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**North
Northamptonshire
Council**


Meeting: North Northamptonshire Strategic Planning Committee
Date: Monday 7th March 2022
Time: 7:00 pm
Venue: Council Chamber, The Corby Cube, George Street, Corby, NN17 1QG

To members of the North Northamptonshire Strategic Planning Committee

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

Substitute Members: Councillors, Jackson, Carter, O'Hara, Prentice, Keane, McGhee and Anslow

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Items to note			
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	None		
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	Adele Wylie, Monitoring Officer North Northamptonshire Council  Proper Officer 25th February 2022		

*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.

This agenda has been published by Democratic Services.

Committee Officer: Callum Galluzzo

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Meetings at the Council Offices

Due to the Covid-19 pandemic seating in the Council Chamber will be limited. If you are intending to attend the meeting as a spectator, please contact Callum Galluzzo, Democratic Services Officer, on 01536 534268 or callum.galluzzo@northnorthants.gov.uk

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ITEM	NARRATIVE	DEADLINE
Members of the Public Agenda Statements	Requests to address the committee must be received by 12 Noon on the day before the meeting. Speakers will be limited to speak for 3 minutes.	12 Noon Friday 4 th March 2022
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 4 th March 2022

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Members are reminded of their duty to ensure they abide by the approved Member Code of Conduct whilst undertaking their role as a Councillor. Where a matter arises at a meeting which **relates to** a Disclosable Pecuniary Interest, you must declare the interest, not participate in any discussion or vote on the matter and must not remain in the room unless granted a dispensation.

Where a matter arises at a meeting which **relates to** other Registerable Interests, you must declare the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but must not take part in any vote on the matter unless you have been granted a dispensation.

Where a matter arises at a meeting which **relates to** your own financial interest (and is not a Disclosable Pecuniary Interest) or **relates to** a financial interest of a relative, friend or close associate, you must disclose the interest and not vote on the matter unless granted a dispensation. You may speak on the matter only if members of the public are also allowed to speak at the meeting.

Members are reminded that they should continue to adhere to the Council's approved rules and protocols during the conduct of meetings. These are contained in the Council's approved Constitution.

If Members have any queries as to whether a Declaration of Interest should be made please contact the Monitoring Officer at – monitoringofficer@northnorthants.gov.uk

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Minutes of a meeting of the Strategic Planning Committee

At 7.00 pm on Thursday 13th January, 2022 in the
Council Chamber, Council Offices, Swanspool House, Doddington Road,
Wellingborough, Northants, NN8 1BP

Present:-

Members

Councillor Steven North (Chair)
Councillor Mark Dearing
Councillor Tim Allebone
Councillor Kevin Thurland
Councillor Ross Armour
Councillor Alison Dalziel
Councillor Paul Marks

Councillor Paul Bell
Councillor Roger Powell
Councillor Simon Rielly
Councillor Joseph John Smyth
Councillor Mike Tebbutt
Councillor Malcolm Waters

Officers

Amie Baxter
Carolyn Tait
Jasbir Sandhu
Emma Granger
Callum Galluzzo

Development Services
Development Services
Development Services
Legal Representative
Democratic Services

31 Apologies for absence

None

32 Members' Declarations of Interests

None

33 Minutes of the meeting held on 1st November 2021

RESOLVED

that the minutes of the meetings of the Planning Committee held on 1st November 2021 be approved as a correct record subject to minor amendments.

Applications for planning permission, listed building consent and appeal information

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. One 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>*4.1 Change of use from agricultural land to solar farm and construction and operation of a solar photovoltaic (PV) development with a capacity of up to 49.9MW with associated infrastructure and landscaping at Land North Of Old Head Wood, Grafton Road, Brigstock, Northamptonshire for Dan Ferrier - Scottish Power Renewables</p> <p>Application No: 20/00207/FUL</p> <p><u>Speaker:</u></p> <p>Dan Ferrier attended the meeting and addressed the committee as the applicant for the proposed development. The applicant stated that the application included several mitigation schemes in order to minimise disruption to surrounding residents and also to minimise the visual impact of the development. It was also stated the if approved the proposed development would generate power for 17,000 homes.</p> <p>Following the speakers comments, members asked several questions of clarification to the applicant</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the change the use of the site from agricultural land to a solar farm and for the construction of ground mounted solar photovoltaic ('PV') arrays to create the solar farm. It was heard that associated infrastructure was also proposed, including housing for inverters, a substation compound as well as fencing, security cameras, cabling and access tracks. The anticipated operational life of the proposal is up to 35 years.</p> <p>The Planning Officer addressed the committee and provided an update which stated that an additional condition was to be included along with several amendments in order to provide reassurance that the access point can be managed in a safe manner, the applicant suggested that an additional condition was used which requires the submission of a Construction Traffic Management Plan (CTMP).</p> <p>Members initially raised reservations due to the movement of HGV and construction traffic during the six month construction period that would have a detrimental impact on neighbouring properties.</p> <p>Members heard that a number of mitigation schemes were included In order to minimise the impact on residents and to maximise safety associated with site access and HGV traffic movements.</p> <p>Members also recommended that wording be changed within a condition to ensure that the applicant make remedial works to any damage caused by the proposed application.</p> <p>Following debate, it was proposed by Councillor North and seconded by</p>

	<p>Councillor Bell that the application be approved in line with the officer's 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 be begun before the expiration of 3 years from the date of this permission.
- 2 Notwithstanding the submitted details, and prior to the first use of the development hereby approved, a scheme setting out the applicant's proposals for soft landscaping (in addition to the Landscaping Scheme already submitted) and its proposed species mix, implementation schedule and future management shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a detailed list of proposed species and their sizes and positions. The approved landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the first operation of the site for electricity generation. Any trees or plants which within a period of 35 years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.
- 3 No development shall commence until a construction and decommissioning management plan has been submitted (by the applicant) to and approved in writing by the Local Planning Authority, for the protection of the archaeological exclusion area referred to as Zone 3. This management plan will detail appropriate temporary fencing to be erected around the exclusion area before construction begins, and before decommissioning at the end of the life of the facility. The development shall thereafter be carried out in accordance with the approved details.
- 4 No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the Flood Risk Assessment. Brigstock Solar Farm dated November 2019 prepared by Arcus Consultancy Services, has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority The details shall include:
 - a) Any departure from the agreed design is keeping with the approved principles;
 - b) As-Built Drawings and accompanying photos; and
 - c) A detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site
- 5 The development hereby permitted shall be removed from the site and the site returned to its former condition and use as agricultural land within 35 years and 6 months from the first exportation of energy from the development, or 6 months following the cessation of any power generation as a result of decommissioning, whichever is the sooner.
- 6 No development shall commence until details of ambient noise levels, a noise monitoring programme and noise attenuation measures for the construction

phase have been submitted to and approved in writing by the local planning authority. Such measures and monitoring shall operate throughout the construction phase in accordance with the approved details (or any further approved amendments).

- 7 No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Public Holidays or Bank Holidays.
- 8 Prior to the first use of the development hereby permitted, the applicant shall have implemented in full a scheme of security and crime prevention measures which has first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be retained in the agreed manner and maintained in good working order in perpetuity.
- 9 Notwithstanding the submitted details, the solar panels hereby approved shall be fitted with a non-reflective / anti-glare surface at the point of installation and retained in this manner in perpetuity.
- 10 All works shall be carried out in accordance with the details contained in 'Brigstock Solar Farm Reptile Method Statement, Scottish Power Renewables' by Arcus Consultancy Services and dated February 2020 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.
- 11 An Ecological Mitigation and Enhancement Plan (EMEP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the EMEP shall include the following:
 - a) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - b) The location and timing of sensitive works to avoid harm to biodiversity features.
 - c) Description and evaluation of features to be managed.
 - d) Ecological trends and constraints on site that might influence management.
 - e) Aims and objectives of management.
 - f) Appropriate management options for achieving aims and objectives.
 - g) Prescriptions for management actions.
 - h) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - i) Details of the body or organization responsible for implementation of the plan.
 - j) Ongoing monitoring and remedial measures.

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

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the EMEP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented

so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

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

- 12 Notwithstanding the submitted information, development shall not commence on the scheme hereby permitted until a Construction Traffic Management Plan has been received and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

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

(Voting: Unanimous)

The application was therefore
APPROVED

35 Delegated Officers Report

None

36 Exempt Items

None

37 Close of Meeting

The meeting closed at 7.55 pm

Chair

Date

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North Northamptonshire Strategic Planning Committee 7th March 2022

Application Reference	NW/21/00866/REM
Case Officer	Mr Duncan Law
Location	Land Area 12B Residential Stanton Cross Irthlingborough Road North Wellingborough Northamptonshire
Development	Reserved matters application for the siting, scale, layout and appearance of 81 units together with garaging and associated infrastructure pursuant to planning permission ref: WP/15/00605/VAR.
Applicant	Mr James Griffiths
Agent	-
Ward	Finedon Ward
Overall Expiry Date	4 January 2022
Agreed Extension of Time	18 March 2022

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation as written objections have been received from more than three neighbouring households and it relates to an application within a Garden Community as per the Strategic Planning Committee Terms of Reference:

To exercise the Council's functions relating to town and country planning and development management in relation to applications for large scale major development including:

- (a) Any matter relating to the North Northamptonshire Garden Communities and Villages developments

1. Recommendation

- 1.1 Reserved Matters Consent for siting, scale, layout and appearance be approved subject to conditions set in section 11.

2. The Proposal

- 2.1 The application seeks approval of Reserved Matters for the for the siting, scale, layout and appearance of 81 units together with garaging and associated infrastructure pursuant to planning permission reference: WP/15/00605/VAR.
- 2.2 In addition, further reserved matters have been submitted including vehicular parking, hard and soft landscaping, external amenity space and ancillary works pursuant to condition 2 of planning permission reference WP/15/00605/VAR which states:

Applications for details of the following matters (hereby referred to as the reserved matters) shall be submitted to and approved in writing by the local planning authority before the commencement of development in each sub-area:

- a) the siting, design and external appearance of buildings;*
- b) vehicle, cycle and foot access routes and parking;*
- c) landscaping including boundary treatments and details of street furniture and lighting;*
- d) layout and design of public open space;*
- e) layout, design and specification of drainage infrastructure the development shall thereafter be implemented in accordance with the approved details.*

- 2.3 This Application site is located within the Neighbourhood Centre and South Slopes Design Brief for the area of the Stanton Cross.
- 2.3 As required through the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority has endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework. Consequently, amended plans and supporting information has been submitted during the application process to deal with consultee concerns relating to design, security, ecology and landscaping.

3. Site Description

- 3.1 The Stanton Cross development is located to the east of the growth town of Wellingborough, gained outline planning permission in 2008 for a 'Mixed use development including 87 hectares of residential development; B1, B2 and B8 development, new public transport links (buses), new and enhanced walking and

cycling routes and facilities, Country Park, Neighbourhood Centre, 2 Secondary local centres, construction of access roads, bridges and highway structures, footways, footpaths, bridleways; and associated works and facilities. (under reference WP/2004/0600). A further application was approved in 2017 which amended the master plan (reference WP/15/00605/VAR) and included the approved scheme of an additional 550 houses. Substantial development has been made on the Stanton Cross sustainable urban extension with specific progress made within the locality of the application site.

- 3.2 Parcel 12b is a rectangular shaped parcel of pasture land located in the Neighbourhood Centre and South Slopes Area and is sited in a visually prominent location on the main ridge line at the arrival point and connection of the main access and movement routes, key desire lines and vistas. This area is the physical and communal focus for Stanton Cross and comprises of several development parcels specifically 11, 12, 13, 36, 17a and 40.
- 3.3 The surrounding land use parcels to the site comprise the residential parcels of 15, 16 and 17a to the south (currently under consideration under reserved matters application reference WP/20/00841/REM) to the south, east and west. Parcel 36 contains a permitted primary school currently under construction and due to open in September 2022. Parcel 12a includes the Neighbourhood centre site and Route 10 to the north (roadway).
- 3.4 The following documents were submitted in support of the application;

Location Plan
Planning Layout
Car Parking Strategy
Refuse Strategy
Boundary Treatments
Compliance Statement
Private and affordable House Types details
Garages Pergola Freestanding Cycle Store Details
Car Port Details
Car Port Details
Street Scene AA/along Irthlingborough Road
Landscape Masterplan
Drainage and Levels Strategy
Earthworks Strategy
Surface water sewer connections SW Network
Foul water sewer connections FW Network
Ground report BRD3897-OR1-A Parcel 12B, Stanton Cross
Noise Mitigation Plan

- 3.5 **Environmental Impact Assessment (EIA)**
As the original outline planning application and variation of condition applications were EIA development, this application is regarded as a subsequent EIA application. Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 subsequent EIA applications include reserved matters applications and applications requiring approval before development can

commence for example approval of conditions. As part of the requirements therefore, the process of screening must be carried out.

It is considered that the proposed development as described by the applicant is a subsequent EIA application but that the original EIA submitted with the outline planning permission (reference WP/2004/0600/O) and update environmental statement submitted with the variation of condition planning permission (reference WP/15/00605/VAR) adequately addresses the environmental effects of the proposal. Therefore, in accordance with Regulation 9 (2) of the EIA 2017 Regulations, where the environmental information already before a local planning authority is considered to be adequate to assess the environmental effects of a development then that information shall be taken into consideration in the determination of a subsequent application.

As such the original Environmental Statement and update information has been taken into account and it is considered that no further information is required in this instance to assess the environmental effects of the development

4. Relevant Planning History

WP/15/00481/OUT	Approved with conditions Outline application with all matters reserved for the development of 550 dwellings (Use Class C3) in addition to 231 committed dwellings under planning permission ref: WP/2004/0600/O, extension of committed primary school to 3 Form Entry, relocation of committed burial ground, plus formal and informal public open space including sports and children's play areas and associated infrastructure including highways, landscaping and sustainable urban drainage system	06.02.2017
WP/15/00605/VAR	Approved with conditions	06.02.2017

Section 73 application for the variation/removal of conditions 5 (reserved matters link to masterplan), 7 (development in accordance with stated plans), 8 (development in accordance with ES), 9 (max development parameters), 10 (phasing), 15 (highways works and phasing), 16 (travel plan phasing), 25, 26, 28, 31, 32 and 34 (ecology mitigation), 27 (compensation areas), 35 (structure landscape strategy), 38 (landscape mitigation), 42 and 44 (noise mitigation), 45 (kennels) and 49 (construction management plan) of planning permission ref: WP/2004/0600 - Mixed use development including 87ha of residential development; B1, B2 and B8 development, new public transport links (buses), new and enhanced walking and cycling routes and facilities, Country Park, Neighbourhood Centre, 2 Secondary local centres, construction of access roads, bridges and highway structures, footways, footpaths, bridleways; and associated works and facilities. AMENDED DOCUMENT

WP/19/00468/AMD

Approved with conditions
Non-material amendment to make an amendment to the time condition on the Section 73 Outline Planning Permission (ref: WP/15/00605/VAR) to reflect the terms of the original 2008 Outline Planning Permission (WP/2004/0600/O) to provide a programme for the submission and approval of the reserved matters for the remaining phases of the development within a 15 year limitation period and until January 2023. Condition 1 should state:

06.09.2019

"The development to which this permission relates shall be commenced within a period of 15 years from the date of the original outline planning permission (WP/2004/0600/O). The applications for approval of the reserved matters shall be made to the planning authority before the expiry of 6 years beginning with the date of this planning permission and development must be begun not later than the expiration of two years from the approval of the final reserved matters."

WP/19/00469/AMD

Approved with conditions

06.09.2019

Non-material amendment to make an amendment to the time condition on outline permission (ref: WP/15/00481/OUT) to reflect the terms of the overarching 2008 Outline Planning Permission (WP/2004/0600/O) to provide a programme for the submission and approval of the reserved matters for the remaining phases of the development within a 15 year limitation period and until January 2023. Condition 1 should state:

"The development to which this permission relates shall be commenced within a period of 15 years from the date of the original outline planning permission (WP/2004/0600/O). The applications for approval of the reserved matters shall be made to the planning authority before the expiry of 6 years beginning with the date of this planning permission and development must be begun not later than the expiration of two years from the approval of the final reserved matters."

NW/21/00349/REM	Approved with conditions Application for approval of reserved matters in relation to the provision of public realm at Parcels 12A and 36 of the wider Stanton Cross development, pursuant to condition 2 of planning approval ref: WP/15/00605/VAR	10.06.2021
WP/20/00032/CND	Part discharged Details submitted pursuant to conditions 3 and 4 (Neighbourhood Centre and South Slopes Design Brief) (partial discharge) of planning permission ref: WP/15/00605/VAR relating to parcels 11, 12a, 12b, 13, 17a, 36 and 40.	28.04.2020
WP/2004/0600	Approved subject to S106 Legal Agreement Mixed use development including 87ha of residential development; B1, B2 and B8 development, new public transport links (buses), new and enhanced walking and cycling routes and facilities, Country Park, Neighbourhood Centre, 2 Secondary local centres, construction of access roads, bridges and highway structures, footways, footpaths, bridleways; and associated works and facilities.	28.01.2008

5. Consultation Responses

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

5.1 **Wellingborough Town Council** - no objection.

5.2 **Ward councillors** – no comments received.

5.3 **Neighbours/Responses to Publicity**

5 number letters have been received. The issues raised are summarised below:

- car parking
- traffic
- privacy
- site shown as reserved for retail and a doctor surgery.

5.4 **Local Highway Authority (LHA)** - no objection.

The Local Highway Authority does not intend to raise an objection to the application on highway safety or capacity grounds.

5.5 **North Northamptonshire Council Housing Strategy Enabling Officer** - no objection.

In respect of the affordable housing provision it is noted that there are 4 units to be provided as per the agreed S106 comprising of 1 x 3 bed 5 person house; 2 x 2 bed 4 person apartments and 1 x 2 bed 2 person apartment covering Plots 25 to 28 inclusive. The provision of housing suggested is acceptable, however concerned about the compliance of some units with NDSS space standards as required by the adopted Joint Core Strategy, policy 30 (b) for North Northamptonshire, for some of the plots:

Plot 25 – does appear to comply with the NDSS standards for a 1 bed 2-person Apartment

Plots 26/27 – these do not appear to comply with the NDSS standards at only 61.04 square metres – for a 2 bed 4 person apartment they should be a minimum of 70 square metres, therefore these would be viewed as 2 bed 3 person properties when allocated to applicants from the local housing register.

Plot 28 – this also does not appear to comply with the NDSS standards at only 85.5 square metres – for a 3 bed 5 person house it should be a minimum of 93 square metres, therefore this would be viewed as a 3 bed 4 person property when allocated to an applicant from the local housing register. Thus, whilst the properties are acceptable, it is disappointing that they do not comply with NDSS standards for plots 26, 27 & 28 for the described number of occupants shown on the application.

In all other aspects of the application Housing Strategy has no further comment to make.

Officer note - amended plans were received that demonstrated that the 2 Bed Apartments now accommodates 3 bed spaces so that they now comply with the NDSS Gross Internal Area requirement. Similarly, the 3 Bed affordable House has

been amended to a 4-person house and therefore meets the necessary NDSS standards. The affordable units are therefore now wholly NDSS compliant.

5.6 **North Northamptonshire Council Landscape Officer** - no objection.

5.7 **North Northamptonshire Council Environment Protection Officer - contaminated land** – no objection.

Comments received at pre-application stage - No comments or objections to make on this application for land contamination subject to unexpected contamination condition.

5.8 **North Northamptonshire Council Environment Health** (noise and air quality) – no comments received.

5.9 **North Northamptonshire Council Archaeological Advisor** – no objection.

Comments received at pre-application stage - The area has been quarried and no survival of archaeological remains is anticipated.

5.10 **North Northamptonshire Council Strategic Planning, Design and Delivery service (Urban Design)** – no objections.

The NNC Strategic planning, design + Delivery team provide advice to North Northamptonshire Council planning authorities on urban design and landscape issues relating to strategic developments and Garden Communities. The application has been reviewed in the context of the:

- National Planning Policy Framework (NPPF, 2019)
- National Design Guide (2019)
- North Northamptonshire Joint Core Strategy (JCS 2016), specifically:
 - Policy 3 (Landscape Character)
 - Policy 8 (Place-shaping Principles)
 - Policy 19 (The delivery of green infrastructure)
- Building for a Healthy Life (BHL) 2020
- The Stanton Cross Development Brief

The NNC Strategic planning, design and Delivery team have undertaken a number of formal and informal meetings relating to this proposal, and the applicant has been given advice throughout the design process. Formally commented in May 2021 and are pleased to see that the Design Team have taken on board our recommendations to a large extent

Previous versions of this proposal presented issues relating to layout, parking, legibility and creating appropriate active edges to the surrounding routes and spaces. Much has been done to address the general disposition of routes, buildings and landscape. The result is a general block structure that works well in principle, but which still presents issues relating to parking, building typology, and creating an appropriate street scene opposite the Local Centre and School sites. Previous comments relating to this read:

'Issues around the architectural language being employed need to be addressed. The development brief for this part of Stanton Cross envisages contemporary buildings with sufficient scale and presence to compliment the school, the district centre, and the gardens opposite. As such, taller buildings with crisp, unfussy facades and clean lines are appropriate. The current elevations show buildings with a profusion of materials, forms, and articulation along the building envelope. The design appears quite dated and given that this is essentially a 'windfall' site, more could be done to boost quality through the design of the buildings here.'

'The corner apartment buildings in particular are incongruous with the town houses on site, and the lower-level coach-type structures along the same edge exacerbate the issues. A simpler roof form across all buildings would help reduce the fussy appearance; strong front-projecting gables, the removal of dormers and other articulations for roofs, would be supported.'

The design team have tried to resolve the architectural issues, but the results demonstrate that there are issues with the design that mere building appearance cannot overcome. The major issue seems to relate to the building and accommodation typology being proposed. The inclusion of houses, with their parking and garden requirements, constrains the site. As such, other aspects of the scheme fail to create acceptable residential or parking environments.

Recommendations

Whilst the proposal is supported in general terms, we would like to make some recommendations to shape the design going forward:

1. Rethink the residential unit strategy so that the building typology better fits with the location at the centre of Stanton Cross. It is apparent that it is hard to make houses work within this site. Instead, more maisonettes and apartments should be used.
2. Low-level structures such as parking barns along the frontage to the north, opposite the School and Local Centre sites, should be replaced with buildings that make the most of this prominent location.
3. Podium parking and amenity space needs to be revisited, as this would free up a considerable amount of space and increase scope for more appropriate design solutions to be accommodated within the site.
4. Continue to revise the architecture across the site, further simplifying the palette of materials, narrowing the range of forms present on site, and using any roof articulation to strengthen the presence of buildings opposite the school and district centre.

Officer note – Amended plans received that provided stacked maisonettes above the parking structures to the units fronting the Irthlingborough Road to address concerns regarding the lower inactive frontage originally provided by the carports to provide roof articulation and simplified pallet of materials including additional red brick. No further comments received.

- 5.11 **Northamptonshire Police Crime Prevention Design Advisor** – no objection.

Final comments received following amended plans Northamptonshire Police has no formal objection or comment to the application in its current form.

Initially Northamptonshire Police had the following comments, which if implemented will reduce the likelihood of crime, disorder and anti-social behaviour occurring. This is in the interest of the security and quality life of future occupants of the development in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

1. 2BR4P apartment blocks have the bin store located under bedroom windows– The bin store could also be moved away from the building or a 60 minute fire resistance brick built bin store (roof would also need to be solid and 60 minute fire resistance) with the doors on the front (not the side) would be considered as acceptable (please note this would be checked at building regulation once all of the details have been supplied). From a designing out crime perspective it would be preferable for the roof to be sloping and not flat, as this could be climbed on to gain access to the windows above or for anti-social behaviour.

Officer response - designed to the 60 minute fire resistance wall and roof and that the roof will be pitched, added a reference to drawing 102D that the three windows are deleted on plots 70,80 and 81 and therefore there are no windows that are above this structure.

2. Parking court 1-5 no surveillance - The lighting of the courts will play an important part in making them feel safe, and therefore used. The garden gate should be treated as the front door and must be lockable from both sides in parking courts. This will allow residents to lock their gate when they are in the parking court. It is always preferable for parking courts to be well overlooked, convenient and feel secure.

3. Plots 18-19 no direct access to their parking spaces

Officer response - parking spaces are individually allocated and directly overlooked by the occupier; lighting is conditioned. The access gates will be lockable from both sides.

4. The boundary treatment is showing knee rail fence with hedging. Hedging will often encroach into the walkway narrowing it making them feel more alleyway like, reducing surveillance and increasing the likelihood for anti-social behaviour. Due to the lack of surveillance over this walkway it would be preferable for this to have a continuation of the 1.2m high railings.

Officer response - updated boundary treatments drawing and replaced the knee rail fence with 1.2-metre-high railings.

5. Under the existing landscaping condition planting will be directly against the walls to provide defence in accordance with the requirements

Officer response – noted.

6. The Flat Over Garages (FOGs) proposes have no windows on the rear elevation overlooking the car park and the flats (plots 76-78) do not have active rooms overlooking the car park. They have bedrooms. If these buildings are to remain, would suggest some windows in the rear elevation to provide surveillance from an active living space.

Officer response - Hanbury FOGs has now been updated to show rear windows in the rear elevation with 3 windows (kitchen bathroom and living room) now overlooking the rear parking area.

5.12 Natural England - no objection.

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites Upper Nene valley Gravel Pits Special Site of Scientific Interest, (SSSI) Upper Nene Valley Gravel Pits Special Protection Area, (SPA) and Ramsar Site and has no objection.

5.13 Environment Agency - no objection.

This application appears to be for the reserved matters requirements of conditions 2 and 5 of variation to condition planning permission reference WP/15/00605/VAR only. In so far as it relates to the risk posed to controlled waters, we have no comments on the discharge of these conditions. A Geo-Environmental Site Investigation Report has been submitted in support of this application. However, it is our understanding that this is not required for the discharge of conditions 2 and 5. We would be happy to review this report at the time of a separate application specific to the discharge of condition 21 of variation to condition planning permission reference WP/15/00605/VAR.

5.14 Lead Local Flood Authority – no comments received. Not required as not discharging surface water drainage conditions as part of this application.

5.15 Anglian Water - no objection received at pre-application stage.

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

The foul drainage from this development is in the catchment of Broadholme Water Recycling Centre, which currently does not have capacity to treat the flows from the development site. However, Anglian Water is obligated to accept the foul flows from developments with planning permission and we will work with the developer

and the Environment Agency. Funding for any WRC infrastructure upgrades or change in permit is funded and delivered by Anglian Water, not the developer.

Anglian Water expects surface water from the proposed development site to be disposed of using sustainable drainage systems and/or soakaways. Connection to main sewers would only be considered acceptable when evidence is provided, as part of the planning application, to show that the surface water hierarchy has been followed. This evidence should include trial pit logs from infiltration tests and investigations in respect of discharging to a watercourse. In order for Anglian Water to assess a proposal to dispose surface water into the public network the manhole connection point and the proposed discharge rate would need to be stipulated.

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

5.16 North Northamptonshire Council Principal Project Officer (Ecology) – no objection.

Comment - The close board fence with trellis and the larch lap fence in the Boundary Treatment Details (drawing. 18908/117) should include hedgehog holes to allow hedgehogs to forage among the gardens.

Officer note – amended plans received included hedgehog holes.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

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

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

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

Policy 1 (Presumption in Favour of Sustainable Development)
Policy 2 (Historic Environment)
Policy 3 (Landscape Character)
Policy 4 (Biodiversity and Geodiversity)
Policy 6 (Development on Brownfield Land and Land Affected by Contamination)
Policy 8 (North Northamptonshire Place Shaping Principles)
Policy 9 (Sustainable Buildings)
Policy 28 (Housing Requirements)

Policy 29 (Distribution of New Homes)
Policy 30 (Housing Mix and Tenure).

6.3 Local Plan – Plan for the Borough of Wellingborough (PBW)

Policy GI4 (Enhancement and Provision of Open Space)
Policy GI5 (Enhancement and Provision of Sport and Recreation Facilities)
Policy H3 (Housing Needs of Older People)
Policy H5 (Self-Build and Custom Housebuilding)
Policy Site 1 (Wellingborough East).

6.4 Neighbourhood Plan – The application site does not form part of any adopted neighbourhood plan

6.5 Other Relevant Documents

Sustainable Design
Biodiversity
Planning Out Crime in Northamptonshire
Northamptonshire Parking Standards (September 2016)

7. Evaluation

The key issues for consideration are:

- principle of development;
- design, layout and the effect on the character and appearance of the surrounding area;
- effect on landscape visual amenity;
- sustainability
- effect on archaeology;
- effect on flood risk and surface water drainage;
- effect on foul sewage;
- effect on noise:
- noise on air quality;
- effect on biodiversity;
- effect on SPA - Upper Nene Valley Gravel Pits;
- compliance with national space standard, national accessibility standards and affordable housing;
- effect/impact on the living conditions of the neighbouring occupiers and the future occupiers of the development;
- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- contamination;
- crime and disorder;
- conditions

7.1 Principle of Development

7.1.1 The principle of development on this site was established within the granting of outline planning permission WP/2004/0600 which was approved on 28th January

2008, and subsequently varied through reference WP/15/00605/VAR. Where outline planning permission has been granted (as set out above) in order to proceed with development, details known as Reserved Matters need to be submitted to the local planning authority for approval. Given that outline permission has been granted, this assessment must relate solely to the consideration of the matters applied for. It cannot reconsider matters of principle or off-site effects and impacts of the development such as infrastructure or highway capacity. This application seeks approval of reserved matters for the construction of 81 dwellings on a parcel of land situated within the area allocated for development as part of the Wellingborough East SUE (WEAST) made pursuant to the variation of outline planning permission reference WP/15/00605/VAR. The residential development with the benefit of outline approval is located within the Stanton Cross Sustainable Urban Extension (SUE) on the edge of Wellingborough allocated in policy Site 1 of the Plan for the Borough of Wellingborough (PBW) for a total of 3650 dwellings. The SUEs are described as the key building blocks for growth in North Northamptonshire during and beyond the plan period to 2031. These large mixed-use developments are an opportunity to create well planned and managed new neighbourhoods that integrate physically and socially with the existing towns. The overall objectives for the SUEs are that they must be:

Sustainable and provide communities which are active, inclusive, safe, well run, environmentally sensitive, well designed and built, well connected, thriving, well served and fair for everyone.

- 7.1.2 The site known as Parcel 12b is included within the approved SUE masterplan as forming part of the Neighbourhood Centre located centrally within the SUE. Policy Site 1 of PBW relates specifically to the Wellingborough East SUE. It states that proposals should accord with 13 development principles (A-M). This application relating to parcel 12b for the delivery of 81 dwellings should therefore provide for a mixture of housing types, sizes and tenures and be a comprehensively planned and developed site which makes balanced contributions to the infrastructural requirements of the scheme as a whole. Criteria K of policy Site 1 states the Neighbourhood Centre will be:

‘A principle neighbourhood centre to be the focus of the new community at the point where the new east-west link and north-south avenues cross. It should provide a high-quality public space with a mix of community, commercial and residential uses’.

- 7.1.3 As an integral part of the SUE allocation, the scheme should have full regard to the criteria in Policy Site 1 of the PBW that covers the whole WEAST SUE. The criteria within this policy that are relevant to this scheme are listed below:

(A) Policy Site 1 seeks to ensure that the SUE results in a comprehensively planned and developed site where various individual developments make proportionate contributions towards infrastructure.

(B) Development proposals should ensure that the SUE is successfully integrated with the wider urban area and that proposals are compatible with existing uses.

(C) Provides a mixture of housing types, size and tenures including specialist housing to meet the needs of older people, accessible housing, starter homes and self-build.

(F) Safe and convenient access provided for all modes of transport between all parts of the site, the existing town and the wider transport network.

(G) Contribute to a multi-functional green space network.

(L) Provide a net gain in biodiversity.

(M) No harmful impacts on the living conditions of both existing and proposed residential occupiers.

7.1.4 Condition 3 of the outline planning permission reference WP/15/00605/VAR requires a design code and/or design brief for that sub-area to be submitted and approved in writing by the local planning authority. Pursuant to this, application reference WP/20/00032/CND approved the Amended Neighbourhood Centre and South Slopes Design Brief Revision C on 28 April 2020. It lies within the area covered under the approved Neighbourhood Centre and South Slopes Areas Design Brief which is described as at the 'heart of the wider Stanton Cross scheme. It is located on the main ridge line at the arrival point and connection of the main access (and public transport) routes, key desire lines and vistas'. The outline planning permission reference WP/15/00605/VAR and associated s106 agreement requires the delivery of a 2 form entry primary school and children's centre (reference WP/20/00732/REM is under construction for opening September 2022) a community centre, health facilities a supermarket, convenience retail units and food and drink units to be set around an "urban square" with public transport links and car and cycle parking.

7.1.5 It is noted that whereas the approved masterplan had a mixed use Neighbourhood Centre to the north and south of Irthlingborough Road located over parcels 12 a and b, the Placemaking Framework Plan that was accepted by the council in approving the Neighbourhood Centre and South Slopes Areas Design Brief describes that 'all of these elements are accommodated in a smaller area to the north of Irthlingborough Road (Parcel 12a). This arrangement creates a focussed concentration of the uses, that are not severed by the busy road, and therefore, will help to ensure the Centre's vitality and vibrancy'.

7.1.6 Figure 10 of the approved Design Brief illustrates how the quantum of uses required to accord with the outline planning permission reference WP/15/00605/VAR and associated s106 agreement can be accommodated within Parcel 12a of the Neighbourhood Centre within the parameters established by the Placemaking Framework Plan. It includes:

Supermarket (A1): 1000m² floor area

Retail units (A1): 1000m²; with Offices (B1) above: 1850m² to a total of 3 storeys. Alternatively, residential accommodation could be provided above the retail units.

Food & Drink pub (A3): 500m².

Two form entry Primary School & Children's Centre (Approved WP/20/00732/REM)

Community Centre and potentially health provision.

Central parking provision and bus stop and cycle facilities.

Civic space including a plaza, planting and landscape features (approved under application NW/21/00349/REM).

Higher density blocks of residential development north of the retail units.

- 7.1.7 Condition 5 of outline planning permission reference WP/15/00605/VAR requires reserved matters to accord with the Neighbourhood Centre and South Slopes Areas Design Brief. This has been demonstrated through the submission of a Compliance statement.
- 7.1.8 The proposal would contribute to the delivery of the SUE and to the meeting of the borough's housing targets set out in policies 28 and 29 of the JCS. The development of this site for residential development would on balance be supported in accordance with the Neighbourhood Centre and South Slopes Design Brief in addition to the criteria in policy Site 1 of the PBW to ensure:
- 'That it contributes to a comprehensively planned and developed site with individual developments making proportionate contributions to infrastructure.
That it includes a mixture of housing types, size and tenures including specialist housing'.
- 7.1.9 In addition to the specific NPPF requirements set out above, paragraph 132 states that 'applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably'. The applicant entered into lengthy pre-application discussions with North Northants Council officers, the Local Highway Authority and the council's urban design consultant. This process allowed the development of the proposal to be informed through the assessment of massing, materials and entrances that has resulted in the submitted design. As a result, there were no objections to the proposal received through statutory consultees.
- 7.1.10 The reserved matters proposals for 81 residential units are on balance, in accordance with the governing outline planning permission, approved Design Brief and acceptable in principle subject to other material planning considerations as covered in this report.
- 7.2 Design, layout and the effect on the character and appearance of the surrounding area;**
- 7.2.1 Policy 8 (d) (i) and (ii) of the JCS seek high quality design and appropriate density that relates well to the surrounding area, with a high level of residential amenity and design out opportunities for crime. In addition, section 12 of the NPPF and paragraph 130 (a) – (f) provides guidance in respect of design considerations for development. Policy 8 (e) (iv) of the JCS also suggests that development should be feel safe, active and overlooked to adhere to the secured by design principles to try and design out crime and anti-social behaviour.
- 7.2.2 For this site it will be important to show how the site connects and responds to the proposed surrounding development and the approved Neighbourhood Centre and

South Slopes Design Brief Revision C (reference WP/20/00032/CND). Condition 5 of outline planning permission reference WP/15/00605/VAR requires reserved matters to accord with the Design Brief.

- 7.2.3 The approved Design Brief outlines the requirements for residential use within the Neighbourhood Centre and South Slopes Areas including a higher density and an elevated standard of design.

Character and layout.

- 7.2.4 The masterplan within the approved Design Brief document identifies development within the Neighbourhood Centre and South Slopes Areas comprising of four primary edge typologies: (Avenue Edge, Secondary Street Edge, Green Corridor Edge and Green Fringe Edge). Each of these typologies relates to a key movement route and/or relationship with open space whilst reflecting local development characteristics and establishing design principles for each of the typologies with different densities, heights and land uses and where the location of each is expected. The only typology relevant to parcel 12b is Avenue Edge along the northern and western boundaries.
- 7.2.5 The submitted layout has been amended through the application process and is considered to be in general accordance with the Design Brief in regard to the key frontages within the parcels which is essential in establishing the design quality and place making characteristics of the wider development. In addition, the street hierarchy as shown on submitted layout plans sets out the primary pedestrian, cycle and vehicular movement through the parcels. The emphasis on walking is reflected in landscaped pedestrian paths allowing sustainable access to the surrounding green spaces, primary school and local centre. The types of street proposed in this parcel have been informed by the Design Brief and designed using the relevant guidance such as NCC's 'Standard Highway Layout Specification' document, November 2016. The net density for the residential development in this parcel is approximately 45-50 dwellings per hectare, 81 units on the net developable area of approximately 1.69 hectares equates to a density of 48 dwellings per hectare as required.
- 7.2.6 The Avenue Edge typology provides a formal development frontage which is the principal north-south, east-west movement corridors and link for the key community focal points in Stanton Cross. These are to be of a formal character and arrangement with consistent straight building line and ridgelines, with proposed building heights in accordance with the brief being between 2 and 3 storeys and incorporating vertical railings to provide a unified boundary treatment. The frontage to Irthlingborough Road is the required rhythmic approach to layout and use of house types, emphasising a consistent architectural character and rhythmically gable form and of a relatively uniform storey height. Careful attention has been paid to the ratio between solid and void and to the varying proportion which such an approach requires. Key corners are marked by units that 'turn the corner' to assist with the identification and legibility of important road junctions.
- 7.2.7 The Irthlingborough Road Street-scene submitted in support of the application demonstrates that buildings are articulated both vertically and horizontally, utilising

a muted materials palette of predominately red brick. The roofscape has a varied design of ridge levels and roof profiles vary representing the indicative elevations in the Design Brief showing rhythm and continuity of built form complementing the planting of regularly spaced street trees.

Scale

- 7.2.8 The scale of the 2/3 storey buildings proposed are commensurate with the adopted Design Brief and the wider Stanton Cross Masterplan approved under the outline planning permission, it is therefore considered that the proposal will have a positive impact on the character of the area

Design

- 7.2.9 The proposals adopt a traditional approach to architectural treatment which is consistent with adjoining residential development on parcels 15 and 16 to the west and south and follows the street hierarchy as required by the adopted Design Brief providing a suitable and appropriate layout and design for the parcel. The general palette of materials and boundary treatment as noted in the submitted materials schedule is considered acceptable for the parcel. The movement network for vehicles, pedestrians and cyclists allows ease of movement. Changes in hard surface treatment will aid legibility further as per the submitted plans. The proposed Affordable Housing units are tenure blind in terms of design to be indistinguishable to market units.

- 7.2.10 The detailed design and layout of the scheme is in broad compliance with the Design Code agreed following the grant of outline permission. It displays considerable merit as a sensitive way of facilitating an extension of urban forms into what is currently an open field but on a site that is at the same time close to the surrounding residential parcels. The scheme achieves this both having regard to the proposed built form and materials as well as its treatment of boundaries, especially in relation to Irthlingborough Road to the north. Therefore, the proposed development is of an acceptable quality in terms of layout and design. The applicant has adequately addressed the location of character areas when compared to the approved Neighbourhood Centre and South Slopes Areas Design Brief. There is an accepted approach in terms of appearance, when compared to the other approved development on the surrounding parcels. The development is consistent with the Design Brief in terms of scale and as a result the proposed scheme is in scale with other buildings in the immediate vicinity in terms of their height and massing. It therefore complies with JCS policy 8 (d) (i) and (ii).

7.3 Landscape visual amenity;

- 7.3.1 Policy 3 (a), (b) and (e) of the JCS states that development should be located and designed in a way that is sensitive to its landscape setting retaining and where possible enhancing the distinctive qualities of the landscape character area which it would affect. Policy site 1 (G) of PBW requires development to contribute to a multi-functional green space network.. Due to the high audience of the site from the existing Irthlingborough Road proposed Route 10, Parcel 12B needs to present a high-quality landscaped frontage to provide a strong visual relationship

to the wider area. The adopted Neighbourhood Centre and South Slopes Design Brief Revision C requires:

“Development to ‘wrap’ private car parking and service areas where possible. Where this cannot be achieved soft landscaping should be used to minimise visibility and ‘soften’ the impact of vehicles and service yards on the street scene.”

7.3.2 The layout and provision of landscaped pedestrian corridors will allow all residents to access surrounding formal and informal open spaces such as The Town and Country Park that provide 'a multifaceted landscape and ecological resource and a new strategic public open space providing new passive and active recreation space' in addition to the formal recreation land proposed in parcel 41 consistent with the Design Brief. The Landscape Concept Masterplan submitted in support of the application demonstrates how landscaping will assist in defining how the proposal conforms to the Design Brief as below:

‘Along the primary street the landscape works will reflect the suburban street character and provide a welcoming approach. Houses typically face the vehicular route with front gardens, which will be planted with a range of ornamental hedging, shrubs or turfed. A strong line of trees will line the main access route emphasising the prominent character of the street and forming a strong sense of space’.

7.3.3 Residential plot frontages will be landscape dominated with a variety of hedges and planting to define the street, soften the built form and promote wayfinding through setting recognisable character to the street scene through seasonal colour and structure. Small trees and a mix of ornamental/herbaceous planting to the plot frontages will create structure and provide seasonal interest. A number of trees have been incorporated into the private garden area of the scheme in order to break up the built form and roof.'

7.3.4 An indicative landscaping concept plan has been submitted showing where landscaping could be incorporated to residential plot frontages which is considered to integrate and 'soften' the impact of the dwellings, native-species trees and hedgerows assist in informally softening the proposals whilst providing passive solar shading, clear delineation and defensible space between surrounding uses. Full landscaping details are to be secured through a suitably worded condition to secure a net environmental gain through new planting of native species in accordance with JCS policy 3 (a), (b) and (e), policy site 1 (G) of PBW and the adopted Design Brief.

7.4 Sustainability

7.4.1 Policy 9 of the JCS is clear that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress. To ensure compliance with this policy, a planning condition is recommended.

7.5 Archaeology

7.5.1 JCS policy 2 (d) requires that where proposals would result in the unavoidable and justifiable loss of archaeological remains, provision should be made for recording and the production of a suitable archive and report. Condition 38 of variation to planning permission reference WP/15/00605/VAR states:

‘Development of each sub area or infrastructure element hereby permitted shall not commence until a programme or archaeological work in accordance with a written scheme of investigation (including site based archaeological survey, trial fieldworks to evaluate the archaeological potential of the sub area and any work necessary to preserve remains in situ and or by record), or watching brief, as appropriate, has been submitted to and approved in writing by the local planning authority for that sub area’.

7.5.2 Through consultation, Northamptonshire County Council Archaeologist noted that as the area was previously quarried, it is not anticipated that archaeological remains endure, to be separately considered through the approval of condition 38 of variation to planning permission reference WP/15/00605/VAR. Therefore, no objection was made on the proposals with regards to archaeology which are consequently considered to accord with policy 2 (d) of the JCS.

7.6 Flood risk and surface water drainage

7.6.1 The JCS at policy 5 sets out a raft of sub policies aimed at preventing or reducing flood risk. Surface Water Drainage has been designed to be attenuated in the SUD's features on neighbouring parcels and integrate into the wider strategy in general accordance with the findings of the approved wider Flood Risk Assessment for Stanton Cross as a whole. The proposed drainage strategy for the development disposes of all surface water via infiltration, therefore not increasing the flood risk or impact to the neighbouring areas. The surface water drainage will be managed and disposed of within the site boundary and site-specific proposals area.

7.6.2 The Lead Local Flood Authority (LLFA) were consulted though did not provide a consultation response. However with conditions imposed on the outline planning permission in place to secure an appropriate drainage scheme, the proposal would comply with JCS policy 5 following their approval as the risk of flooding will not be increased on or off site and an adequate drainage system and method of surface water disposal will be secured through approval of condition details. Therefore it is considered that notwithstanding the submitted drainage and levels strategy, as flood risk and drainage is not a reserved matter for consideration, the application can be determined in the knowledge that the surface water drainage condition details will be forthcoming as part of a separate application for approval of details reserved by condition 48 - surface water drainage of variation to planning permission reference WP/15/00605/VAR to ensure that the application complies with JCS policy 5.

7.7 Foul sewage

- 7.7.1 JCS Policy 10 (b) requires new development to minimise increases in the demand for additional/expanded water infrastructure. Whilst policy 10 (c) states that planning permission will only be granted if it can be demonstrated that there will be sufficient infrastructure capacity provided within an agreed timescale to support and meet all the requirements which arise from the proposed development. Policy 10 (d) continues by saying that the council and developers should work with infrastructure providers to identify viable solutions to deliver infrastructure where appropriate by phasing conditions, the use of interim measures and the provision of co-located facilities.
- 7.7.2 Anglian Water responded at the pre-application stage. The foul drainage from this development is in the catchment of Broadholme Water Recycling Centre, which currently does not have capacity to treat the flows from the development site. However, Anglian Water is obligated to accept the foul flows from developments with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the local planning authority grant reserved matters consent. Condition 47 of the outline planning application reference WP/15/00605/VAR requires the submission and approval of detailed foul drainage information Surface Water Disposal
- 7.7.3 The information submitted with the application is therefore considered to be acceptable and the proposal complies with the requirements of policy 10 (b), (c) and (d). of the North Northamptonshire Joint Core Strategy.

7.8 **Noise**

- 7.8.1 To ensure quality of life and safer and healthier communities the JCS policy 8 (e) (ii) states that new development should be prevented from contributing to or being adversely affected by unacceptable levels of noise. Paragraph 185 of the NPPF gives advice on how local planning authorities should prevent new development from being adversely affected by unacceptable levels of noise pollution. The NPPF further advises that decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.
- 7.8.2 As the proposals are for residential use only, it is not anticipated that the dwellings will contribute to unacceptable levels of noise. It is however acknowledged that the residential use on the perimeters of the site are potentially sensitive to neighbouring land uses, particularly the northern and western boundaries that border Irthlingborough Road could be impacted by traffic noise. As with surrounding permitted residential parcels, there is a pre-commencement requirement of condition 40 of variation to planning permission reference WP/15/00605/VAR for the approval of a scheme for noise mitigation measures, in accordance with the Environmental Statement August 2004/2005 and 2015 Environmental Statement supplement to protect occupiers of the proposed dwellings from the access roads. These approved mitigation measures must be implemented in full prior to the first occupation of any building in that sub-area. The protection afforded by the approval of condition 40 is considered to represent

appropriate measures to safeguard the amenity of future residents in terms of noise impacts and quality of life.

7.8.3 Subject to the pre-commencement approval of a scheme for noise mitigation measures, the application is on balance considered to accord with JCS policy 8 (e) (ii) and will avoid noise giving rise to significant adverse impacts on health and the quality of life as required by paragraph 185 (a) of the NPPF.

7.9 Air quality

7.9.1 To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (i) requires development not to have an unacceptable impact on amenities by reason of pollution, whilst 8 (e) (ii) goes further by stating that both new and existing development should be prevented from contributing to or being adversely affected by unacceptable levels of air pollution.

7.9.2 The proposals are not considered to result in any adverse impacts to air quality. Any dis-amenity that may result during the construction phase are to be suitably controlled and mitigated through the approval of a site-specific 'Construction Management plan' as set out under condition 46 of the variation to outline planning permission reference WP/15/00605/VAR.

7.9.3 A key theme of the revised NPPF is that developments should enable future occupiers to make "green" vehicle choices and paragraph 107 (e) "incorporate facilities for charging plug-in and other ultra-low emission vehicles". Policy 15 (c) of the JCS seeks for the design of development to give priority to sustainable means of transport including measures to contribute towards meeting the modal shift targets in the Northamptonshire Transportation Plan. There is no stipulation within the outline/variation permission or the Section 106 Agreement for the provision of electric charging points for vehicles. However, the applicant has provided selected garages throughout the site with a 'two gang metal clad RDC socket outlet' to allow electric vehicle charging. It is also advised via an informative that any gas fired boilers meet a minimum standard of 40 mgNO_x/Kwh.

7.9.4 There are not considered to be any other issues arising from this development from an air quality perspective and given the sites' proximity to the Town and Country Park it is considered that this site is an ideal location for health, wellbeing and accessibility to open space. The proposal is therefore considered to be in accordance with the requirements of policy 8 (e) (i) & (ii) of the North Northamptonshire Joint Core Strategy

7.10 Biodiversity

7.10.1 The recently enacted Environment Act 2021 seeks to promote biodiversity gains as a condition of granting planning permission. The provisions of the Act are not applicable in this case as planning permission for this development has already been granted and section 98, which makes provision for biodiversity gain to be a condition of planning permission, is not yet in force. Nonetheless, both local and national planning policy seek to promote biodiversity and the applicant is obliged to identify a net gain.

7.10.2 Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. This is a view supported by JCS policy 4 - biodiversity and geodiversity that sets out policy requirements for the protection and where possible, a net gain in biodiversity. Policy site 1 (L) of PBW requires developments to provide a net gain in biodiversity.

7.10.3 The Ecologist at North Northants Council was consulted on this application and had no concerns or comments to make on this proposal subject to the provision of hedgehog holes in the boundary treatments. No conditions have been requested by the Ecologist for this proposal and as proposed landscaping will provide a net gain in biodiversity it is considered that the application accords with biodiversity requirements as set out within Policy 4 of the North Northamptonshire Joint Core Strategy and policy site 1 (L) of PBW.

7.11 Upper Nene Valley Special Protection Area

7.11.1 The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar Site is legally protected by the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations). Policy 4 of the JCS on biodiversity and geodiversity states that developments likely to have an adverse effect either alone or in combination on the Upper Nene Valley Gravel Pits SPA must satisfy the requirements of the Habitat Regulations and avoid or mitigate any impacts identified. The Upper Nene Valley Gravel Pits Supplementary Planning Document (SPD) has been produced to help local planning authorities, developers and others ensure that development has no adverse effect on the SPA, in accordance with the legal requirements of the Habitat Regulations. The SPD has been developed with Natural England and the RSPB. A mitigation strategy adopted as an addendum to the SPA SPD provides further guidance for development within 3km of the SPA.

Since these policies were adopted there has been a ruling made by the Courts of Justice of the European Union (CJEU) on the interpretation of the Habitats Directive in the case of People Over Wind and Sweetman vs Coillte Teoranta (ref: C 323/17). This requires development relying on mitigation in relation to the Habitat Regulations to no longer be considered at the screening stage but taken forward and considered at the appropriate assessment stage to inform a decision as whether no adverse effect on site integrity can be ascertained. The council, before making a decision, must therefore ensure that Reserved Matters applications for new development comply with the Habitats Regulations.

7.11.2 The Site comes within 0.65 km of the European designated site Upper Nene Valley Gravel Pits SSSI, SPA, Ramsar. The golden plover (*Pluvialis apricaria*) is a qualifying feature for the designated site and will feed on the surrounding agricultural habitat, the dominant habitat on the Site. There is potential that the

development of the Site may result in a significant effect on this species, either alone or in combination with other development sites. As a consequence, a Habitat Regulations Assessment (HRA) screening assessment was undertaken to assess the likelihood of the proposed new residential development resulting in a significant effect on the qualifying features of the Upper Nene Valley.

7.11.3 The effects of development on this site were assessed in conjunction with the original Environmental Statement, and the preparation and implementation of a Habitat Management and Access Plan was secured by conditions attached to the outline planning permission. In their response to this application, Natural England stated that they had no objection to the proposed development. However, as part of the discussions with Natural England in relation to the Section 73 variation to outline planning permission reference WP/15/00605/VAR the applicants have agreed to a condition that will require the implementation of the Habitat Management and Access Plan prior to the occupation of the 500th dwelling or the start of construction of routes 2 or 7 (current occupation 381).

This management plan is of critical importance to ensuring that the Upper Nene Valley Gravel Pits SSSI and SPA are protected and maintained in favourable condition through the construction of Routes 2 and 7 as well as the wider Stanton Cross development. As well as specifying long term management for the SSSI within the application area the management plan includes details of landscape design for the flood storage and ecological compensation areas and an access management strategy for the SSSI.

The Habitats Regulations include a stringent assessment process (Habitats Regulations Assessment (HRA)) which competent authorities must follow when considering plans or projects that could have significant effects on European Sites. As a competent authority the proposal's impact has been assessed.

7.11.4 With respect to Stanton Cross, Natural England have been consulted at all stages of the process - outline, Section 73, discharge of conditions and reserved matters applications. For these reserved matters (Parcel 12b) Natural England have been consulted and has raised no objections. Furthermore, they have confirmed in writing that this development will not have significant adverse impacts on designated sites:

- *Upper Nene valley Gravel Pits Special Site of Scientific Interest, (SSSI)*
- *Upper Nene Valley Gravel Pits Special Protection Area, (SPA) and Ramsar Site.*

The SUE provides for a 47-hectare Town and Country Park as part of the wider development. This is anticipated to provide recreational greenspace for future residents as an alternative to recreating in the SPA. As set out above, specific conditions are also imposed on the outline/variation to ensure appropriate mitigation and consideration is given to the SPA. Due to the nature of the proposed development and its location the main potential significant effect is restricted to loss of supporting habitat (i.e. Functionally Linked Land (FLL)).

7.11.5 This Reserved Matters application is in accordance with the parameters set out within the Environmental Impact Assessment, it is not anticipated therefore that any additional impacts that have not already been tested will occur. The implementation of the Habitat Management and Access Plan is secured via condition and this will provide suitable mitigation in relation to recreational pressure of the proposed development and the effects of construction of Routes 2 and 7. The overall masterplan also requires the provision of significant areas of open space including the River Ise Town and Country Park and parcel 41. Based on current best available scientific evidence there is no likely significant effect on the birds through loss of supporting habitat. A conclusion of no adverse effect on the integrity on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site can therefore be reached.

7.12 Compliance with national space standard, national accessibility standards and affordable housing

7.12.1 Policy 30 (a) (i) of the JCS states that proposals provide a mix of dwelling sizes and tenures and should avoid an over-concentration of a single house type in one part of the site where it would adversely affect the character/infrastructure of the area, and should reflect the need for smaller households (1-3 bedrooms). Policy 30 (a) (ii) of the JCS seeks to ensure there would not be an overconcentration of a single type of housing where this would adversely affect the character or infrastructure of the area. Policy site 1 (C) of PBW seeks development to provide a mixture of housing types , size and tenures to meet the needs of older people accessible housing, starter homes and self-build.

Housing Mix

7.12.2 In order to create sustainable, inclusive and mixed communities, the housing requirements set out in policies 28 and 29 of the JCS should deliver a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Policy 30 (a) (i) and (ii) sets out the overall approach that will be taken in considering the size and tenure of new housing and in encouraging development to meet the needs of particular groups. Policy site 1 (C) of PBW seeks development to provide a mixture of housing types , size and tenures to meet the needs of older people accessible housing, starter homes and self-build. What constitutes an appropriate mix of housing within development proposals will be influenced by both site-specific factors, wider trends, information on households with specific needs at that time, and the strategic objectives in addition to the recommended housing mix set the Strategic Housing Market Assessment..

7.12.3 The proposed mix of units is in a broad compliance with the requirements of the Strategic Housing Market Assessment (SHMA) that identifies that the following breakdown of units is required to meet projected housing requirements 2011-2031:

- 1 bed (58%)
- 2 bed (10%)
- 3 bed (30%)
- Some 4+ bed (2%)

The schedule of accommodation proposes a mix of houses, specifically:

Bedrooms	Quantity	% of total development	% of housing type required (SHMA)	% of housing type required (Housing Register)
1	11	14%	58%	35%
2	22	27%	10%	42%
3	39	48%	30%	17%
4	9	11%	2%	5%
5	0	0%	<i>Included in the above</i>	1%

North Northamptonshire Housing officer have been engaging with the developer through pre-application discussions and subsequently had no objections to the proposed housing mix which is therefore considered to be in accordance with policy 30 (a) (i) & (ii) of the JCS and policy site 1 (C) of PBW.

Nationally Described Space Standards

7.12.4 The JCS at Policy 30 (b) requires the internal floor area of new dwellings to meet the National Space Standards as a minimum. The s106 for the SUE states it is a requirement for 10% of properties to meet Nationally Described Space Standards (NDSS). Notwithstanding this stipulation, the applicant has confirmed that all 4 (100%) affordable units and 50 open market units (65%) proposed for this site meet the NDSS in excess of the legal requirement.

Affordable Housing

7.12.5 Policy 30 (d) sets out that on private sector development of 15 or more (net) or where combined gross floor area of dwellings will 1,500 square metres in the growth towns and market towns the local planning authority will seek the provision of affordable housing in line with targets set out within the JCS. The proposed development of 81 units includes 4 affordable housing units. Although the Joint Core Strategy (JCS) ordinarily requires 20% Affordable Housing for this type of development, the Section 106 agreement for this development allows for a reduced number of affordable housing units - 5% of the overall proposed units. This figure is independently reviewed every 3 years. The 5% Affordable Housing requirement is met cumulatively across all parcels of land. The 4 affordable housing units are designed to be tenure blind and reflective of the wider typologies.

With regards to meeting affordable housing needs the SHMA (2015) identifies that the following tenure should be applied:

- 80% social rent
- 4% affordable rent
- 16% shared ownership

The Section 106 for the wider Stanton Cross however requires the Affordable Housing Provision to deliver 50% Social rent and 50% Shared equity. in terms of Affordable Rent/Shared Ownership. The tenure split is proposed to be 1 x Rental and 3 x Shared Ownership that has been agreed with housing officers.

Older Person's Accommodation

7.12.6 On sites of 50 or more dwellings, 1.4 hectares in size or more policy H3 and policy Site 1 (C) of the PBW requires the provision of specialist housing to meet the needs of older people. It is proposed for potential developments for older people to be delivered in forthcoming parcels on the wider SUE.

Self-Build and custom House building

7.12.7 Policy H5 of the PBW also requires that sites of 50 or more dwellings or 1.4 hectares or more site area, makes available 5% of the plots for self-build or custom build. Policy Site 1 (C) of PBW requires developments to provide a mixture of housing types, size and tenures including self-build. Policy 30 (g) of the JCS supports this requirement in relation to Strategic Urban Extensions; it is therefore expected that 7 market units are made available for self or custom build. This provision will consider any viability assessment accompanied by evidence. NNC housing officer have accepted that a cumulative approach will be taken for self-build units, taking the requirement from other parcels and including them within a single parcel. The S106 agreement for this development stipulates that Self-Build plots must be identified by the 1000th built property.

Accessibility Standards

7.12.8 Policy Site 1 (C) of PBW requires developments to provide a mixture of housing types, size and tenures including accessible housing.

The S106 agreement for this SUE stipulates that any dwellings constructed pursuant to outline planning permission reference WP/15/00481/OUT have the following requirements:

A minimum of 10% of the proposed dwellings must meet Category 2 accessibility standards. Therefore, across this development there should be a total of 8 properties conforming to Category 2. The proposal will provide 11 properties conforming to Category 2.

A minimum of 5% of the proposed affordable dwellings must meet category 3 Wheelchair, 1 dwelling is proposed to be M4(3) Cat. 3.

7.12.9 This wide range of housing types and outline permission compliant provision with regard to adaptable and disabled access homes will ensure the site becomes a 'lifetime homes' estate, providing opportunities both for younger households to upsize as well as for older families to downsize and grow old on the estate The application is therefore considered to be acceptable and accords with the Section

106 legal agreement for Stanton Cross and where applicable complies with Policy 30 of the North Northamptonshire Joint Core Strategy.

7.13 Effect/impact on the living conditions of the neighbouring occupiers and the future occupiers of the development

7.13.1 JCS policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers. Policy Site 1 (M) of PBW requires developments to provide harmful impacts on living conditions of both existing and proposed residential occupiers. The proposed development generally sits in well with its immediate context. The surrounding nature of development to the south of Irthlingborough Road is predominately residential therefore the introduction of additional residential properties in this sustainable location is not considered to adversely affect neighbouring amenity.

7.13.2 The proposed dwellings have been designed and sited to avoid overlooking or other amenity impacts on surrounding properties. Design revisions sought by officers have been addressed through the submission of amended plans. The proposed buildings will provide active frontages where required and comprise outward facing development. The development would not appear intrusive or result in an unacceptable loss of privacy to neighbouring properties. In addition, views over formal or informal open spaces and the arrangement of the proposed buildings would provide an acceptable level of access to green space on the wider site, outlook and privacy for future occupiers of the development. The wider site benefits from access to the Town and Country Park and its proximity to the recreation proposals for the nearby parcel 41 help to promote the health and wellbeing agenda for future residents of the development

7.13.3 It is considered that the proposal is acceptable with regards to the living environment for future occupants including levels of privacy, daylight and outlook in accordance with JCS policy 8 (e) (i), policy site 1 (M) of PBW and the approved Neighbourhood Centre and South Slopes Areas Design Brief.

7.14 Effect/impact on highway safety in relation to the proposed access arrangement and parking provision

7.14.1 Policy 8 (b) (ii) of the JCS requires the decision maker to have regard to any additional traffic generation a development may cause and the resulting impact on the surrounding road network/parking provision/access. In addition, the Northamptonshire Parking Standards sets out the development related parking standards. Criterion F of Policy Site 1 of the PBW requires safe and convenient access for all modes of transport and reduced reliance on the car with an enhanced cycle network. The applicant has submitted street plans including refuse vehicle tracking to demonstrate that the site can be satisfactorily serviced by refuse trucks and fire engines. The geometry of the internal estate layout avoids straight roads. This feature, alongside traffic calming measures and some shared surface streets, will reduce vehicle speeds and encourage cycling and walking. The submitted street plans show the capacity to plant street trees. In addition to this, selected garages have been provided with access to an electric vehicle (EV) charging point.

Access

7.14.2 The application proposes two entrance points on to the southern boundary for vehicular access to prevent direct vehicular access on main routes as required in the movement hierarchy in the Neighbourhood Centre and South Slopes Areas Design Brief.

Pedestrian Access

7.14.3 It is considered that pedestrian traffic will be well served by the submitted proposals with two landscaped pedestrian access points with footways running north to south providing internal legibility and external connectivity to surrounding destinations including the Town and Country Park, Neighbourhood Centre and Primary School all within 100 metres of the site in accordance with the movement hierarchy stipulated in the Neighbourhood Centre and South Slopes Areas Design Brief. These direct links permit the residents of the Neighbourhood Centre and South Slopes Area to be able to quickly and easily access the town centre through the provision of new and enhanced principal roads to the north, centre and south of the wider scheme masterplan as well as new and enhanced pedestrian and cycle links through the Town and Country Park. A bus stop is conveniently located on the northern boundary of this site.

Parking

7.14.4 Notwithstanding the policy requirement outlined in paragraph 7.14.1 above, the Neighbourhood Centre and South Slopes Area Design Brief identifies the *'high level of accessibility that the future residents of Stanton Cross will benefit from, notably to community services and facilities, employment opportunities, convenient public transport services and active travel opportunities, together with the aspiration to create an appropriate built form, the development in the Neighbourhood Centre and South Slopes Area should seek to deliver the following level of provision as below'* that have been agreed through the adoption of the Design Brief:

- 1 bed units - 1 space
- 2 bed units - 2 spaces
- 3 bed units - 2 spaces
- 4 and 4+ bed units - 3 spaces.

7.14.5 It should be highlighted that as the proposed parking and access arrangements have been through extensive pre-application discussions, the submitted details have been assessed and agreed prior to submission resulting in positive comments from NNC highways engineers to the proposals as confirmed through consultation. Secure cycle parking is provided in rear sheds. It is noted that detail pertaining to a site-specific Construction Environmental Management Plan requires formal approval as a condition of the outline approval. The overall layout, parking, access and accessibility are considered acceptable and compliant with JCS policy 8 (b) (i) and (ii) and policy site 1 (F) of PBW.

7.15 Contamination

7.15.1 The JCS at policy 6 says that local planning authorities will seek to maximise the delivery of development through the re-use of suitable previously developed land within the urban areas. Where development is intended on a site known or suspected of being contaminated a remediation strategy will be required to manage the contamination. The policy goes on to inform that planning permission will be granted where it can be established that the site can safely and viably be developed with no significant impact on either future users of the development or on ground surface and waters. As the outline application sufficiently considered contamination concerns, no objections were raised from NNC environmental protection officer subject to the imposition of the standard precautionary unexpected contamination condition. The proposed development complies with policy 6 of the JCS.

7.16 Crime and disorder

7.16.1 Section 17 of the Crime and Disorder Act 1998 details the need for the council to do all that it reasonably can to prevent, crime and disorder in its area. The JCS at policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime. The adopted designing out crime supplementary planning guidance gives detailed advice this issue. The revised NPPF at paragraph 130 (f) state that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience. The approved Design Brief seeks to adhere to these provisions by designing out crime through a combination of minimum standards of physical security and proven principles of natural surveillance and defensible space.

7.16.2 The Northamptonshire Police Crime Prevention Design Advisor was consulted on matters pertaining to crime and disorder. Comments that raised concerns over the surveillance of car parking areas and bin stores were addressed following lengthy discussions. Window positions have been amended where feasible to exploit opportunities for natural surveillance and removed from elevations adjacent to bin stores to reduce fire risk. As such the scheme is considered in accordance with policy 8 (e) (iv) of the JCS and the Neighbourhood Centre and South Slopes Areas Design Brief.

7.17 Conditions

7.17.1 With regards to conditions, paragraph 56 of the revised NPPF states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification. It is considered that the proposed conditions meet the tests set out in the NPPF.

8. Other Matters

- 8.1 Neighbour comments: None of the other matters raised through the publicity process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations are recommended where meeting the tests for their imposition.
- 8.2 Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change and human rights legislation (including Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions).
- 8.3 Health Impact Assessment: Paragraph 91 of the NFFP states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion c) of this seeks to enable and support healthy lifestyles, for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved following completion of the wider Stanton Cross site and therefore it is considered acceptable on health impact grounds.

9. Conclusion/Planning Balance

- 9.1 This report has demonstrated that the scheme is well-designed and performs well when assessed against relevant provisions of the approved Design Brief, the development plan and the NPPF. It takes account of its relationship with surrounding land uses and established estates to the south. It will make an important contribution to meeting the local housing need and national requirements to boost significantly the supply of housing. In the absence of any material considerations of sufficient weight, it is recommended that the Reserved Matters for siting, scale, layout and appearance be approved subject to conditions set out in section 11.

10. Recommendation

- 10.1 Reserved Matters for siting, scale, layout and appearance be approved subject to conditions set out below.

11. Conditions

1. The development hereby approved shall be carried out in accordance with the following drawings:

Received 05 Oct 2021

Location Plan 17410/1031

1B2P Maisonette 1B2P Maisonette v1 Floor Plans and Elevations 18908/100A

House Type MORDEN Floor Plans and Elevations 18908/104

House Type DERWENT Floor Plans and Elevations 18908/105A

House Type COLERIDGE Floor Plans and Elevations 18908/106

House Type COLERIDGE v1 Floor Plans and Elevations 18908/107

House Type ROSEDENE Floor Plans and Elevations 18908/108

House Type ROSEDENE v1 Floor Plans and Elevations 18908/109

House Type CHIDDINGSTONE Floor Plans and Elevations 18908/110

1B2P Maisonette Floor Plans and Elevations 18908 124

Received 07 Dec 2021

1B2P Apartment Block Floor Plans and Elevations 18908/101C

2B4P Apartment Block C Floor Plans and Elevations 18908/102D

House Type MORDEN C Floor Plans and Elevations 18908/103B

2B4P Affordable Apartment Block Floor Plans and Elevations 18908/112F

Received 17 Jan 2022

Freestanding Cycle Store Details for Plots 46 and 47 18908/ 123

Refuse Strategy 18908/1003H

Received 10 Feb 2022

Planning Layout 18908/1001M

Boundary Treatments 18908/1004I

House Type HANBURY Floor Plans and Elevations 18908/111A

House Type HANBURY v1 Floor Plans and Elevations 18908 120C

House Type HANBURY v1 with Ancillary Buildings Floor Plans 18908 121C

House Type HANBURY v1 with Ancillary Buildings Elevations 18908 122C

Received 16 Feb 2022

Street Scene AA / along Irthlingborough Road 18215/1005L

Materials Layout 18908/1006K

Affordable House Type 3B5P Floor Plans and Elevations 18908/113A

Garages Pergola Freestanding Cycle Store Details 18908/114A

Boundary Treatments Details 18908/117A

Received 17 Feb 2022

Car Parking Strategy 18908/1002I

Reason: To define the permission for the avoidance of doubt and in accordance with best practice guidance set out in paragraph 022 of the National Planning Practice Guidance.

2. In the event that any unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by

the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

3. The development hereby approved shall be carried out in accordance with the materials specified on the approved Materials Layout 18908/1006K plan as set out in Condition 1.

Reason: To ensure that the external appearance of the building is satisfactory and to not detract from the character and appearance of the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

4. Notwithstanding the approved drawings, no development shall take place above slab level until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include existing trees and/or hedgerows to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels or contours; means of enclosure; visibility splays; areas of hard surfacing materials; proximity between street lights and tree planting; pedestrian access and circulation areas; civic space/public park furniture, bins etc.; proposed and existing functional services above and below ground such as cables, pipelines, substations. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities; written specifications (including cultivation and other operations associated with tree, plant and grass establishment; and the implementation programme. Development shall be carried out in accordance with the approved details. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. All hard and soft landscape works shall be carried out prior to the occupation of the building(s) or the completion of the development whichever is the sooner or in accordance with a programme agreed in writing with the local planning authority.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

5. No dwelling or dwellings shall be occupied until the streets affording access to those dwellings has been completed to wearing course.

Reason: To ensure that the streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

6. Before the first occupation of each associated dwelling the boundary treatment details as shown on Boundary Treatments 18908/1004I plan as agreed in condition 1 shall be installed or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

Reason: To reduce opportunities for crime and aid security and privacy in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

7. No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved Car Parking Strategy 18908/1002I plan has been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

8. Prior to the first occupation of any dwelling on site a lighting scheme for the development hereby permitted in particular the communal parking areas and for the unadopted private driveways of the site shall be submitted to and approved in writing by the local planning authority. The lighting shall be implemented in accordance with the approved details and timetable for installation and shall be maintained as such thereafter.

Reason: In order to help safeguard future residents and to help minimise opportunities for crime and disorder in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

9. The dwellings hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

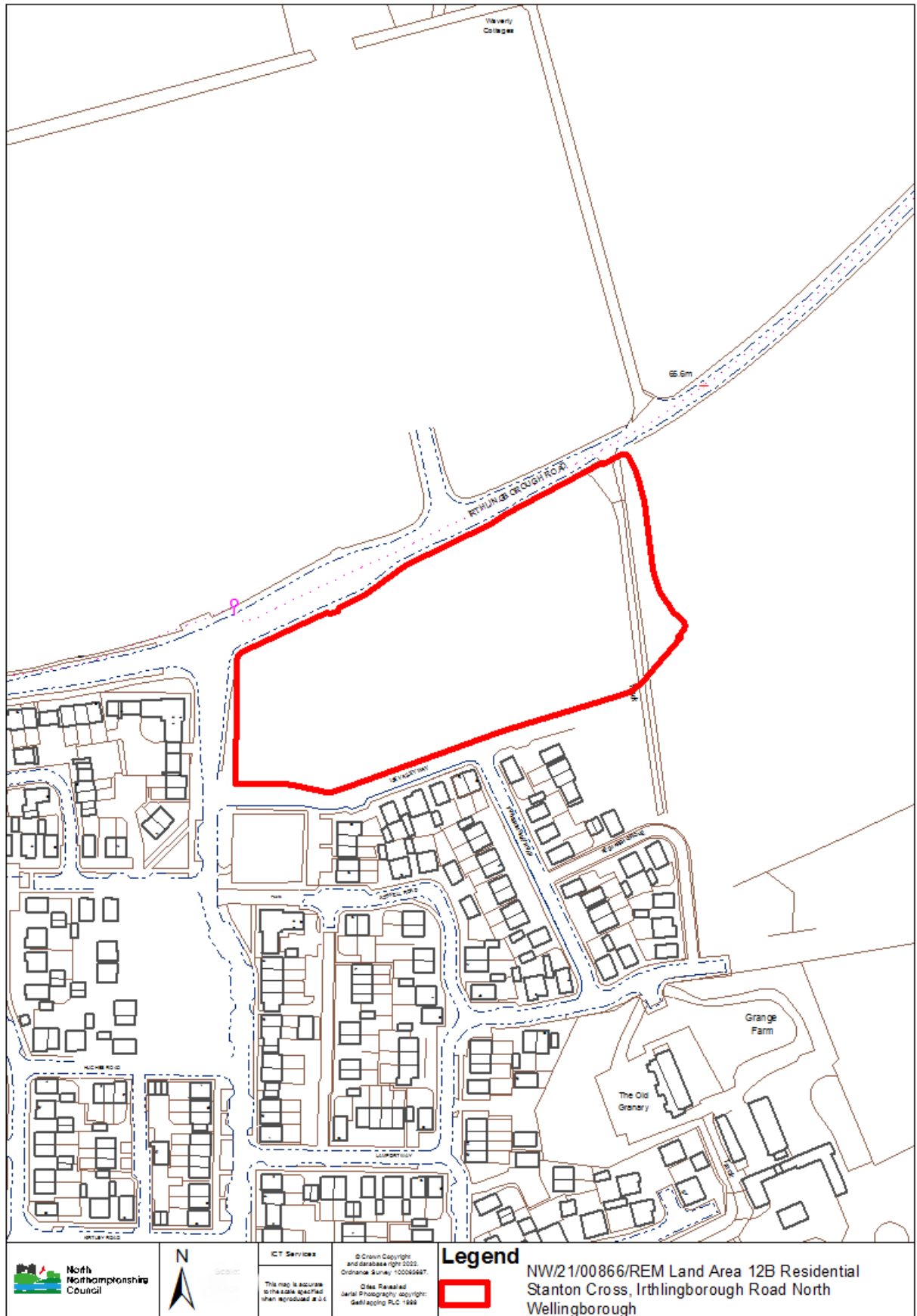
Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

12. Informatives

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.

2. The Public Health Act 1875 Town Improvement Clauses Act 1847 at S.64. Prior to occupation of the newly created premises(s), the street numbering for this development or conversion - residential and commercial, must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be clearly displayed on the outside of the property. Application forms for Street Naming and Numbering are available at https://www.wellingborough.gov.uk/info/200011/building_control/1039/street_naming_and_numbering
3. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken. To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
4. All gas fired boilers should meet a minimum standard of 40 mgNOx/Kwh.
5. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087

NW/21/00866/REM




North Northamptonshire Council



ICT Services
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Legend


NW/21/00866/REM Land Area 12B Residential
 Stanton Cross, Irthlingborough Road North
 Wellingborough

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North Northamptonshire Strategic Planning Committee 7th March 2022

Application Reference	KET/2020/0208
Case Officer	Reddy Nallamilli
Location	Hanwood Park (Parcel R22), Barton Seagrave
Development	Approval of Reserved Matters (EIA): All details in respect of KET/2015/0967 for 350 dwellings
Applicant	Hanwood Park LLP
Agent	C/O Chave Planning Ltd Taylor Wimpey UK Ltd
Ward	Ise Lodge
Overall Expiry Date	20/07/2020
Agreed Extension of Time	14/03/2022

Scheme of Delegation

This application is being brought before the North Northamptonshire Council's Strategic Planning Committee in accordance with the Council's constitution because the proposal falls outside the Council's Scheme of Delegation due to three representations being received.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 Approval of Reserved Matters (EIA): All details in respect of KET/2015/0967 for 350 dwellings
- 2.1.2 The application seeks approval of reserved matters relating to access, appearance, landscaping, layout, and scale for a parcel of land identified on the Hanwood Park Strategic Master Plan at R22 for residential development. This proposal is seeking to deliver a total of 350 residential units comprising of 296 family dwellings and 54 apartments. A detached three storied block would contain 30 of the proposed apartments.

2.1.3 The application follows on from a series of outline and Section 73 applications, the last one having been granted under ref no. KET/2015/0967 in November 2018.

2.1.4 The application seeks the approval of Reserved Matters pursuant to Condition 2 attached to the approved outline planning permission KET/2015/0967, which states the following:

'Details of the access, appearance, landscaping, layout and scale (hereinafter called the Reserved Matters) for each development parcel (or part thereof) as shown on the Strategic Masterplan and detailed in the approved Land Use Schedule shall be submitted to and approved in writing by the Local Planning Authority before any development begins on the land to which it relates. The development shall be carried out in accordance with the approved details.'

2.1.5 By way of background for Members reserved matters are those aspects of a proposed development which the applicants choose not to submit details of with an outline planning application (which establishes the principle of the development). The requirements of specific reserved matters proposal are summarised below:

'Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.

'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development.

'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.

2.1.6 The submitted details of the reserved matters application are required to be in line with the outline approval, including any conditions attached to the permission.

2.1.7 The planning application is accompanied with a number of plans and include some of the following documents:

- Planning, Design and Access Statement, including Statement of Conformity with the Design Code
- Landscaping Plans
- Drainage Compliance Statement & Layouts
- Highways Design Statement
- Noise Impact Assessment
- Tracking & Surfacing Plans
- General Arrangement Plan

2.1.8 The proposed accommodation schedule is summarised below:

Accommodation Schedule

House Code	Floor Area	House Type	Beds	Storeys	No.
NA45	1564	Detached	4	2	12
NA45V1	1564	Detached	4	2	01
NA45V2	1564	Detached	4	2	06
NA45V3	1564	Detached	4	2	05
NA45V4	1564	Detached	4	2	05
D1564	1564	Detached	4	2	07
D1402	1402	Detached	4	2	07
NA44	1385	Detached	4	2	10
NC31	1314	Semi/Terr	3	3	31
NB31	1092	Semi/Terr	3	2.5	27
D1051	1051	Detached	3	2	08
NT31	1040	Det/Semi	3	2	39
NA32	976	Semi/Terr	3	2	84
NA20	771	Semi/Terr	2	2	15
A747	747	Flat	2	4	08
A629	629	Flat	2	4	16
Total Private Units					281
NA30	922	Semi/Terr	3	2	22
NA20	771	Semi/Terr	2	2	17
A796	796	Flat	2	3	06
A779	779	Flat	2	3	06
A734	734	Flat	2	3	06
A719	719	Flat	2	3	06
A704	704	Flat	2	3	06
Total Affordable Units ●					69
Overall Total					350

2.1.9 Turning to the housing mix the dwellings would range from 2, 3 and 4 bedroomed properties, most of the properties would be 2 and 3 bedroomed family dwellings comprising predominantly of a mixture of detached, semi – detached and terraced

dwellings. In terms of height the submitted scheme the house types would range from two to two and a half storeys and three storeys. The main three storied block of 30 two bedroomed apartments is to be sited opposite a future roundabout/road improvement on the Cranford Road/Hanwood Park Road junction (when phase 2 comes forward). The proposed residential units would be arranged around 4 vehicular access points off Cranford Road and Hanwood Park Road, linking the residential streets to private driveways and internal access roads. A vehicular access into the site proposed off Cranford Road, would also link up to the adjoining residential parcel R21 currently being considered by Officers (Grace Homes and David Wilson Homes).

- 2.1.10 The submission includes details of appearance and scale for each individual unit along with information on off street parking/garage facilities, and hard and some soft landscaping. Turning to the appearance, the proposed dwellings would be largely of modern appearance and of brick and tiled construction. Regarding parking provision, the majority of this for the proposed housing would be provided off street within the individual plots, this includes garages. Parking spaces for the block of flats would be provided in an open communal layout at the rear. Adequate refuse facilities would be provided for individual properties.
- 2.1.11 Sixty-nine affordable units would be provided across the site comprising of dwelling houses and apartments this includes all 30 units within the main apartment block.
- 2.1.12 Members should note that the revised proposal has involved significant changes in terms of the general appearance, design, layout, scale, and landscaping for both the proposed dwelling units, individual apartments and the main apartment building being secured from the original submissions. Regarding improvements to accessibility Officers have successfully negotiated a pedestrian footpath linking the adjacent development parcel at R21 with the current application development site (R22). This would facilitate a shorter walking route to the nearby school. Just as important a shared 3m wide footpath/cycle path has been secured along Cranford Road and Hanwood Park Road. The full changes are set out in detail within the report relating to design.

2.2 **Environmental Impact Statement**

- 2.2.1 It should be noted that an Environmental Statement was submitted with the original outline applications as the development constituted EIA development. Consequently, “subsequent” applications are also regarded as EIA applications. Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) subsequent EIA applications include reserved matters and matters requiring approval before development can commence. These regulations apply to development which is given planning permission under Part III of the Town and Country Planning Act 1990. The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision-making process.

- 2.2.2 There are specific arrangements for considering and determining planning applications that have been subject to an Environmental Impact Assessment. These arrangements include consideration of the adequacy of the information provided, consultation, reaching a reasoned conclusion on the significant environmental effects of the proposed development, publicity, and informing the consultation bodies and public of both the decision and the main reasons for it. The local planning authority must take into account the information in the Environmental Statement, the responses to consultation and any other relevant information when determining a planning application.
- 2.2.3 The original Environmental Statement (ES) (dated 2007) as amended in August 2008 and January 2009 did not raise issues of overriding significance, and mitigation and enhancement of existing habitats, features and services were built into the outline design approved in 2010. In the second Sec.73 permission relating to KET/2013/0695, an updated ES was submitted. This Reserved Matters application is considered to have satisfactorily addressed significant issues set out by the Environmental Statement considered at the time.

3. Site Description

- 3.1 The application site was previously agricultural land measuring 8.7 hectares in size and now forms part of the allocated Hanwood Park Sustainable Urban Extension located to the east of Kettering and Barton Seagrave which occupies an area of about 329 hectares of land. Hanwood Park is positioned adjacent to existing development on the town's eastern edge, bounded by the A14 trunk road to the south and open countryside to the north and east. Apart from some construction and infrastructure work on the wider Hanwood Park development, the site and its immediate surroundings have an agricultural, rural feel in character. The wider area is residential characterised by established attractive dwellings sited in reasonably spacious plots. Hayfield Cross Primary School and its playing fields are positioned along its northern boundary. The Cranford Road frontage is affected by a utility easement. The easement contains the highway drain, high voltage electricity, Openreach, water and a further (unidentified) service.
- 3.2 Persimmon Homes are currently developing parcel R23 and R26 directly opposite this site along Cranford Road. The site adjoins Parcel R21 on its western boundary with a planning application for up to 219 dwellings which is currently being considered by Officers.

4. Relevant Planning History

KET/2015/0967 Variation and removal of conditions from permission no. KET/2013/0695 (relating to various aspects including code for sustainable homes, lifetime homes, district centre and highways) of Hanwood Park development incorporating up to 5,500 dwellings, schools, district and local centres, healthcare, employment, formal and informal open space including playing facilities, roads, and associated infrastructure approved 22/11/ 2018.

KET/2015/0028 Details of Infill Link Road joining Access F Primary Street (Cranford Road) to Access E Primary Street adjacent to District Centre incorporating 750 metres of road, footways/cycleways, maintenance access track to surface water attenuation pond with wildlife management (Parcel SS1), four access points and drainage to Parcel R22, drainage infrastructure, landscaping, and associated engineering works. Approval of Reserved Matters 18/03/2015.

KET/2019/0909 (Details of Infill Link Road joining Access F Primary Street (Cranford Road) to Access E Primary Street adjacent to District Centre incorporating 750 metres of road, footways/cycleways, maintenance access track to surface water attenuation pond with wildlife management (Parcel SS1), four access points and drainage to Parcel R22, drainage infrastructure, landscaping, and associated engineering works): Amended tree spacing to account for street lighting. Non - Material Amendment granted 23/01/2020.

KET/2020/0227 All details in respect of KET/2015/0967 for 152m of road within R21 linking to the R22 Link Road. This application sought planning permission for the approval of reserved matters relating to access, appearance, landscaping, layout, and scale relating to a section of link road, with related landscaping and other associated works. The proposal involved the provision of a 152m road within R21 and joining it to the R22 Link Road to provide a secondary street, cycle and pedestrian routes and serve residential parcels of land at R21 and R22 identified on the Strategic Master Plan for the development. Details approved 08/01/2021.

KET/2020/0202 All details in respect of KET/2015/0967 for road from Cranford Road to Hayfield Crescent. Hanwood Park (Parcel R22), Cranford Road (north of). Reserved Matters details approved 12/02/2021

AOC/0967/1571 Hanwood Park Parcel R22, Cranford Road Condition Nos. 24 (Public Realm), 27 (Landscaping Parcel), 28 (Arboricultural Method Statement), 31 (Landscape Management Plan), 35 (Surface Water Drainage), 39 (Contaminated Land) and 40 (Construction Management Plan of KET/2015/0967 (Hanwood Park Development) Currently pending.

AOC/0202/2001 Hanwood Park Parcel R22, Cranford Road Condition Nos. 2 (Drainage) and 3 (Gas Governor details) of KET/2020/0202 (Hanwood Park Development). Currently pending.

Other Relevant Application

KET/2020/0228 Approval of Reserved Matters (EIA): All details in respect of KET/2015/0967 for 219 dwellings (Parcel R21) Currently pending.

NK/2021/0292 New Outline Planning Application with Environmental Statement submitted in April 2021 Residential development of up to 4,040 dwellings, including associated schools, district and local centres, hotel, healthcare, employment, formal and informal open space, including play facilities, roads, and associated infrastructure. The original outline permission allowed 10 years for the submission of detailed proposals which ends this year. Given the scale of the new community being formed at Hanwood Park more time was needed to allow details

to come forward. Consequently, this new outline permission was submitted. Currently pending.

5. Consultation Responses

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

5.1 Parish / Town Council

No observations received

5.2 Neighbours / Responses to Publicity

Representations received on Original plans

Three individual emails have been received from local residents in connection with the original plans and their concerns can be summarised as follows:

- The height of the proposed development would result in the loss of privacy and light
- Denser urban development should be located further into the site; and
- The staggered junction needs to be redesigned to form a roundabout
- Need for an effective Construction Environmental Management Plan

A single representation received on the Revised plans

A resident has drawn attention to the need for a strong and effective Construction Environmental Management Plan to be produced by the applicant to set out what methods will be used to mitigate the impact on surrounding occupiers during the construction process and must take into account the impact of the nearby existing primary school directly.

Would like to see a specific plan made to ensure that the school and its pupils are not harmed in any way by this development during the construction process which even before a house is built has already created massive disruption for the school. Would also like the construction process to be consistently monitored by council officials for dust and noise levels.

Officer Response

With regard, to the height of the proposed development Officers have given careful consideration to the elements of the proposed scheme. As a result of careful siting and distribution of various elements of the scheme there would not be any loss of privacy or loss of natural light. Adequate external and internal separation distances have been provided. The density and scale have been designed to respect its semi-rural confidence.

Turning to the design of the junction on Cranford Park Road and Hanwood Park Road, there is currently a staggered junction in place serving traffic this does not form part of application site.

Regarding the Construction Environmental Management Plan (CEMP), officers agree that careful consideration should be given to this matter to protect amenity. A condition is recommended to secure the submission of a CEMP.

5.3 NNC Northamptonshire Archaeology:

Revised Plans

Advise an archaeological evaluation was undertaken in 2012 by Oxford Archaeology East, this identified areas of Roman and Iron Age settlement within the East of Kettering area. However, the evaluation identified no archaeological remains within Parcel 22.

5.4 NNC Environmental Protection:

Revised Plans

No comments to make regarding the revised submissions.

5.5 NNC Highway Authority:

Latest Revised Plans

Request some minor changes to the parking spaces and ensure no encroachment occurs on the highway.

Officers Response

The Highway Authority have raised no objections to the principle set out in the revised layout plans and have no highway safety grounds.

5.6 Environment Agency:

Do not wish to make any comments

5.7 Highways England:

No comments to make.

5.8 Historic England:

Revised Plans

No comments to make

5.9 Natural England:

Revised Plans

No comments

5.10 NNC Ecological Advisor:

Revised Plans

Pleased to see in the updated landscape drawings that the agreed shrub mix has been included along the Cranford Road, which reflect the advice offered on changes to the soft landscaping and deliver biodiversity and amenity value for residents.

5.11 NNC Lead Local Flood Authority:

Original Plans

There is insufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

Officer Response

No further comments have received. The developers have submitted additional information and plans to address the initial concerns. There is an approved Strategic Drainage Strategy in place covering Hanwood Park (with a number of attenuation ponds designed within open spaces and associated infrastructure and landscaping). No significant parcel specific measures are required in this case given the strategy being delivered.

5.12 Northamptonshire Police Design Officer:

Revised Plans

No objection in principle to the scheme in relation to the layout proposed subject to clarification on some of the issues including matters relating to building control.

Officer Response

Applicants have added windows to blank gable ends to improve surveillance. Cycle storage facilities have also provided

6. Relevant Planning Policies and Considerations

- 6.1 Statutory Duty Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purpose of this development is the North Northamptonshire Joint Core Strategy and the Site-Specific Part 2 Adopted Local Plan – December 2021
- 6.2 National Policy

- National Planning Policy Framework (NPPF) (2021)
- National Planning Practice Guidance (NPPG)
- National Design Guide (NDG) (2019) (Building Better Building Beautiful Commission “Living with Beauty Report). The national design guide illustrates how well-designed places that are beautiful, enduring, and successful can be achieved and what good design means in practice.
- National Model Design Code (2021)
- The National Model Design Code provides detailed guidance on the production of design codes, guides, and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide and reflects the government’s priorities.

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

- Policy 1 Presumption in favour of Sustainable Development
- Policy 3 Landscape Character
- Policy 4 Biodiversity & Geology
- Policy 5 Water Environment, Resources and Flood Risk Management
- Policy 8 North Northamptonshire Place Shaping Principles
- Policy 10 Provision of Infrastructure
- Policy 15 Well-connected Towns, Villages and Neighbourhoods
- Policy 16 Connecting the Network of Settlements
- Policy 19 The Delivery of Green Infrastructure
- Policy 26 Renewable and Low Carbon Energy
- Policy 28 Housing Requirements
- Policy 29 Distribution of new homes
- Policy 30 Housing Mix and Tenure

6.4 Local Plan - Site Specific Part 2 Adopted Local Plan (SPP2) – December 2021

- Recognises a significant proportion of the growth in Kettering will take place through the Hanwood Park Garden Community
- EN1 – Spatial Development Strategy
- NEH1 Local Flood Risk Management Policy

6.5 Other Relevant Documents

Biodiversity SPD for Northamptonshire 2016

7. Evaluation

7.1 Having considered the relevant planning policies, the consultation responses and other representations received and other material planning matters, the key issues in the determination of this application are set out below:

- Compliance with the outline permission
- Assessment of Design Details relating to the Reserved Matters
- Impact on Biodiversity/Landscaping/ Matters

- Impact on Neighbouring Amenity
- Transportation/Sustainability Matters
- Flood Risk and Drainage

7.2 Compliance with the outline permission

7.2.1 The purpose of the planning system is to contribute to the achievement of sustainable development. The planning system is plan-led. Planning law requires through Section 70(2) TCPA 1990 that the decision-maker shall have regard to the provisions of the development plan, so far as material to the application. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”) provides:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

7.2.2 The Development Plan for the purpose of this application is the North Northamptonshire Joint Core Strategy 2011 – 2031 and the Site-Specific Part 2 Adopted Local Plan – December 2021. The plan seeks to pave the way for the delivery of high-quality sustainable growth in the region and to ensure that protection is provided for what is special about the existing natural and built environment. It also seeks to make sure that the essential quality of the region would continue to be an attractive place to, work, travel, visit and invest in.

7.2.3 The site forms part of the allocated Hanwood Park Sustainable Urban Extension located to the east of Kettering. The wider site was subject to an outline planning permission, including several Section 73 applications for the development which were subsequently approved. Members should note that the development of this site for housing was initially established in principle through the site's allocation in the Joint Core Strategy. Hanwood Park (previously referred to as the East Kettering Sustainable Urban Extension) is a mixed-use development containing up to 5,500 dwellings, a secondary school, up to 4 primary schools, open space (covering park(s) and play areas), employment areas, local centre facilities and associated infrastructure.

7.2.4 The most relevant and recent outline permission covering the Hanwood Park development site for the purposes of this current application is set out within KET/2015/0967. It should also be noted that the permitted outline permission was also subject to a complex S106 agreement. The outline permission allows for the delivery of development on individual parcels of land which includes residential development onto parcel R22 as it is defined as being a residential parcel within the approved documents.

7.2.5 This current application seeks planning permission for the **approval of reserved matters relating to access, appearance, landscaping, layout, and scale** attached to the outline approval for the erection of a total of 350 residential units. The details of the reserved matters application are required to demonstrate that it

would be in line with the outline approval, including any conditions attached to the permission.

7.2.6 In concluding on this issue, the principle of residential development on Parcel R22 was reinforced and established at outline stage. Whilst the principle of the residential use on this developmental parcel has been established at outline stage, there is also the need to comply with the latest relevant local and national policies. The submitted proposal does introduce some variations in relation to the introduction of some apartments in addition to family dwellings. The Development Plan and approved outline documents allow for such variation. The approved outline permission also required future proposals to comply with the principles set out within the approved Design Code and various technical documents which have been approved alongside the outline consent. The submitted proposal as revised seeks to follow the principles previously considered within the Strategic Master plan and outline permission and no objections are raised on this matter. Thus, this proposal as revised would comply with the principles set out within the approved Design Code, the policy requirements and the various technical documents which have been approved alongside the outline consent. The revised proposal has demonstrated compliance with the outline permission to an acceptable degree therefore no objection is raised on this matter.

7.3 **Assessment of the design details relating to the reserved matters**

7.3.1 In assessing this submission, this development seeks to develop former agricultural fields with a distinctive topography, which until recently was surrounded by a 350m long attractive boundary hedging providing a wider green setting to the locality, it effectively provided part of a green lung to this part of Kettering and it is recognised that it has significant intrinsic value for local residents. R22 is one of the larger residential parcels to be released, with a double road frontage to Cranford Road and Hanwood Park Road. Furthermore, its proximity to the District Centre an existing Primary School and a proposed Secondary School, future recreational activities all give it a further impetus to deliver a **particularly well-designed scheme and as such set an important design precedent** for the remaining future undeveloped wider Hanwood Park. In addition to considering the impact upon the wider character of the area, any development of this important site should be designed not only to protect the visual amenities of surrounding occupiers, but also enhance biodiversity. Turning to the character of the locality, in such semi - rural settings, the NPPF requires planning decisions to be responsive to local circumstances. The development generally slopes from west to east and no longer contains any significant landscape features. The NPPF specifically requires design quality to be considered throughout the evolution and assessment of individual proposals. When creating new proposals, the applicant's advisors are required to demonstrate an understanding of the character of an area. In terms of context the subsequent amended proposal is considered to be based on a sound understanding of achieving high quality sustainable the features of the site and the surrounding context. The future development of this site should seek to achieve a high-quality legible development and deliver a scheme with diversity and distinction.

- 7.3.2 For the purposes of clarity, the underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built sustainable places that benefit people and communities. This includes people who use a place for various purposes such as:
- to live, work, shop, for leisure and recreation, and to move around between these activities; and
 - those who visit or pass through. It also includes people at different stages of life and with different abilities – children, young people, adults, families, and older people, both able-bodied and people with disabilities.
- 7.3.3 The outline permission required future reserved matters submissions to comply with an approved Design Code which set out the framework for development. The Design Code sought to establish the design principles that should be widely applied across the development to ensure that improved environmental standards can be delivered alongside best practice in sustainable urban design and sustainable architecture. A Statement of Conformity with the Design Code was submitted with the application by the developer’s design advisors. This concluded that the proposals are “broadly” consistent to deliver a quality product. The Design and Access Statement concluded that the scheme as originally submitted can be described as “an attractive, well-designed scheme respecting existing constraints, the character and appearance of the wider locality, adjacent development nearby, the primary street network and the interface with the rapidly emerging Hanwood Park development”. The Design and Access Statement further claimed that the initial scheme was of a sufficient quality for the granting of the planning permission and request that it be determined on this basis. A further updated supplementary Design Statement was subsequently provided.
- 7.3.4 Having carefully considered and reviewed the original submitted drawings, material documents and supplementary information, officers did not conclude that a high-quality scheme had been provided. Parcel R22 is in the Barton character area, to which the ‘design code’ principles apply. These include the primary and secondary streets establishing a regular geometry that is synonymous with the garden suburb style. This style should be further reinforced through a richly planted public realm with street trees in formal and informal arrangements. These aims were not achieved in the initial submission and they did not exhibit any design principles relating to garden suburb style. The initial proposed development also failed to establish sufficient visual interest through consistency in attractive elevation design, materials, and fenestration. It also failed to deliver richly planted public realm with street trees.
- 7.3.5 Unfortunately, the submitted Design and Access Statements failed to successfully demonstrate that the development scheme met important policy objectives which support one of the overarching objectives of the NPPF **which is to foster well-designed, beautiful, and safe places.** The original proposals as a whole were arranged around a standardised poor engineering layout which did not reflect the high-quality character of the established wider locality. The use of 7 separate block paved ‘ramps’ as a design feature as part of the internal road network and the absence of quality street planting were all particularly unhelpful to the creation of a quality environment. The initial submitted scheme was based on an engineered

adoption-based solution which overall failed to provide a form, scale, layout, appearance, and massing solution that would integrate successfully into its surroundings and deliver a high-quality scheme. Whilst the site may be capable of being developed with the quantum of development proposed to a high standard of design, the original proposal as submitted would not have resulted in the creation of high-quality buildings and place.

- 7.3.6 Such modern housing developments as originally proposed are often criticised for being based on standardised highway adoption design solutions which lack local distinctiveness, set in a rather uninspiring layout that could be found anywhere in the County. The plot sizes, house types and general appearance were assessed to be too uniform in character with little diversity within them. The proposed residential layout plan did not seek to sufficiently enhance or respect the semi-rural setting. The development as initially proposed would have had a poor urbanising impact on the existing character of the locality particularly on views into the site as the development site is surrounded by two roads. The original submitted layout did not appreciate its semi - rural open setting.
- 7.3.7 Alongside the Design Code and various technical documents, it is important to note that the submitted proposals are also required to be assessed against the other policies of the North Northamptonshire Joint Core Strategy (JCS 2016) and the Adopted Part 2 Local Plan – (December 2021). The National Planning Policy Framework (NPPF), the associated National Planning Policy Guidance (NPPG), the National Design Guide (October 2019) (Building Better Building Beautiful Commission “Living with Beauty Report) and the National Design Code (2021) which are all very important material considerations that carry great weight and contain policies, advice and guidance to the decision maker.
- 7.3.8 The Joint Core Strategy (JCS 2016) in promoting high quality development specifically recognises the importance of the “**Place Making**” agenda and that good design is critical in ensuring that proposals create sustainable, connected, characterful and healthy places, which people will enjoy for years to come. To create sustainable places, all development will be assessed against principles set out in JCS Policy 8, that need to be considered by developers in delivering the highest possible quality of development sought by the Plan. The development should:
- a) Create connected places by ensuring that it:* i. Connects to the maximum number of local streets, avoiding dead ends, to allow it to integrate into the wider settlement and to connect to existing services and facilities; ii. Integrates well with existing cycle, pedestrian, public transport and vehicular movement networks and links to these routes in the most direct and legible way possible, to achieve logical routes; iii. Improves or creates open green spaces which tie into the wider network of public green spaces and routes to allow for movement across the settlement through its green infrastructure; iv. Provides direct routes to local facilities within or outside the site to create more walkable neighbourhoods; and
- b) Make safe and pleasant streets and spaces by:* i. Prioritising the needs of pedestrians, cyclists and public transport users and resisting developments that would prejudice highway safety; ii. Ensuring a satisfactory means of access and provision for parking, servicing, and manoeuvring in accordance with adopted

standards; iii. Ensuring that streets and spaces are continuously enclosed by buildings, or by strong landscaping with well-defined public and private space; iv. Ensuring that streets and spaces, are overlooked, active, feel safe and promote inclusive access; v. Creating legible places which make it easy for people to find their way around; and vi. Contributing, towards enhancements to the existing public realm such as tree planting to add to the character and quality of the main streets and to encourage walking and cycling.

c) Ensure adaptable, diverse, and flexible places by: i. Creating varied and distinctive neighbourhoods which provide for local needs through a mix of uses, unit sizes and tenures; and ii. Mixing land use and densities within settlements and ensuring that people can move easily between and through them by non-car modes:

d) Create a distinctive local character by: i. 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; ii. Responding to the local topography and the overall form, character, and landscape setting of the settlement; and iii. The creative use of the public realm through the use of measures such as incidental play spaces, bespoke street furniture and memorable features.

e) Ensure quality of life and safer and healthier communities by: i. Protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties, or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking; ii. Preventing both new and existing development from contributing to or being adversely affected by unacceptable levels of soil, air, light, water or noise pollution or land instability; iii. Incorporate ecologically sensitive design and features for biodiversity to deliver 'Biodiversity by Design'; iv. Seeking to design out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments that benefit from natural surveillance, defensible spaces and other security measures having regard to the principles of the Secured by Design'; v. Proportionate and appropriate community and fire safety measures; and vi. Incorporating flexible and resilient designs for buildings and their settings, including access to amenity space.

7.3.9 These principles are also intended to ensure that development proposals support strong, vibrant, and healthy communities and create inclusive places and spaces that support community engagement.

7.3.10 The National Design Guide (NDG) sets out the characteristics of well-designed places and demonstrates what good design means in practice. The guide seeks to introduce a national standard for local authorities to adhere to in terms of achieving better designed homes. It sets out ten principles of good building, with the importance of beauty at the heart. It argues that a well-designed development should enhance the surroundings, be attractive and distinctive, fit into a coherent pattern of development, enhance, and optimise nature, and provide safe, social and inclusive public spaces. Recent reforms to the NPPF further place emphasis on granting permission for well-designed buildings and refusing it for poor quality schemes. The NPPF advises that it is especially important that where there is a

shortage of land, developments make efficient use of land and avoid homes being built at low densities, making optimal use of the potential for sites. It is also necessary to ensure that beautiful and sustainable places are created, and the NPPF notes the importance of area-based character assessments in pursuing this goal. Paragraph 132 of the NPPF has been amended so that it now makes reference to Building for a Healthy Life as a means of assessing design quality. New paragraph 133 responds to recommendations to make clear that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. In addition, it clarifies that significant weight should be given to development which reflects local design policies and government guidance on design.

- 7.3.11 The Government has recognised and stated that the design quality of new development is too often mediocre, and that systemic change is required to ensure design and beauty is a core part of the planning process. The revised NPPF, strengthened design policy, reconfirming the presumption of sustainable development and that it needs to be pursued in a positive way. Planning decisions are required to play an active role in guiding development towards sustainable development. A well-designed place is therefore likely to be achieved by making the correct choices on the layout, the form and scale of the proposed buildings. Good design is viewed as a key aspect of sustainable development. Developments are required to be visually attractive because of good architecture, layout, scale, design, and appropriate and effective landscaping. Good design has also been shown to affect general health, well-being, feelings of safety, security, social inclusion, and community cohesion. The long-lasting fundamental principles for **achieving good sustainable design** are that it is fit for purpose and durable.
- 7.3.12 In terms of the objectives of sustainability, the economic role seeks to build a strong responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth. The social role should seek to support strong, vibrant, and healthy communities by ensuring that a number and range of homes can be provided to meet the needs of present and future generation by fostering a well-designed and safe built environment. The environmental goal seeks to protect the natural and built environment and adapt to climate change, including moving to a low carbon economy. On sustainability the development should incorporate measures to ensure high standards of resource and energy efficiency and a reduction in carbon emissions.
- 7.3.13 The visual impact of the proposed scheme due to its topography and its prominence within Hanwood Park are both important considerations. The increased prominence of the built form along Cranford Rd/Hanwood Park Rd and existing and future road junctions would not just be local but would be apparent from a wider area. Whilst the initial proposed development responded poorly to the prevailing scale, design, and grain of the surroundings. Taking into account, the latest design policy considerations identified above, and the concerns and observations raised on the original submission, Taylor Wimpey have responded positively and co-operated by facilitating a series of one-to-one tailored themed design workshops with your planning officers to better understand the areas of concern. The revised proposals are seeking to make a positive contribution to the local townscape in terms of legibility, proportions, and materials. Particular

attention has been paid to the form, scale, elevations, and proportions of the individual buildings. All these aims are in concert with the Development Plan and the objectives for good design set out in the National Design Guide (NDG) and the NPPF. Several significant design amendment changes have been secured and these are summarised below.

7.4 Changes secured to the Proposed Housing

- 7.4.1 The original scheme involved the developer using standard house types which were both unattractive and unsuitable for the site in terms of their general appearance, layout, siting, form, and materials. They had not had the opportunity to be placed onto the site to provide cohesion or enhanced character being created. The amended plans presented to Committee for consideration have now introduced more variety and diversity leading to the provision of more attractive residential units and the creation of distinctive character areas.
- 7.4.2 Along the Cranford Road/Hanwood Park Road frontage and other routes within the site, the key street scenes have been deliberately enhanced and some of the original house types have been substituted with more attractively designed dwellings. Chimneys have been added to some of properties to act as a feature and break up larger roofscapes. The windows on the individual properties have also been varied in their style and general appearance, furthermore cills and lintels have been added. Each property would now also have different door styles and colours and improved styled entrance canopies and porches over their front entrances.
- 7.4.3 Turning to the issue of external surfacing materials, a greater diversity of attractive materials involving bricks, render, cladding, stone, and varied roofing materials would be provided and utilised through the scheme. The variation also involves changes to the eaves and gable frontages/features being provided.
- 7.4.4 The main street which runs in east – west direction within the site has been enhanced and made more formal by the creation of a tree-lined street and residential units have been placed to act as nodal points in order to add to the creation of a sense of place and a distinctive character area which would be further enhanced by the use of different but high -quality external surfacing materials.
- 7.4.5 In summary, throughout the scheme individual components of the development relevant design features have been introduced. Key plots now have their end vistas marked with chimneys and different entrance canopy styles and variation in front door styles and colours have also been provided. A range of a high-quality bricks and roofing materials marking the difference between and creating variety within the character areas agreed at the design workshops would be utilised. The use of improved quality but different materials on each component of the scheme has helped provide the diversity enhancement in the street scene and helped to produce distinctive neighbourhood character areas. The siting and design of attractive individual houses now form nodal areas providing focal points and project a cohesive high-quality identity. Well-designed homes tend to sustain their attractiveness over the long period.

7.5 Changes secured to the Original Proposed Apartment Blocks

7.5.1 A three storied block containing 30 flats is proposed on the eastern corner of Cranford Road and Hanwood Park Road. The original proposal did not respond positively to the visual framework, this original block in view of its size, location, visual context, and materials in the form proposed would have appeared overly dominant and a harmful impact on openness, obliterating pleasant views enjoyed by passers-by, whether by foot, cycle or in cars with its monolithic appearance. The applicant's advisors had failed to produce any convincing evidence of how the proposed block would fit harmoniously into its surroundings. The development would essentially have introduced an intrusive form of development on what is essentially an important component in terms on design to the development of this site.

7.5.2 For the reasons above, the design and general appearance of this building has had to be fundamentally reviewed and the new design concept is now an attractively styled building with a domestic rather than providing a commercial experience, which is more successful in terms of the curved response to the future island location, the rhythm of the building and the use of features and materials to break up the massing of the building. Lightly framed glazed balconies have been introduced to improve the overall aesthetics and promote activity to these frontages including walk-out balconies to living areas. Large, feature chimneys have also been added to break up the roofscape for this building. The building would be finished in a classic material mix of ashlar render at ground floor with brick above, utilising feature brick projections and slate/lead colours to the roof/dormers. A native shrub mix, and hedgerow would surround the immediate frontage of this apartment building. It should be noted that the front of this building will have a new roundabout/junction provided. This revised apartment block is intended to mark a change in scale and provide a curved alignment to take advantage of a future 'roundabout at that junction. Whilst the massing of the building is articulated by a series of architectural features, balconies, and brick detailing.

7.5.3 In addition to above block of apartment the developers also originally proposed 4-storey blocks of apartments within the eastern part of the site. These have been removed at Officers request and their original location replaced with family housing. These apartments have been split into more domestic scaled separate buildings and these are sited on more suitable locations to act as nodal points and made more integral in the proposed development.

7.6 Other general design changes

Turning to design changes, the proposed block paving has now been varied within the adoptable range of colours to distinguish the street typology and parking spaces. The boundary treatments have been enhanced as follows:

- Low stone walls at gateways into the site.
- Post and rail fencing to the Periphery.
- Estate style railings to the apartment block frontage on the Periphery.
- Ball-top picket fencing to pedestrian routes within the site.

- Brick walls on key corners and in the limited areas where garden boundaries meet the public domain.
- Landscaped frontages provided along the Main Street

7.7 Impact on Biodiversity/Landscaping Matters

- 7.7.1 The development has also offered an opportunity to enhance the site and provide opportunities for biodiversity improvements. A native shrub mix hedge is to be incorporated to the Cranford Road / Hanwood Park Road frontage following negotiations with applicants Landscape Consultant. The proposed shrub mix hedging is considered acceptable within the easement and would provide an attractive frontage with seasonal variety and wildlife interest. This area of landscaping is to be retained and maintained under the remit of the individual householders and controlled by covenant through the developer. Again, to improve biodiversity, hedgehog holes are to be incorporated into all close-board or similar fencing, to allow hedgehogs to forage among the gardens (which would have the added benefit of providing a measure of pest control). Bat and bird boxes/bricks are to be also incorporated into the scheme to provide enhanced roosting and nesting opportunities especially while the soft landscaping matures.
- 7.7.2 Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, Applicants and local planning authorities are encouraged to work with local highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users. The approved Green Infrastructure Strategy (pursuant to the outline) recognises the importance of integrating such proposals to produce a comprehensive well-designed scheme. Trees are an important component of a sustainable environment contributing significantly to the green infrastructure. The benefits trees bring to the locality are threefold: – trees enhance urban landscapes, softening environments, creating focal points, bring human scale and introduce colour, movement, life, and seasonal change. Ecological – trees, woodlands and hedgerows create habitats that help support a range of species, bringing wildlife into urban spaces and enabling it to move across the town. A tree is by far the most cost-effective option for providing a wide range of essential urban services: slowing winds channelled by buildings, filtering air pollution, hydrating and cooling air, providing shade to control the 'urban heat island' effect, intercepting rainfall, and evaporating ground water to reduce the load on surface water drainage and mitigate against the predicted effects of climate change. The objective should be to design a development that minimises harm and maximises benefits for biodiversity and geodiversity.
- 7.7.3 Ornamental semi – mature trees are to be added to rear gardens. it should also be noted that enhanced planting has also been provided along the shared rear boundary with the primary school to soften its impact. Hedgerow and tree species have been varied throughout the site to respond to feedback from the ecological consultee. The submitted revised details are considered acceptable and accord with Policy 19 of the Joint Core Strategy.

7.8 Impact on Neighbouring Amenity

Development proposals are expected to ensure there is no adverse impact on the amenity of neighbouring users. Paragraph 127 of the NPPF states that developments should create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. As a general rule, all residential properties with principal windows to habitable rooms facing the neighbouring property with principal windows are required to meet minimum back-to-back separation distances to offer suitable protection against privacy. The proposed layout has had regard to the space standards and achieves adequate separation distances. Overall heights have been reduced, particularly so for the flatted components. In the case of plots backing onto the school, the boundary at this edge has been softened and enhanced to improve visual amenities. This proposal has been designed to ensure that the amenity of future occupiers and of neighbouring properties would be adequately protected. The submitted revised details are considered acceptable and accord with Policy 8 of the Joint Core Strategy and the revised NPPF.

7.9 Transportation Issues, Pedestrian Safety and Sustainability Matters

7.9.1 Existing local policies seek to ensure that developments are located to maximise the use of sustainable modes of transport, that they minimise or mitigate impact on highway safety and ensure accessibility to all. The NPPF reinforces this approach and furthermore states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. It is noted that some of the other earlier reserved matters applications relating to access details within the site and nearby roads have already been approved. The Highway Authority have advised on this reserved matter submission on several separate occasions primarily to secure their adoption practices, but their ultimate conclusion is that there would be no unacceptable impacts on highway safety or residual cumulative impacts on the surrounding network **to prevent or frustrate** planning permission being granted in line with advice set out in the revised NPPF.

7.9.2 Separately through negotiations with the developer, planning officers have secured a shared pedestrian cycle path and a separate footpath link connecting R21 and R22 to deliver comprehensive sustainable objectives. Furthermore, the individual properties would electricity capacity built into them to enable electrical charging points to be provided. The revised proposals are acceptable in accordance with the principles set out in the approved Design Code, Policy 10 of the Adopted Joint Core Strategy, and the relevant national policies.

7.10 Flood Risk and Drainage

Policy 5 of the Joint Core Strategy Development states that development should contribute towards reducing the risk of flooding. The revised NPPF recognises that inappropriate development in areas of risk of flooding should be avoided. Where development is necessary it should be made safe for its lifetime without increasing flood risk elsewhere. The Environment Agency have raised no objections. On drainage matters, the Lead Local Flood Authority (LLFA) originally raised

concerns, the applicants responded with further information, no further response has been received to the amended details from the LLFA. There is an approved Strategic Drainage Strategy in place for the overall Hanwood Park development (with a number of attenuation ponds designed within open spaces and associated infrastructure and landscaping). No significant parcel specific measures are required in this case given the strategy being delivered.

8.0 Conclusion / Planning Balance

8.1 The vision for this development is to deliver a new neighbourhood which seamlessly merges with the existing East Kettering community as well as the wider garden community in a sustainable and biodiverse way. The revised changes help to achieve this, and the proposal is supported for the following reasons:

8.2. The principle of outline planning permission for residential development on Parcel R22 has already been established:

- The reserved matters details as revised seek to optimise site capacity through a design-led approach whilst 'enhancing local context by delivering buildings that positively respond to local distinctiveness through their layout, orientation, scale, appearance, materials, shape and minimising over engineered techniques
- The proposal would not adversely affect the amenity of existing and future residents
- Conditions are recommended to mitigate against any adverse impacts on the built and natural environment
- The proposal seeks to enhance on-site biodiversity

The development would not have a negative impact on the highway network or safety.

9.0 Recommendation

9.1 That planning permission is GRANTED for the reasons set out above subject to the following conditions:

10. Conditions

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interests of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

2. All external surfacing works (materials) and hard landscaping works to Parcel R22 shall be carried out, maintained, and implemented in accordance with drawings: 10060.03(E)- Materials Dispersion & 10060.13(E)-Surface Finishes

unless subsequently agreed between the local planning authority and developer by exchange of letter.

REASON: To promote and deliver the Council's design objectives in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

3. All external and internal biodiversity works shall be carried out, maintained, and implemented in accordance with the submitted and approved details prior to occupation of each individual phase within parcel R22.

REASON: To promote and deliver the Council's biodiversity objectives in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

4. The approved landscaping scheme and boundary enhancement measures shall be implemented strictly in accordance with the approved details in the first available planting season after commencement of the development. Any trees planted in public areas which within a period of 10 years of planting die, are removed or become seriously damaged or diseased in the view of the Local Planning Authority, shall be replaced in the next available planting season with others of a similar size and species.

REASON: To reinforce and deliver important landscape features and promote and deliver the Council's environmental protection objectives in accordance with Policies 8 and 19 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

5. Prior to commencement of the development hereby approved details of the siting, design and appearance of street lighting shall be submitted to the Local Planning Authority for approval in writing. The scheme thereafter shall be implemented in accordance with the approved details.

REASON: To promote and deliver the Council's design objectives in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

6. Notwithstanding the previously approved Construction Environmental Management Plan at outline stage, prior to commencement of the development hereby approved a Construction Management Plan (CEMP) shall be submitted to the Local Planning Authority for approval in writing. The CEMP shall include and specify provision to be made for the following:

a) Overall strategy for managing environmental impacts which arise during construction

b) Measures to control the emission of dust and dirt during construction

c) Control of noise emanating from the site during the construction period

d) Hours of construction work for the development shall be limited as follows. All site preparation or construction activities involving driver operated machinery shall not take place between the hours of 18:00-08:00 Mondays to Fridays and 13:00-09:00 on Saturdays and no works shall take place on Sunday or Bank/Public Holidays. All other site preparation or construction related activities without driver operated machinery, shall not take place between the hours 18:00 and 07:00 Mondays to Fridays and 13:00 and 08:00 on Saturdays and no works shall take place on Sunday or Bank/Public Holidays and not at any other time or day

- e) Location, scale and appearance of contractors' compounds, materials storage, and other storage arrangements, for cranes and plant, equipment, and related temporary infrastructure
- f) Designation, layout and design of construction access and egress points
- g) Internal site circulation routes
- h) Directional signage (on and off site)
- i) Provision for emergency vehicles
- j) Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials
- k) Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period
- l) Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles on a daily basis
- m) Routing agreement for construction traffic
- n) Enclosure of phase or development parcel and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; and
- o) Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works
- p) Delivery times (which for the avoidance of doubt shall be outside of pick-up and drop-off times of Hayfield Cross Primary School)
- q) A strategy for resolving and responding to any complaints received regarding construction activities

The scheme thereafter shall be implemented in accordance with the approved details.

REASON: To promote and deliver the Councils environmental protection objectives in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

7. Within 12 months of the development hereby approved commencing, a written scheme setting out the arrangements and agreements for the future maintenance and management of the native shrub as a single continuous hedge and boundary treatment provided along Cranford Road/Hanwood Park Road to be retained in perpetuity shall be submitted to the Local Planning Authority and approved in writing. The scheme thereafter shall be implemented in accordance with the approved details.

REASON: To protect important landscape features and promote and deliver the Councils environmental protection objectives in accordance with Policies 8 and 19 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order 2015 or any Order amending, revoking and/or re-enacting that Order, with or without modification. No extension or alterations relating to Class A, B, C & E of Part 1 of Schedule 2 or Part 2 Class A of Schedule 2 shall be erected without the prior written consent of the Local Planning Authority.

REASON: To secure the satisfactory development of the site, protect residential amenity and comply with the aims and objectives of the NPPF.

11 Informatives

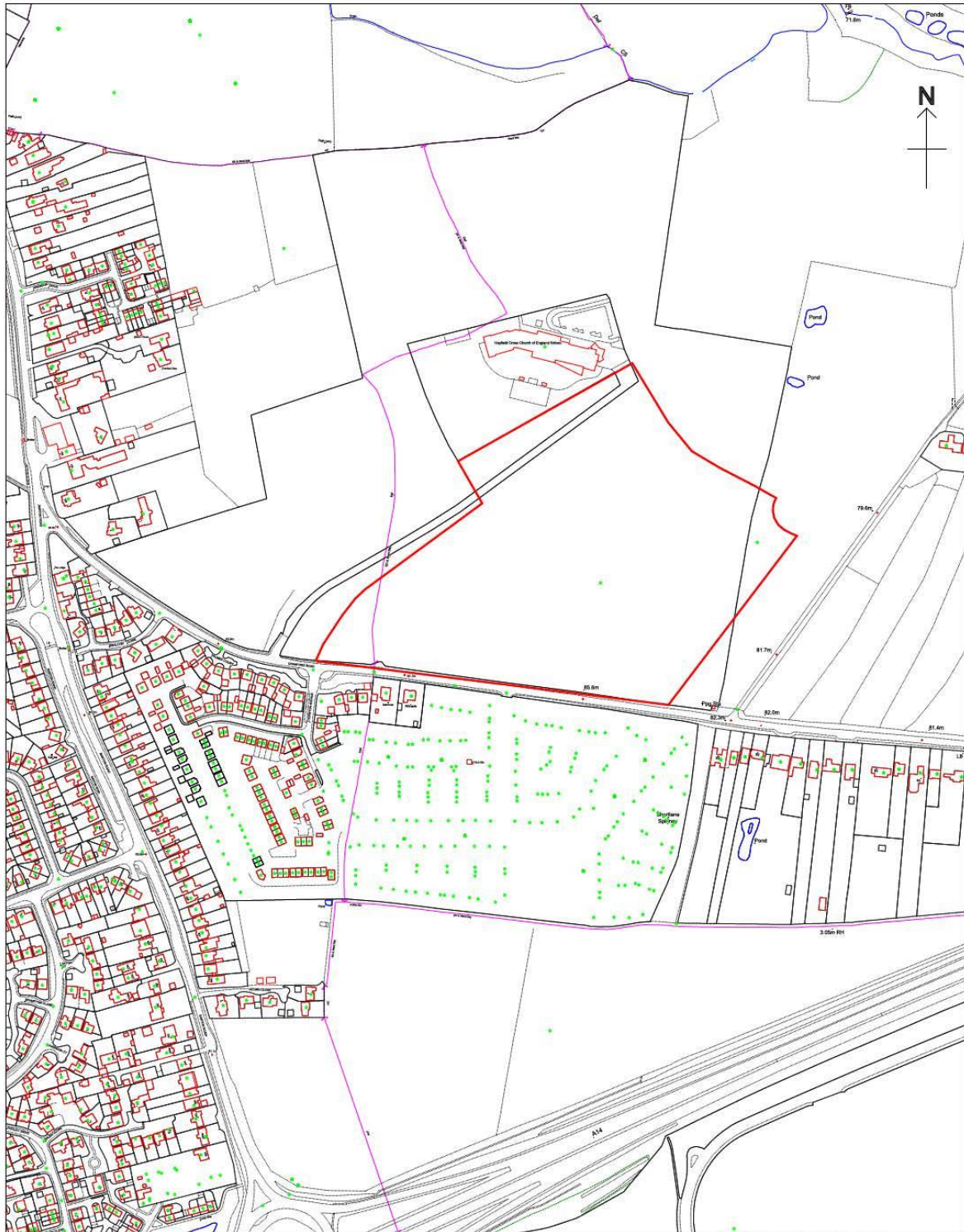
11.1 In accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015, Article 35(2). The proposed development as submitted was not acceptable, so the Local Planning Authority acted positively and proactively by securing the submission of revised plans and additional information, which addressed the original concerns. There were certain aspects where additional details needed to be agreed and specific safeguards needed to be put into place. The Local Planning Authority also acted proactively by attaching planning conditions which can adequately address such matters and as such planning permission/consent is granted

11.2 List of plans

Title	Agent's Ref	Received Date	Status
Location plan	BBD044_001_R22	20/03/20	Approved
Planning Layout	10060-02G	22/02/22	Approved
Masterplan	10035-02.1E	22/02/22	Approved
Materials Dispersion Plan	10060-03E	22/02/22	Approved
Refuse Strategy Plan	10060-07E	22/02/22	Approved
Boundary Treatments/Ecology Plan	10060-12C	22/02/22	Approved
Surfaces Materials Plan	10060-13E	22/02/22	Approved
Storey Heights Plan	10060-14E	22/02/22	Approved
Character Zone Plan	10060-18E	22/02/22	Approved
Soft Landscape Proposals 1 of 8	P21-0590-01D	22/02/22	Approved
Soft Landscape Proposals 2 of 8	P21-0590-02D	22/02/22	Approved
Soft Landscape Proposals 3 of 8	P21-0590-03D	22/02/22	Approved
Soft Landscape Proposals 4 of 8	P21-0590-04D	22/02/22	Approved
Soft Landscape Proposals 5 of 8	P21-0590-05D	22/02/22	Approved
Soft Landscape Proposals 6 of 8	P21-0590-06D	22/02/22	Approved
Soft Landscape Proposals 7 of 8	P21-0590-07D	22/02/22	Approved
Soft Landscape Proposals 8 of 8	P21-0590-08D	22/02/22	Approved
Landscape Composite Plan	P21-0590-09D	22/02/22	Approved
Landscape Management Plan	P21-0590-LMP Rev A	07/02/22	Approved
Typical Tree Pit Details	P21-0590-10	06/10/21	Approved
Garages	10060-18	06/10/21	Approved
Bin/Refuse Elevations & Floor Plans	10060-07.1	06/10/21	Approved
1800 Close Board Fence Detail	STD/BOUND/06.2.1	06/10/21	Approved
Estate Style Railings Detail	STD/BOUND/23.2	06/10/21	Approved
1200 Ball Top Fence	STD/BOUND/25.1	06/10/21	Approved
1500 Ball Top Fence	STD/BOUND/25.2	06/10/21	Approved
1200 Post & 3 Rail Fencing Detail	STD/BOUND/03.1	06/10/21	Approved
1800 Screen Wall Detail	STD/BOUND/31.2	06/10/21	Approved
Energy Statement	01-Sep-21 Rev A	06/10/21	Approved
Noise Assessment	332210122/3003 Rev3	07/02/22	Approved
Highways General Arrangement	20192-410D	22/02/22	Approved
External Levels	20192-420C	22/02/22	Approved
Drainage Layout Whole Site	20192-425C	22/02/22	Approved
Drainage Layout 1 of 2	20192-426C	22/02/22	Approved
Drainage Layout 2 of 2	20192-427C	22/02/22	Approved
Drainage Area Plan 1 of 2	20192-430C	22/02/22	Approved

Drainage Area Plan 2 of 2	20192-431C	22/02/22	Approved
Flood Route Plan 1 of 2	20192-435C	22/02/22	Approved
Flood Route Plan 2 of 2	20192-436C	22/02/22	Approved
Site Sections 1 of 3	20192-440C	22/02/22	Approved
Site Sections 2 of 3	20192-441C	22/02/22	Approved
Site Sections 3 of 3	20192-442C	22/02/22	Approved
Refuse Vehicle Swept Path 1 of 4	20192-450C	22/02/22	Approved
Refuse Vehicle Swept Path 2 of 4	20192-451C	22/02/22	Approved
Refuse Vehicle Swept Path 3 of 4	20192-452C	22/02/22	Approved
Refuse Vehicle Swept Path 4 of 4	20192-453C	22/02/22	Approved
Part M Access Strategy	20192-480C	22/02/22	Approved
Causeway Foul Network 1 of 2	20192 FW NET1.PFD	07/02/22	Approved
Causeway Foul Network 2 of 2	20192 FW NET2.PFD	07/02/22	Approved
Causeway Storm Network 1 of 2	20192 SW NET1.PFD	22/02/22	Approved
Causeway Storm Network 2 of 2	20192 SW NET2.PFD	22/02/22	Approved
S278 Works General Arrangement	22405-202E	07/02/22	Approved
House Type – Ashenford Eaves Front	NA20/R22/PL3B	07/02/22	Approved
House Type – Ashenford Gable Front Feature	NA20/R22/PL3.1A	06/10/21	Approved
House Type – Benford Eaves Front	NA30/R22/PL3A	06/10/21	Approved
House Type – Benford Gable Front Feature	NA30/R22/PL3.1A	06/10/21	Approved
House Type – Benford Gable Front	NA30/R22/PL3.2A	06/10/21	Approved
House Type – Byford Eaves Front	NA32/R22/PL1A	06/10/21	Approved
House Type – Byford Gable Front Feature	NA32/R22/PL1.1A	06/10/21	Approved
House Type – Byford Eaves Front	NA32/R22/PL2A	06/10/21	Approved
House Type – Byford Eaves Front	NA32/R22/PL2.1A	06/10/21	Approved
House Type – Byford Gable Front	NA32/R22/PL3A	06/10/21	Approved
House Type – Byford Gable Front	NA32/R22/PL3.1B	07/02/22	Approved
House Type – Byford Eaves Front	NA32/R22/PL3.2A	06/10/21	Approved
House Type – Byford Eaves Front	NA32/R22/PL3.3A	06/10/21	Approved
House Type – Byford Eaves Front	NA32/R22/PL3.4A	06/10/21	Approved
House Type – D1402 Eaves Front	D1402/R22/PL1A	06/10/21	Approved
House Type – Manford Eaves Front	NA44/R22/PL1A	06/10/21	Approved
House Type – Manford Eaves Front	NA44/R22/PL2A	06/10/21	Approved
House Type – Manford Eaves Front	NA44/R22/PL3A	06/10/21	Approved
House Type – Marford Gable Front	NA45V1/R22/PL1A	06/10/21	Approved
House Type – Marford Gable Front	NA45V2/R22/PL1A	06/10/21	Approved
House Type – Marford Hipped	NA45V3/R22/PL1A	06/10/21	Approved
House Type – Marford Eaves Front	NA45V4/R22/PL1A	06/10/21	Approved
House Type – Marford Eaves Front	D1564/R22/PL1.4A	06/10/21	Approved
House Type – Marford Eaves Front	NA45V4/R22/PL2A	06/10/21	Approved
House Type – Marford Eaves Front	NA45V4/R22/PL2.1A	06/10/21	Approved
House Type – Marford Eaves Front	NA45V4/R22/PL3A	06/10/21	Approved
House Type – Kingdale Eaves Front	NT31/R22/PL2A	06/10/21	Approved
House Type – Kingdale Eaves Front	NT31/R22/PL2.1A	06/10/21	Approved
House Type – Kingdale Eaves Front	NT31/R22/PL3A	06/10/21	Approved
House Type – Kingdale Eaves Front	NT31/R22/PL3.2A	06/10/21	Approved
House Type – Kingdale Eaves Front	NT31/R22/PL3.3B	07/02/22	Approved
House Type – Kingdale Eaves Front	NT31/R22/PL3.4A	06/10/21	Approved
House Type – Apartments Plots 187-198	10060-APTS1-19B	06/10/21	Approved
House Type – Apartments Plots 187-198	10060-APTS1-19A	06/10/21	Approved
House Type – Apartments Plots 321-350	10060-APTS2-19B	06/10/21	Approved
Arboricultural impact assessment	19-2218-V4	20/03/20	For Information

Ecological construction management plan	19-2131-V3	20/03/20	For Information
Covering letter	1224.L03	07/02/22	For Information
Planning Submission Register	10060	07/02/22	For Information
Planning Submission Register (Houses)	10060	07/02/22	For Information
Compliance Statement			For Information
Street Scenes – Periphery	10060-05.1A	06/10/21	For Information
Street Scenes – Main Street	10060-05.2A	06/10/21	For Information
Street Scenes – Neighbourhood	10060-05.2A	06/10/21	For Information
Highways & Drainage Technical Note	210305 Rev A	07/02/22	For Information



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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

Appendix A – Highway Authority Comments
 Appendix B – Tata Steel Support Letter
 Appendix C – Addendum Report

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 > 30mbps) 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

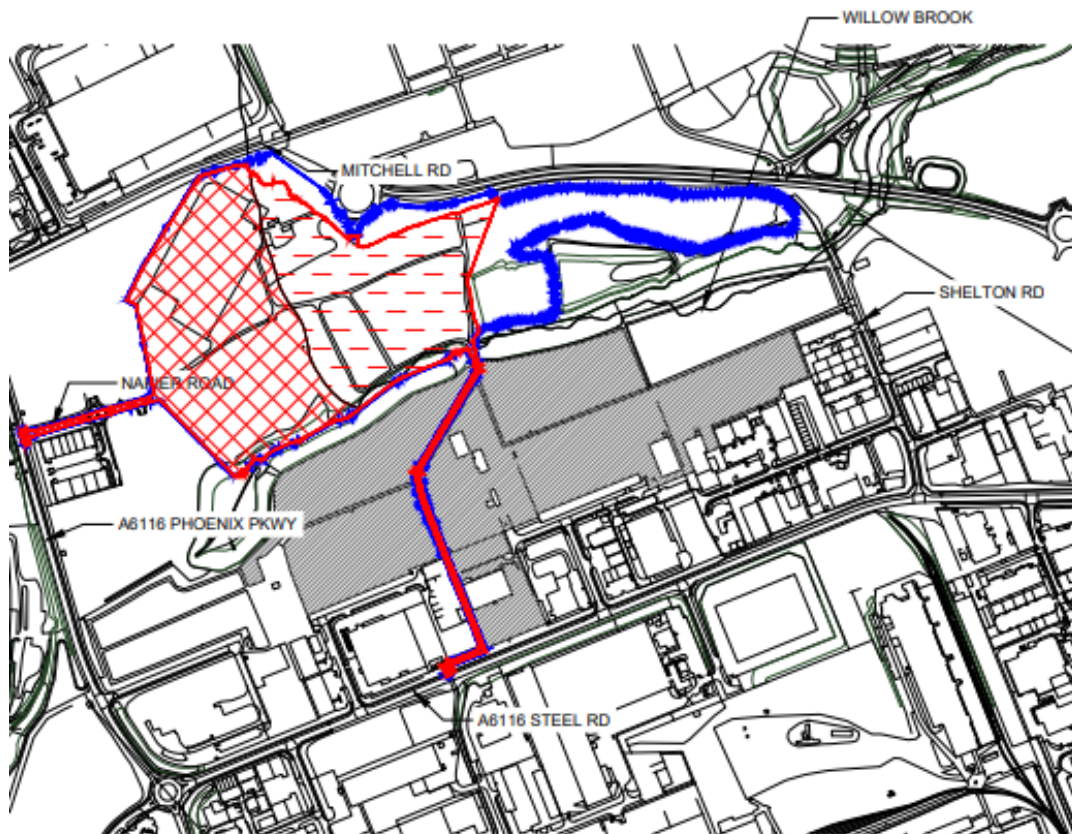
- Site Location Plan, Dwg No.- GM10604-004 Rev- B
- Planning, Design and Access Statement, January 2021
- Environmental Statement, January 2021
- Non-Technical Summary, January 2021
- Technical Note Response to North Northamptonshire CouncilV2, May 2021
- Technical Note 2 - Second Response to North Northamptonshire 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**

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ADDENDUM REPORT

Application Reference: NC/21/00072/OUT

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

Page 11- The following paragraph to be added:

Highways Authority

(16.07.2021) – Northamptonshire Highways (NH) has requested additional information to fully assess the application. Applicant have provided further supporting information to address NH's raised concern.

NH was re-consulted on additional information provided by the applicant. Revised response was provided by NH, which confirms that they cannot currently support this application as the applicant has failed to demonstrate a suitable nil detriment scheme to mitigate their development traffic at the A43 / A6116 Steel Road roundabout. The officer also states that there is an improvement scheme to be delivered by the Council which does not take into account the impacts of this application and therefore cannot not be relied upon to deliver the required additional capacity. The highways officer considers that the proposed financial contribution for the upgrade of footway and cycle way is reasonable.

In terms of car and cycle parking provision, the officer requested further clarification with respect to Northamptonshire Parking Standards including motorcycle parking spaces. Additional information is also requested in regards to parking spaces within the proposed development. NH also expect electric vehicle charging points to be provided for the development.

(26.07.2021) Applicant has responded by way of an email to address highways concern and provide further clarification. Applicant considered that the impact on the A43 / Steel Road junction is not severe and therefore acceptable for the proposed development. Referring to A43 Study, the applicant also considers that additional modelling and design work which would provide the basis for financial contribution calculations cannot be undertaken at this stage. They have confirmed that 860 vehicle parking spaces will be provided along with 35 motorcycle spaces. Electric vehicle charging points will also be provided throughout the development.

(28.07.2021) Highways officer provided the following observation in response to applicant's response:

In response to the applicant I would point them towards the Steel Road improvements scheme previously promoted by Corby Borough Council and now North Northants Council. The scheme does not take into account the above application proposals or traffic impacts and therefore cannot be relied upon. The LHA seek a modest scheme to be identified mitigating the impacts of this scheme whereby a contribution towards the wider scheme can be provided to improve capacity in line with our requirement for nil detriment

Approval has been given from North Northamptonshire Council to release the CAD file covering the project at Steel Road which I attach for completeness.

This drawing is issued on the clear understanding that design work is ongoing and the design may therefore change. Any reliance on any aspect of the design, including kerb lines and levels is at the developers own risk. The use of this design does not imply or guarantee

that the developers own design proposals will be considered acceptable to the Planning or Highway Authorities.

I can confirm the elements relating to the motorcycle and electrical charging point parking spaces are now satisfied

Page 20- Paragraph 7.5.5 to be deleted and replaced by:

Applicant has provided additional information to address previously raised concerns by highways. A revised Technical Note (TN) has been submitted for highways consideration. Northamptonshire Highways have assessed the TN and concluded that they are unable to support the scheme due to insufficient information provided by the applicant. The applicant has failed to demonstrate that the development is acceptable in regards to highway safety in relation to mitigate their development traffic at the A43 / A6116 Steel Road roundabout. There is a lack of evidence to persuade that the site can be made suitably safe in relation to highways issues. The proposal would therefore conflict with JCS Policies and the NPPF which seek to ensure new development meets the need of the area without compromising the safe and satisfactory operation of the highway network.

Page 23- Paragraph 10.1 to be deleted and replaced by:

In conclusion, the proposed development is unacceptable because the proposed scheme fails to comply with Policy 4 of the Joint Core Strategy in relation to net biodiversity loss. The scheme also fails to comply with Policy 8 of the Joint Core Strategy in relation to highway safety. Accordingly, the proposal fails to accord with National Planning Policy Framework (NPPF) and North Northamptonshire Joint Core Strategy (NNJCS).

**TATA STEEL**

Mr Rob Bridge – Chief Executive [email: rob.bridge@northnorthants.gov.uk]
Councillor Jason Smithers – Leader [email: jason.smithers@northnorthants.gov.uk]
North Northamptonshire Council
The Cube
Parkland Gateway
Corby
NN17 1QG

Date: 30 July 2021
Subject: Land at Phoenix Parkway, Corby
Your reference: NC/21/00072/OUT

Dear Mr Bridge and Councillor Smithers,

Your Reference: NC/21/00072/OUT

Tata Steel owns the land which is the subject of the above planning application scheduled to be considered by your planning committee on Monday, 2nd August.

We have been made aware of some press comment in relation to the above application where the officer recommendation is for refusal. The grounds for that refusal relate solely to matters of ecology off-set.

We have been continually urged by Corby Borough Council to enable this allocated employment site to be brought forward for beneficial use and would therefore request that a copy of this letter is circulated to your planning committee members for consideration prior to the committee meeting.

Site History

The site was previously worked for ironstone and more recently used as a liquid waste treatment facility and landfill site. Part of the site has been remediated. All of it remains uneven scrubland with open man holes and drains.

We have spent a considerable amount of time and resource determining the most effective solution for remediating the site. The Environment Agency are also keen to ensure the site is stabilised and has no objections to the application.

Allocated for Employment Use

The site forms part of the Rockingham Enterprise area and is allocated for employment use. It is specifically identified within the North Northamptonshire Joint Core Strategy (adopted July 2016). Since that plan was adopted, Tata Steel has met with Corby Borough Council on numerous occasions. Your council has been very keen to see this redundant brownfield land brought forward so as to offer important employment

Property Department

opportunities for the town and we have committed considerable internal and external resource to ensure that happens. Because of the nature of the ground (see enabling works below), the site will be suitable for small footprint development rather than large strategic warehouse development which has dominated recent planning consents your council has granted on other employment sites. This differentiates the site from other recently created employment sites.

In addition to attracting distribution uses to the town, Corby needs land that can be occupied by thriving small and medium sized companies as well. New development of smaller sized buildings is something badly needed by the town given the age and condition of the existing stock of industrial buildings on, for example the Earlstrees and Weldon North employment areas of the town.

The location of the site, as part of the Rockingham Enterprise area, offers good active travel connectivity to the town itself – far better connectivity than other employment sites where you have recently granted consent.

Enabling Works

This brownfield site requires essential engineering and enabling works to make it suitable for employment development. The topography of the site comprises variable differences in levels. The north of the site presently lies some 8-10m below the level of the adjacent Mitchell Road.

Proposed engineering and enabling works would involve re-profiling the site and raising the levels to provide a stable and compact development platform(s). That development platform would securely cap the former landfill, reducing the risk posed by contamination and remediate the existing hazards. These raised engineered platforms will enable foul drainage to the site. The raised levels will also allow for development of industrial buildings using shallow ring/beam foundations, leaving the existing ground levels untouched and stable. The load bearing nature of these engineered plateaus is such that only small footprint industrial buildings (capable of being built on ring/beam foundations (rather than piled foundations) can be constructed on this site.

Ecology Offset

The applicant, Storefield, and ourselves acknowledge the ecological value of the site.

The application provides for a significant wildlife corridor running along the southern boundary of the site (incorporating Willowbrook). We have also sought to retain 5 acres of Open Mosaic Habitat within the development site which will be retained and managed to improve its ecological condition.

Additionally, over 12 acres of woodland on the land adjacent to the eastern boundary of the application site will be utilised for biodiversity off-setting, including woodland management.

In our view, that is a significant area of ecology land.

If consent for the development is refused, then this site would remain derelict scrubland. There would be no public access and it will offer no economic or employment opportunities for Corby. We would therefore urge that the committee members consider the above when deliberating on the matter.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'A Pickford', is written over a horizontal dotted line.

Andy Pickford
Director, Property
Tata Steel Europe

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ADDENDUM REPORT 2

Application Reference: NC/21/00072/OUT

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

The following paragraphs to be added under 5.11:

Ecologist

(30.12.2021 and 11.02.2022) Applicant has submitted a Botanical Report and a revised Ecological Mitigation Strategy which is based on the findings of a detailed botanical survey (undertook by Harwood Biology during October 2021) of the site to update the findings of the earlier Phase 1 Habitat Survey, 2019. Applicant has confirmed that the report, utilised Biodiversity metric 2.0 to evaluate the measure of baseline biodiversity units present on site. This latest assessment determined the biodiversity value of the site as 112.67 Units.

Council's Ecologist and Wildlife Trust was re-consulted on additional information provided by the applicant. The consultees have assessed the submitted reports and raised the following key concerns:

- *The report has not been written to the standards set out in CIEEM's ecological report writing guidance.*
- *Insufficient information in regards to the true species richness as the original Phase 1 habitat survey was conducted in February and the botanical survey in October, both outside the optimal season for detailed grassland characterisation.*
- *The report describes the site as 'isolated and unconnected' from other open habitat areas. Council's ecologist disagrees with the above statement as the site is part of a larger complex of open mosaic habitat.*
- *The report considers the site to be of 'low' strategic significance because 'there is no formal designation applied to the site' and the land is not 'assigned' for the purpose of a nature reserve. However, the site's designation and location within an OMH target area in particular meet the strategic significance criterion 'within area formally identified in local strategy' and therefore of greater value than the botanical report assigns.*
- *The updated Ecological Mitigation Strategy refer to recent appeal decision and the need to deliver 1% net gain and not the 10% which will eventually be required. This is considered acceptable.*
- *The mitigation strategy do not address concerns about where the compensation would be delivered or the feasibility of doing so on arable land.*
- *All three habitat surveys (2018 – 2021) were done at suboptimal times of year and all three habitat maps differed with respect to the quality and extent of habitats present. There has been no consistency in the evidence on which the council could base a decision.*

Paragraph 7.4.9 to be deleted and replaced by:

Applicant has provided additional information to address previously raised concerns by Council's Ecologist and Wildlife Trust. Applicant has submitted a Botanical Report which is based on the findings of a detailed botanical survey (undertook by Harwood Biology during October 2021) of the site to update the findings of the earlier Phase 1 Habitat Survey, 2019. A revised Ecological Mitigation Strategy has been also submitted for consideration by

relevant consultees. Extensive consultation has been carried out among Council's Ecological Adviser and Applicants Team in order to resolve the raised concerns. Consultees have assessed the additional information and concluded that they are unable to support the scheme due to lack of robust evidence.

Council's Ecologist has also pointed that robust evidence is required to demonstrate that it is possible to create OMH on arable land, irrespective of how the soil is pre-treated. As the subject site is extremely contaminated, assurances from both the Environment Agency and Environmental Health Officer (EHO) would be required to confirm that scraping, storing and transporting the material, plus depositing it on arable land (which is generally surrounded by other arable land and/or pasture) are acceptable and likely to receive any required permits.

It is considered that the present proposal is unacceptable and conflicts with Policy 4 of the Joint Core Strategy and National Planning Policy Framework (2021).

The following paragraph to be added under 5.15:

Highways Authority

(21.02.2022) –Previously, highways officer has pointed the applicant towards the Steel Road improvements scheme which was promoted by former Corby Borough Council and now North Northamptonshire Council. The officer indicated that the proposed scheme does not take into account the above application proposals or traffic impacts and therefore cannot be relied upon. Applicant have provided further supporting information to address Highway's raised concern.

Northamptonshire Highways was re-consulted on additional information provided by the applicant. After careful consideration Highways Officer confirmed that the assessment and identified mitigation reflects the impact and therefore the LHA would support the application on the basis that a mitigation contribution of £11,000 are secured to enhance the already identified improvement scheme at the Steel Road roundabout.

The LHA also requested that the footway on the eastern side of Phoenix Parkway is upgraded to a 3m footway / cycleway from Heritage Way, 160m north of Napier Road, to the Steel Road roundabout, 650m south of Napier Road to create a safe off-road cycle link to the centre of Corby. The Applicant is required to make a financial contribution to this facility however no confirmation has been received from the applicant on a proposed a sum that needs to be secured via the S106.

Paragraph 7.5.5 to be deleted and replaced by:

Applicant has provided additional information to address previously raised concerns by highways. A revised Technical Note (TN) has been submitted for highways consideration. Northamptonshire Highways have assessed the TN and concluded that they are unable to support the scheme due to insufficient information provided by the applicant.

The following paragraphs to be added as 7.5.6 and 7.5.7:

Applicant has submitted a Mitigation Letter dated 12th October 2021 to address highways concern in regards to the traffic impact of the proposed development on the Steed Road improvement scheme. Northamptonshire Highways was re-consulted on additional information provided by the applicant. The highways authority has confirmed that applicant has provided appropriate assessment of the development impacts and demonstrated that the additional development trips do not represent a severe impact on the highway network

subject to a suitable contribution towards enhancing the current Steel Road improvement scheme.

The proposal would therefore comply with JCS Policies and the NPPF which seek to ensure new development meets the need of the area without compromising the safe and satisfactory operation of the highway network.

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