



Applicants:

Daventry District  
Council

Application No:

09/0010/FULWND

Date Registered:

20/08/2008

Expiry Date:

11/05/2009

Grid Ref:

Ward: Drayton

# Daventry UDA Planning Committee Paper

Report by Director of Planning and  
Development

Date of Committee Meeting: 14/04/09

Agenda Item: 6

**Description:** Redevelopment of 6no. small industrial units to form 1no. unit with industrial and ancillary office usage.

**Address:** Units 6, 8, 10 and 12 Prospect Way & Units 1 and 3 Lanchester Way, Royal Oak Industrial Estate, Daventry, Northamptonshire, NN11 8PL

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## 1. Recommendation

1.1 That the application be **APPROVED** subject to:

- Delegated authority being given to the Director of Planning and Development or appointed officer to issue the planning permission pursuant to negotiating, finalising and entering into the Section 106 agreement
- The conditions set out in the report

Reason: The proposed development would increase the availability of industrial floor space within an allocated business area on the Daventry Local Plan Proposals Map. The proposed design would promote sustainability and usability and would also protect visual amenity in accordance with Policies 1 and 2 of the East Midlands Regional Plan and Policies GN1, GN2, EM4 and GN42 of the Daventry District Council Local Plan.

## 2. Description of Site

2.1 The application site is located within an 'Existing Industrial Estate', as designated upon the Daventry District Local Plan Proposals Map (1997). It is 0.47Ha in size and rectangular in shape and bounded by highway along its northern, western and southern sides. To the east the site borders the rear of a line of small industrial properties that front Bentley Way to the east.

2.2 Prospect Way runs the northern edge of the site, this constitutes the main frontage and the route offers direct access to the Braunston Road (A45). Lanchester Way runs from

Prospect Way along the western boundary of the site while Morris Road constitutes a small service road that runs from Lanchester Way along the southern boundary of the site.

- 2.3 The site sits in the heart of the Royal Oak Industrial Estate and there does not appear to be any non-industrial uses situated within the immediate locality. Single storey industrial properties of a similar ilk to the application site predominate the southern side of Prospect Way. Immediately opposing the application site to the north, and set back from Prospect Way, is located a large contemporary warehouse development occupied by Ayrshire Metals.
- 2.4 The built form existent on site is single storey and constructed of red brick with metal-clad triangular roof elements. The appearance of the built form is tired and dilapidated in places with some bordered up openings.
- 2.5 The topography of the site slopes from the north down to the south and includes a steep grass bank to the Prospect Way frontage. The ground level is approximately 4m higher at the northern edge of the application site than the southern edge. A gradual slope typifies the wider area also; consequently the buildings located on the northern side of Prospect Way sit at a higher position.

### **3. Description of Proposal**

- 3.1 The proposal constitutes a comprehensive redevelopment of the site involving the removal of the existing 6no. small units and the creation of 1no. large single unit. The proposal would create 4,338 sq m of industrial floor space across 3no. stories. This floor space can be broken down as follows: 1,752 sq m of B1 Use (Offices), 1,546 sq m of B2 Use (General Industrial), 800 sq m of B8 Use (Storage & Distribution) and 240 sq m of Plant. There currently exists 2,286 sq m of industrial floor space, therefore the proposal represents a net increase of 2,052 sq m of floor space.
- 3.2 The 3no. storey element of the proposal is to occur along the northern Prospect Way frontage. The sloping topography of the site is to be used creatively in order to minimise the resultant appearance of the built form- a lower ground floor level is to be shielded below ground floor level on the most prominent northern side of the site. A modern design is proposed, which incorporates the predominant use of steel and aluminium materials. A green roof feature is also to be incorporated as are additional landscaping features.
- 3.3 There are already communal parking areas that serve this particular estate- one off Morris Road (24 spaces) and one off Lanchester Way (56 spaces). 11no. additional car parking spaces are to be provided on site adjacent to Lanchester Way. A rear service yard area is to provide access for delivery vehicles in addition to secure and covered cycle storage.

### **4. Policy Considerations**

#### **4.1 WNDC Purpose:**

Under S136(1) of the Local Government Planning and Land Act 1980, WNDC as an Urban Development Corporation has a statutory "objective" to deliver the regeneration of the area. The Secretary of State has determined that WNDC should have development control powers for certain types of development in order to carry out its objective.

#### 4.2 National Policy:

The following Planning Policy Statements / Notes should be taken into consideration in the determination of this application.

PPS1: Delivering Sustainable Development

PPS1: Delivering Sustainable Development: Planning and Climate Change

PPG4: Industrial, Commercial Development and Small Firms

PPS4: Planning for Sustainable Economic (Consultation)

PPS6: Planning for Town Centres

PPS9: Biodiversity and Geological Conservation

PPG13: Transport

PPS22: Renewable Energy

PPG24: Planning and Noise

PPS25: Development and Flood Risk

#### 4.3 Development Plan:

East Midlands Regional Plan: Policies 1, 2

NCC Structure Plan: Policies GS5, GS6, T3, T9

DDC Local Plan: GNI, GN2, GN3, EM4, EN25, EN26, EN42, CM8

#### 4.4 Supplementary Planning Guidance:

NCC Parking SPG (March 2003)

NCC Planning out Crime in Northamptonshire SPG (December 2003)

NCC Development & Implementation Principles (March 2007)

DDC Energy and Development SPD (March 2007)

WNDC Planning Principles (2009): Set out in this document are WNDC's three corporate objectives: 1. To deliver development and infrastructure that enables regeneration and growth in Northampton, Daventry and Towcester; 2. To ensure that new development is supported by appropriate jobs, infrastructure and town centre regeneration; 3. To ensure that new development meets the Government's design quality and environmental standards and is integrated into existing communities.

### 5. Representations

- 5.1 DDC (Development Control) – The DDC Planning Committee resolved that no comments should be made on the application due to the District Council being the applicants. Although concern has been expressed that the profile of the roof of the building being capable of being constructed in accordance with the submitted plans.
- 5.2 DDC (Environmental Health) – Activities associated with this application – spraying and powder coating – may be subject to permits issued under the Environmental Permitting Regulations. A condition should be imposed requiring a scheme to be submitted that assesses the risks associated with contamination of the site.
- 5.3 DDC (Planning Policy) - No comments received
- 5.4 DDC (Landscaping) – Makes comments that the applicant may take on board but do not generally effect the overall scheme. There are possible future maintenance issues relating to grass cutting in around newly planted trees. All new trees planted within the grass areas

need to be guarded to protect them when the grass is cut, otherwise their bark could well be damaged and their health could be ultimately affected. The Hornbeam hedges proposed between the parking spaces need to be well maintained to allow continued access for cars to park. The proposed planting appears appropriate given the site's context.

5.5 Crime Prevention Design Advisor – No objection, although specifications are suggested as regards the fire doors, entrance doors and roller shutters. Further details are requested as regards the CCTV system to be installed while it is suggested that an intruder alarm system is fitted at the premises. The bin store maybe too close to the building for the purposes of fire and arson prevention. 1.5m high masonry to the external walls of the building is not high enough for the scheme to be eligible for a Secured by Design award, which requires a minimum of 2m.

5.6 Environment Agency- No objection to the proposed development as submitted. Informative comments relating to the treatment of surface water are made for the applicant's attention.

5.7 NCC Sustainable Transport- No objection in principle to this proposal on highway grounds.

5.8 Daventry Town Council- No comments received

5.9 Councillor Annette Dunn- No comments received

5.10 Councillor Terry Mullet- No comments received

## **6. Notifications and Responses**

6.1 Two site notices were posted, one outside the main frontage on Prospect Way and one on Morris Road to the rear. The application was advertised in the local press by virtue of being classified as a major application. Neighbour notification letters were sent out to close proximity neighbours. No responses were received.

## **7. Site History**

7.1 No recent and relevant planning history has been found for this site.

## **8. Considerations**

8.1 Issues: Principle, Design & Visual Impact, Landscaping, Highway Issues & Vehicular Access, Cycling Provision, Flood Risk, Noise and Residential Amenity, Contamination, Crime Prevention, Sustainability, Waste Management, S106

### **Principle**

8.2 PPG4: 'Industrial, Commercial Development and Small Firms' advocates the use of suitable urban land for industrial purposes: optimum use should be made of potential sites and existing premises within urban areas. The same guidance also states the importance of location for businesses, with good access to transportation links being a priority.

- 8.3 Some types of modern distribution facility or warehousing are served by a large number of lorries and are better strategically placed away from urban areas to negate fears of congestion- as according to PPG4. This scheme would not constitute a facility of this nature and would be anticipated to encourage relatively limited lorry movement due to the limited scale of the proposed operation. Therefore the proposal would be compatible with an urban location.
- 8.4 PPS4: 'Planning for Sustainable Economic Development' has not yet been formally adopted, but it is considered to carry some weight as a material planning consideration. A positive and constructive approach towards economic development is promoted, as is the efficient and effective use of land. This proposal appears consistent with these objectives as it would increase the availability of industrial floor space and would encourage economic activity within an industrial area.
- 8.5 The site is allocated as an Existing Industrial Site in the DDC Local Plan under Policy EM4. This policy protects the integrity of the industrial designation of the site by guarding against the change of use of sites exhibiting B1, B2 and B8 Uses. This application would not introduce a Use Class outside of these named uses and is therefore considered acceptable in principle.

### **Design and Visual Impact**

- 8.6 The topography of the site allows the bottom storey of the 3no. storey development to be set down below the level of Prospect Way. Therefore the proposed development would extend to an approximate total height of 9m above the level of Prospect Way, while the height of the eaves would be only approximately 6.8m above road level. Although the building would be taller and notably bulkier than adjacent units, it would not be expected to appear out of place in an industrial context such as this.
- 8.7 Cross-street sectional drawings have been submitted as part of the application, these clearly illustrate the relationship that the new build would have with its surroundings. The raised topography of the northern side of the site means that the large Ayrshire Metals Building on the opposing side of Propsect Way is set at a higher level. When viewed from the south the new building would be seen against the backdrop of the Ayrshire Metals Building, helping it to assimilate with its surroundings and to avoid being visually dominant in the locality.
- 8.8 Neighbouring industrial units to the west would not be unduly dominated by the new build. Lanchester Way offers a buffer in addition to the new building being slightly setback to accommodate car parking and landscaping features. To the south, Morris Road and a service area protect against potential overbearing effects. To the east, increased landscaping is proposed to soften the appearance of the building.
- 8.9 The contemporary design proposed is individual and interesting in its makeup and incorporates a wing profile roof feature. Visual interest is maintained by a main pedestrian access located at the heart of the main elevation with a curved steel arch above. A symmetrical and attractive main elevation is encouraged by uniformly positioned aluminium window features. A minimal number of openings are proposed to the side elevations, although the curved roof would aid visual interest.

- 8.10 To the rear, the elevation contains numerous service accesses and incorporates a high level of metal cladding to the elevations. The boundary of the delivery yard is to be treated with green coloured weldmesh fencing of 2.1m in height (incorporating steel sliding gates). The proposed fencing, although not inherently attractive, is considered to be visually acceptable in this low footfall location within the heart of an industrial estate. There are existing examples of palisade fencing of a similar height in the area.
- 8.11 A full set of samples of all external-facing materials has been supplied by the applicant. Concrete blockwork (with a textured and weathered finish) is to be used along the lower walls while blue coloured composite cladding panels are to be used above. The roof is to be cladded in silver aluminium sheeting with dark grey eaves features. The metal materials ensure that the building would have an external appearance that is in keeping with the surrounding environment. The materials appear to be of a sufficiently high quality.
- 8.12 The DDC Planning Committee resolved to make no comment upon the application, apart from to express concern as regards the ability to construct the roof profile in accordance with the submitted plans. This is not an issue that restricts WNDL's position as Local Planning Authority in considering the acceptability of the proposals. It is potentially a matter for the applicant to resolve to ensure that their proposals are indeed implementable.

### **Landscaping**

- 8.13 The proposals seek to maintain the banked frontage to Prospect Way. In addition efforts have been made to maintain the most valuable mature landscaping features at the site. A row of 3no. Norway Maple trees are indicated to be maintained by the landscaping proposals. 1no. further Norway Maple is to be maintained in the south west corner of the site.
- 8.14 It would appear that opportunities to introduce additional landscaping measures have been maximised. Reinforcement native species are proposed in the form of trees, shrubs and hedging to the existing hedgerow. 4no. further specimen trees are proposed around the buildings in addition to new ornamental shrubbery and ground cover plants.
- 8.15 DDC Landscaping Section were consulted, they responded positively by stating that the proposed planting appears appropriate given the context of the site. Points were made for the benefit of the applicant as regards effective maintenance- new trees should be guarded to protect them when the grass is cut while the hedging adjacent to the new parking spaces will require continued maintenance. The proposed landscaping scheme is considered acceptable.

### **Highway Issues and Vehicular Access**

- 8.16 NCC Sustainable Transport were consulted upon the application, their response was no objection in principle on highway grounds. As stated in the Design and Access Statement, the applicant has worked in consultation with the county council to ensure adequate space is afforded for manoeuvring modern goods vehicles. The proposed building incorporates 3no. loading bays to the rear to serve delivery vehicles. No specific areas are stipulated for lorry parking, although the rear service yard is of an adequate scale to accommodate unloading vehicles.

8.17 The application includes 11no. new car parking spaces (including 2no. marked for disabled users). NCC Parking SPG seeks to encourage sustainable forms of transportation and sets maximum car parking standards accordingly. It is not straightforward applying these standards to this scheme as the area is already served by communal parking areas. Net additional floor space of 2,052 sq m would be created by these proposals, with the majority of the additional space being for offices. Parking SPG sets a maximum standard of 1 space per 30 sq m of additional office floor space; this standard is clearly not exceeded by 11no. spaces.

8.18 A Green Travel Plan was submitted as part of the application, this seeks to encourage staff to use alternative modes of transport other than single occupancy car use. Annual travel surveys will be carried out to assess progress against such targets as reducing the number of commuting car journeys by 15% over the next three years and increasing commuter walking and cycling journeys by 12% over the same period. A variety of initiatives are listed to encourage the achievement of these targets. The Green Travel Plan also recognises the close proximity of bus stops on Prospect Way and the opportunities this represents.

### **Cycling Provision**

8.19 Secure covered cycle storage is to be included as part of the development. The proposed location of the cycle storage is indicated on plans within the rear service yard. The design takes the form of a steel frame with a polycarbonate roof above. It would appear that the cycle store can accommodate up to 6no. parking spaces (approx 1no. space per 10no. employees).

8.20 If Parking SPG standards were to be rigorously enforced, it is calculated that a minimum of 12no. spaces should be supplied for this particular development given its mixture of B1, B2 and B8 use. However, in this instance the proposed plans define an area for the future expansion of the cycle store if required. The applicant is clearly able to expand the facility in future if the demand is prevalent. The proposed store is considered acceptable.

### **Flood Risk**

8.21 The site is not located within a designated Flood Zone whilst the scheme incorporates a Green Roof, which will assist with the drainage of the site. The Environment Agency were consulted and responded with no objection but have sounded a number of informative comments for the applicant in regard to the treatment of surface water. These comments should be added as an informative to any future approval notice.

### **Noise and Residential Amenity**

8.22 The application site is not located in close proximity to any residential properties and therefore would not impact upon residential amenity. DDC Environmental Health were consulted upon the application and made no comment in regard to potential problems associated with noise.

### **Contamination**

8.23 The DDC Environmental Health Officer (EHO) has requested that a condition is attached to any permission requiring a desk top study to be undertaken to deal with the risks associated with contamination of the site. In response to this the applicant has stated that

a full Ground Investigation Report and a Waste Soils Report have been undertaken. The applicant has supplied these to the EHO. At this point no further comment has been received from the EHO, it is therefore considered prudent to attach the suggested condition to any future approval.

### **Crime Prevention**

8.24 A 2.1m weldmesh boundary treatment (incorporating lockable gates) is proposed to be applied to the perimeter of the rear service yard area, which would promote a safe and secure development. To the front elevation ground floor window and door openings are to be fitted with security roller shutters. Although these are to be fitted externally in front of the glass, they will be hidden behind external cladding so as not to be visible when not in use.

8.25 Northamptonshire Police (CPDA) were consulted upon the application. The CPDA has stated that he would prefer the masonry of the building walls to extend above 1.5m in height to 2m due to the cladding above being potentially vulnerable to unauthorised entry. In response to this the applicant has stated that the masonry will in fact extend to 2m in height behind the external cladding.

8.26 The CPDA has also requested details of the CCTV system to be installed- these details can be secured by way of an appropriately worded planning condition. Recommended specifications for the fire doors, entrance doors, roller shutters and intruder alarm system are also detailed by the CPDA. An informative can be supplied to the applicant in the event of the application being approved.

8.27 The CPDA also has concerns regarding the location of the bin store so close to the new building in the context of arson and fire prevention. However, in this instance it is not considered necessary to enforce the relocation of the store given that its metallic structure is not considered to pose a great risk.

### **Sustainability**

8.28 The applicant has submitted an initial BREEAM assessment, a BREEAM Ecology Assessment as well as an Energy and Sustainability Statement in accordance with the requirements of the Energy and Development SPD (March 2007). The initial BREEAM assessment demonstrates that the development would potentially meet the BREEAM 'Very Good' criteria.

8.29 The Energy and Sustainability Statement lists the sustainability measures to be pursued: including the use of an energy efficient building fabric, solar control glazing to limit heat gain in summer months and the installation of heat recovery systems. It should also be noted that a Green Roof feature is included in the design and covers approximately half the roof area, this would be accessed via the first floor offices and provides an attractive amenity space for staff.

8.30 The Energy and Development SPD requires all non-residential development of over 1,000 sq m to incorporate renewable energy equipment to provide 10% of predicted energy requirements. The applicant has demonstrated the consideration of a variety of techniques to achieve this level, Ground Source Heat Pumps and Solar Thermal Collectors are the chosen methods. It is suggested in the applicant's Energy and Sustainability

Statement that a total saving of between 10% and 13% of potential carbon dioxide emissions can be achieved.

8.31 In order to secure the BREEAM Very Good criteria, and in accordance with previous applications WNDC have considered, it is considered appropriate and reasonable to impose a planning condition that requires a 'sustainability strategy' to be submitted and approved in writing. This strategy will cover the measures used to achieve BREEAM Very Good, details of the provision of on-site renewable energy to meet 10% of the developments overall energy needs (to comply with the guidance contained within the DDC Energy and Development SPD) and the mechanism for an independent post-construction assessment that would demonstrate the scheme's compliance with the strategy.

### **Waste Management**

8.32 A Waste Management document was submitted to support the application. The document states a commitment to reusing and recycling all construction waste whenever practically possible. Segregation of waste is to occur on site in order to separate recyclables from rubbish for landfill. The materials to be reused on site consist of bricks, concrete slabs and tarmac hardstanding. Everything else is proposed to be recycled with the exception of asbestos and sub-soil arisings.

8.33 The service yard plan details opportunities for recycling to occur once the site is operational. 3no. separate storage vessels are proposed allowing recyclables to be segregated from waste and scrap. The bin storage area is conveniently located and easily accessible to collection vehicles.

### **S106**

8.34 WNDC has moved to an approach whereby residential and commercial developments across West Northamptonshire contribute to the infrastructure requirements cumulatively across the area and have developed a Planning Obligations Strategy document accordingly, which has been formally adopted by WNDC's board.

8.35 The additional floor space (2052 sq m) to be provided is considered to contribute towards the demand for additional social and physical infrastructure improvements across the area. Given that the majority of the additional floor space is to be occupied by offices, a contribution of £15 per sq m has been requested from the applicant. This generates a sum of £30,780. The Planning Obligations Strategy indicates that the Heads of Terms should cover Green Infrastructure, Public Realm, Transport, Employment Training, Voluntary and Community Sector and Emergency Services and Secure by Design for commercial sites. The document talks of £50 to £100 per sq m but in the current market that scale of financial contribution is not achievable.

8.36 The applicant has been made aware that there exists the potential opportunity to recoup the payment of money over an agreed period of time while a lesser sum could potentially be negotiated should abnormal development costs or the wider regeneration benefits of the scheme be made fully apparent. Discussions and negotiations with the applicant are ongoing.

## 9. Conclusion

9.1 The proposed development would increase the availability of industrial floor space within an allocated business area on the Daventry Local Plan Proposals Map. The proposed design would promote sustainability and usability and would also protect visual amenity in accordance with Policies 1 and 2 of the East Midlands Regional Plan and Policies GNI, GN2, EM4 and GN42 of the Daventry District Council Local Plan.

## 10. Conditions

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) Prior to the commencement of development a Sustainability Strategy, detailing the method of achievement of BREEAM 'Very Good' (or successor), the provision of on-site renewable energy to meet 10% of the developments overall energy needs (or other level to be agreed with the Local Planning Authority), and mechanisms for independent post-construction assessment shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied for any purpose until a post construction assessment has been undertaken to demonstrate compliance with the approved Sustainability Strategy has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the delivery of a sustainable development in accordance with PPS1 and its supplement Planning and Climate Change and DDC Energy and Development SPD (2007).

3) Prior to the occupation of the development hereby permitted, full details of the CCTV system to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the agreed details and maintained at all times thereafter.

Reason: In the interest of creating safer, sustainable communities and residential amenity, reflecting guidance set out in PPS1 and NCC Planning out Crime in Northamptonshire SPG.

4) Prior to the commencement of this development, a scheme to deal with the risk associated with contamination of the site shall be submitted to and approved in writing by the local planning authority. If during development contamination not previously identified is found to be present at the site then no further development shall be carried out, unless otherwise agreed in writing with the LPA, until the developer has submitted and obtained written approval from the LPA for an addendum to the method statement.

Reason: To protect the future occupiers of the development from any potential sources of contamination.

5) 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 building or the completion of the development whichever is sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of

similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

### **Informatives**

1) The Environment Agency have made the following informative comments:

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas for less than fifty spaces and hardstandings should be passed through trapped gullies with an overall capacity compatible with the site being drained.

Foul and surface water manhole covers should be marked to enable easy recognition; convention is red for foul and blue for surface water. This is to enable water pollution incidents to be more readily traced.

Consideration should be given to the provision of Inspection Manhole(s) on foul and surface water sewers such that discharges from individual units within the overall curtilage can be inspected/sampled if necessary in the event that the option to sub-divide the building into smaller units is exercised.

The proposed development does not lie within 250 metres of any area known to have received waste or refuse in the last 30 years.

The Environment Agency is not aware of any landfill gas associated problems at the application site or in the surrounding area.

Waste from the development must be re-used, re-cycled or otherwise disposed of in accordance with waste management legislation and in particular the Duty of Care. Further information can be obtained from the Environment Agency website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

2) Northamptonshire Police make the following informative comments:

Fire doors, entrance doors (where not shuttered) and roller shutters should be specified to LPS 1175 SR2.

The premises should be fitted with an intruder alarm system by an NSI or SSAIB approved installer, and suitable arrangements put in place for response to activations.

3) The contamination scheme required to discharge Condition 4 of this permission should include the following elements:

A desk study identifying:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

A site investigation scheme, based on 1 above, to provide information for an assessment of the risk to all receptors that may be affected, including those off site.

The results of the site investigation and risk assessment, based on 1 & 2 above, and a method statement based on those results giving full details of the remediation measures required, and how they are to be undertaken.

A verification report on the completion of works set out in 3 above, confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting, as necessary.

DAVENTRY DISTRICT COUNCIL

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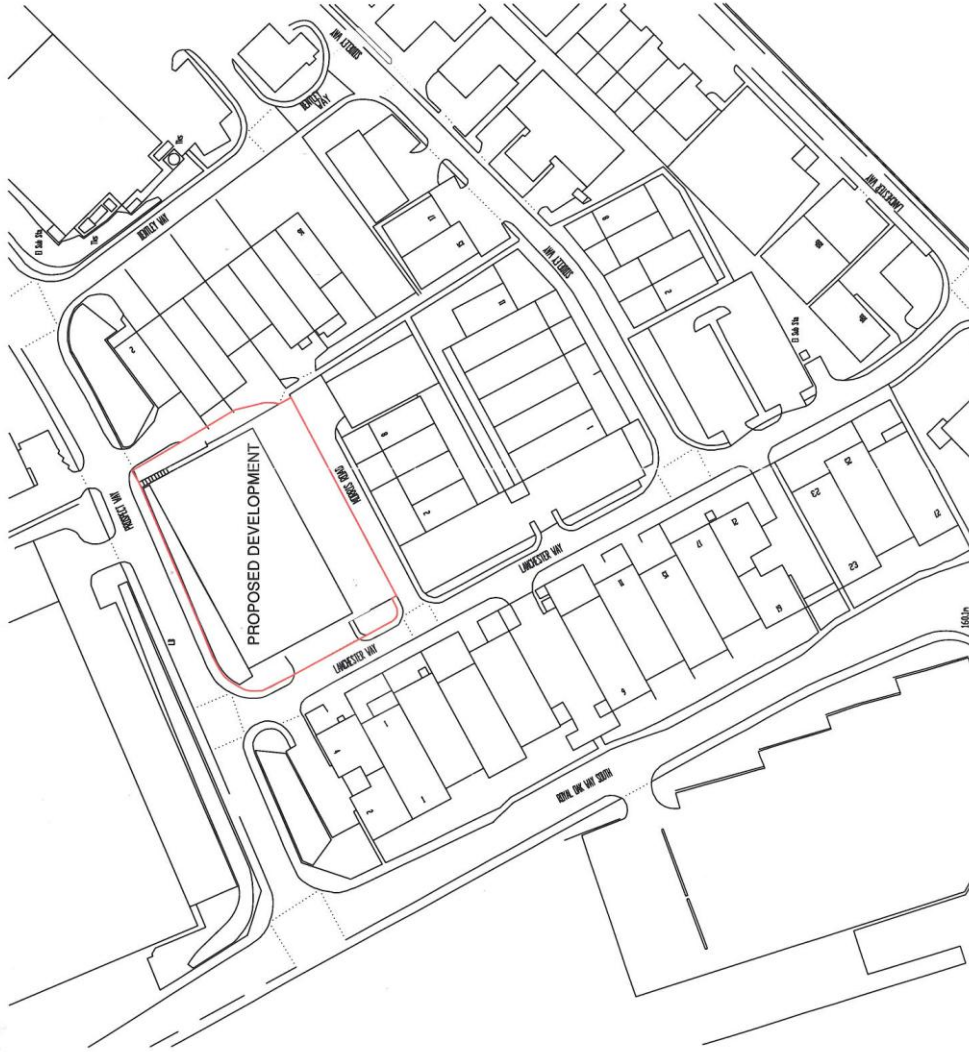
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DAVENTRY DISTRICT COUNCIL

Prospect Way  
Daventry

Location Plan	
Date:	11/25/08
Prepared by:	Planning Services
Checked by:	AJ27/14
Scale:	1:1250



LOCATION PLAN Scale 1:1250

