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Meeting: North Northamptonshire Strategic Planning Committee
Date: Monday 2nd August, 2021
Time: 7.00 pm
Venue: Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

To members of the Strategic Planning Committee

Councillors Brackenbury (Chair), Bell (Vice-Chair), Dearing, Allebone, Thurland, Armour, Dalziel, Marks, Powell, Rielly, Smyth, Tebbutt and Waters

Substitutes:

Councillors Jackson, Carter, O'Hara, Prentice, Keane, McGhee & Anslow

Agenda			
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Items requiring a decision			
04	Applications for planning permission, listed building consent and appeal information* i) NC/21/00072/OUT Land Off Centrix Business Park Napier Road Corby Northamptonshire Application for land off Phoenix Parkway to provide an engineered development platform, and Outline application for the development of an employment park comprising up to 43,000 sqm B2 use, with all matters reserved apart from access	Edward Oteng	13 - 37
Items to note			
05	<u>Delegated Officers Report</u> None		-

Exempt Items			
06	None Notified		-
07	Close of Meeting		-
	<p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p>Proper Officer 23rd July 2021</p>		

*The reports on this agenda include summaries of representations that have been received in response to consultation under the Planning Acts and in accordance with the provisions in the Town and Country Planning (Development Management Procedure) Order 2015.

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Member Agenda Statements	A request from a Ward Councillor must be received by 12 Noon on the day before the meeting. The Member will be limited to speak for 5 minutes.	12 Noon Friday 30 th July

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NORTH NORTHAMPTONSHIRE COUNCIL

STRATEGIC PLANNING COMMITTEE

Meeting held: 14th June 2021

Present: Councillor David Brackenbury (Chair)
Councillors Paul Bell (Vice Chair), Roger Powell, Malcolm Waters, Joseph Smyth, Tim Allebone, Paul Marks, Mike Tebbutt, Kevin Thurland, Alison Dalziel, Ross Armour and Simon Rielly

21.SPC.01 **APOLOGIES**

None

21.SPC.02 **DECLARATIONS OF INTEREST**

Councillors Allebone and Bell declared an interest in item 3.1 as the Agent for the applicant was a former sovereign authority employee.

Councillor Thurland also declared an interest in item 3.1 as ward councillor for the proposed application.

21.SPC.03 **PLANNING APPLICATION REPORTS**

The Committee considered the following applications for planning permission, which were set out in the Development Control's Reports and supplemented verbally and in writing at the meeting. Four speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-.

<u>Proposed Development</u>	<u>Decision</u>
<p>*3.1 Approval of Reserved Matters: Erection of 340 dwellings of KET/2015/0551 (Residential development of up to 350 dwellings and associated access) at Gipsy Lane (Land West), Kettering for Water Meadow Homes</p> <p>Application No: KET/2020/0773</p> <p><u>Speakers:</u></p> <p>Cllr Emily Fedorowycz attended the meeting and addressed the committee as a third party objector to the proposed development. Cllr Fedorowycz stated that the application if approved would have a detrimental impact on the levels of traffic associated with the Northampton Road Junction. Concerns were also raised in relation to the lack of urban green space and the omission of Net Zero buildings.</p> <p>Julie Thomas attended the meeting and addressed the committee as the agent on behalf of the applicant and stated to members that outline planning permission and the principle for development had already been established and that the applicant had worked with the council with regards to a comprehensive pre application consultation. Construction on site if approved would commence September 2021. Members of the committee sought to clarify the proposals for the removal of the badger population within the application site. It was confirmed to members that a license from Nature England would be sought and that advice/guidelines would be followed in order to safely remove the population of badgers.</p>	<p>Members received a report about a proposal for which reserved matter approval was being sought for the erection of 340 dwellings of KET/2015/0551 (Residential development of up to 350 dwellings and associated access)</p> <p>Members initially raised concerns with regards to the lack of electric charging points within the proposed development stating that the proposed amount of 10% was insufficient given the current climate and rise of alternative fuelled vehicles.</p> <p>Concerns were also raised regarding police comments in relation to gated access points which could be seen as hotspots for Anti-Social Behaviour. It was clarified to members that the gated access points were in a location of good surveillance and were resident access only mitigating any Anti-Social Behaviour.</p> <p>Members heard that combined footway proposed within the development align and link with neighbouring developments and that it was key for each of the developers to communicate going forward. Members then raised questions in relation to the adoption of highways within the development site and sought to clarify whether or not the internal infrastructure was to be adopted as part of the scheme.</p> <p>Officers confirmed to members that The Highway's Departments had recommended the provision of a condition requiring full details of the highway works; however, this was not considered to be necessary as these matters were to be addressed through the adoption processes. The applicant was intending to have the roads adopted together with the main foot/cycleways, however it was confirmed to members that if this did not occur a condition shall be attached which sought approval of road maintenance arrangements as recommended by Highways and as a safeguarding mechanism should the roads not be adopted.</p>

	<p>Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>Following debate it was proposed by Councillor Bell and seconded by Councillor Smyth that the application be approved in line with the officers recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>
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1. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
2. No works shall take place above slab level until full details of all windows, doors (including their surrounds), verge detailing, porches, rainwater goods and chimneys have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.
3. The external stone/brick walls associated with the dwellinghouses, garages and boundary walls hereby approved shall not be laid, coursed or pointed other than in accordance with sample panels which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.
4. No works shall take place within 30m of the site's Badger Setts detailed in the 'Updated Badger Survey Report' compiled by Griffin Ecology Ltd. dated 31st August 2020 and approved under AOC/0551/1502 in association with condition 17 of Outline Planning Permission KET/2015/0551 until the local planning authority has been provided with and approved in writing either:
 - a) A licence issued by Natural England pursuant to section 10 of The Protection of Badgers Act 1992 authorising the specified activity/development to go ahead; or
 - b) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.
 The development shall be carried out in accordance with the approved details.
5. If any of the streets associated with the proposed development hereby approved are not proposed for adoption as public highway, the following details shall be provided to and approved in writing by the local planning authority prior to first occupation:
 - a) Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate in perpetuity, will be submitted to the planning authority and agreed in writing prior to the commencement of development.
 - b) The streets will in any event be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to first occupation of any dwelling.

- c) That prior to first occupation of any dwelling a legal undertaking is provided by the developer that the streets will not be put forward for adoption and will remain private in perpetuity; and,
 - d) That the streets will be identified as private through the use of appropriate private street name plates on the entrances to the development from the public highway (to be placed within the site).
 - e) Prior to commencement of development any vehicular access to the site from the public highway shall be implemented as standard vehicle cross-overs.
- The development shall be carried out in accordance with the approved details.

(Members voted on the officers' recommendation to approve the application)

(Voting: For: Unanimous)

The application was therefore
APPROVED

<u>Proposed Development</u>	<u>Decision</u>
<p>*3.2 Approval of Reserved Matters of access, appearance, landscaping, layout and scale for site preparation works including remediation, development platform creation, drainage and service infrastructure provision, initial estate road construction, ecological mitigation and perimeter landscaping at Cowthick Plantation, Stamford Road, Stanion for Mulberry Commercial Developments Limited</p> <p>Application No: NC/21/00064/REM</p> <p><u>Speaker:</u></p> <p>Hartley Bolton attended the meeting and addressed the committee as a third party objector to the proposed development raising concerns with the increased level of traffic and the detrimental impact it would have on driver/resident safety along the A6116. Mr Bolton also raised concerns with regards to localised flooding that may be associated with local warehouse development.</p> <p>Philip Jones attended the committee and addressed the committee as the applicant for the proposed development stating that Highways and ecological factors had been considered as part of the planning process and that all requirements would be met. Mr Jones also stated to the committee that the drainage scheme had been approved in detail and allowed for greater control to prevent excess water entering the Harpers Brook. It was also confirmed to members that access and highways were being dealt with within a separate reserved matters application.</p>	<p>Members received a report about a proposal for which reserved matter approval was being sought for access, appearance, landscaping, layout and scale for site preparation works including remediation, development platform creation, drainage and service infrastructure provision, initial estate road construction, ecological mitigation and perimeter landscaping.</p> <p>Members sought clarity regarding other reserved matters applications in relation to the Highways officer comments contained within the reports.</p> <p>It was heard that the highway comments relating to access were to be addressed in a separate reserved matters application not yet before committee. A Transport Assessment was to be included and would inform layout of roundabout and relevant junctions but not considered relevant to the internal layout.</p> <p>Members raised questions regarding the aesthetic green belt that would surround the proposed development. It was confirmed that a measure of set back and natural screening would ensure that the proposed development would not have an adverse effect on the surrounding area.</p> <p>Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>Following debate it was proposed by Councillor Bell and seconded by Councillor Dalziel that the application be approved in line with the officers recommendation.</p> <p>It was agreed that the application be APPROVED subject to the following conditions:</p>

1. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:
 - Location Plan, Dwg. No.- 4345-035 Rev.P2
 - Topographical Survey, Dwg. No.- 24561_T_Phase_2 Rev.0
 - Primary Sub-Station & Foul Pump Station, Dwg. No.- 4345-028 Rev.P8
 - Indicative Primary Sub-Station
 - Site Preparation Plateaus- Layout and Levels - Option 2, Dwg. No.- 127144/0252 Rev.G
 - Site Preparation Plateaus- Earthworks Isopachyte- Option 2, Dwg. No.- 127144/0253 Rev.E
 - Constraints Plan, Dwg. No.- 127144/0254 Rev.B
 - Advanced Works- Drainage Strategy, Dwg. No.- 127144/0255 Rev.F
 - Sub-Station & Pump Station Compounds Access Road G.A, Dwg. No.- 127144/0260 Rev.A
 - Site Sections (Sheet 1), Dwg. No.- 127144/0261 Rev.B
 - Site Sections (Sheet 2), Dwg. No.- 127144/0262 Rev.B
 - Railway Cutting Sections & Details (Sheet 1), Dwg. No.- 127144/0263
 - Railway Cutting Sections & Details (Sheet 2), Dwg. No.- 127144/0264
 - Planting Matrix & Schedules, BMD.18.023.SP.P003 Rev.B
 - Overall General Arrangement, BMD.18.023.DR.P100 Rev.C
 - General Arrangement 1 of 9, BMD.18.023.DR.P101 Rev.C
 - General Arrangement 2 of 9, BMD.18.023.DR.P102 Rev.C
 - General Arrangement 3 of 9, BMD.18.023.DR.P103 Rev.B
 - General Arrangement 4 of 9, BMD.18.023.DR.P104 Rev.B
 - General Arrangement 5 of 9, BMD.18.023.DR.P105 Rev.B
 - General Arrangement 6 of 9, BMD.18.023.DR.P106 Rev.C
 - General Arrangement 7 of 9, BMD.18.023.DR.P107 Rev.B
 - General Arrangement 8 of 9, BMD.18.023.DR.P108 Rev.B
 - General Arrangement 9 of 9, BMD.18.023.DR.P109 Rev.B
 - Planting Plan 1 of 5 BMD.18.023.DR.P301 Rev.C
 - Planting Plan 2 of 5 BMD.18.023.DR.P302 Rev.C
 - Planting Plan 3 of 5 BMD.18.023.DR.P303 Rev.B
 - Planting Plan 4 of 5 BMD.18.023.DR.P304 Rev.B
 - Planting Plan 5 of 5 BMD.18.023.DR.P305 Rev.B
 - Sections 1 of 3 BMD.18.023.DR.P401 Rev.A
 - Sections 2 of 3 BMD.18.023.DR.P402 Rev.A
 - Sections 3 of 3 BMD.18.023.DR.P403 Rev.A
 - Tree Pit Details 1 of BMD.18.023.DR.P601 Rev.A
 - Tree Pit Details 2 of 4 BMD.18.023.DR.P602 Rev.A
 - Tree Pit Details 3 of 4 BMD.18.023.DR.P603 Rev.A
 - Tree Pit Details 4 of 4 BMD.18.023.DR.P604 Rev.A
 - Soft Landscape Details BMD.18.023.DR.P605 Rev.A
 - Landscape Design Statement BMD.18.023.SP.P002 Rev.A
 - Indicative Site External Lighting Layout 18-096-EX-001 Rev.T4
 - External Artificial Lighting Assessment Report 18-096 Revision P2.

(Members voted on the officers' recommendation to approve the application)

(Voting: For: 10; Against 1)

The application was therefore

APPROVED

21.SPC.04 DELEGATED OFFICERS REPORT

None

21.SPC.05 EXEMPT ITEMS

None

**(The Committee exercised its delegated powers to
act in the matters marked *)*

(The meeting started at 7.00 pm and ended at 8.50pm)

Signed.....

Chair

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North Northamptonshire Strategic Planning Committee 02/08/2021

Application Reference	NC/21/00072/OUT
Case Officer	Farjana Mazumder
Location	Land Off Centrix Business Park Napier Road Corby Northamptonshire
Development	Application for land off Phoenix Parkway to provide an engineered development platform, and Outline application for the development of an employment park comprising up to 43,000 sqm B2 use, with all matters reserved apart from access
Applicant	Storefield Group Limited
Agent	Wardell Armstrong LLP
Ward	Weldon and Gretton
Overall Expiry Date	9 th June 2021
Agreed Extension of Time	6 th August 2021

List of Appendices

None.

Scheme of Delegation

The Principal Planning Manager had requested that this application is considered by the NN Strategic Planning Committee.

1. Recommendation

1.1 That planning permission be REFUSED.

2. The Proposal

2.1 The proposal is for a hybrid planning application in two parts. The applicant for the present application Storefield Group Limited, seeks full planning permission for proposed engineering and enabling works to level the site within the first part. The second part is seeking outline planning permission for proposed B2 (general industrial) employment uses with all matters reserved except access. It is acknowledged that the proposal straddles the administrative boundary with

former East Northamptonshire District Council. The applicant proposes the development of up to 43,000m² of B2 use.

- 2.2 The applicant has submitted a series of illustrative drawings to demonstrate how the proposed scheme might be accommodated on the site.
- 2.3 The engineering and enabling works will comprise cut and fill operations to establish a level platform. The northern area of the site will require the maximum fill depth of between approximately 7m to 10m. In the southwest area of the site, a cut depth of between approximately 1m to 3m will be required. The platform will provide a suitably engineered base with appropriate load bearing to accommodate employment development, and a layer within which to install necessary services
- 2.4 The applicant has confirmed that the maximum building height would be 12m measured externally.
- 2.5 Access into the site is to be taken from the Napier Road, west of the site.
- 2.6 It should be noted that the submitted plans are treated as illustrative only where the plans relate to layout, scale, appearance and landscaping.

3. Site Description

- 3.1 The site lies to the East of the Phoenix Parkway. The Site and the immediate surrounding land currently comprises scrubland with informal tracks running through the site. The application site is bounded by the Willowbrook North Stream to the south; an overgrown area owned by Tata Steel and formerly used for dewatering of blast furnace slurry to the east; and the Rockingham Speedway site lies to the north.
- 3.2 The land, owned by Tata Steel UK Ltd., incorporates a closed landfill site that has an existing Waste Management Licence (WML). There is also a remediated former liquid waste treatment facility, which is closed.
- 3.3 The application site extends to approximately 20.5 hectares. The Application Site forms part of the proposed Rockingham Enterprise Area (REA), which lies to the north-eastern edge of Corby, adjacent to the Priors Hall Development, which is part of the Corby North Eastern Sustainable Urban Extension.
- 3.4 The nearest SSSI is over 3.5km to the south-east. There are no Public Rights of Way crossing the site.

4. Relevant Planning History

- 4.1 19/00374/SCOP: Request for Scoping Opinion in respect of application for land off Phoenix Parkway to provide an engineered development platform, and Outline application for the development of an employment park comprising up to 43,000 sqm B2 use, with all matters reserved apart from access. Completed on 19.03.2020.

5. Consultation Responses

Internal

- 5.1 **Environmental Health:** (16.03.2021) No objection. Council's Environmental Health Officer (EHO) was consulted in regards to Contamination and Air quality. For Ground Quality the officer reviewed the report reference STP3966D -G01 dated September 2020 by Soiltechnics. She has confirmed the acceptance of the suggested measures within the report that the site will continue to be monitored during development and post development, in addition to contingency plans being developed and the formation of an earthworks method statement. The officer is satisfied that these can be dealt with by an appropriately worded condition requiring submission and approval before development commences.

The officer has reviewed chapter 11 of the Environmental Statement reference GM10604 dated January 2021 by Wardell Armstrong and advised that it is acceptable. It is also recommended that the proposed mitigation measures and financial contribution may need reviewing in the future and this review could be secured by way of a suitably worded planning condition. EHO has also reviewed the Dust Management Plan reference GM10604 dated 29th June 2021 by Wardell Armstrong and advised that it is acceptable.

In terms of Noise impact, the officer has reviewed chapter 10 of the Environmental Statement reference GM10604 dated January 2021 by Wardell Armstrong and advised that it is not acceptable. Concerns have been raised as there are businesses in close proximity that could be adversely affected by noise from the development works over a prolonged period.

(08.06.2021) – Environmental Services was re-consulted on the amended information and the officer has offered the following comments:

I have reviewed the comments below and the wording proposed by the Senior Environmental Protection Officer with regard to ground conditions on 15th April 2021. I concur they are more suitable and I do not have any objection to that wording being used, should consent be given.

I have reviewed the revised chapter 10 with regard to noise and am somewhat disappointed at the lack of detail. I would expect then, that a suitable assessment with predicted noise levels and detailed mitigation measures to be submitted for approval by the LPA, by way of a suitably worded condition, to ensure that noise emissions will be controlled during the works such that it does not result in an adverse impact on nearby receptors. This includes existing and permitted industrial/commercial receptors.

I do agree with the proposal in paragraph 10.6.1 of the revised chapter 10, namely the inclusion of a suitably worded planning condition that requests advance notice and details of any night working to be provided and approved by the LPA at least two weeks before it is proposed to take place. This should include details of the proposed communication with nearby receptors that may be adversely affected.

5.2 Environmental Protection Officer: (14.04.2021) No objection. Environmental Protection Officer were consulted in relation to this application and provided the following observation:

The site has a chequered history of previous use as a quarry, waste disposal, landfill site, sludge lagoons, etc all associated with the former Corby steel works. The site is currently derelict, open to the public and used for dog walking. We have been in discussions with colleagues at Corby and the environmental consultant about the contamination investigation. Further to this a comprehensive report has been submitted in this respect. I gather the application has been referred to the Environment Agency for their comments on risks to controlled waters.

Having reviewed the report no significant concentrations of contaminants were reported at near surface that are considered to pose a significant risk or harm to human health. When assessed against the current land use, assumed public open space, and for future commercial development. The installation of the development platform by raising the level of the land using inert material will further minimise any residual risk.

I trust the Environment Agency will comment on risks to controlled waters. Concentrations of some contaminants have been detected above environmental quality standard thresholds for controlled waters. This is based on one sampling round. Further sampling, for example three rounds, would refine the risk assessment. However, it has been commented the reported concentrations are comparable with water quality in the wider area.

An assessment of ground gas has been carried out referring to data collected by others over many years and from this site investigation. The environmental consultant has determined the ground gas situation to be CS1 with reference to BS8485:2015+A1:2019 - Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings. As such no specific gas protection measures are required. However, the importation of inert fill may have the potential to generate ground gas or alter the current situation. Therefore, monitoring will be required for any future development either when a phase becomes available for development or site wide if earthworks are completed in one go (unlikely).

The existing monitoring infrastructure (boreholes) shall be maintained and protected during any works if at all possible. If any are to be decommissioned this should be done with the agreement of the Environment Agency and in line with best practise and guidance. There may be a requirement for any lost monitoring points to be replaced. However, as they are mainly along the southern boundary within the retained ecological area they should remain unaffected by the works.

Large scale remediation of the site does not appear to be necessary. However, further assessment of risks to controlled waters will be required prior to the commenced of works. Monitoring of controlled waters shall be carried out throughout the life of the works and possibly on completion to confirm that water quality has not been compromised. Also the production of a contingency plan should water quality be adversely affected at any time during the works.

Monitoring of controlled waters and ground gas, protection of monitoring structure, etc can be dealt with through the submission and agreement of a remediation strategy by way of planning conditions.

(20.04.2021) Environmental Protection Officer were re-consulted in relation to engineered development platform at the site. The officer acknowledges that –

the importation of materials will be covered by either an environmental permit or materials management plan overseen by the Environment Agency. The construction management plan (CMP) covers the importation of fill, treatment, placement and compaction to build the development platform. Where these are covered by a separate pollution control regime, in this case an environmental permit or other waste control regime planning issues should not be revisited through the permitting regime. As such there should not be any duplication or conflict between the two regimes.

In terms of noise impact and dust management, the officer requested additional information to fully assess the proposal.

- 5.3 Local Plan Section:** (08.03.2021) No objection. Corby Local Plan Section were consulted on this application. In conclusion the Local Plan Officer provided the following comments:

The proposed development of the site for employment use is supported in principle, subject to the policy considerations outlined above. The Design and Access Statement refers to a number of recent planning permissions for the adjacent Rockingham Hub and Speedway parts of the site, which are currently within East Northamptonshire district; however, it is recommended that proposals for this site and other sites within the Rockingham Enterprise Area should be developed as part of a wider comprehensive masterplan, as referred to within JCS paragraph 8.48, rather than as piecemeal development, particularly as any future proposals will be considered by the new North Northamptonshire Council from April 2021 onwards.

- 5.4 Tree Officer:** (16.04.2021) No objection. Tree Officer has reviewed the submission and requested additional information in relation to protection of trees within the southern boundary during development, enhancement of the site proposed within 'New Structural Landscape Planting' and protection of vegetation near the eastern boundary.

(21.05.2021) Applicant has responded by way of an email that a landscape plan illustrating structural planting in more detail would be provided as part of a reserved matters application for the proposed employment development. They have also confirmed that development would not encroach upon the southern or eastern site boundaries and existing trees and vegetation retained in these areas will be protected during construction through the implementation of best-practice methods and in accordance with BS5837 (Trees in Relation to Construction). Appropriate long-term management and maintenance operations in respect of the retained trees and vegetation will be applied. It is recommended that Council's Tree Officer should be informed during the site clearance and

siting of protective fencing is correctly in place to BS, 5837, specification is to standard.

5.5 Crime Prevention Officer: (01.03.2021)- Northamptonshire Police has been consulted on this application and no formal objection has been raised to the development in principle.

The Officer highlighted some general principles which will help ensure that national and local policy are met and Secured by Design principles are followed. The key aims of SBD guidance, to reduce crime, the fear of crime and antisocial behaviour, this is addressed through establishing of principles for the design, layout and landscaping of the built and natural environment which, creates a safer and more secure environment, increases the risk of detection of criminal and antisocial activity and makes crime more difficult to commit.

- *It is important to consider the crime risks that a number of commercial buildings might inadvertently create, such as numerous paths behind buildings for emergency exit and large areas set aside for car parking. Legitimate activity on industrial estates for example can be very low at weekends, and at night, and this inactivity can attract criminals.*
- *Access and movement: places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security.*
- *Surveillance: places where all publicly accessible spaces are overlooked. CCTV should be considered for onsite measures and vulnerable locations.*
- *Physical protection: places that include necessary, well-designed appropriate security features and access control for building shell, site boundaries and vehicle parking.*
- *Lighting: All street lighting for both adopted highways and footpaths, private estate roads and footpaths and car parks must comply with agreed standards. The evenness of light distribution is almost always more important than the levels of illumination being achieved by the system. The Overall Uniformity of light is expected to achieve a rating of 0.4Uo and should never fall below 0.25Uo*

5.6 Northamptonshire Fire and Rescue, and Broadband Services: (09.03.2021) - Northamptonshire Fire and Rescue, and Broadband Services were consulted on this application. The response follows the principle guidance in the County Council's adopted Planning Obligations Framework and Guidance Document (2015).

In terms of Fire Hydrants and Sprinklers, the officer demonstrates that new development and associated infrastructure equates to an increase in visitors as well as traffic movements. This will inevitably lead to an increase in the spread of fire risk, which places additional demands on Fire and Rescue Service resources to ensure safe places are maintained, consistent with national Government expectations and guidance.

The officer goes on saying that Northamptonshire Fire and Rescue Service sets out its criteria for responding to incidents within its Standards of Operational Response (SOR). The standards outline how the Service will respond to

different incident types which fall within its statutory responsibilities under the Fire and Rescue Services Act 2004. In addition, new developments generate a requirement for additional fire hydrants and sprinkler systems in order for fires, should they occur, to be managed.

The officer confirmed that an assessment of the site will need to be undertaken by the Water Officer of Northamptonshire Fire and Rescue Service in order to establish the precise requirement. It is expected however that this development will require a minimum of 9 x fire hydrants to be provided and installed, on a basis of one hydrant per 5000sqm non-residential floor-space created. The capital cost of each hydrant (including installation) is currently £892 per hydrant, totalling £8,028. It is expected that the developer will meet the full cost of providing and installing hydrants for the development.

In regard to broadband services, the officer demonstrated that to ensure Northamptonshire's vision for the county new developments (both housing and commercial) should be directly served by high quality fibre networks. Moreover, access to a next generation network (speeds of > 30mbs) will bring a multitude of opportunities, savings and benefits to the county. It also adds value to the development and attract occupiers.

The Officer recommends that early registration of development sites is key to making sure the people moving into the proposed developments get a fibre based broadband service. In addition, it is advised that ducting works are carried out in co-operation with the installations of standard utility works.

5.7 Anglian Water: (16.04.2021)- No objection/comments.

5.8 NCC Lead Local Flood Authority: (24.02.2021) County Flood Authority was consulted in relation to drainage issue. The Drainage Engineer has reviewed the submitted surface water drainage information located within; Flood Risk Assessment ref GM10604 rev 0006 prepared by Wardell Armstrong dated September 2020. The officer confirmed the acceptability of the surface water drainage scheme for the proposed development subject to planning conditions.

5.9 The Environment Agency: (10.03.2021) Environment Agency was consulted on this application. Initially the Agency did not provide any site-specific comments in relation to this development. This is due to limited resources due to the national situation in respect of the coronavirus (COVID-19) pandemic.

(26.05.2021)- The Agency was re-consulted and no objection has been raised to the proposed development, subject to the imposition of pre-commencement condition related to scheme to dispose of foul drainage.

5.10 Natural England: (22.02.2021) No Objection. It is considered that the proposed development will not damage or destroy the interest features for which the site has been notified.

5.11 Ecologist: (10.03.2021) Objection. The County Ecologist was consulted in regard to this application and provided the following comments-

I am unable to recommend this application be approved due to the degree of biodiversity loss, in particular of such high value habitat. I believe the Biodiversity Offsetting Report submitted presents a fair representation of both the discussions which have taken place about this site and the extent to which the biodiversity loss can be mitigated. In my view the applicant's ecologists have made every reasonable attempt to find a solution, however in this case it has simply proven to be impossible.

The 86% net biodiversity loss associated with this proposal is not acceptable. To say the proposal fails to meet paragraphs 170 and 175 of the NPPF and Policy 4 of the Joint Core Strategy would be a huge understatement. If the council were to approve this application I'm afraid they would be doing so against ecological advice.

(21.05.2021)- The County Ecologist was re-consulted on this application in regard to this application and referred to the previous comments they have made on 10th March 2021.

5.12 North Northamptonshire Joint Planning Unit: No comments received.

5.13 Wildlife Trust: (11.03.2021)- Objection. The County Ecologist was consulted in regard to this application and provided the following comments-

'Thank you for the opportunity to comment on the above proposal. Whilst we appreciate the measures which have been built into the proposal so far, we are concerned that it would still result in a large net loss in biodiversity. Of particular concern is the loss of Open Mosaic Habitat on Previously Developed Ground which is a Priority Habitat under the Natural Environment and Rural Communities (NERC) Act, 2006 and meets the criteria for selection as a Local Wildlife Site (LWS). We therefore object to this application.

Whilst we recognise the efforts which have been included to reduce the loss of biodiversity as a result of this application, the proposal is not in line with national or local policy regarding the need to demonstrate that a net gain in biodiversity could be achieved. We welcome the inclusion of the Biodiversity Offsetting Report with the use of the DEFRA biodiversity metric and Good Practice Principles. Two hectares of Open Mosaic Habitat would be retained within the site along with the habitats within the Willow Brook corridor. The application would also include the management of 5ha of compensatory habitat to the east of the red line boundary. There is still, however, an 86% net loss in biodiversity predicted due to the removal of most of the Priority Habitat. This is a significant and unacceptable loss. The employment park element of the application is in outline only and so no measures to enhance biodiversity, such as brown roofs, are included within the calculations. Even if they were, it is likely that a substantial loss in biodiversity, particularly Priority Habitat, would still result.

5.14 Northamptonshire Badger Group: (09.03.2021) Northamptonshire Badger Group was consulted on this application. They have provided the following comments:

Thank you for consulting Northamptonshire Badger Group on the above planning application. We are aware of a large main badger sett which has been

present for decades adjacent to the site and within XXXm of the proposed site boundary. Our records also show multiple badgers killed on the adjacent roads surrounding the site, thus confirming badger activity in the area.

The site is ideal habitat for badgers to live and forage and this can be seen by the mammal paths on site as well as the sett in the bank on site (highlighted in the report as disused). It is also part of the last green open spaces in this area (aside from having to cross busy roads). The site is clearly used by badgers and is an important green corridors for badgers, as well as ideal locations for potential setts given the dense industrial development & road surrounding the main badger sett nearby.

Therefore a comprehensive badger survey is necessary along with proposed outlines for mitigation, assessment of impact and cumulative impacts. Attention is brought to relevant GOV UK advice in addition to other recognised baseline survey methodologies. Legislative references should include reference to The Protection of Badgers Act 1992 along with other biodiversity and ecological legislation relating to protected species and habitats.

We request the following to be included and mitigation put in place once a badger survey has been completed and if planning permission is approved:

- *Pre-commencement survey, by a suitable qualified ecologist, with badger experience, to ascertain whether any new badger activity has occurred on site. Badgers utilise multiple setts at different times of the year and given the proximity to a main sett, it is likely additional setts could be dug on site before work begins. Should a badger sett be found within the site, work should stop until a suitable qualified ecologist can assess the situation. An exclusion, protection zone around the sett of 30 metres should be put in place as soon as possible. All appropriate ecological assessment and mitigation plans revisited.*
- *Tool box talks for all construction staff regarding badgers should be given for the site, to include:*
 - o *Covering open trenches/pipes and using ramps to prevent a badger getting stuck at night.*
 - o *Checking of any soil heaps for fresh digging each day.*
 - o *Checking for any new badger activity on site each day etc.*
- *Sensitive lighting, particularly at night, during construction*
- *Sensitive lighting plan after completion, particularly at night, which needs to not adversely affect the badger's natural behaviours.*
- *No night working on site, so as to not disturb the badgers' natural behaviour.*
- *Enhanced planting: We suggest providing enhanced planting to make safe, private, dark corridors for badgers to move around the site at night, given it is a site they utilise currently as a route. This should include natural fruit, nut and broad leaved trees & shrubs including damson, hazel, elder, plum, crab apple, cherry, hawthorn & holly for cover plants, to improve food sources for the badgers nearby and provide safe spaces for them, given that this is one of the last open green spaces in the area. The development of this site is reducing the potential foraging & sett creation areas for them.*

5.15 Local Highways Authority: (15.04.2021)- Highways Authority was consulted on this application. The Officer provided the following recommendations and observation:

Recommendations:

A Presently the LHA cannot support the application and require further information to fully assess the proposals.

Observations:

The site depicts access onto the CNOR, it must be noted that the nearest public highway is CNOR roundabout 2 at the junction of Birchington Road and Steel Road. The road north of this to CNOR roundabout 3 is in third party ownership (Urban & Civic) and beyond this to CNOR roundabout 4 is in ownership of a fourth party.

The applicant is required to evidence that they have the rights to access the public highway, this should be reflected in the plan that details the red line extending from the site to the adopted highway.

In terms of parking, the officer considers that although this is an outline application, the site must supply the required levels, and dimensions, of car, cycle, PTW, disabled car and HGV parking and sufficient turning areas for all elements, to the LHAs standards.

Highways Authority have assessed the TA. In terms of Non-Motorised User (NMU) Access and requested the following;

- *A public, adoptable, lit and drained extension of the existing 3m wide CFC on the northern side of Napier Road through the site to link to CNOR.*
- *The CFC along the site access from Steel Road will not be public highway and will need to be maintained by the site's maintenance company for the life of the development. It will need to be lit and drained.*
- *ii An upgrade of the 2m wide footway on the eastern side of Phoenix Parkway to a 3m CFC to link from Heritage Way to the existing CFC provision on Steel Road.*
- *Bus stop infrastructure is required within the site and the service should link to the railway station and George Street, Corby, as a minimum. Where existing bus services are to be diverted, it should be ensured that sufficient capacity is available with additional vehicles provided if necessary.*
- *Each employee should also be provided with a 28-day KC MegaRider ticket (or equivalent if Stagecoach are not the operator of the service) on commencement of employment within the first 3 months of full site occupation (not including fitting out processes).*
- *Bus stop infrastructure is to be secured by condition and should be operational prior to occupation of the site.*
- *Northamptonshire Highways will work with the LPA and developers to ensure that effective, adequately funded, resourced and monitored Travel Plans are created and implemented.*

(01.06.2021)- Further re-consultation was carried out on the amended Transport Assessment submitted by the applicant. NCC highways maintains their view by stating that –

'Presently the applicant has failed to demonstrate a proposal that would not be detrimental to the Highway and that meets the LHA standards and Policies. The LHA recommends that either the applicant supplies all of the information required to the LHA standards and policies or the application be refused.'

(15.06.2021) Assessment of the Technical Note has been provided by the Northamptonshire Highways (NH) in relation to the proposed development. The key concerns raised by the officer are as follows:

- *Personal Injury Collision data was obtained from Northamptonshire County Council for the five year period from 01 January 2013 to 31 December 2017. This need to be updated with the latest five year accident data. All PICS should be provided.*
- *The financial contribution for the upgrade of footway and cycle way appears reasonable.*
- *Car and cycle parking provision with respect to Northamptonshire Parking Standards to be clarified.*
- *The trip generation for B2 should be revisited considering the comments in this note.*
- *The terminology in the Table 6 does not correlate with the calculations in the Appendix 1 A6116 North should be read as West, A6086 Corby should be trips towards south and A6116 to south should be refereed as trips travelling towards North. This should be clarified.*
- *All information as detailed in the note, including junction geometries, should be provided for traffic impact assessment in order to validate the 2018 base year model.*
- *2031 future year assessments may need to be updated once the trip generations have been clarified.*

(24.06.2021) Applicant has submitted a revised Technical Note for highways consideration. At the time of writing this report no further response has been received from Northamptonshire Highways.

5.16 Gretton Parish Council: (10.03.2021)- No comments/objection.

(27.04.2021)- Objection. Gretton Parish Council was re-consulted on this scheme. The Parish provides the following comments:

This application was considered and it was agreed to object to the application on the following grounds:

This road and surrounding area are used by the residents of Gretton daily and the Parish Council remains concerned that the roads in this area are often flooded and feels that adequate drainage must be put in place to prevent any risk of flooding on roads in the vicinity.

Traffic and Highways The documents state that a 10.9% increase in traffic would have a negligible effect on transport on these roads. However, the Parish Council feels this would generate a very significant amount of traffic overloading the highway infrastructure of the area and have a marked impact on the existing traffic network that is already very busy, particularly during peak travel periods.

5.17 Neighbours- Letters were sent to 38 neighbouring units on 18.02.2021. No representations received from the neighbouring units.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Section 54A of the Town and Country Planning (1990) (as amended) states “Where in, making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the Plan unless material consideration indicate otherwise.”

6.2 National Policy

National Planning Policy Framework 2019:

- 2 Achieving sustainable development
- 6 Building a strong competitive economy
- 7 Ensuring the vitality of town centres
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well-designed places
- 15 Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

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

Policy 1 (Presumption in favour of Sustainable Development)

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 9 (Sustainable Buildings)

Policy 10 (Provision of Infrastructure)

Policy 11 (The Network of Urban and Rural Areas)

Policy 15 (Well-connected Towns, Villages and Neighbourhoods)

Policy 18 (HGV Parking)

Policy 19 (The Delivery of Green Infrastructure)

Policy 22 (Delivering Economic Prosperity)

Policy 23 (Distribution of New Jobs)

Policy 24 (Logistics)

Policy 27 (Rockingham MRC Enterprise Area)

6.4 Emerging Part II Local Plan

Part 2 Local Plan, when adopted (envisaged late summer 2021), will form part of the North Northamptonshire Development Plan.

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Environmental Statement
- Landscape and Visual Impact
- Ecology and Nature Conservation
- Employment
- Highways
- Flood Risk and Drainage
- Air Quality, Noise and Vibration

7.1 Principle of Development

- 7.1.1 Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it.
- 7.1.2 The Part 2 Local Plan (P2LP) for Corby was submitted to the Secretary of State in December 2019 and is currently undergoing independent examination. It should be noted that given the stage the Local Plan Part 2 has reached in its preparation; it is allocated more than moderate weight in the determination of the application.
- 7.1.3 Policy 1 of the North Northamptonshire Joint Core Strategy (NNJCS) 2016 outlines the presumption in favour of sustainable development that is contained within National Planning Policy Framework (NPPF) 2019, and that the Local Planning Authorities should be taking a positive and proactive approach to applications as a result.
- 7.1.4 JCS Policy 3 sets out the importance of existing landscape character, to retain distinctive qualities where possible. Criteria b) states development should make provision for the retention and where possible enhancement of features of landscape importance.
- 7.1.5 Part of the site is identified as a UK Biodiversity Action Plan Priority Habitat and a Potential Wildlife Site, and the entire site is within the Nene Valley Nature Improvement Area. JCS Policy 4 seeks a net gain in biodiversity to protect and enhance features of biodiversity and geological interest. Criteria b(i) seeks to enhance ecological networks by managing development and investment to reverse the decline in biodiversity and restore the ecological network at a landscape scale in the Nene Valley Nature Improvement Area.
- 7.1.6 JCS Policy 6 requires proposals for sites with known or high likelihood of contamination to provide remediation strategies to manage the contamination. Proposals will be supported where it can be demonstrated that the site can be safely and viably developed with no significant impact on either future users or on ground and surface waters.
- 7.1.7 The site is within an identified sub-regional green infrastructure corridor. JCS Policy 19 and P2LP Policy 6 seek to protect and enhance the identified green

infrastructure corridors by ensuring new development does not compromise their integrity, and where possible new development should aim to provide connections to existing corridors.

- 7.1.8 The proposed development site is within the Rockingham Enterprise Area as designated within the adopted North Northamptonshire Joint Core Strategy (NNJCS, 2016). JCS Policy 27 states that the Enterprise Area will be a focus for employment development within and beyond the plan period and proposals will be supported where they will deliver a mix of high quality employment, particularly in priority employment sectors. The policy includes a number of place shaping principles to guide the development of the site for employment use.
- 7.1.9 Paragraph 8.47 of the JCS explains that Policy 27 allows flexibility for a range of employment uses to come forward in response to market demands, but that significant opportunities exist to deliver high performance technologies along with other priority economic sectors including logistics and food and drink.
- 7.1.10 In addition, paragraph 8.48 of the JCS states that the local planning authorities will encourage the preparation of a comprehensive masterplan for the Enterprise Area, incorporating the place-shaping principles outlined in JCS Policy 27. Proposals for development of individual parcels of land should demonstrate how they relate or connect to the wider area, contributing to the delivery of the place-shaping principles and ensuring they do not prejudice the delivery of other development within the Enterprise Area.
- 7.1.11 Overall, the development of this employment site is welcomed in principle; however, compliance with other relevant policies of the Development Plan will be assessed to determine the acceptability of the scheme. Policy 1 of the JCS states that - development should contribute to delivering the Plan Vision and Outcomes through compliance with the relevant policies of this Plan. Development that conflicts with policies of the Plan will be refused unless material considerations indicate otherwise.

7.2 Environmental Statement

- 7.2.1 The proposed development falls under schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) and exceeds the relevant thresholds or criteria set out in the second column. The submitted application is accompanied by an Environmental Statement (ES) for the purpose of the 2017 Regulations and the application is classified as an Environmental Impact Assessment Application. The submitted Environmental Statement considers a range of issues relevant to the site and its constraints.
- 7.2.2 With reference to the issues contained within the ES and the constraints of the site as well as the issues raised by the key consultees, the report will be structured around the following themes:

Landscape and Visual Impact
Ecology and Nature Conservation
Employment
Socio-Economic Impact

Highways and Traffic Issues
Flood Risk and Drainage
Air Quality
Noise and Vibration

7.3 Landscape and Visual Impact

- 7.3.1 The application site is located within the Rockingham Enterprise Area (REA) as designated within the Development Plan. Policy 27 of the JCS relates to the REA and aims to provide flexibility for a range of employment uses to come forward in response to market demands. The JCS advises that proposals for development of individual parcels of land should demonstrate how they relate/connect to the wider area, contributing to the delivery of the place-shaping principles and ensuring that they do not prejudice the delivery of other development within the Enterprise Area.
- 7.3.2 Policy 8 stresses the need for creating distinctive local character by responding to the site's immediate and wider context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation.
- 7.3.3 JCS Policy 3 sets out the importance of existing landscape character, to retain distinctive qualities where possible. Criteria b) states development should make provision for the retention and where possible enhancement of features of landscape importance.
- 7.3.4 The above policies seek to minimise the environmental impacts through sensitive design to reduce the impact on the landscape, townscape and wider setting and by achieving the highest possible standards of design and environmental performance.
- 7.3.5 Whilst this is an outline application it has already been recognised that significant weight should be given to conserve the landscape and visual impact in order to conform with NPPF requirements. The Framework suggests that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils.
- 7.3.6 In support of the Environmental Statement, the applicant submitted a Landscape and Visual Impact Appraisal (LVIA) which considers key view points; the degree of likely impact and who would be affected by that impact; and the suitability of the mitigation to reduce or mitigate the harm. It is considered that the above document provides a detailed account of the proposed GI framework and its onsite applicability to minimise landscape and visual effects identified in the LVIA.
- 7.3.7 It is important to note that the application is in outline with landscaping reserved. The critical matter in this respect is whether it is possible to accommodate sufficient and appropriate levels of tree planting within the development. The LPA considers that this is possible and therefore it would be difficult to substantiate a landscaping reason for refusal at this stage. At this stage the key objectives in terms of the landscape strategy are considered acceptable.

- 7.3.8 In terms of visual impacts of the development on wider views, potential visibility of the proposed development across the subject site is mainly shielded by commercial / industrial development which surrounds the majority of the site. This would be further controlled by the Rockingham Plantation to the north and a block of woodland and scrub to the east. Views are therefore typically limited to the immediate or short distance to the south, west and north, with some potential marginal medium to long distance views from limited locations unconstrained by built form and vegetation to the east.
- 7.3.9 It is generally accepted that the proposed planting would deliver sufficient effects to mitigate the impact, only after 15 years, and this would need to be subject to further details showing how the strategy would be delivered, phasing and further details of tree planting. The introduction of a new industrial / commercial development will result in permanent albeit localised changes in the landscape. The character of the landscape of the site will change from a previously developed one to a built one. The scheme also includes some perimeter structural landscaping to enhance existing vegetation within and along the southern and eastern boundaries.
- 7.3.10 In the light of the above, officers consider that the proposal, subject to adhering to Landscape and Visual Impact Assessment (LVIA) would adequately deal with this matter at the future stage.

7.4 Ecology and Nature Conservation

- 7.4.1 Policy 4 of the North Northamptonshire Joint Core Strategy protects existing biodiversity and geodiversity assets, including refusing development proposals where significant harm to an asset cannot be avoided, mitigated or, as a last resort, compensated. This includes sites of Special Scientific Interest.
- 7.4.2 Paragraph 170 of NPPF also suggests the need for minimising the impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are most resilient to current and future pressures. This approach is further supported by Policy 3 in the adopted plan which requires significant weight to be given to the conservation and enhancement of natural beauty. It also states that minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 7.4.3 Paragraph 175 of NPPF also advocates that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 7.4.4 Applicant has undertaken an Extended Phase 1 Habitat Survey along with Phase 2 ecological surveys for great crested newt and reptiles. Subsequently, an updated Extended Phase 1 Habitat Survey including invertebrate surveys was also carried out in August and September 2019. The Extended Phase 1 Habitat Survey (2018; prepared by REC Ltd) states that there are no Statutory Designated Sites within 5km of the site boundary. The Site is within a SSSI Impact Risk Zone. There are seven non-statutory designated sites located

within 2 km of the Site. All are Local Wildlife Sites (LWS) with the closest being Corby Tunnel Quarries LWS approximately 580m north west of the site. LWS are recognised for their importance to wildlife when assessed against a set of criteria. There are 11 Potential Wildlife Sites (PWS) within 2km of the Site, seven of which are within the Nene Valley Nature Improvement Area (NVNIA). The Site itself lies within a Potential Wildlife Site. The assessment of ecological impacts associated with the proposed development identified potential impacts to the open mosaic habitats on previously developed land, great crested newt and invertebrate assemblage.

- 7.4.5 Measures to mitigate effects during construction are necessary for legal compliance. These would include moving grass snakes prior to the site clearance, removing vegetation outside the bird nesting season, and moving dormice and great-crested newts under licence. This is in addition to proposed measures such as the planting of additional native hedgerows and trees, installation of bird and bat boxes and careful consideration of lighting scheme.
- 7.4.6 Submitted Design and Access Statement (DAS) states that the Willow Brook corridor has been fully considered within the schemes for the proposed platform. This includes due regard to the creation of engineered slopes and surface water drainage. The master planned areas will also be softened along the boundaries, by suitable indigenous landscaping to assist in promoting biodiversity. The DAS also confirms that a significant area of Open Mosaic Habitat will be retained within the Application boundary and enhanced (to the north of the Willow Brook corridor). Moreover, proposed surface water detention ponds will offer potential benefits for wildlife. An area of land to the east of the proposed development is set aside for biodiversity offsetting, including woodland management.
- 7.4.7 The submission incorporates the *Biodiversity Offsetting Report* with the use of the DEFRA biodiversity metric and Good Practice Principles. The Environmental Statement also identifies measures to mitigate the impacts on biodiversity which have been included to reduce the loss of biodiversity as a result of this application. It is demonstrated that two hectares of Open Mosaic Habitat would be retained within the site along with the habitats within the Willow Brook corridor. The proposal would also include the management of 5ha of compensatory habitat to the east of the red line boundary. There is still, however, an 86% net loss in biodiversity predicted due to the removal of most of the Priority Habitat. This is a significant and unacceptable loss. Therefore, the proposal is not in line with national or local policy regarding the need to demonstrate that a net gain in biodiversity could be achieved.
- 7.4.8 The Wildlife Trust and County Ecologist have assessed the application and objected to the proposed scheme due to the loss of Open Mosaic Habitat on Previously Developed Ground which is a Priority Habitat under the Natural Environment and Rural Communities (NERC) Act, 2006 and meets the criteria for selection as a Local Wildlife Site (LWS).
- 7.4.9 It is considered that the present proposal is unacceptable and conflicts with Policy 4 of the Joint Core Strategy and National Planning Policy Framework (2019).

7.5 Employment

- 7.5.1 Policy 22- Delivering Economic Prosperity stresses the need for safeguarding the existing and committed employment sites which are of the right quality and suitably located in relation to infrastructure and neighbouring uses. The Plan also aims to ensure that, as a minimum, North Northamptonshire delivers enough new jobs for the labour force arising from planned population growth, plus additional jobs in the southern area to help reduce levels of out commuting.
- 7.5.2 The significant potential of this area has been recognised in a number of technical studies including the Rockingham Development Framework (RDF) endorsed by Corby and East Northamptonshire Councils in 2011, and in the Northamptonshire Enterprise Partnership's 2015 bid for the designation of an Enterprise Zone. The partners (including the two local planning authorities) are continuing to promote the economic potential of the area. Policy 27 provides a positive planning framework to help achieve this.
- 7.5.3 The Application Site forms part of the proposed Rockingham Enterprise Area (REA). Policy 27 provides flexibility for a range of employment uses to come forward in response to market demands. The above policy also identifies significant opportunities to deliver high performance technologies and future vehicle technologies by attracting motorsport/automotive sector businesses. The Enterprise Area is also well placed to support other priority economic sectors including logistics and food and drink. The development of the Enterprise Area to its full potential is a long term opportunity that will be delivered during and beyond the plan period and consequently the Plan is not reliant on the delivery of the site to meet its minimum jobs targets.
- 7.5.4 However, the policy stresses the need for demonstrating how the development of individual parcels of land relate or connect to the wider area, contributing to the delivery of the place-shaping principles and ensuring they do not prejudice the delivery of other development within the Enterprise Area.
- 7.5.5 The net developable area within the development framework area extends to some 228 hectares of land (i.e. 75% of the gross land area), which constitutes a significant employment area. The development framework assumes the following for the B-class employment uses: B1 offices – 20% site coverage, B1c light industrial/B2 – 40% site coverage and B8 warehousing – 40% site coverage. The proposed development falls within the parameters of the RDF and in accordance with the Masterplan.
- 7.5.6 The proposed development will be phased which is suggested within the Policy 27 by stating that-
- It will be important that development is phased and focused in certain areas of the Enterprise Area, together with provision of appropriate temporary and other employment uses to build and maintain development momentum and contribute towards infrastructure delivery. Whilst the site has significant potential in the short, medium and long term it is important that development is phased in relation to the provision of on and off site infrastructure and mitigation of contaminated land constraints.*
- 7.5.7 A permission sought here may result in 100% (43,000m²) B2 use (general industrial). The site is allocated within an up-to-date development plan for

employment use. The proposed enabling works to facilitate the site for the employment development are therefore entirely in accordance with the NPPF. The direction of emerging local planning policy also supports deliverable employment sites and encourages employment diversity.

- 7.5.8 Paragraph 80 of the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The Framework goes on stating that planning decisions should recognise and address the specific locational requirements of different sectors (paragraph 82).
- 7.5.9 In the light of the above, it is considered that the proposed development would support the economic growth and productivity by taking into account both local needs and wider opportunities for development. The proposed development would help meet the significant employment needs of the wider area. Therefore, the proposed scheme conforms with NPPF in building a strong, competitive economy.

7.5 Highways

- 7.5.1 There are currently two accesses to the site, via Napier Road to the west and via a link road from the A6116 Steel Road to the south. Napier Road is a two way single carriageway road that meets Phoenix Parkway at a ghost island priority junction and provides access to a small number of commercial units. There is a footway, separated by a grass verge, on the northern side of the A6116 Steel Road and on the eastern side of Phoenix Parkway, providing a pedestrian route to the various industrial and commercial premises. An alternative cycle link from the site to the town centre is via a cycle route through Heritage Way to the west of the site, linking with Pen Green Lane and routes along Rockingham Road to Corby railway station.
- 7.5.2 Submitted plans evidence that access into the B2 employment development will be via Napier Road which will be extended into the site. A potential second access will be available from the Corby Northern Orbital Road roundabout, after the completion of the road. The submitted documents also suggests that the Steel Road site access will be blocked off for vehicles when the site becomes operational.
- 7.5.3 Extensive consultation has been carried out with Highways department in relation to highway issues and the highway officer confirmed their acceptability of the proposed layout. However, Northamptonshire Highways considers that there are outstanding comments in regards to the Technical Note which needs to be addressed.
- 7.5.4 These includes Personal Injury Collision (PIC) data need to be updated with the latest five year accident data, clarification of car and cycle parking provision, trip generation, clarification of trip distribution; all information as detailed in the note, including junction geometries, should be provided for traffic impact assessment in order to validate the 2018 base year model and 2031 future year assessments.

7.5.5 Applicant has provided additional information to address previously raised concerns by highways. They have submitted a revised Technical Note for highways consideration and at the time of writing this report no further response has been received from Northamptonshire Highways.

7.6 Flood Risk and Drainage

7.6.1 Policy 5 (Water Environment, Resources and flood risk management) of Joint Core Strategy reflects how development should contribute to reducing the risk of flooding and also protecting the quality of the water environment. The above policy also states that 'development should be designed from the outset to incorporate Sustainable Drainage Systems wherever practicable, to reduce flood risk, improve water quality and promote environmental benefits'. This consideration is reiterated in the NPPF, which states that development should ensure that flood risk is not increased elsewhere.

7.6.2 The subject site is located within Flood Zone 1 and therefore has a low probability of flooding. Surface water runoff will be discharged from the surface water drainage network to the Willow Brook North via two outfall points at a restricted 'greenfield' rate. Excess flows will be attenuated within the site area within detention basins and plot-level geocellular storage tanks.

7.6.3 The applicant has submitted Chapter 9 (Drainage and Flood Risk Management) as part of the Environmental Statement to assess the potential effects of the Proposed Development on drainage and flood risk, both on site and to the immediate surrounding area. Due to the size of the application site, a Flood Risk Assessment (FRA) has also been undertaken to consider the impact of the development upon flood risk and vice versa, in line with national policy guidance. The FRA is included in Appendix 9.1 of the Environmental Statement.

7.6.4 The drainage strategy suggests that the proposed development will incorporate a surface water drainage network that will be designed and constructed in-line with industry best practice, which includes measures to manage site drainage and prevent pollution. The drainage strategy incorporates Sustainable Drainage features to provide water quality treatment, primarily within vegetated detention basins, which will slow the rate of flow through the basin providing filtration and settlement for suspended solids. Additional 'pre-treatment' will be provided by oil separators within individual plot and grass filter strips adjacent to access roads.

7.6.5 Information submitted by the applicant has taken full account of likely significant impact of the Proposed Development with regards to drainage and flood risk. The potential impact of the development has been considered and it is recommended that the drainage system is designed to reduce any flood risk due to the increased impermeable area both onsite and offsite. All the relevant factors associated with construction, operational activities and decommissioning have been taken into account to identify likely impacts.

7.6.6 The mitigation and enhancement measures have been identified and all the significant affects have been considered which are related to various stages of the design life. The Environment Agency and Surface Drainage Water team

were consulted on this proposal. They have not raised any objections, subject to conditions regarding the surface water management strategy and foul water infrastructure details. At this stage based on all the information provided by the applicant, it is considered that the drainage strategy, hydrology and flood risk mitigation is aligned with the policy requirements.

7.7 Air Quality, Noise and Vibration

- 7.7.1 The proposals have the potential to cause air quality impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during operation. As such, an Air Quality Assessment is vital in order to determine baseline conditions and assess potential effects as a result of the scheme.
- 7.7.2 During the construction phase of the development, potential air quality impacts as a result of fugitive dust emissions from the site has been identified. These were assessed in accordance with the IAQM methodology. It is also considered that good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by earthworks, construction and trackout activities would not be significant.
- 7.7.3 Potential impacts during the operational phase of the proposals may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site.
- 7.7.4 The NPPF requires the LPA (Local Planning Authority) should conduct site analysis to 'ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.'
- 7.7.5 Policy 8 'Northamptonshire Place Shaping Principles' which prevents any development that would result in adverse impacts due to unacceptable levels of air pollution and noise.
- 7.7.6 An Environmental statement has been submitted for the air quality and mitigation measures required to prevent or reduce the likely residual effects, and all the measures have been specified. Council's Environmental Health Officer have reviewed chapter 11 of the Environmental Statement reference GM10604 dated January 2021 by Wardell Armstrong and advised it is accepted. However, states that the proposed mitigation measures and financial contribution may need reviewing in the future and this review could be secured by way of a suitably worded planning condition. The officer also reviewed the *Dust Management Plan* reference GM10604 dated 29th June 2021 by Wardell Armstrong and confirmed the acceptability.
- 7.7.7 In relation to noise impact the applicant has provided information within the Environmental Statement including Appendix 10.1 which includes noise survey, construction noise assessment and operational noise assessment.

- 7.7.8 An assessment has been made regarding the impact of noise and vibration at both the construction and operational phases of development. The above assessment is necessary to comply with Policy 8-Place Shaping Services of the JCS, which states that permission will not be granted for development resulting in unacceptable levels of noise. The Senior Environmental Health Officer was consulted in regards to noise and vibration and initially raised concerns in relation to the information provided at that stage.
- 7.7.9 Re-consultation has been carried out with EHO on the supplementary information provided within chapter 10 with regard to noise. The officer confirms that a suitable assessment with predicted noise levels and detailed mitigation measures needs to be submitted for approval by the LPA, by way of a suitably worded condition, to ensure that noise emissions will be controlled during the works such that it does not result in an adverse impact on nearby receptors. This includes existing and permitted industrial/commercial receptors. Additionally, suggested inclusion of a suitably worded planning condition that requests advance notice and details of any night working at least two weeks before it is proposed to take place.

8. Conclusion/Planning Balance

- 8.1 Turning to the planning balance, following the assessments made through section 8 of this report, this section weighs the harm to the significant biodiversity loss resulting from the proposal, against other material considerations in support of the development. This planning balance will then determine whether the benefits outweigh the identified harm.
- 8.2 It is recognised that the application has been accompanied by Ecological Surveys, it is already building on a site allocation where the principle for the use has been established. The Ecological Adviser and Wildlife Trust have raised objections in respect of impact on the Open Mosaic Habitat and 86% biodiversity loss. Council's Ecological Adviser also pointed that once the Environment Bill is passed applicants will have the last-resort option of buying credits from the Secretary of State however, that facility does not exist at present.
- 8.3 Overall and despite the benefits that would arise from supporting the delivery of an important component of the economic plan for Corby, the policy test for any application requires that development proposals where significant harm to an asset cannot be avoided, mitigated or, as a last resort, compensated should be refused.
- 8.4 There is a strong emphasis in the Framework in overall sustainability objectives including getting development in the right places. It is acknowledged that the scheme would provide benefit by contributing towards economic development both in the short and long term to the local economy. Nonetheless, It is considered that the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the Framework taken as a whole.
- 8.5 Through the development, the application site would deliver significant job creation, apprenticeships and increase in economic output. The proposal does not align with environmental objectives within the NPPF, where it stresses the

need for minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

- 8.6 The officers have assessed the acceptability of the development applied substantial weight to the significant impact on the Priority Habitats. Alongside this they have considered any other harm from the development and consider that the benefits of the proposed development are not sufficient to outweigh the harm.

9. Recommendation

- 9.1 For the reasons set out below the proposal is recommended for refusal.

10. Reasons for Refusal

- 10.1 In conclusion the proposed development is unacceptable in principle because the proposed scheme fails to comply with Policy 4 of the Joint Core Strategy in relation to net biodiversity loss. Accordingly, the proposal fails to accord with paragraph 170 of National Planning Policy Framework and North Northamptonshire Joint Core Strategy.

11. Informatives

- 11.1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved', Local Plan Policies 1997, Joint Core Strategy Adopted July 2016, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

12. Schedule of Plans/ Documents

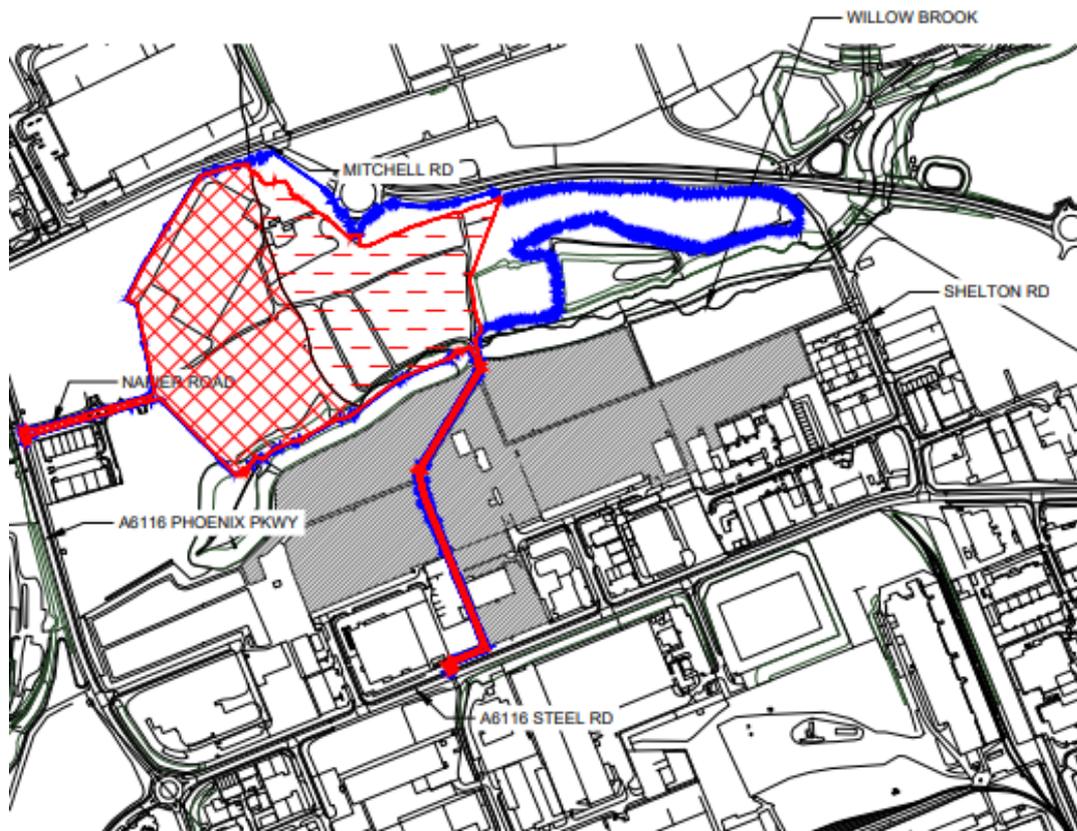
- Site Location Plan, Dwg No.- GM10604-004 Rev- B
- Planning, Design and Access Statement, January 2021
- Environmental Statement, January 2021
- Non-Technical Summary, January 2021
- Technical Note Response to North Northamptonshire CouncilV2, May 2021
- Technical Note 2 - Second Response to North Northamptonshire CouncilV1, June 2021
- Preliminary Construction Management Plan For Phoenix Parkway Enabling Works, January 2021
- Preliminary Investigation Report (Desk study and site reconnaissance), Report: STP3966D--P01 Revision 2, March 2019
- Ground Investigation Report, ref: STP3996D- G01, September 2020
- Supplementary Environmental Information for Chapter 10: Noise, received on

17.05.2021

- Supplementary Environmental Information for Appendix 11.4: Dust Management Plan, received on 17.05.2021

REFERENCE

-  APPLICATION BOUNDARY
-  LAND WITHIN THE CONTROL OF THE APPLICANT
-  AREA OF SITE LYING WITHIN CORBY BOROUGH COUNCIL
-  AREA OF SITE LYING WITHIN EAST NORTHAMPTONSHIRE COUNCIL



**Storefield Group Limited, Land Off, Centrix Business Park, Napier Road,
Corby, Northamptonshire,
Planning Application Reference: NC/21/00072/OUT
Planning Committee Date: 05.07.2021**

Scale: 1:1250



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