHO) has been consulted and has

stated no objection subject to a planning condition being applied to secure the submission of a Noise Scheme. This would assess the potential impact upon neighbouring residents based upon the full details of the proposed operation and would require any associated and required mitigation measures to be implemented.

- 7.4.4 It is considered that such a condition is appropriate, particularly given the presence of an external service area to the rear of the building securing a noise scheme via condition would allow the noise implications of the proposals to be properly considered and for appropriate and reasonable associated mitigation measures (such as defining hours of operation) to be set and secured.
- 7.4.5 Given the relatively discreet location of the site, particularly in terms of potentially sensitive nearby uses (including residential), it is not considered necessary to condition a Construction Management Plan. However, in the interests of prudence and in recognition that a hotel is located nearby, a condition should be added to any consent that controls the hours of construction to 8am-6pm Monday to Friday, 8:30am-13:30pm on Saturdays and at no time whatsoever on Sundays and Bank Holidays. A similar condition was imposed on the existing IM Kelly site and it is considered appropriate that it is also included on this site.
- 7.4.6 The indicative site layout plan shows the service yard area to the rear of the site. This area would be bound by a mature hedge and boundary treatment. It is not considered that any further details are required at this stage because the design and layout is not being considered. However, it is acknowledged that this approach would help towards ensuring that the general amenity of the area would be safeguarded.
- 7.4.7 As in the previous application for the existing IM Kelly site the Environmental Protection Officer has not raised any concerns with respect to the lighting associated with the development, i.e., they have not requested any kind of lighting scheme by way of condition. It is considered that it would be onerous to require this given the predominantly commercial character of the site's surroundings. This would nevertheless be considered as part of the reserved matters application.
- 7.4.8 Subject to the imposition of a Noise Scheme condition, the proposals would appropriate safeguard the amenities of the area of nearby residential occupiers' in compliance with the requirements of Policy 8 of the JCS.

7.5 Ecology and Bio Diversity

- 7.5.1 The former approved application (Ref: KET/2017/0253) provided consent to extend Weekley Wood Avenue by 145m, the provision of site levelling works and the installation of additional surface water drainage infrastructure to facilitate development. This application was subject to a section 106 Unilateral Undertaking which required securing ecological mitigation in the form of 1.87 ha of replacement grassland and 185m of replacement hedgerow to compensate for the loss on this site, envisaged to come forward as part of the wider Kettering North business park allocation or to be provided on an alternative site owned by the applicants (within a 6-year timeframe to 2023). The site levelling and clearance works have already been completed and the permission remains extant.

- 7.5.2 There is no statutory requirement for these details to be provided prior to the determination of this application.
- 7.5.3 The Council's Ecological Consultant has confirmed they have no objection to this outline application as the site has already been cleared following the granting of planning permission under KET/2017/0353.
- 7.5.4 The current application site area is slightly larger than the approved site area because it includes the extended part of Weekley Wood Avenue that was already approved and overlaps the existing access road into the IM Kelly site. As no additional existing grassland would be lost (compared to what has already been consented) there is no requirement to enter into a further s106 agreement to seek further mitigation.
- 7.5.5 Many objections have been received raising concerns about the impact of the proposal on the biodiversity of the wider area and in particular Weekley Wood, which is a well-used woodland area located to the east of the site. The Council's Ecological Consultant has raised no objections in terms of the impact on the biodiversity of the wider area as a result of the proposed development. Following clearance/levelling of the site, the land does not currently provide a suitable habitat for biodiversity and this was mitigated under the s106 agreement attached to planning permission KET/2017/0353.
- 7.5.6 This mitigation, together with the retention of the existing hedges around the southern perimeter of the site are considered to be sufficient to satisfy Policy 8 of the Joint Core Strategy.
- 7.6 Crime Prevention**
- 7.6.1 Section 12 of the NPPF requires all proposals to ensure they help to provide well-designed places. In particular, paragraph 127 (f) seeks for decisions to ensure that development create places that are safe and secure which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.6.2 Policy 8 of the JCS, amongst other things, seeks to make safe and pleasant streets and in particular in its part (e)(i) aims to '...design out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments...'
- 7.6.3 Northamptonshire Police have requested additional information to demonstrate that the proposal has taken into account measures to mitigate against crime within the design of the proposal.
- 7.6.4 Consideration of this application only relates to the principle of development and access. The proposed layout and appearance are reserved matters, these matters will be dealt with at the Reserved Matters stage when the design of the building will need to comply with Policy 8 of the Joint Core Strategy in terms of crime prevention and the fear of crime.

7.7 Drainage

- 7.7.1 The application is supported by a Flood Risk Assessment and Drainage Strategy which assesses all aspects of flood risk as well as consideration of the surface water runoff management of the proposed site.
- 7.7.2 This report acknowledges that the existing Business Park has already been provided with adequate surface water drainage infrastructure and attenuation basin for 1 in 100 year events including climate change.
- 7.7.3 As the site is in flood zone 1 and given the topography of the site and the existing drainage system it is understood that the site is considered to be at a low risk from surface water flooding.
- 7.7.4 The Lead Local Flood Authority has confirmed it has no objections to the technical information and conclusions provided in the Flood Risk Assessment and Drainage Strategy. It is considered that adequate information has been submitted to demonstrate that (in principle) the proposals would not increase flood risk to the site or surrounding areas and that appropriate drainage mechanisms could be installed so as to ensure compliance with Policy 5 of the JCS.
- 7.7.5 The Local Lead Flood Authority has also recommended planning conditions to secure and agree further details of the surface water drainage scheme as well as details of the ownership and future maintenance and verification report prior to the first occupation of the development.
- 7.7.6 Anglian Water have also been consulted and whilst they have confirmed that there is insufficient capacity in the existing system to accommodate this development, Anglian Water are statutorily obliged to ensure that there is sufficient treatment capacity before the development is occupied. Anglian Water has also advised that the surface water discharge location and rate is not clear from the submitted drainage plan and has therefore requested conditions requiring a scheme for on-site foul water drainage and a surface water management strategy.
- 7.7.7 Subject to the above conditions being imposed should planning permission be approved, the proposal would satisfy Policy 5 of the Joint Core Strategy.

7.8 Contamination

- 7.8.1 The site was once a former quarry although ground works and site levelling have already been carried out under application KET/2017/0353. The Environmental Protection Officer has been consulted on the proposal and does not recommend any conditions with respect to investigating for contamination. It is therefore considered that the proposal would not require any further investigation in terms of ground conditions and would therefore satisfy policy 8 of the Joint Core Strategy.

8. Other Matters

- 8.1 The Northamptonshire Fire and Rescue Service have requested a condition requiring sprinkler systems. Sprinkler systems are normally covered by building control when they are installed but they are not always required to be installed by the Building Regulations, unless a high-rise building (top storey 30m high or more).
- 8.2 The Regulations do not specifically request a sprinkler system unless there is a design reason as to why they would be required. In this case, as the layout and appearance are reserved matters, this can be dealt with under the Reserved Matters application. For the purposes of the outline permission, it is proposed to deal with this as an informative should permission be granted to remind the applicant of their obligations in this regard when designing the building.

9. Conclusion / Planning Balance

- 9.1 This outline application would provide commercial development as a logical expansion of the existing IM Kelly facility, creating 150 new jobs. The site is identified in the JCS for commercial development and would be viewed as an extension to an existing site on the North Kettering Business Park. The development would have an acceptable visual impact, would safeguard residential amenity, would have an appropriate ecological impact, and would not prejudice highway safety in accordance with relevant policies contained within the Development Plan and the National Planning Policy Framework.
- 9.2 The application is therefore recommended for approval subject to the above conditions and the applicant entering into a S106 agreement to secure the following:
- Financial contribution towards junction improvements on the A43;
 - The provision of four weekly Travelcards for all employees;
 - The provision of two bus shelters

10. Recommendation

- 10.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement within **4 months** of the date of this Planning Committee.
- 10.2 That should the Section 106 Legal Agreement not be completed by the above date that it be delegated to Officers to REFUSE planning permission.

11. Conditions

1. This is a grant of outline consent only and before the development is commenced details of the appearance, landscaping, layout, and scale of the proposal (hereinafter called ""the reserved matters"") shall be submitted to and approved in writing by the Local Planning Authority.

REASON: This is a grant of outline planning permission only and in order to secure satisfactory development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

2. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance, layout and scale of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: In order to secure a satisfactory development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. 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 the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

5. Any reserved matters application for landscaping shall be accompanied by details of any existing hedgerows, trees and any other landscaping to be retained or removed.

REASON: In the interests of visual amenity and sustainability in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. This permission relates to the originally submitted details and specification and to drawings,

Location Plan, Plan Reference : 1328-1000 received 28.05.2020

Proposed Car Park access plan, Plan Reference 1328-1002 received 28/05/2020

Flood Risk and Drainage Strategy , Reference 19-080-MK received 01/10/2020,

Travel Plan received 07/05/2020,

Transportation Assessment received 07/05/2020

REASON: To define the permission.

7. The site shall not be occupied until such time as the site access hereby approved as detailed on the proposed car park access drawing (Ref: 1328-1002) received 28/05/2020 has been fully formed. Prior to the formation of the site access full engineering, construction and drainage plans which include any on and off-site works (including pedestrian and cycle crossing) shall be submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved plans.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. No development shall commence until an amended Access Management Plan has been submitted to and approved in writing by the Local Planning Authority regarding the shared access between the existing and the proposed manufacturing facility. The amended Access Management Plan shall include measures to ensure that any potential conflict between service and staff vehicles is appropriately managed and that HGVs do not enter/exit at the same time, reporting of this information to the Local Highways Authority and the mechanisms should the measures be breached.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. No development above slab level shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details. The approved boundary treatment shall be retained as such thereafter.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. No development above slab level shall commence until details of a positive means of drainage to ensure that surface water from the vehicular access, or private land, does not discharge onto the highway shall be submitted to and be approved in writing by the Local Planning Authority. Such details as may be approved shall thereafter be installed and operational prior to first use and thereafter be maintained.

REASON: in the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. 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 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 that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

13. No construction, deliveries of plant and materials for construction shall occur outside of the following times. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and subcontractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

14. Prior to the commencement of development a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

REASON: Details are required prior to the commencement of development because any necessary noise measures will be an integral part of the design and in the interest of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

15. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

16. No above ground development shall take place until full details of the surface water drainage scheme for the site, based on the Flood Risk Assessment & Drainage Strategy ref. no. 19-080 IMK, dated 30th September 2020 prepared by Bradbrook Consulting Ltd have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. These 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 basins. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.

c) Details of proposed overland flood flow routes in the event of system exceedance or failure (to include depth volume and direction), with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites

REASON: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Joint Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

17. No development above ground shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used; a site plan including access points, maintenance access easements and outfalls; 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; and 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 in accordance with the NPPF and Policy 5 of the Joint Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

18. 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 & Drainage Strategy ref. no. 19-080 IMK, dated 30th September 2020 prepared by Bradbrook Consulting Ltd 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 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.

19. No development above slab level shall commence until a foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. No occupation shall take place until the works have been carried out in accordance with the approved foul water drainage scheme.

REASON: To ensure the adequate drainage of the development in accordance with the Policy 5 of the Joint Core Strategy for North Northamptonshire.

12. Informatives

Fire authority consultation response
 Crime prevention
 Existing S106A
 Noise - External Plant/Solar farms/Air Source Heat Pumps
 Positive/Proactive - amendments
 List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

Title	KET Ref.	Agent's Ref	Received Date
Location plan		1328-1000	28/05/20
Proposed car park access		1328-1002	28/05/20
Drainage plan		19-080-300-P1	07/05/20
Transport assessment part 1	KET/2020/0303/1		07/05/20
Transport assessment part 2	KET/2020/0303/2		07/05/20
Travel plan	KET/2020/0303/3		07/05/20
Design & Access Statement	KET/2020/0303/4		28/05/20
Proposed site plan		1328-1001 Rev P3	29/09/20
Response to Highways and Transport Comments - Part 1: Layout - Document prepared by Transport, Planning & Highways Solutions			28/09/20
Flood Risk Assessment and Drainage Strategy		19-080-MK	01/10/20
Response to Highways and Transport Comments (October 2020) - Document prepared by Transport, Planning & Highways Solutions			03/02/21

