
2017/0987

Applicant: Ms Miranda Steadman

Description: Erection of 7,200sqm NHS blood centre comprising laboratory and administrative/support functions.

Site Address: Unit D, Land at Capitol Park, Capitol Close, Dodworth, Barnsley

No representations have been received from members of the public.

Site Description

The proposal site is one of the vacant plots of land on Capitol Park in Dodworth. The land has been assigned the name plot D with Unit A, a 7,225 sqm industrial unit now at an advanced stage of construction following the plans approved under application 2017/0248. In addition the Council is currently considering an application to develop plots B and C (ref 2017/1109) which propose the erection of two additional buildings (plot B x 2233sqm and plot C 1472sqm). These would be made available for B2 general industrial and B8 storage uses that would be allowed to accommodate ancillary office space.

Plot D contains 2.3ha of vacant land. It is located adjoining Capitol Close to the north, Higham Lane to the west and other land forming part of Capitol Park to the south.

The strategic road network is an important feature of the surroundings with Capitol Close being served off the A628 in close proximity to junction 37 of the M1. Also Dodworth Business Park and Fall Bank Industrial Estate are located nearby further to the west along the same stretch of road.

Higham Lane is to the west of the site and beyond that land which is undeveloped containing a woodland. The site is generally remote from residential properties. A single bungalow (Lane Head Farm) is near to the north west corner of the site. To the north and east is Capitol Close which contains a variety of office and light industrial units.

The main body of the site is flat. It is set down lower than Capitol Close and Higham Lane below an embankment which hosts vegetation which has been planted as landscaping for when the land is developed. Within the site itself the site has been colonised by modest to low levels of self seeded vegetation.

Proposed Development

The application seeks full planning permission to develop plot D in order to construct a 7,200sqm building which would be occupied by the NHS for the purposes of a blood laboratory and administrative/support functions.

The building would sit to the north of the plot A building which is under construction towards the rear of the site as seen from the A628. At its widest and longest point it would measure 86m x 48m. The height to the building would be approximately 13.5 metres above the finished ground floor level. The unit would be of steel framed construction and the external materials would be a mixture of composite micro-rib panels, horizontal profiled twin skin cladding, vertical profiled twin skin cladding, powder coated aluminium curtain walling and windows and facing brickwork.

The layout includes a car park with 220 parking spaces which would be located in the foreground of the building as seen from Capitol Close which would be the route of access into the site. Provision of electronic vehicle charging points is included.

The internal access road would be shared with sites A, B and C. The service yard would be located to the rear (south) of the building.

The facility would provide blood components to hospitals in Yorkshire, Derbyshire, Nottinghamshire and Lincolnshire from the Hospital Services function and would operate 24 hours per day, 7 days per week and 52 weeks per year. Through the use of a Bulk Movement Vehicle, they would move samples and raw material to their Manchester Blood Centre for processing and testing.

Other operational activities would include but are not restricted to:

- A Red Cell Immunohaematology reference laboratory providing a complex blood grouping referral service for resolution of complex cases referred from hospitals, including the provision of cross matched blood.
- A Stem Cell and Immunotherapies Laboratory which collects, processes, cryopreserves and issues stem cells and cord blood cells throughout the region.
- A Histocompatibility and Immunogenetics Laboratory which supports haematopoietic stem cell and solid organ transplant programmes for the region and beyond, plus providing immunogenetic services for a wide range of diseases.
- A Tissue and Eye retrieval team will also be based on site covering retrievals for the region.

Other services would include Transport; Clinical; Quality; IT; Finance; Communications & Marketing; Facilities and Estates and; the Yorkshire Organ Donation Transplantation Team.

The applicant has confirmed that there would be approximately 350 staff employed at the facility. 70 would be new jobs in the office, skilled, nursing/medical, laboratory and transport sections of the business. In the future it is expected that further job opportunities would also become available for local people.

History

Outline planning permission including means of access for general industrial (B2) use and storage and distribution (B8) use with ancillary office (B1) use was granted by the Council on the proposal land and the wider site on 07/10/2016 (ref 2016/0713).

Reserved matters approval was granted for the area of the site designated plot A on 24/04/2017 under application 2017/0248. The approved development which is now at an advanced stage of construction is for a 7,225 sqm industrial unit which is going to become occupied by a palette storage and distribution company.

In addition the Council is currently considering a reserved matters application relating to the areas of the site designated plots B and C (ref 2017/1109). This application is due for determination before 15/11/2017.

Prior to that outline planning permission was originally granted for a mixture of employment uses, a hotel and park and ride in 2005 under application B/04/1998/DO.

Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and the saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Saved UDP Policies

UDP notation: Employment Proposal (DO3, DO3_1,ED1,ED2)

Local Development Framework Core Strategy

CSP2 'Sustainable Construction'
CSP3 'Sustainable Drainage Systems'
CSP4 'Flood Risk'
CSP5 'Including Renewable Energy in Developments'
CSP8 'The Location of Growth'
CSP11 'Providing Strategic Employment Locations'
CSP12 'The Distribution of New Employment Sites'
CSP19 'Protecting Existing Employment Land'
CSP25 'New Development and Sustainable Travel'
CSP26 'New Development and Highway Improvement'
CSP29 'Design'
CSP36 'Biodiversity and Geodiversity'
CSP39 'Contaminated and Unstable Land'
CSP40 'Pollution Control and Protection'

SPD's

- Residential amenity and the siting of buildings
- Parking

Publication version of the Draft Local Plan

Proposed allocation: Employment Allocation UB8

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Air Quality – No objections subject to a condition being in place to agree appropriate mitigation controls.

Biodiversity Officer – No objections have been received.

Coal Authority – No objections as the Coal Authority is satisfied with the broad conclusions of the Geoenvironmental Ground Investigation Report, informed by the site investigation works; that coal mining legacy issues are not significant within the application site and do not pose a risk to the proposed development.

Drainage – No objections subject to the imposition of the standard condition requiring the drainage details of the development to be submitted to and agreed in writing with the LPA prior to the commencement of development.

Enterprising Barnsley – Express support for the application on the grounds that it would secure investment, generate a business rate income and lead to an increase in employment opportunities within the Borough.

Highways – No objections subject to conditions.

Regulatory Services – No objections having considered the findings of the noise assessment subject to the imposition of conditions limiting delivery times.

SYMAS – No objections.

SY Police ALO – Recommend that the development is designed to achieve secured by design standards.

Yorkshire Water – No objections subject to conditions.

Representations

The application was advertised by neighbour notification letters, site and press notice. No representations have been received.

Assessment

Principle of Development

The site already benefits from an extant outline planning permission for the site to be developed for B2 and B8 uses with ancillary B1 office accommodation. In addition the site is allocated for employment development in the UDP and is the subject of a draft allocation policy in the emerging Local Plan.

The proposed use does not fall neatly into any land use category and as such is considered to be sui generis use. However as the development would generate a large number of skilled and semi-skilled jobs and lead to the significant investment in the local economy. It is considered to be a suitable and compatible employment generating use that would comply with multiple aims of the Council in terms of job creation in skilled areas and policies including CSP 8, 11 and 12. Also being within the Sub Regional Town and being surrounded by other employment units the site is in a priority sustainable location to accommodate growth and benefits from excellent access to the strategic road network. The proposal is therefore supported in land use planning policy terms.

Visual Amenity

The proposed building would represent another large scale addition to the development Capitol Park. However the site is large enough to absorb the development taking into account of its surroundings which are large and spacious and already include a number of large buildings. In addition the site is located several metres below Capitol Close and Higham Road which lessen the overall height of the building compared with surrounding land levels.

The new building has been designed in accordance with modern architectural principles for this form of development and would utilise a mixture of different cladding and colours in order to create a building of sufficient visual interest. In addition a feature of this building compared with the more enclosed units is that glazing would exist on two levels of the building which is of benefit. Furthermore the application is accompanied by a landscaping plan which shows how existing vegetation would be retained on the existing landscaping embankments to the north and west of the site. In addition the plans commit to providing a good amount of landscaping within the development. This would all aid with integrating the development with the local area and provide a high grade setting for the development and its workforce. The plans are considered to comply with policy CSP29 'Design'.

Residential Amenity

The building would be located in the southern part of plot D which would mean that it would be located over 115m away from the single residential property which is located in the vicinity of the site to the north west.

The development is remote from other residential properties. The noise assessment has concluded that operations within the building and outside are not expected to generate any noise implications. In addition screening attenuation is proposed to prevent that being a source of disturbance. Based upon that the noise assessment has concluded that the conditions 12 and 13 on the outline planning permission concerning noise would be complied with.

24 hour, 365 vehicle movements have the potential to result in amenity issues also. However the access is direct onto the A628 from the site and as such HGV's would not need to use Higham Lane. Overall therefore the development is considered acceptable with regards to residential amenity considerations taking into account of Core Strategy policy CSP40.

Highway Safety

As has already been stated the site benefits from excellent access to the strategic road network due to Capitol Close directly connecting to the A628 and junction 37 of the M1 being so close by.

Outline planning permission was granted for the whole site in October 2016 for a total of 16,499sq.m of industrial development. The additional vehicular trips on the network were a cause for concern as some parts of the network are known to be working at or close to capacity. The Transport Assessment and modelling demonstrated that some additional trips could be accommodated on the network before off site highway mitigation works were warranted. The maximum number of trips to be generated from this site was, therefore, controlled by a condition.

A reserved matters application was submitted in February 2017 for an industrial unit on part of the site, and was subsequently granted planning approval. A reserved matters application for two industrial units is currently under consideration.

The original outline consent established that a total of 198 two way trips can be accommodated on the network prior to any off site highway interventions being required and this also included an allowance for adjacent sites.

The current proposal generates more trips in the am and pm peaks than the extant number of vehicle trips associated with the industrial development. It should be noted that the office staff would arrive/ depart in the network off peak hours. However, the original Transport Assessment in support of the whole of this site for the outline planning application made an allowance for some "committed development" elsewhere on Capitol Park, which is now also the subject of a planning application. The allowance made exceeds that required by the current development and covers the additional required for the NHS Blood Centre. The result being that this development can be accommodated on the network without the need for highway mitigation. The impact on the network could not therefore be defined as severe which is the measure in the NPPF and the impact is less than that previously approved on the site.

A new internal access road would be constructed within the site which would be shared with Units A, B and C. This is of a specification which has been determined to be acceptable by Highways. This is also the case with the new give way priority junction that would be formed with Capitol Close. Also the serviced yard is of an acceptable form of design.

The proposed parking provision of 220 car parking spaces has been considered against the SPD. In addition to the above, the proposals include 30 van parking spaces, 10 rapid response vehicle spaces and 6 BMV parking spaces. It is stated that there would be approximately 150 office staff and 200 non office staff. Office staff would work 10.00-16.00 and the remaining staff would be split between a 3 shift pattern. In the view of highways the amount of parking provision is suitable and proportionate. In addition a travel plan would be imposed via a condition.

The situation is therefore overall that the development is acceptable with regards to highway considerations.

Other considerations

Air Quality

The site is located in an Air Quality Management Area. The air quality assessment has determined that the development would give rise to medium air quality considerations which is the level where mitigation measures are required. Associated with this the proposals include 5 electric vehicle charging points and 24 covered cycle parking spaces. However the air quality officer has requested a condition to agree the finer details.

Drainage

The FRA has determined that the site is located within Flood Zone 1 and is therefore at low risk of flooding from river or sea. NPPF Technical Guidance states all uses of land are appropriate in Flood Zone and as such the proposal complies with CSP4 in this respect.

Surface water management is the other main consideration. The FRA has discounted the use of soakaways due to the nature of the ground conditions and there is no watercourse within a sufficiently close distance to discharge to. As such the proposals are to discharge into the public sewerage system at a restricted rate which would involve the construction of storage and attenuation measures. Yorkshire Water and the Council's drainage officer have assessed the details and are content with the proposals, subject to conditions to agree the finer details.

BREEAM and CO2 emission reduction

Conditions are required to require the development to achieve a BREAAAM very good standard and a 15% reduction in CO emissions.

Biodiversity

The findings of the ecological report can be summarised as follows:-

- The site is currently characterised by cleared and levelled ground bare of vegetation and other areas which have become colonised by poorly draining wet grassland, self-seeded shrubs and ruderal vegetation. Young planted saplings and grassland are present at the northern and western margins of the site, with a hedgerow with occasional mature trees forming the western boundary between the site and Higham Lane.
- The proposals will have no adverse effect on statutory or non-statutory designated sites.
- The boundary hedgerow and trees are of local value as they provide habitat connectivity and structural diversity in a landscape dominated by built development and farmland. The western boundary hedgerow also represents Priority Habitat.
- No other habitats within or adjacent to the site are Priority Habitat. All habitats are common and widespread across lowland Britain and are typical of the local area and the conditions present.
- Rhododendron, an invasive species, as listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), is present within the hedgerow at the western site boundary.
- The 2016 invertebrate surveys confirmed the site was of entomological interest, with a wide range and diversity of species present, including species of both local and national notability. Mitigation proposals to provide optimal habitats for a range of invertebrate species in association with the development are proposed as a result.
- The boundary hedgerow, trees and planted saplings are suitable habitat for nesting passerine birds. The open undisturbed habitat recorded in 2016 within the centre of the site was suitable for ground-nesting bird species.

- The boundary hedgerow, trees and saplings also provide suitable habitat for foraging birds and bats and require mitigation measures accordingly.
- No other protected species have been detected. Any impacts of the proposed redevelopment on badger, roosting bats, water vole, great crested newt, reptiles and barn owl are reasonably discounted.
- The proposals would secure an opportunity to implement beneficial measures such as habitat creation that will safeguard habitats for wildlife such as birds, bats and invertebrates, with the aim of providing a net gain in biodiversity in accordance with the principles of the NPPF.

A condition is proposed to ensure that the mitigation measures in the report are complied with.

Conclusion

In summary the proposal relate to development on a site which benefits from an existing outline planning permission to be developed for B2 and B8 uses and ancillary offices (B1) and an allocation. In addition the site is in a suitable and sustainable location for development as identified in the Core Strategy and emerging Local Plan.

The proposed use does not fall into any of these categories and is regarded to be a sui generis use on that basis. However as the development would generate a large number of skilled and semi-skilled jobs and lead to the significant investment in the local economy this is considered to be a suitable and compatible employment generating use that would comply with multiple aims of the Council in terms of job creation in skilled areas and policies including CSP 8, 11 and 12.

The other implications of the development have been considered. The development is located adjacent to a section of the highway network which is congested at peak times. However due to the previous planning permissions and UDP allocation this is considered to be a form of committed development and the number of journeys anticipated would not exceed those that have already been factored in. All other aspects of the development are acceptable with regards to highways considerations, including the amount of parking proposed.

The development would not give rise to any other identified areas of harm with the development not expected to give rise to harm to residential amenity due to the separation distance and small number of residential properties in the vicinity of the site and the nature of the use. Also the site is located in a low risk flood area.

The ecology report has determined that most of the site is of low ecological value. However mitigation and enhancement would be required to preserve interests and as such this needs to be conditioned. Furthermore it is necessary for a condition to be imposed to agree suitable air quality mitigation measures. Overall however the development is considered acceptable when considered against a range of UDP and Core Strategy planning policies and is supported by Officers accordingly.

Recommendation

Grant planning permission subject to conditions:-

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:-

14120-100 rev A 'Location Plan'
14120-101 rev A 'Existing Site Plan'
14120-103 rev A 'Existing Site Sections'
14120-102 Existing Detailed site plan
14120-110 rev D 'Proposed Site Plan'
14120-111 rev D 'Proposed Detailed site plan'
14120-117 rev A 'Proposed elevations'
14120-112 Proposed Sections
14120-115 rev A 'Proposed Ground Floor'
14120-116 rev A 'Proposed First Floor Plan'
14120-118 'Proposed bin/wash.maintace comp'
14120-119 rev A Proposed Roof Plan'

Vector Design Concepts Plan V14120-LO3 'Proposed Landscape Plan'

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

3 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

4 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- The parking of vehicles of site operatives and visitors
- Means of access for construction traffic
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- Measures to control noise levels during construction

Reason: In the interests of highway safety, residential amenity and visual amenity, in accordance with Core Strategy Policies CSP 26 and CSP 40.

- 5 Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

- 6 Prior to the occupation of the development a draft Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall indicate measures that will be put in place to encourage travel by modes other than the private car, and allow for regular reporting and monitoring to be undertaken. Subsequently, within six months of the site becoming operational, a detailed travel plan shall be submitted to the Local Planning Authority and once approved, it shall be fully implemented and retained as such thereafter.

Reason: In the interest of promoting use of public transport, in accordance with Core Strategy Policy CSP 25.

- 7 No development shall take place until Full foul and surface water drainage details, including a scheme to limit surface water run-off and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented and the scheme shall be retained throughout the life of the development.

Reason: To ensure proper drainage of the area, in accordance with Core Strategy policy CSP4.

- 8 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.

- 9 Prior to the commencement of development or other operations being undertaken on site in connection with the development, the following documents prepared in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations) shall be submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details
Tree protection plan
Arboricultural method statement

The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus

materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.

- 10 No development or other operations shall take place except in complete accordance with the approved methodologies.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.

- 11 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40.

- 12 Upon commencement of development a plan indicating the position of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy policy CSP 29.

- 13 Prior to commencement of development, details of a scheme to reduce the developments carbon dioxide emissions by at least 15% by using decentralised, renewable or low carbon energy sources or other appropriate design measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and upon completion of the development a report shall be submitted to and approved by the Local Planning Authority demonstrating that at least a 15% reduction in carbon dioxide emissions has been achieved. In the event that the use of other decentralised, renewable or low carbon energy sources or other appropriate design measures are also required to achieve a 15% reduction in carbon dioxide emissions, full details of such proposals and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in accordance with the approved timetable and all the approved measures shall be retained as operational thereafter.

Reason: In the interest of sustainable development, in accordance with Core Strategy policy CSP5.

- 14 Prior to commencement of development full details of the mitigation measures identified in the Ecological Survey, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.

- 15 Upon commencement of development details of measures to facilitate the provision of high speed broadband for the development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In order to ensure compliance Core Strategy policy CSP 42, policy I1 in the emerging Local Plan and in accordance with paragraphs 42 and 43 of the National Planning Policy Framework.
- 16 Prior to the occupation of the proposed development, details of appropriate air quality mitigation controls shall be agreed in writing with the Local Planning Authority. Suitable mitigation controls shall be designed in accordance with the requirements of the Barnsley MBC Air Quality and Emissions Good Practice Planning Guidance, and shall be also incorporated into any Travel Plan where appropriate for the proposed development. Thereafter, the development shall be carried out in accordance with the approved details.
Reason: In the accordance with current Barnsley MBC Core Strategy Policies CSP 40 (Pollution Control and Protection) and CSP 41 (Development in Air Quality Management Areas).
- 17 The development must not result in greater than 87 two way vehicle trips in the weekday AM peak hour (0800 to 0900) and 70 two way vehicle trips in the weekday PM peak hour (1700 to 1800) respectively.
Reason: To control the number of new vehicles on the highway network and prevent additional congestion in accordance with policy CSP26.
- 18 The proposed development shall achieve BREEAM standard of 'very good' or equivalent. Upon completion of the development, an energy performance certificate shall be provided to the Local Planning Authority demonstrating that the required standard has been achieved and the measures provided to achieve the standard shall be retained as operational thereafter.
Reason: In the interest of sustainable development, in accordance with Core Strategy Policy CSP2.
- 19 Upon commencement of development details of measures to facilitate the provision of high speed broadband for the development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In order to ensure compliance Core Strategy policy CSP 42, policy I1 in the emerging Local Plan and in accordance with paragraphs 42 and 43 of the National Planning Policy Framework.
- 20 The mitigation measures detailed within ENS report ref NIA/7455/17/7330/v1/Unit D Capitol Park dated 10th July 2017 shall be implemented in full for the lifetime of the development
Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

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