



North Northamptonshire Area Planning Committee (Corby) 21/06/2021

Application Reference	20/00155/OUT
Case Officer	Farjana Mazumder Farjana.Mazumder@Northhants.gov.uk
Location	Co Operative Retail Services Ltd Alexandra Road Corby NN17 1PE
Development	Demolition of existing building. Determination on access and scale for development of 110no. dwellings (Use Class C3) and flexible A1/A2/B1a/D1/D2/Coffee Shop [A1/A3] use (up to 170sqm) with associated car and cycle parking, refuse storage and landscaping. All other matters including layout, appearance and landscaping are reserved. OUTLINE APPLICATION.
Applicant	Sheet Anchor Evolve Ltd.
Agent	Jim Tarzey
Ward	Central
Overall Expiry Date	28/07/2020
Agreed Extension of Time	30/06/2021

Purpose of the Report

The application is being reported to the Planning Committee in accordance with the Council's scheme of delegation as the application is of significant public interest and given the number of objections being more than three has been received against the application.

1. Recommendation

1.1. That planning permission be REFUSED.

2. The Proposal

2.1 The application proposal is for outline planning permission for erection of up to 110 dwellings (Use Class C3) and/or flexible A1/A2/B1a/D1/D2/Coffee Shop [A1/A3] use (up to 170sqm) with associated car and cycle parking, refuse

storage. Landscaping, layout and appearance is reserved and determination is for access and scale. The proposal also involves demolition of the existing building within the site.

- 2.2 The applicant has submitted a series of illustrative drawings to demonstrate how the level of accommodation proposed might be accommodated on the site. Four options have been submitted throughout the application period and each option is supported by its own parking, loading and turning arrangements.
- 2.3 The details of the proposed options are as follows:

	Houses			Apartments			Total
	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	
Option A	15	28	0	20	32	0	95
Option B	10	19	0	33	48	0	110
Option C	35	18	0	7	8	0	68
Option D	6	24	12	0	2	4	48

- 2.4 The applicant has confirmed that maximum height of the building under any option would be 6 stories.
- 2.5 Access into the site is to be taken from Alexandra Road and Wood Street, which runs in a straight line from Alexandra Road.
- 2.6 It should be noted that the submitted plans are treated as illustrative only where the plans relate to layout, appearance and landscaping.

3. Site Description

- 3.1 The application site is located to the West of Wood Street and North of Alexandra Road and comprises a total area of 0.8 hectare. The proposal site is identified in the Saved Local Plan as being within the boundaries of Corby Town Centre. The land is relatively flat and even within the Application Site and comprises former co-operative retail unit with parking spaces. The area is separated by hedge boundaries from the adjoining residential dwellings at the west side. The surrounding area of the site includes some commercial landuses which comprises Oasis Retail Park to the South and some small retail units to the West.
- 3.2 The site does not fall within a conservation area or under an article 4 Direction. Additionally, there are no listed building in the vicinity. It is sited as local green space within the Local Plan and has no other specific designation.

4. Relevant Planning History

- 4.1 List all previous planning applications as follows:

96/00222/CO- Midlands Co-Op Alexandra Road Corby - Installation of roller shutters to doors and windows. Application Permitted on 30.09.1996.

01/00202/ADV - Erection of signs. Application Permitted on 06.08.2001.

01/00321/DPA - To construct a (in only) access road, from Alexandra Road into the existing car park. Application Permitted on 01.11.2001.

02/00063/DPA- Installation of 1m satellite dish for use with Co-Op Bank. Application Permitted on 18.04.2002.

02/00100/DPA- Installation of ATM machine. Application Permitted on 08.05.2002.

02/00101/ADV- Projecting sign and illuminated ATM Surround. Application Permitted on 08.05.2002.

02/00190/ADV- Illuminated post signs. Application Permitted on 20.08.2002.

10/00363/ADV- 3 No. externally illuminated fascia signs, 2 No. non illuminated projecting signs, 1 No. externally illuminated panel to existing totem sign, including digitally printed graphics. Application Permitted on 11.11.2010.

12/00106/ADV- Replacement signs to front and side. Application Permitted on 21.05.2012.

16/00245/DPA- Retention of 3no Automatic Number Recognition Cameras. Application Permitted on 03.11.2016.

16/00248/ADV- Retention of a total of 28 informative signs for a car park. Application Permitted on 03.11.2016.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website- <https://www.corby.gov.uk/home/planning-and-building-control/online-planning-applications>

5.1 Environmental Services-

(01.05.2020) The Senior Environmental Health Officer (EHO) was consulted on this application and recommended refusal of the application on the grounds of insufficient information. The officer requested additional information in regards to air quality, land contamination, noise and odour.

(29.06.2020 and 30.06.2020) EHO was re-consulted on the additional information submitted by the applicant. The officer acknowledged that the noise and odour control can be considered at the reserved matter stage. However, requested additional information on air quality and contamination to fully assess the proposal at this stage. The Officer recommended planning conditions related to acceptable noise level, noise assessment and restricted delivery hours to retail units/Use Class A3.

(26.08.2020) EHO has confirmed by way of an email that they are satisfied to discuss wordings of conditions appropriate for controlling unexpected contamination within the site.

(26.05.2021) No objection. Revised comments have been provided by the EHO in relation to additional information. The comments are as follows:

I have reviewed the illustrative master plan 'D' and advise that, bearing in mind the previous information that has been submitted for other applications on the site with regard to air quality and noise impact, I have no objection to the application however I would propose that suitably worded conditions are attached, should consent be given, to ensure that health and amenity of the occupiers of the future dwellings is of a good standard.

I am happy to discuss those conditions with the applicant and the Planning Officer as required.

I am also happy to discuss the requirements for a full site investigation with regard to the potential for ground contamination, if the Planning Officer is in agreement that this can be dealt with by way of condition.

- 5.2 Sustainability Officer: (16.06.2020) No objection. The officer reviewed the Energy and Sustainability Statement April 2020 reference SNN-BWB-00-XX-RP-ME-000. She also guided the applicant towards to consider the Air Quality and Emissions guidance for developers.

(30.12.2020) Re-consultation has been carried out on the revised information submitted by the applicant. The officer further added that the submitted Design and Access statement did not make any reference to Policy 9 of the NNJCS sustainable buildings.

- 5.3 Property Services- No comments received.

- 5.4 Housing Strategy- (19.05.2020) Housing Strategy department were consulted on this application and the officer offers the following comments:

1) Total lack of affordable housing provision of any type on a site of 120 units requires challenge via an independent viability report paid for by the applicant(s) to establish if this is a true position

2) I do agree with the comments in relation to the COVID-19 crisis at paragraph 2.11 that the findings should be 'regarded with a greater degree of caution in the light of potential market volatility' - the findings definitely need to be kept under review

3) There should be a minimum 36 units of affordable housing (30%) provision on-site as per the North Northants JCS - the Council would consider shared ownership, rent to buy or any such other products of an affordable nature as outlined by the NPPF - however there has been no discussion with the Housing Strategy section of CBC on anything related to this site since early 2019

4) The proposed mix of 1 and 2 bedroom flats and houses would be acceptable to Housing Strategy, although we would probably prefer a small number of 3 bedroom units as well - again this would have been part of any discussion had we been approached more recently by Evolve and their representatives

5) *Figures used in the report around house prices do seem to concur quite closely with my own analysis of house prices based on Land Registry data*

6) *Page 17 of the report states that no ground rent has been included in calculations due to proposed changes in legislation around leasehold charges - I am however not sure that this has been approved and enacted yet by Government so omitting this income may be erroneous*

7) *Unclear what the £603k costs for S106 are?*

8) *The JLL report interestingly states that 'they're not been informed of the original purchase price' - again, did they overpay for the site?*

9) *Why even consider building at this location if a loss will be incurred?*

(09.06.2021) Housing Strategy Officer was re-consulted in relation to Option D and the observations are as follows:

From a Housing Strategy viewpoint we welcome this application as it would potentially provide 48 much needed affordable homes in an ideal central location adjacent to many of the main facilities of the town. The proposal that this be a 100% affordable site is supported, although it is unclear whether the tenure would be all rent, shared ownership or any other tenure as per the NPPF – Housing Strategy would naturally welcome any discussion in that respect should this application progress.

The mix of different property types/sizes in the layout of the proposed development looks like it would cater for a wide range of household sizes and therefore would be extremely beneficial in helping the considerable number of applicants on the housing waiting list for any rented units provided and/or would also appeal to those seeking any low cost home ownership product if that product were to be provided onsite. The lower density of the development looks well laid out from the layout plan provided and would be easily managed by the proposed Housing Provider who are well known and established already in the local area.

In summary the proposed development has the support of this section and we look forward to further involvement as the application progresses.

5.5 Corby Local Plan Section- (11.05.2020) No objection. The following comments were provided by the Local Plans Section:

The planning statement outlines proposals for the redevelopment of this site for up to 120 residential units and up to 170 square metres of commercial floorspace.

Principle of development

The site is within the main town centre of the growth town of Corby, which is identified within the adopted North Northamptonshire Joint Core Strategy (JCS, 2016) as the focus for infrastructure investment and higher order facilities to support major employment, housing, retail and leisure development. JCS Policy 12 sets out the requirements for supporting the vitality and viability of the town

centres in North Northamptonshire, which include securing and maintaining a vibrant mix of retail, employment, leisure and cultural facilities and supporting the provision of additional residential uses.

The continuing regeneration of Corby town centre is a Council priority. The Part 2 Local Plan (P2LP) for Corby was submitted to the Secretary of State in December 2019 and is currently undergoing independent examination. Policy 24 within the submitted Part 2 Local Plan for Corby identifies this site as one of four mixed use redevelopment opportunity sites within the town centre, which are expected to be the main locations for new development growth within the town centre and contribute towards the provision of comparison shopping floorspace requirements as set out within JCS Policy 12. P2LP Policy 24 is accompanied by Policy TC3, which sets out detailed guidance for this site to provide a mixed use development including a range of town centre uses and a policy compliant mix of around 150 dwellings to continue the positive transformation and regeneration of the town centre. The policy supports higher density development to maximise the town centre location and in doing so make the most efficient use of land; however, this should include innovative and contemporary proposals with high standards of architectural design to continue the regeneration and compliment the other modern buildings within the town centre.

It is noted that two options have been submitted as the Illustrative Masterplans for this site, one for 95 units and the other for 120 units, with the first being reflective of a more market-led scheme dominated by houses as opposed to apartments, and the second being the basis of this outline planning application and in doing so providing an indication of the maximum scale of development that can be accommodated, subject to the reserved matters dealing with external appearance, landscaping and layout. The confidential viability analysis provided as part of the submitted proposals indicates that the site cannot viably deliver any affordable housing. The Plan-wide viability assessment completed in July 2019 by BNP Paribas to support the preparation of the P2LP included the former Co-op site as one of the tested site typologies within the assessment. This assessment tested the site at a standard density of 110 dwellings and at a higher density of 150 dwellings (total site capacity). This considered the 110 unit scheme to be viable at standard build costs inclusive of up to 40% affordable housing, and the 150 unit scheme to be viable at standard build costs inclusive of up to 20% affordable housing (see table 5.6.1 within BNP report). As such, the Council considers this site to be able to deliver a policy compliant redevelopment scheme as outlined within Policy TC3. There appear to be some inconsistencies with the assumptions made between these reports, therefore it is recommended the submitted viability analysis be independently assessed with consideration given to the methodology and standardised inputs that are advocated within NPPF paragraph 57 and the Planning Practice Guidance. Paragraph 57 of the NPPF also states that all viability assessments should be made publicly available.

Connectivity and Green Infrastructure

P2LP Policy 22 outlines the Regeneration Strategy for Corby town centre. Objective 7 encourages improved pedestrian and cycle access to enhance permeability within the town centre. This is re-iterated within criteria f) of Policy

TC3, which highlights the importance of connectivity within and beyond the site, in particular links to the town centre and the Cube.

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. Criteria h) of Policy TC3 supports proposals that maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the Hazel and Thoroughsale ancient woodland.

Open Space, Health and Wellbeing

JCS Policy 7 supports the retention and enhancement of open space, allotments, playing fields and other sports and recreation buildings and land, which are identified as key community assets. P2LP Policy 1 requires new developments of 10 or more dwellings to provide new or improved open space, sport and recreational facilities in accordance with the latest Open Space, Sport and Recreational Facilities Assessment to meet the needs arising from the development. Where possible new open spaces, sports and recreational facilities should be linked to the wider green infrastructure corridor network to encourage physical activity, social cohesion and promote healthier and more active lifestyles.

Custom and Self-Build

JCS Policy 30 sets out the requirements for housing developments to provide a mix of dwelling sizes and tenures to meet current and forecast accommodation needs to assist in creating sustainable mixed and inclusive communities, part of which includes facilitating individual and community custom-build development. P2LP Policy 12 seeks a proportion of serviced building plots to enable the delivery of custom and self-build housing to meet local demand on sites of 20 or more dwellings, subject to viability and the nature of the proposed development.

Specialist Housing and Older People's Accommodation

JCS Policy 30 encourages housing development for market and affordable housing to make provision to meet the specialised housing requirements of older households including designated, sheltered and extra care accommodation and other attractive housing options to enable older households to down-size to smaller accommodation. P2LP Policy 15 requires developments of 50 or more dwellings to design a proportion of the housing specifically to meet the identified needs of older households and others with a need for specialist housing; subject to evidence of local need; the scale and location of the site; and viability.

The redevelopment of this key opportunity site within Corby town centre for a mix of residential and commercial uses is supported in principle as outlined within P2LP Policy TC3; however, there are a number of policy requirements to be considered in more detail to support the delivery of a policy compliant scheme.

(09.07.2020) Further re-consultation has been carried out on the revised information submitted by the applicant in relation to Option A and B. The Local Plan's officer provided the following comments:

The policy requirements outlined within Officer's previous comments, dated 11 May 2020, have not been addressed within the revised submitted material. The redevelopment of this site for the proposed mix of residential and commercial uses is supported in principle; however, the policy requirements as outlined previously remain outstanding in order to support a policy compliant scheme.

(08.01.2021) Local Plan's section was re-consulted on a new scheme- Option C proposed for a total of 68 residential units, comprising 53 houses and 15 apartments. The officer re-iterates that the continuing regeneration of Corby town centre is a Council priority and the redevelopment of this site for the proposed mix of residential and commercial uses is welcomed, particularly in the context of P2LP Policy TC3; however, there are requirements that remain outstanding in order to support a policy compliant scheme.

The officer goes on stating that an independent viability assessment be undertaken to consider the affordable housing and other tenure requirements outlined within JCS Policy 30.

(12.03.2021) Further consultation has been carried out with the Local Plan's Officer in relation to viability appraisal submitted by the applicant and the independent assessment of the appraisals. The officer provided the following comments:

.... Many of the assumptions within the independent viability assessment are consistent with those of the Plan wide viability assessment that was prepared alongside the P2LP; however, there is a significant difference between the assumed Benchmark Land Values (BLVs). A BLV figure of £1m is used within the independent viability assessment and the revised assessments submitted by the applicant, whereas a figure of £680,000 is used within the Plan-wide viability assessment. Paragraph 3.31 of the Plan-wide assessment explains that this figure has been sense checked with the Council's Property Services team who advise that a figure of £680,000 reflects current values within Corby Town Centre, although it is acknowledged this may have changed since July 2019.

The revised viability assessments prepared on behalf of the applicant consider there to be a negative residual land value of £281,658 in the case of option B (110 units) and a positive residual land value of £922,333 for option C (68 units), which is close to the BLV of £1m, but both schemes would result in zero affordable housing. The Independent viability assessment prepared by White Land Strategies considers there to be a positive residual land value of £1,212,124 for option B and £1,403,625 for option C, which would mean there is scope for 3.6% affordable housing or 4 affordable units for option B and 10% provision or 7 affordable units for option C.

Previous comments are re-iterated that the Plan-wide viability assessment considered both tested scenarios, at 110 and 150 units, to be viable at standard build costs inclusive of 20% affordable housing, but also for the 110 unit scenario to be viable at standard build costs inclusive of up to 40% affordable

housing. It is acknowledged there may be some variation in the assumptions used, which will impact the outcomes of the assessment work. The Plan-wide assessment considered a lower BLV to reflect current values for this site; however, the viability assessments submitted on behalf of the applicant and the independent viability assessment do not reflect this assumption and in doing so show a much lower percentage of affordable housing to be viable on this site.

General

.....The redevelopment of this prominent town centre site for the proposed mix of residential and commercial uses is welcomed, subject to specific policy considerations outlined above and in all previous comments, a number of which remain outstanding. It is acknowledged the viability of this site is an issue to be considered in determining the precise proportion and tenure mix of the residential units in line with JCS Policy 30; however, it is considered that the iterative options as presented through the evolution of this application do not fully support efforts to achieve the positive transformation of the town centre as outlined within the P2LP and JCS.

(24.05.2021) Applicant has submitted an additional scheme to be considered along with the previous options- A, B and C. Local Plans comments was sought in relation to this new scheme and the observations are as follows:

It is noted that the revised submitted information now includes proposed option D for a total of 48 residential units, comprising 42 houses and 6 flats, but that this option removes the ground floor commercial floorspace that was previously proposed within options A-C (95, 110 and 68 residential units respectively). The submitted letter explains that the illustrative masterplan for option D has been submitted for formal approval, but that the parameters of the outline application are to allow for a scheme of up to 110 dwellings to be delivered. The scheme outlined within option D would consist of 100% affordable housing and the applicant is currently in discussions with a registered social housing provider to deliver these.

Officer comments have been provided on four separate occasions prior to these comments in relation to earlier iterations of this outline planning application; previous comments are dated: 11.05.2020, 09.07.2020, 08.01.2021 and 12.03.2021. Further comments are provided below, but these should be read alongside all previous comments for this proposal.

Principle of Development

As explained previously, the continued regeneration of Corby town centre is a Council priority, in particular this site is identified as a town centre redevelopment opportunity site within the Part 2 Local Plan for Corby, which is supported by P2LP Policies 24 and TC3 and reinforced by JCS Policy 12.

P2LP Policies 24 and TC3 allocate this site for mixed use development of around 150 dwellings requiring the site to contribute towards the provision of comparison shopping floorspace requirements set out within JCS Policy 12. The proposed removal of all commercial floorspace within option D therefore does not meet the requirements of these policies.

Previous comments dated 11.05.2020 stated:

The policy [TC3] supports higher density development to maximise the town centre location and in doing so make the most efficient use of land; however, this should include innovative and contemporary proposals with high standards of architectural design to continue the regeneration and compliment the other modern buildings within the town centre.

Residential development, as part of a mixed use redevelopment scheme, is welcomed on this site; however, the proposed reduction of units within option D does not meet several of the design principles set out within Policy TC3. It is recommended that further comments are sought from Design Officer's within the Council to consider the extent to which the design principles within Policy TC3 are being met, particularly as the proposal has evolved significantly since it's first submission.

Affordable Housing and Viability

It is noted from the submitted letter that should the illustrative masterplan for option D be approved then all 48 units will be provided as affordable housing. Previous officer comments (dated 12.03.2021) acknowledged the independent viability assessment that was prepared by White Land Strategies in February 2021, which tested options B and C (110 and 68 units respectively) for this site. The independent assessment found the schemes to be viable inclusive of 3.6% affordable housing or 4 units for option B and 10% provision or 7 affordable units for option C.

The proposal to increase the number of affordable homes as presented within option D would make a positive contribution to meeting the Council's affordable housing requirements; however, the delivery of affordable housing is only one policy outcome for this site that should be considered in the wider context of the accommodation needs and regeneration aims within the town centre.

The submitted letter refers to further marketing evidence that the applicant is coordinating and intends to submit to the Council; however, no further information appears to have been submitted at present.

Conclusion

The redevelopment of this site is welcomed in principle; however, through the evolution of this application, the proposal has moved further away from the policy requirements, which could undermine efforts to successfully achieve the positive transformation and regeneration of the town centre. There are only a finite number of opportunities within the town centre to deliver the type of transformation that is outlined within P2LP Policy TC3 and any departure from this policy and JCS Policy 12 should be robustly evidenced. It is also noted that there are a number of outstanding policy considerations from previous officer comments that have not yet been addressed.

- 5.6 Environmental Agency- (05.05.2020 and 04.01.2021) No objection/comments.
- 5.7 Highways Authority- (20.05.2020): Highways team has been consulted in relation to this application and requested additional information to fully assess the proposal. The comments are as follows:

1. *The application form states that;*

- 1.1. 150 car parking spaces will be lost and none replaced.
 - 1.2. 30 Houses and 90 flats are to be erected.
 - 1.3. 170sqm of 'Other' Use class commercial space is to be erected.
2. The retail element is to be within one unit with permission over a range of classes – A1, A2, B1a, D1, D2 and coffee shop.
 - 2.1. The dwellings are proposed as a mix of 1 and 2 bedrooms.
 3. Neither the 2 illustrative masterplans or Landscape plans evidence an adoptable layout and would elicit an objection from the LHA. Full LHA standards were supplied in ENQ.19.12.01.
 4. The access plan P18-1946- 4.1 details the correct geometries for residential accesses, the approval of these depend upon tracking. Neither of these accesses are suitable for commercial access though.
 5. Tracking plan P18-1946-4.2 depicts the incorrect refuse vehicle as detailed in Enquiry discussions and does not supply evidence from CBC Waste & Amenities team that this is the vehicle used locally.
 - 5.1. The Authorities refuse vehicles will not enter private land so the interior layout must be to adoptable standards.
 - 5.2. At no point is the refuse truck shown opposed by a large family car.
 - 5.3. No tracking of two large family cars in opposition is supplied.
 6. NCC require that the developer supplies each household a Corby 4 week MegaRider bus ticket upon occupation.
 - 6.1. The nearest bus stops area on George Street at the interchange, NCC do not require any stops in the locality of the site on Alexandra Road.
 7. The access onto Alexandra Road details a 3m wide CFC (Combined Footway & Cycleway) but it is unclear what it connects to in the way of cycle infrastructure. It does not appear that the northern side of Alexandra Road is a CFC at 3m wide with the appropriate TRO's and signage.
 8. The LPA requires further time in order to fully assess the Transport Assessment and Travel Plan and will respond as soon as possible.

(03.06.2020) A revised response has been submitted by the Highways department providing comments on Transport Assessment and Travel Plan. The comments are as follows:

8. Transport Assessment

8.1 Trip generation appears to be less than that of the existing usage, however, it must be minded that the retail usage does not operate 24 hours a day, every day of the year, which residential usage will. Therefore, the peak hours may be lessened, but other times may be increased.

8.2 The Alexandra Road access presents some concerns as it is:

8.2.1 very close to the pedestrian crossing to the extent that vehicles exiting right cannot get parallel if it's a red light;

8.2.2 It's close to the park access that is opposite; and

8.2.3 we would be keen to see it modelled as a link junction with the retail access in both peak periods, as well as the Saturday mid-morning peak.

8.3 We will require an RSA ½ to be carried out for this junction.

8.4 Wood Street access details that the smaller -than-required refuse truck over running the centre line. The LHA query whether to avoid a clash with a parking area opposite, it should be moved north opposite a wall.

8.5 Leaving the quantum or mix of residential type of units to the reserved matters stage will necessitate another traffic assessment as this could significantly impact upon the number of vehicles exiting the new access- for example if there are more dwellings on site with more flats for example. Any changes in quantum's should be the subject of revisions that we can comment on- matters like mix should be decided now at outline as they affect traffic, or a condition placed to allow for a Transport Assessment addendum at REM to cover this issue.

(10.07.2020) Additional response has been submitted by the applicant to address highways concern. The highways officer have assessed the revised documents and advised that the car sharing schemes can work well in these circumstances as long as a solid, well-funded management plan can be emplaced and conditioned for the life of the development. A reduction in car parking should also be met with an increase in cycle parking and the LHA would expect extended Mega-Rider tickets for each household upon occupation to instil sustainable habits.

The officer also stated that the applicant will be required to submit, either as an appendix of a CMP or as a separate document, a CTMP to the LHA's specification via condition. Additional information has been requested as their previous response still stands and requires the applicant to address the issues contained therein.

(23.07.2020) Further revision of the illustrative master plan, design and access statement, parameter plan and planning statement. Highways officer has assessed the information and requested a Demolition Traffic Management Plan to the LHA specification.

(01/09/2020 and 12.01.2021) No Objection. Highways officer has confirmed that the Travel Plan is acceptable. The officer recommended planning conditions in relation to Road Safety Audit, addendum TA, supply of a Corby 4 week MegaRider bus ticket to each household upon occupation, CTMP and private streets.

(04.06.2021) No Objection. Highways officer has confirmed that the Travel Plan is acceptable and recommended planning conditions related to Road Safety Audit, addendum TA, supply of a Corby 4 week MegaRider bus ticket to each household upon occupation, CTMP and private streets. Further comments has been made in regards to the internal layout which needs to be considered at the detailed design phase.

5.8 Crime Prevention Officer- (13.05.2020) No Objection. The Crime Prevention Officer were consulted in relation to the designing out crime. The officer provides the following comments:

In relation to designing out crime and anti-social behavior, Northamptonshire Police have no formal objection to this application in principle. The submitted documentation does not however identify what measures are to be considered/implemented to mitigate against possible crime. To help ensure compliance with the NPPF 2019 contained under paragraphs 91 (a-c) and 127 (f), the NPPG guidance Healthy and Safe Communities Section and policy 8 (e iv) of the local North Northamptonshire Joint Core Strategy (2016) the applicant/developer must follow the agreed guidance within 'Secured by Design' principles. We appreciate that is an outline application and specific details are matters which should be considered at reserved matters stage.

Any further submission should clearly demonstrate the following criteria, I comment as follows:

- Evidence that the scheme adheres to the principles of Secured by Design. Guidance should be sought from <https://www.securedbydesign.com/guidance/design-guides>*
- Guidance should also be taken from the Northamptonshire Fire and Rescue pre planning guide. Particularly in terms of access and bin storage.*
- Layout, private lighting and full boundary treatment detailed drawings should be supplied.*
- Excessive permeability should be avoided. The balance needs to be struck between use-ful routes around and through the development, thus creating a pleasant environment where people feel safe and secure, and the provision of numerous paths duplicating each other and providing "escape routes" for those up to no good.*
- Surveillance opportunities must be seriously considered for both residents and persons passing through the development. This is a proven method to deter crime and anti-social behavior.*
- Where possible resident parking should be in curtilage. Tandem parking should be avoided. Insufficient or inconvenient parking facilities can lead to irresponsible parking and make access routes for emergency vehicles impossible.*
- Terraced housing blocks make it difficult to maintain convenient refuse storage with long rear access alleyways required. Ginnell type house design could be an alternative.*
- Communal refuse storage should preferably be within a secure area and must be locka-ble.*
- Cycle storage must be within a secure area and within a secure enclosure.*
- A crime prevention statement must be supplied. It should detail how the seven attributes of sustainable communities will be addressed i.e. Access and movement – Structure – Surveillance – Ownership – Physical protection – Activity - Management and mainte-nance. Access control of apartment blocks is critical and must be agreed in writing by the LPA.*

The future success of this development can be critically influenced by crime, and Northamptonshire Police need to have an impact on certain design issues. However, it is felt that certain critical measures should be highlighted and that early liaison with the police Crime Prevention Design Adviser should be encouraged to help establish the right level of security in order to help match the crime prevention measures to the actual, as well as the perceived crime risk for the area.

(08.06.2021) Re-consultation was carried out with the Crime Prevention Officer in relation to proposed Option D. The officer provided the following response:

There are certain aspects of this layout which cause me concern and currently would not support the application as proposed:

- The two communal parking areas to the south of the development have insufficient surveillance opportunities from the vehicle owners and there is a PROW going through and between them.*
- There is a large proportion of the plots which have rear access from public space which will make the properties more vulnerable to crime.*
- Rear alleyways are shown to the north, behind plots 1-5 & 6 and 29-36, these are not acceptable. Even when securely gated issues of security and maintenance will cause problems.*
- The access to the parking court to the north of plot 43 needs to be closed off.*
- All boundary treatments will need to be agreed and closely assessed.*

5.9 Anglian Water- (04.05.2020 and 05.01.2021) No objection. In summary Anglian Water confirms that –

- 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.
- The foul drainage from this development is in the catchment of Corby Water Recycling Centre that will have available capacity for these flows
- The sewerage system at present has available capacity for these flows.
- The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. Anglian Water would therefore recommend one condition related to surface water management strategy, if the Local Planning Authority is mindful of grant planning approval.

(24.05.2021) No objection/comments.

5.10 Surface Water Drainage Team: (14.05.2020) The Drainage engineer advise that there is insufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

(08.08.2020) Applicant has provided additional information to overcome concerns raised by the drainage officer. The officer have reviewed the submitted surface water drainage information located within *Redevelopment of former Co-Op Store Alexandra Road Corby Drainage Design Statement ref. R-DS-21123-01-01, Rev 2, dated July 2020 prepared by JPP Consulting Ltd* and considered that if the recommended planning conditions are included, the impacts of surface water drainage will have been adequately addressed at this stage. Without these conditions, the proposed development on this site may pose an unacceptable risk of flooding.

(31.12.2020 and 28.05.2021) Further re-consultations have been carried out in relation to additional information provided by the applicant. The drainage officer provided no additional comments and confirmed that the comments made on 8th August 2020 remains current.

5.11 Ecological Advisor: (21.05.2020 and 08.06.2021) No objection/comments.

- 5.12 Joint Planning Unit (JPU): (09.06.2020) No objection. The design officer was consulted in relation to the urban design aspects of the proposed option A and B, including how the site fits in with its context, setting and surroundings as well as a review and commentary on the scale of the proposals as per the Outline application. The officer urges that LPA to consider the DAS as a material planning consideration which any future reserved matter planning application is required to accord with, – as the acceptability of this scheme in principle is due to the standard of design (eg. Contemporary, modern architecture).

(09.06.2021) No comments received in relation to option C and D.

- 5.13 Tree Officer: (09.07.2020) No objection. Tree officer provided the following observations:

- *As identified in the tree survey section of the report, the majority of the trees are of low value in potential for retention. See photos in report, also identified in topographical map and Tree constraints plan. Fifteen trees identified for removal and one group of trees.*
- *Trees suitable for retention, identified in Tree retention, loss and protection plan.*
- *Recommended retaining of x 5 trees and three tree groups, within the new development, which would need, existing hard surface removing and protecting during development of demolition and construction as detailed in tree report. (See Tree retention, Loss and protection plan.) All proposed tree retention is on the east side of the site.*

In my professional opinion, the tree loss should not prevent the proposed development. Tree loss is also to be mitigated by replacements and enhanced, as proposed in Illustrative Landscape Master plans, submitted by Pegasus Group.

If development is to proceed, condition would have to be made in regards of ensuring proposed trees to be retained are suitably protected, during demolition and construction process, in regards of detailed protective fencing and siting of contractors compound, vehicles machinery, materials as per recommendations in BS 5837, to ensure success retention in the long term.

Also more detail would be needed on species proposed for soft landscape.

(26.05.2021) Tree officer was consulted on Option D and provided the following comments:

The amended plan, 01014-S2-P4, on DMS file, 30/04/2021, Illustrative Master Plan, Option D, (mha Architects), contains proposed Tree planting in the Concept Layout, integrated and spaced throughout the site, which is positive and acceptable from a Landscape viewpoint.

However, screen planting to provide screening should be considered in the design.

- 5.14 Northamptonshire Key Services (Education, Libraries, Broadband) and Northamptonshire Fire & Rescue Service (NFRS):

(21.05.2020) The key services section was consulted in relation to Option A and B of the proposed scheme- *demolition of existing building and construction of 120 dwellings, including shop unit (Use classes A1, A2, A3, B1(a), D1, D2) and associated works.*

The officer stated that as the indicative dwelling mix has not been provided by the applicant, an average of 3-bed units across the site has been assumed in order to inform the response. These figures will be reassessed once the mix of dwellings proposed to be delivered on the site is confirmed through the planning process.

The officer recommended the following calculations:

- If there is a lack of capacity identified for Early Years, a s106 contribution of £476,640 would be required, based on the average dwelling mix.
- A Primary Education contribution of £476,640 will be required, based on the average dwelling mix.
- A s106 contribution towards Secondary Education of £552,000 will be required, based on the average dwelling mix.
- A Libraries Contribution of £28,680 is required, to contribute towards the improvement, enhancement or expansion of Library facilities to serve the development.
- It is expected that this development may require a minimum of 2 to 3 fire hydrants depending on site layout / density requirements and location of existing provision in the surrounding area;

(07.07.2020) A revised proposal (Option B) was submitted by the applicant which comprises- *demolition of existing building and construction of 110 dwellings, including shop unit (Use classes A1, A2, A3, B1(a), D1, D2) and associated works.*

The officer has provided an updated response in relation to the revised scheme:

- If there is a lack of capacity identified for Early Years, a s106 contribution of £436,920 would be required, based on the average dwelling mix.
- A Primary Education contribution of £436,920 will be required, based on the average dwelling mix.
- A s106 contribution towards Secondary Education of £506,000 will be required, based on the average dwelling mix.
- A Libraries Contribution of £26,290 is required, to contribute towards the improvement, enhancement or expansion of Library facilities to serve the development.
- It is expected that this development may require a minimum of 2 fire hydrants depending on site layout / density requirements and location of existing provision in the surrounding area;

(14.01.2021) An additional scheme (Option C) was submitted by the applicant which comprises *68 dwellings, including shop unit (Use classes A1, A2, A3, B1(a), D1, D2) and associated works.*

The officer has provided an updated response in relation to the revised scheme:

- Due to the level of capacity available in the immediate vicinity, no s106 contribution will be required towards Early Years Services and Primary

Education infrastructure if approved based on the current variations of the dwelling mix.

- A s106 contribution towards Secondary Education will be required

	Option A	Option B	Option C
Cost	£70,200	£78,390	£30,420

- A Libraries Contribution will be required

	Option A	Option B	Option C
Cost	£14,375	£16,479	£9,154

- It is expected that this development may require a minimum of 2 fire hydrants depending on site layout / density requirements and location of existing provision in the surrounding area;

(08.06.2021) An additional scheme (Option D) was submitted by the applicant which comprises *48 dwellings*.

The officer has provided an updated response in relation to the revised scheme:

- Due to the level of capacity available in the immediate vicinity, no s106 contribution will be required towards Early Years Services and Primary Education infrastructure if approved based on the current variations of the dwelling mix.
- Option D would result in a s106 contribution of £113,562 towards Secondary Education,
- A Libraries Contribution will be required

	Option A	Option B	Option C	Option D
Cost	£14,375	£16,479	£9,154	£9,242

- It is expected that this development may require a minimum of 2 fire hydrants depending on site layout / density requirements and location of existing provision in the surrounding area;

5.15 Neighbours/Responses to Publicity

Letters were sent to 80no. neighbouring units. LPA has received 9 objection letters from neighbouring residents. The issues raised are summarised below:

- Consultation period
- Principle of residential use
- Overdevelopment of the site
- Overbearing and oppressive impact due to proposed buildings height
- Loss of privacy/overlooking
- Loss of sunlight and natural light
- Highway safety
- Increased traffic and parking related impact within the area
- Potential pollution during the demolition and construction period
- Visual impact and out of keeping with the established neighbourhood
- Impact on the existing trees near the eastern boundary including maintenance of these trees
- Increased risk of flooding
- Potential nuisance during the construction period
- Potential risk on security?

- Impact on existing service arrangements of businesses on George Street
- Potential congestion on George Street
- Impact on local services and emergency vehicles due to increased traffic and congestion
- Noise pollution
- Potential risk of environmental hazards due to asbestos within the current building
- Potential risk of damage to the adjoining properties and surrounding soil
- Negative impact on the value of the properties

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) (2019)

2- Achieving Sustainable Development

5- Delivering a Sufficient Supply of Homes

8- Promoting Healthy and Safe Communities

9- Promoting Sustainable Transport

12- Achieving well-designed places

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

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

List relevant policies here:

Policy 1 – Presumption in Favour of Sustainable Development

Policy 3 (Landscape Character)

Policy 5 (Water Environment, Resources and Flood Risk Management)

Policy 7 (Community Services and Facilities)

Policy 8 (North Northamptonshire Place Shaping Principles)

Policy 9 (Sustainable Buildings)

Policy 10 (Provision of Infrastructure)

Policy 12 (Vitality and Viability of the Town Centre)

Policy 28 (Housing Requirements)

Policy 29 (Distribution of New Homes)

Policy 30 (Housing Mix and Tenure)

6.4 Emerging Part 2 Local Plan (P2LP)

Policy 1- Open Space, Sport and Recreation

Policy 6- Green Infrastructure Corridors

Policy 12- Custom and Self-Build

Policy 15- Specialist Housing and Older People's Accommodation

Policy 22- Regeneration Strategy for Corby Town Centre

Policy 24- Corby Town Centre Redevelopment Opportunities

Policy TC3 – Former Co-Op, Alexandra Road

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Layout, Design and the Effect on the Character and Appearance of the Surrounding Area
- Neighbouring Amenity
- Housing Supply
- Standard of Accommodation
- Access and Parking

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 Policy 7 of the North Northamptonshire Joint Core Strategy (NNJCS) 2016 supports the retention and enhancement of open space, allotments, playing fields and other sports and recreation buildings and land, which are identified as key community assets. P2LP Policy 1 requires new developments of 10 or more dwellings to provide new or improved open space, sport and recreational facilities in accordance with the latest Open Space, Sport and Recreational Facilities Assessment to meet the needs arising from the development. Where possible new open spaces, sports and recreational facilities should be linked to the wider green infrastructure corridor network to encourage physical activity, social cohesion and promote healthier and more active lifestyles.

7.1.5 Policy 12 sets out the requirements for supporting the vitality and viability of the town centres in North Northamptonshire, which include securing and maintaining a vibrant mix of retail, employment, leisure and cultural facilities and supporting the provision of additional residential uses. The site is within the main town centre of the growth town of Corby, which is identified within the adopted North Northamptonshire Joint Core Strategy (JCS, 2016) as the focus for infrastructure investment and higher order facilities to support major employment, housing, retail and leisure development.

7.1.6 Policy 24 within the submitted Part 2 Local Plan (P2LP) for Corby identifies this site as one of four mixed use redevelopment opportunity sites within the town

centre, which are expected to be the main locations for new development growth within the town centre and contribute towards the provision of comparison shopping floorspace requirements as set out within JCS Policy 12. P2LP Policy 24 is accompanied by Policy TC3, which sets out detailed guidance for this site to provide a mixed use development including a range of town centre uses and a policy compliant mix of around 150 dwellings to continue the positive transformation and regeneration of the town centre.

- 7.1.7 The above policy supports higher density development to maximise the town centre location and in doing so make the most efficient use of land; however, this should include innovative and contemporary proposals with high standards of architectural design to continue the regeneration and compliment the other modern buildings within the town centre.
- 7.1.8 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.
- 7.1.9 JCS Policy 30 sets out the requirements for housing developments to provide a mix of dwelling sizes and tenures to meet current and forecast accommodation needs. P2LP Policy 12 seeks a proportion of serviced building plots to enable the delivery of custom and self-build housing to meet local demand on sites of 20 or more dwellings, subject to viability and the nature of the proposed development.
- 7.1.10 Policy 30 also encourages housing development for market and affordable housing to make provision to meet the specialised housing requirements of older households. P2LP Policy 15 requires developments of 50 or more dwellings to design a proportion of the housing specifically to meet the identified needs of older households and others with a need for specialist housing; subject to evidence of local need; the scale and location of the site; and viability.
- 7.1.11 The applicant has submitted four options for redevelopment of the subject site. The proposed options comprise options A-C (95, 110 and 68 residential units respectively) and D for a total of 48 residential units, comprising 42 houses and 6 flats, with no commercial floorspace which moved further away from Policy requirements objectives for positive transformation of town centre regeneration.
- 7.1.12 In terms of options A-C the redevelopment of this key opportunity site within Corby town centre for a mix of residential and commercial uses is supported in principle as outlined within P2LP Policy TC3; however, there are a number of policy requirements which is considered in more detail in the following sections.
- 7.1.13 Corby Housing Team has responded to the application with a request for 30% provision of affordable units to be provided within the scheme for options A-C. The applicant has submitted a Viability Appraisal which demonstrates that due to viability issue this scheme would be unable to provide policy compliant contribution towards affordable housing. An independent assessment of the Viability of the proposed scheme has been carried out by White Land Strategies Ltd (WLSL) and they have concluded their assessment as follows:

- *The Applicant's scheme as presented is considered unviable in relation to the full policy compliant contribution.*
- *WLSL has modelled adopting standard benchmarks for viability testing and conclude a surplus is available to enable the scheme to make a contribution either to enhanced S106 as a cash contribution or to contribute to affordable housing however the affordable housing contributions enabled do not meet policy and are as follows:*
 - *Option B at 3.6% (4 units)*
 - *Option C at 10% (7 units)*
- *On this basis the recommendation would be that the review concurs with the Applicant that the Policy Compliant scheme with S106 is not viable but that a surplus exists to allow a contribution towards affordable housing on both submitted models.*
- *The modelling assumes the demolition costs are justifiable but these may reduce potentially when the Applicant completes their investigations.*

7.1.14 It should be noted that, the Plan-wide viability assessment completed in July 2019 by BNP Paribas to support the preparation of the P2LP included the former Co-op site as one of the tested site typologies within the assessment. This assessment considered both tested scenarios, at 110 and 150 units, to be viable at standard build costs inclusive of 20% affordable housing, but also for the 110 unit scenario to be viable at standard build costs inclusive of up to 40% affordable housing. The Plan-wide assessment considered a lower BLV to reflect current values for this site; however, the viability assessments submitted on behalf of the applicant and the independent viability assessment do not reflect this assumption and therefore, show a much lower percentage of affordable housing to be viable on this site.

7.1.15 Local Plans Officer was consulted in relation to the viability of the proposed development and provided the following comments:

...It is acknowledged the viability of this site is an issue to be considered in determining the precise proportion and tenure mix of the residential units in line with JCS Policy 30; however, it is considered that the iterative options as presented through the evolution of this application do not fully support efforts to achieve the positive transformation of the town centre as outlined within the P2LP and JCS.

7.1.16 Moreover, Northamptonshire County Council has responded to the application with a request for s106 contributions towards key services and provision of fire hydrants.

7.1.17 In the light of the above, it is considered that the proposed options A-C fails to comply with Policy 30 of the Joint Core Strategy in relation to s106 contribution for the proposed development.

7.1.18 An additional scheme (Option D) was submitted by the applicant which comprises 48 dwellings. The scheme outlined within option D would consist of 100% affordable housing. It is acknowledged that option D would make a positive contribution to meeting the Council's affordable housing requirements; however, the delivery of affordable housing is only one policy outcome for this proposal. However, it cannot justify departure from Policy TC3. Any

redevelopment scheme in this location needs to be considered within the wider context of the accommodation needs and regeneration aims of the town centre.

7.1.19 As outlined above, the continued regeneration of Corby town centre is a Council priority, in particular this site is identified as a town centre redevelopment opportunity site within the Part 2 Local Plan for Corby, which is supported by P2LP Policies 24 and TC3 and reinforced by JCS Policy 12.

7.1.20 P2LP Policies 24 and TC3 allocate this site for mixed use development of around 150 dwellings requiring the site to contribute towards the provision of comparison shopping floorspace requirements set out within JCS Policy 12. The proposed removal of all commercial floorspace and providing lower density scheme within option D, does not meet the requirements of these policies.

7.1.21 The applicant has provided letters from Jones Lang LaSalle Ltd (JLL) who were appointed for marketing the site on behalf of Evolve Estates. These letters were submitted to justify the shift of the proposed options from A to D. The accompanied cover letter (received on 27.04.2021) with Option D Masterplan refers to further marketing evidence that the applicant is coordinating and intends to submit to the Council; however, no further information appears to have been submitted at the time of writing this report. It is considered that the submitted letters are not sufficient enough to justify a departure from Policies. And, Local Plans Officer's extensive comments and observations also reinforces this significant departure from P2LP.

7.1.22 It should be noted that, no clear indication has been made by the applicant throughout the submission that whether the Council should consider any particular option for the subject site. But states that the parameters of the outline application are to allow for a scheme of up to 110 dwellings to be delivered. It should be noted that the submitted parameters and illustrative plans are indicative only for access, scale, layout, density et al LPA considers merits of the proposal which at present fails to comply with the key Policy requirements.

7.1.23 Overall, the prospective redevelopment of this site of opportunity is welcomed in principle; however, it is considered that the proposal would undermine Council's efforts to successfully achieve the positive transformation and regeneration of the Town Centre. There are only a finite number of opportunities within the town centre to deliver the type of transformation outlined within P2LP and the applicant has failed to provide any robust evidence to justify the departures from the Development Plan.

7.1.24 The proposal is contrary to the objectives of the above policies which is the focus for infrastructure investment and higher order facilities to support major employment, housing, retail and leisure development within this Town Centre regeneration site. 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.* The proposal is therefore unacceptable in principle.

7.2 **Layout, Design and the Effect on the Character and Appearance of the Surrounding Area**

- 7.2.1 Chapter 12 of NPPF attaches great importance to the design of the built environment. It goes on to advise that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to make places better for people.
- 7.2.2 The site is within the main town centre of the growth town of Corby, which is identified within the adopted North Northamptonshire Joint Core Strategy (JCS, 2016) as the focus for infrastructure investment and higher order facilities to support major employment, housing, retail and leisure development.
- 7.2.3 JCS Policy 8 advocates developments to create 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.
- 7.2.4 Policy 12 – Town Centres and Town Centre Uses of the JCS stipulates that the vitality and viability of the town centres in North Northamptonshire will be supported through the provision of well-connected places – particularly focused on connections to the centre through the use of street and green space connections. The Policy also states that town centres are required to have a mix of uses – with services and jobs located where people can get to them easily, including by foot, bicycle and public transport and that town centres will provide streets for all which are designed to be safe, pleasant, lively and characterful.
- 7.2.5 P2LP Policy 24 is accompanied by Policy TC3, which sets out detailed guidance for this site to provide a mixed use development including a range of town centre uses and a policy compliant mix of around 150 dwellings to continue the positive transformation and regeneration of the town centre.
- 7.2.6 Policy TC3 defines the site as being allocated for around 150 dwellings and outlines that applications on this site should take account of the following key principles:
- Include a range of appropriate town centre uses;
 - Layout and density maximises the town centre location;
 - Provision of flats or apartments with varying heights that complements the surrounding mix of uses. A scheme involving the stepping down of building blocks from the south-western corner towards the eastern boundary would be welcomed in design terms to minimise the impact on neighbouring residential properties;
 - High quality architectural design;
 - Proposals should improve the overall appearance of The Site, in particular fronting Alexandra Road;
 - Connectivity within and beyond The Site is of key importance, particularly links to the town centre with connected from this site to the Cube;
 - Proposals should consider incorporating innovative solutions such as basement parking or deck parking;
 - Proposals should maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the nearby Hazel and Thoroughsale woodland;
 - Noise attenuation measures due to proximity to neighbouring commercial uses and Alexandra Road.

7.2.7 The current proposal within option A-C introduces mixed use development within the established context and endeavours to create a sense of place. The option details for the residential elements are as follows:

	Houses		Apartments		Total
	1 Bed	2 Bed	1 Bed	2 Bed	
Option A	15	28	20	32	95
Option B	10	19	33	48	110
Option C	35	18	7	8	68

7.2.8 Overall, the site layout is positive, in particular by providing a strong network of streets in a legible hierarchy. The above options will enable the site to offer a range of unit sizes, from 1 and 2 bed apartments through to semi-detached and terraced properties. This will ensure that the development is accessible to all users and will offer a range of property sizes to attract a range of demographics to the live at the site. The approach to the architecture, and in identifying the principle of reflecting the traditional building materials in a modern idiom which will allow the development to sit comfortably within its surroundings whilst also being ‘of its age’ instead of referring to a pastiche design which is not the vernacular of Corby. The precedents shown in the DAS are positive examples of townhouse contemporary design and this style of development will be welcomed at the Alexandra Road site.

7.2.9 In terms of Option A, B and C a relatively modern design approach has been taken. The proposed blocks of flats are located to south-east corner of the site. The proposals are for up to six storey buildings fronting Alexandra Road and gradually steps down to 3-2 stories to the eastern part of the site. The DAS demonstrates that a height analysis of buildings in the vicinity has been carried out and it is considered that the approach to height is sound, with the lower height elements proposed for the most sensitive edges and the tallest on the key prominent corner location which is aligned with earlier design comments at the pre-application stage.

7.2.10 It should be noted that, this application is in Outline stage with all matters reserved except for access and scale. It is considered that the revised proposals within option A, B and C generally accord with Policy 8 and Policy 12 of the JCS as well as Policy TC3 which stipulates the requirements to be considered for any development at this site. However, the development also under utilises the site through all of the above options (up to 110 units) and the site is identified as being able to accommodate around 150 within the emerging Part 2 Local Plan.

7.1.17 An additional scheme (Option D) was submitted by the applicant which comprises 48 dwellings. Any redevelopment scheme in this location needs to be considered within the wider context of the accommodation needs and regeneration aims of the town centre. The proposed removal of all commercial floorspace along with a lower density scheme within option D, does not meet the requirements of the JCS policies.

7.3 Neighbouring Amenity

7.3.1 Policy 8 of the Joint Core Strategy stresses the need for the protection of amenity of neighbouring occupiers. Chapter 12 of the NPPF requires new

development to provide a good standard of amenity for all existing and future occupants of land and buildings. The submitted DAS has demonstrated that how the proposed scheme have carefully designed to minimize the impact on the adjacent properties, particularly to the residential properties along Richmond Road and focused the highest element of the development to the south west corner of the site.

7.3.2 It is considered that the proposed layout will ensure that no loss of privacy or light will occur to existing properties adjacent to the site. Furthermore, the relationship between the proposed units is considered to be reasonable in its amended form. The proposal is therefore in accordance with Policy 8 of the Joint Core Strategy in terms of neighbouring amenity and acceptable.

7.3.3 Several objections have been received from the neighbouring properties and the applicant has provided response to address those. The key points are as follows:

- Visual impact: *the maximum height of the scheme has been reduced to 6 storeys. This height represents an acceptable transition between the commercial buildings to the west (on the other side of Wood Street) with those which are lower to the east, on Richmond Road.*
- Residential amenity: *The scheme has been deliberately designed to 'step-down' in height towards Richmond Road to protect neighbouring residential amenity.*
- Highway impact: *The site is in a Town Centre location with access to amenities and public transport. As such, a reduced parking provision is considered appropriate and detail parking will be secured at reserved matters stage and, if necessary, undercroft parking could be provided for.*
- Noise impact: *The application is outline and this detail can be assessed at reserved matters stage. However, it is noted that the site is in a Town Centre location where it is anticipated that there is already quite a high prevailing noise level; it is not considered that the proposed residential use will create additional noise. If necessary, acoustic mitigation measures can be designed into the scheme.*
- Nuisance during construction period: *Should outline consent be granted, a Construction Management Plan would likely be conditioned. This would ensure that possible impacts that may arise from the works are appropriately identified, managed, and minimised.*
- Impact on existing tree's: *The applicant carried out a Topographical Survey which mapped the exact location of all trees within, and on, the boundary of the site. This, in turn, informed the Tree Survey and Constraints Plan. Whilst landscaping remains a reserved matter, it is envisaged that these trees will be retained, as shown on the submitted Illustrative Landscape Plan.*

7.4 Housing Supply

7.4.1 The Council's housing land supply position is set out in the AMR 2017/18 – Five Year Housing Land Supply (November 2019) which confirms that the Council is able to demonstrate a five year supply of housing land. On 27/08/19, a planning inspector considering a planning appeal at Grettton concluded that the Council has not demonstrated that they have a five year housing land supply. This

decision is a material consideration in the determination of this planning application. However, the appeal inspector states that the “decision is not a binding precedent which means that such arguments around housing land supply calculations could feasibly result in different conclusions in future appeals”. This is similar to the findings of the Inspector in the Stanion appeal insofar as the fragility, either way, of the Council demonstrating a five year housing land supply is finely balanced and the Council may be able to provide additional evidence in future to satisfy the NPPF test on deliverability. Further work has been undertaken since the Inquiry to strengthen the site specific evidence on deliverability in accordance with the revised National Planning Guidance (22/07/19) to reinforce the conclusions of the Councils five year housing land supply position and to inform updates. The application would make a significant contribution to the Council's housing targets.

7.4.2 However, it is considered that the proposed development has underutilises the site through all of the above options (48 to 110 units) and the site is identified as being able to accommodate around 150 dwellings along with mixed use within the emerging Part 2 Local Plan.

7.5 Standard of Accommodation

7.5.1 In terms of standards of accommodation, Policy 30(b) on Housing Mix and Tenure from the North Northamptonshire Joint Core Strategy (2016) emphasises that the internal floor area of new dwellings must meet the National Space Standards as a minimum in order to provide residents with adequate space for basic furnishings, storage and activities. In both affordable and market sectors, adaptable housing designs will be encouraged in order to provide flexible internal layouts and to allow for cost-effective alterations (including extensions) as demands and lifestyle changes.

7.5.2 No documents have been submitted to evidence that the proposed scheme is in accordance with the National Space Standards.

7.6 Access and Parking

7.6.1 A new access point off Alexandra Road is proposed, which will serve the new apartments connecting to car parking and bicycle storage provided at the rear of the apartment blocks for sole use of the apartment residents.

7.6.2 For proposed dwellings along Wood Street, parking is provided in front of properties at 90 degrees to Wood Street, and a secondary access point located further along, providing vehicular and pedestrian access to the rear of the site. This will provide access to the remainder of the frontage parking for the dwellings within The Site.

7.6.3 It is proposed that the internal street should a shared surface that encourages pedestrian movement. There will be the potential for changes of surface to provide traffic calming opportunities that slows vehicular movement and provides a safer environment for pedestrians and cyclists. A turning facility is also illustrated, which will allow refuse and emergency vehicle access whilst providing access to additional parking.

- 7.6.4 With regard to car parking, each property has its own dedicated parking space. In terms of pedestrian and cycle access, the provision of safe and direct routes has been made within the site. Submitted Design and Access Statement (DAS) demonstrates that the layout has been arranged as a clear and secure internal road, with pedestrian priority and shared surfaces ensuring a safer and more secure development through a low speed home-zone neighbourhood.
- 7.6.5 In terms of access to local amenities, The DAS further states that the layout has been designed in accordance with a central axis and pedestrian crossing on Alexandra Road providing effective pedestrian connectivity from the 'Oasis Retail Park' opposite and Corby town centre beyond.
- 7.6.6 The Highway Authority have been consulted on this application and have not raised any formal objection on the grounds of highway safety and parking. In terms of proposed access, the officer confirms that the Alexandra Road access presents some concerns as it is, therefore we will require an RSA 1 / 2 to be carried out for this junction. The secondary access off Wood Street is acceptable but will require re-assessment once the quantum and mix of development are set.
- 7.6.7 In relation to the number of scheme submitted the highways officer provided the following observations:

At present we feel that the scope for the site usage is too broad, with too many possible permutations for us to be able to solidify a response with a clear set of conditions. Due to this, we request a condition for an addendum TA (scope to be agreed with the LHA as per policy) once the quantum of development and use classes are known by the developer. This would also allow us to quantify any mitigation works accurately rather than on a worse-case scenario which we would have to adopt at present, and which may not transpire.

- 7.6.8 Overall, the proposal is considered to be acceptable on highway safety and parking grounds at this stage and therefore accords with Policy 8 and 15 of the Joint Core Strategy.

7.7 Flood Risk and Drainage

- 7.7.1 The applicant have submitted a Flood Risk Assessment along with a Drainage Strategy. Extensive consultation has been carried out with Lead Local Flood Authority to resolve raised concerns. Furthermore, Anglian Water and Environment Agency was also consulted in relation to drainage issue. No objection have been raised by the consultees and confirms acceptance of the submitted information at this stage of the application. However, recommends planning conditions to control this matter at the reserved matter stage.
- 7.7.2 Objection has been received from a neighbouring resident in relation to potential flood risk. Applicant has responded to this comment as follows:

The site is within Flood Zone 1 which has the lowest probability of flooding. Accordingly, the site is suitable for residential development when appraised in line with the NPPF Test Guidance. A drainage strategy has been prepared, comprising a piped network with attenuation provided in below ground, geo-cellular storage. The surface water system will outfall to the public surface water

sewer located in Wood Street. Tanked permeable paving will be used for all private drives to provide a level of surface water treatment. The submitted Report shows that surface water attenuation can be accommodated on the site.

- 7.7.3 Overall, the proposed development conforms to Policy 5 of the North Northamptonshire Joint Core Strategy (2016) as well as the National Planning Policy Framework (2019).

8. Conclusion

- 8.1 The redevelopment of this site is welcomed in principle; however, it is considered that the proposal has failed to comply with the policy requirements, which could undermine efforts to successfully achieve the positive transformation and regeneration of the town centre. There are only a finite number of opportunities within the town centre to deliver the type of transformation outlined within P2LP and the applicant has failed to provide any robust evidence to justify the departures from the Development Plan.
- 8.2 In conclusion the proposed schemes are unacceptable in principle because the submitted options A, B and C fails to comply with Policy 30 of the Joint Core Strategy and paragraph 57 of the National Planning Policy Framework (NPPF) in relation to s106 contribution required for the proposed development.
- 8.3 Option D does not meet the requirements of the JCS Policy 12 as well as Policy 24 (Policy TC3) of the emerging Part 2 Local Plan (P2LP). Moreover, applicant has not provided any indication of the tenure mix in relation to 100% affordable scheme and has not submitted any s106 heads of terms to be considered by the Council. Accordingly, the proposal fails to accord with the National Planning Policy Framework, North Northamptonshire Joint Core Strategy and Emerging Part 2 Local Plan.

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 options A, B and C fails to comply with Policy 30 of the Joint Core Strategy in relation to s106 contribution for the proposed development and paragraph 57 of the National Planning Policy Framework (NPPF). Option D does not meet the requirements of the JCS Policy 12; Policy 24 as well as Policy TC3 of the emerging Part 2 Local Plan (P2LP). Accordingly, the proposal fails to accord with the National Planning Policy Framework, North Northamptonshire Joint Core Strategy and Emerging Part 2 Local Plan.
- 10.2 The prospective redevelopment of this site is welcomed in principle; however, it is considered that the proposal would undermine Council's efforts to successfully achieve the positive transformation and regeneration of the Town Centre. There are only a finite number of opportunities within the town centre to deliver the type of transformation outlined within P2LP and the applicant has failed to provide any robust evidence to justify the departures from the

Development Plan. The proposed scheme moved further away in evolution from compliance to policy and therefore runs the danger of undermining an emerging Local Plan advanced on route to adoption.

11. Schedule of Plans and Documents

Site Location Plan, Dwg. No.P18-1946 018
Illustrative Masterplan Option A, Dwg No. P18-1946 013 D
Illustrative Masterplan Option B, Dwg No. P18-1946 015 D
Illustrative Masterplan Option C, Dwg No. P18-1946 020 A
Proposed Concept Layout Option, Dwg No. 01014-S2-P4
Parameters Plan, Dwg. No. P18-1946 014 H
Illustrative Landscape Masterplan Option A, Dwg No. P18-1946_16A
Illustrative Landscape Masterplan Option B, Dwg No. P18-1946_17
Illustrative Landscape Masterplan Option C, Dwg No. P18-1946_21
Design and Access Statement, P 1 8 - 1 9 4 6 _ 2 0 1 B, December 2020
Planning Statement and Statement of Community Involvement, P18-1946 REV A
Economic Viability Analysis 'Option B', December 2020
Economic Viability Analysis, December 2020
Air Quality Statement for the proposed development at Alexandra Road, Corby, Version 2, July 2020
Swept Path Analysis Western Access 11.210m Refuse Vehicle, P18-1946 FIGURE 5 A
Swept Path Analysis Southern Access 11.220m Refuse Vehicle, P18-1946 FIGURE 6 A
Swept Path Analysis Southern Access 5.079m Large Car, P18-1946 Figure 7
Drainage Design Statement; R-DS-21123-01-02, Revision 02, July 2020
Phase I Desk Study;
Note on Energy and Sustainability Strategy;
Transport Statement
Travel Plan;
Arboricultural Survey and Impact Assessment, April 2020
JLL Letter dated 18.11.2020
Email from JLL on Dwelling Mix