

North Northamptonshire Strategic Planning Committee 17th October 2022

Application Reference	NC/21/00063/REM
Case Officer	Farjana Mazumder
Location	Cowthick Plantation, Stamford Road, Stanion
Development	Approval of reserved matters of access, appearance, landscaping, layout and scale for principal site access and associated realignment of A43/Stamford Road junction
Applicant	Mulberry Commercial Developments Limited
Agent	Pegasus Group
Ward	Stanion And Corby Village
Overall Expiry Date	12th May 2021
Agreed Extension of Time	22nd September 2022

List of Appendices

Appendix 1 – Secretary of State's decision
 Appendix 2 – Update Report (10.11.2020)
 Appendix 3 – Decision Notice of 18/00817/OUT

Scheme of Delegation

This application falls outside of the Council's Scheme of Delegation because there is an Objection from Parish Council. Therefore, it is reported to Strategic Planning Committee for determination.

1. Recommendation

1.1 That the Reserved Matters be APPROVED subject to conditions.

2. The Proposal

2.1 The application seeks approval of the reserved matters of access, appearance, landscaping, layout and scale for the construction of the principal site access and associated realignment of the existing A43/Stamford Road junction.

- 2.2 The proposed works involve the modification of the existing A43/Stamford Road priority junction and the introduction of a three arm roundabout, providing north-south linkage with an eastern arm providing access to the application site.
- 2.3 The eastern arm of the roundabout would provide access to the new logistics park as well as incorporating a new road alignment for the Stamford Road, enabling shared access onto the new roundabout and then onto the A43.
- 2.4 The realignment will involve the creation of a new section of dual carriageway linking the Stamford Road to a new second roundabout created within the application site, which would also provide combined access to the various areas of the logistics park.
- 2.5 The road arrangement will be constructed to relevant standards, including public transport provision and manoeuvring facilities to enable future adoption by the Highway Authority.
- 2.6 The eastern arm of the second, easternmost roundabout, will link to the private internal estate road for the wider logistics park.
- 2.7 The proposal will also include planting on each roundabout with an area of woodland planting in the area of the former Stamford Road.

3. Site Description

- 3.1 The site lies to the East of the A43 (Stamford Road). The southern end includes Cowthick Plantation, which is located adjacent to the A6116 (Brigstock Road) and the village of Stanion. To the east/north of the site is a landfill site and recycling centre. The land lies on the edge of the town. The application site excludes Fircroft Park to the south-west which has prior consent for a roadside service area and lorry park.
- 3.2 The land use of the site and its surroundings has historically been a mix of industrial and commercial uses, with multiple uses and nearby ironstone quarries, supplying the steel yard/works. Another notable feature is a timber yard that from the beginning of the 20th century until the 1950s used to be present immediately to the southwest of the site.
- 3.3 The application site extends to approximately 162.5 hectares, with the developable area of approximately 81.8ha. The site adjoins a SSSI. The land is located within an area of high landscape sensitivity being close to Stanion and includes a significant area of woodland. The application site is located within flood zone 1 and is at low risk of flooding. Harpers Brook lies south of the site and is a tributary to the River Nene.
- 3.4 It is also noted that there is substantial variation in the natural ground level and the site boundary is well enclosed by the vegetation buffers.

- 3.5 The site is not a rural idyll it demonstrates urban features although not features with a sharp urban edge; these features exist in part due to the nature of previous uses on the site and adjoining existing uses such as the recycling centre to the north of the site and the disused quarry to the east of the site. The site exhibits attributes that would allow it to be considered as the “urban fringe”.

4. Relevant Planning History

- 4.1 The records indicate that The Planning Inspectorate granted planning consent on the 4th May 1982 for Tipping operations and land restoration for agricultural purposes.
- 4.2 15/00283/DPA: Upgrading the surface of an existing hard track and creation of a new lorry turning point. Application permitted on 13.10.2015.
- 4.3 18/00817/OUT: Development of land for employment use (Use Classes B1/B2 and B8) together with ancillary parking, highway infrastructure, engineering works, landscaping and ancillary works. Application permitted on 17.12.2020.
- 4.4 NC/21/00057/CON: Discharge of conditions 7 (Part A only), 10 and 27 of Outline Planning Permission 18/00817/OUT. Pending consideration.
- 4.5 NC/21/00058/CON: Discharge of conditions 4, 11, 12, and 34 in respect of Site Preparation Phases 1a, 2a and 2b of Outline Planning Permission 18/00817/OUT. Discharged on 12.05.2021.
- 4.6 NC/21/00059/CON: Discharge of conditions 29, 30, 31 and 35 of Outline Planning Permission 18/00817/OUT. Discharged on 20.05.2021.
- 4.7 NC/21/00080/CON: Discharge of condition 16.1 in respect of the scope for the Phase 1 Transport Assessment of Outline Planning Consent 18/00817/OUT. Discharged on 20.05.2021.
- 4.8 NC/21/00064/REM- Approval of reserved matters of access, appearance, landscaping, layout and scale for site preparation works including remediation, development platform creation, drainage and service infrastructure provision, initial estate road construction, ecological mitigation and perimeter landscaping. The outline planning application was accompanied by an Environmental Statement. Application permitted on 18.06.2021.
- 4.9 NC/21/00197/CON- Discharge of condition 16.1 in respect of the Transport Assessment for Phase 1 of Outline Planning Permission 18/00817/OUT. Pending consideration.
- 4.10 NC/21/00230/CON- Details pursuant to Condition 7 (Part- A) (Ground Condition and Remediation) and 10 (Biodiversity Monitoring Strategy) of Planning Permission 18/00817/OUT. All Phases. Discharged on 28.06.2021.
- 4.11 NC/21/00240/CON- Details pursuant to Condition 25 (CTMP), 28 (Materials Management Plan), 32 (CEMP) and 36 (Construction Lighting Strategy) of

Planning Permission reference 18/00817/OUT (Cowthick Plantation) relating to site preparation for phases - 1a, 2a and 2b. Part-discharged on 05.07.2021.

- 4.12 NC/21/00261/CON- Details pursuant to Condition 13 (Great Crested Newt Statement) and 14 (Dormouse Statement) of Planning Permission 18/00817/OUT. Site Preparation Phases 1a, 2a and 2b (excluding principal access / S.278 works within Site Preparation Phase 2a). PART DISCHARGE. 05.07.2021.
- 4.13 NC/21/00468/CON- Details pursuant to Condition 6 for Outline Planning Permission 18/00817/OUT. Pending consideration.
- 4.14 NC/22/00205/CON- Details pursuant to Condition 11 (CEMP-Biodiversity), 12 (LEMP), 13 (Great Crested Newts) and 14 (Dormouse) of Planning Permission 18/00817/OUT. Plot MPC 3 / Zone 3b of Build Phase 1 only. 18.07.2022.
- 4.15 NC/22/00206/CON- Details pursuant to Condition 29 (Surface Water Drainage), 31 (Foul Drainage), 34 (Fire Hydrants) and 35 (Boundary Treatment) of Planning Permission 18/00817/OUT. Plot MPC 3 / Zone 3b of Build Phase 1 only. Pending consideration.
- 4.16 NC/22/00209/REM- Approval of reserved matters of access, appearance, landscaping, layout and scale in respect of Zone 3b (MPC 3) for one building with associated infrastructure, engineering works and services. Pending consideration.
- 4.17 NC/22/00255/REM- Approval of reserved matters of access, appearance, landscaping, layout and scale for internal estate road with associated infrastructure and services (the provision of the remaining section of internal estate road, beyond that approved under NC/21/00064/REM). The outline planning application was accompanied by an Environmental Statement. Pending consideration.
- 4.18 NC/22/00269/REM- Approval of reserved matters of access, appearance, landscaping, layout and scale in respect of Zone 3a (MPC 2) for the erection of industrial building (Class B2/B8) including ancillary office and external storage yards, together with associated infrastructure, engineering works and services. The outline planning application was accompanied by an Environmental Statement. Pending consideration.
- 4.19 NC/22/00270/CON- Details pursuant to Condition 11 (CEMP -Biodiversity), 12 (LEMP), 13 (Great Crested Newt Statement) and 14 (Dormouse Statement) of Planning Permission 18/00817/OUT. Plot MPC 2 / Zone 3a of Build Phase 1 only. Pending consideration.
- 4.20 NC/22/00271/CON- Details pursuant to Condition 29 (Surface Water Drainage), 31 (Foul Water Drainage), 34 (Fire Hydrants) and 35 (Boundary Treatment) of Planning Permission 18/00817/OUT. Plot MPC 2 / Zone 3a of Build Phase 1 only. Pending consideration.

Background

- 4.21 On 29 June 2020, Members of the Corby Borough Council Planning Committee unanimously resolved to approve the Outline Application pursuant to the following recommendation:

Recommendation

Approve subject to delegated authority being given to the Head of Planning and Environmental Services to determine the application subject to the conditions set out in this report and satisfactory completion of a Section 106 Agreement on the basis of the Heads of Terms set out in the Second Addendum Report

- 4.22 Prior to resolving to approve the Outline Application, Members of the Corby Planning Committee were advised of the need to consult the Secretary of State on the Outline Application under the Town and Country Planning (Consultation) (England) Direction 2009 (the "**Direction**"). Under paragraph 5(1) of the Direction, the Secretary of State is required to be consulted in respect of development which includes office use and which:

- a) is to be carried out on land which is edge-of-centre, out-of-centre or out-of-town;
- b) is not in accordance with one or more provisions of the development plan in force in relation to the area in which the development is to be carried out; and
- c) consists of or includes the provision of a building or buildings where the floorspace to be created by the development is 5,000 sqm or more.

As explained to Members of the Committee, on 29 June 2020, the development which was the subject of the Outline Application met the above criteria under the Direction.

- 4.23 On 2 October 2020, the Secretary of State was provided with a full suite of information under paragraph 10 of the Direction, namely: (a) a copy of the Outline Application (including copies of any accompanying plans, drawings and any appropriate flood risk assessment) and supporting information; (b) a copy of the requisite notice (as detailed above); (c) a copy of any representations made to the authority in respect of the application; (d) a copy of the Committee Reports; and (e) a statement of the material considerations which the authority consider indicate a departure application (i.e. an application to which the Direction applies) should be determined otherwise than in accordance with s.38(6) of the Planning and Compulsory Purchase Act.
- 4.24 On 14 October 2020, the Secretary of State confirmed his decision not to call in the application. A copy of the Secretary of State's decision letter is appended to this Report as **Appendix 1**.
- 4.25 The Corby Planning Committee Members were then asked to consider the original June 2020 decision, in light of the Secretary of State's decision. The Committee endorsed its original recommendation and Outline planning permission for the site was granted on the 17 December 2020 following the completion of a s106 agreement.

5. Consultation Responses

- 5.1 **Environmental Health:** (10.03.2021) No objection/comments.
- 5.2 **Local Plan Section:** No comments received.
- 5.3 **Tree Officer:** No comments received.
- 5.4 **Crime Prevention Officer:** (10.03.2021)- No objection/comments.
- 5.5 **Fire Officer:** No comments received.
- 5.6 **Anglian Water:** No comments received.
- 5.7 **NCC Lead Local Flood Authority:** (26.02.2021) Flood Authority was consulted in relation to drainage issue. The Drainage Engineer requested additional information to fully assess the proposal. The officers comments are as follows:

Thank you for consulting us on the above planning application.

Having reviewed the applicant's submitted documents, we would like to advise that in the absence of a Drainage Strategy incorporating a detailed drainage design cross referenced to supporting calculations, we are unable to comment on Surface Water Drainage matter. Hence the impacts of surface water drainage have not been adequately addressed at this stage for this Reserved Matters application.

We request that we are to be consulted again when there is a submission of Detailed Surface Water Drainage Information. In the meantime, no development shall take place until full details of the surface water drainage scheme for the site is submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Please also note that our comments only cover the surface water drainage implications of the proposed development. In view of the above, should you require any further information, or wish to discuss these matters further, please do not hesitate to contact us.

- 5.8 **The Environment Agency:** (17.03.2021) No objection/comments.
- 5.9 **Historic England:** (09.03.2021) No Objection/comment.
- 5.10 **Ecologist:** No comments received.
- 5.11 **Archaeology:** (17.03.2022) No objection/comments.
- 5.12 **North Northamptonshire Joint Planning Unit:** No comments received.
- 5.13 **Wildlife Trust:** No comments received.
- 5.14 **Local Highways Authority:** (11.03.2021) The Highway Officer was consulted in regard to the proposal and has commented as follows:

In order to recommend the layout for approval on such a strategic piece of infrastructure, the LHA will require the applicant to submit a copy of the Highways Audit Technical Approval Letter. In order to gain this the applicant is required to submit their technical package for S278 / 38 to the LHA Audit Team.

In order to assist this, the LHA have the following comments;

- 1. The planned and committed closure of Stamford Road, Weldon to north-bound traffic has received technical approval but as yet, no S278 agreement is in place.*
- 2. Paragraph 2.7 of the technical note details that an RSA is proposed, no RSA scope has been submitted for approval for the RSA to be carried out.*
- 3. Tracking is required for 2 articulated HGVs.*
- 4. No WCHAR assessment, or scope for one, has been supplied.*
- 5. No pedestrian / cycle crossing of the A43 is detailed either at this junction or connectivity to crossings to the north and south.*
- 6. The exit radii on the roundabout appears to be a departure from standards allowing for higher vehicle speeds from the Stamford Road onto the roundabout heading south onto the A43.*

(10.08.2021) Re-consultation was carried out on the additional information provided by the applicant. The officer stated that applicant 's Transport Assessment is generally in accordance with the approved Scoping Note, however there are elements which require further work that may directly and significantly affect the conclusions that can be drawn on each affected junction assessed.

Along with other concerns it is also indicated that the impacts of the development are such that, potentially movements associated with the HWRC will affect the proposed site access junction, which needs to be accommodated and measures put in place by the developer to ensure their junctions will operate in harmony with the HWRC and not adversely affect its operation.

Finally, the highways response states that resolving matters of concerns may result in changes to proposals presented. Therefore, they reserve the right to raise further matters as, if and when elements and issues raised in this response have been addressed by the Applicant and / or further submissions are received.

(11.08.2022)- Further re-consultation was carried out on the amended Transport Assessment submitted by the applicant. Highways comments are as follows-

Observations: -

Based on Transport Planning Associates Technical Note 9 - 1807-03/TN/09 Rev B July 2022 Whilst the applicant has now indicated, based on information currently available, that the site access on Kettering Road and the A43 roundabout junction appear to function within acceptable parameters, clearly if, as and when the full Transport Assessment for the whole development is available / agreed then care should be taken to ensure that the function of these

junctions remain operationally sound. To clarify, the interaction of the A43 roundabout proposed and other junctions on the network is such that modifications of the proposed A43 roundabout may potentially be required to facilitate the development impacts. We are mindful however that further conditions associated with the monitor and manage approach provides some comfort that should any issues manifest themselves from any mitigation determined now modifications can be undertaken later. Clearly modifications will disrupt the network and may affect operations on site.

Recommendations:

In summary in respect of this application for reserved matters our advice is that the layout proposed appears to function within acceptable parameters based on current information available. However, this does not prejudice the highway authorities view on the wider mitigation required to facilitate the development which is associated with a separate application. You should carefully consider how the approval of this reserved matter affects other conditions associated with this consent.

5.15 Stanion Parish Council: No comments received.

5.16 Sudborough Parish Council: No comments received.

5.17 Brigstock Parish Council: No comments received.

5.18 Little Stanion Parish Council: (17.03.2021)- Little Stanion Parish Council was consulted on this scheme. The Parish provides the following comments:

Little Stanion Parish Council wishes to formally raise objections to the plans for this development; Councillors and residents having attended the consultation meetings here in the village and elsewhere.

Notwithstanding the amendments to the application, statutory consultee responses and the possible mitigating effects of proposed changes, the Parish Council remains extremely concerned regarding the profound negative impacts of the proposed development.

A major concern is the considerable increase of HGV traffic in the local area, particularly when seen in conjunction with the already considerable HGV traffic and other motor traffic generated by the Midlands Logistics Park [aka Stanion Park] and the new development at Firecroft Nursery. The combined increase in traffic will almost certainly have an impact on this area of Corby and its nearby villages including Little Stanion, as well the hundreds of workers travelling to and from Corby for work, shopping, and other reasons.

The A6116 from Stanion through to junction 12 of the A14 is in our opinion in a very serious state of repair with numerous potholes that are a danger to cyclists and motorists. With the increased HGV traffic created by the Cowthick and the Firecroft Nursery development with drivers cutting the corner to get to the A14, A1 and beyond, this situation is going to get worse. It will also be detrimental to the living conditions of those in the villages on route. A great number of the roads in the surrounding area are also suffering, especially Geddington Road.

These roads were not designed to support to volume of HGV`s that are now on them.

Of particular concern to residents of Little Stanion is the congestion that will be created at the A6116/A43/Longcroft Road roundabout, which is already a traffic congestion spot, exacerbated by the Euro Hub traffic of HGVs which contributes to a large traffic flow in this area. It will make travelling to and from Little Stanion intolerable. We are informed by the developer`s agent that both sites are geared to 24-hour operations, thousands of HGV and staff car movements a week. When fully operational, the traffic volume and road damage will become unacceptable. Also, we object on the grounds of congestion, noise and increased air pollution caused by this excessive traffic. This roundabout is becoming a hot spot for road traffic accidents. Little Station Parish Council has a forthcoming site meeting with NCC highways department when COVID-19 restrictions allow to discuss and try and remedy this subject.

It appears, that the traffic survey/model provided by the developer is both out of date and inaccurate. It was produced before the Midland Logistics park was fully operational and with the extra traffic that will be created by the new development at the Firecroft Nursery site including the drive through coffee establishment. We ask that any further development is placed on hold until a proper and up to date traffic survey/model has been produced and submitted to the highways department. It is also noted, that the developer has not made any plans with regard to public transport for anyone coming from Corby town, there is no direct public transport access. This if not corrected it will lead to more cars on the roads. Furthermore, on roads such as Geddington Road for example, no provision has been made for the use of green transport, cyclist`s without a proper cycle path being asked to use some of the main approach roads to the site.

5.19 Neighbours- Letters were sent to 194 neighbouring units. LPA has received two letters of objection on the following grounds-

- Increased pressure on A6116 due to shortest distance
- Highway safety issue
- Queuing
- Noise impact
- Inaccuracy of survey results due to COVID lockdown
- Possible damage of the existing infrastructure
- Devaluation of property
- Impact on wildlife
- Increased flood risk

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 2021:

- 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 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 13 (Rural Exceptions)
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 25 (Rural Economic Development and Diversification)
- 6.4 Part 2 Local Plan for Corby (2021)

7 Evaluation

The key issues for consideration are:

- Principle of Development
- Highways

7.1 Principle of Development

- 7.1.1 The application site received outline planning permission (LPA reference: 18/00817/OUT) approved on the 17 December 2020. Thus the principle of development on the site for the following has been agreed:

Development of land for employment use (Use Classes B1/B2 and B8) together with ancillary parking, highway infrastructure, engineering works, landscaping and ancillary works.

7.1.2 This submission relates to the consideration of a number of the details which were reserved at the outline determination stage.

7.2 Highways

7.2.1 There would be two vehicular accesses to the site, one from a new roundabout on the A43 Stamford road the second by change of existing access to Stamford Road towards Weldon Village.

7.2.2 The proposal would provide a total of 404,100m² of floorspace. This would be 10,061m² or 2.49% B1 (business), 97,252m² or 24.07% B2 (general industrial) 296,787m² or 73.44% B8 (storage or distribution) floorspace. It is set out within the transport statement that the proposed development is likely to generate 712 two-way vehicle movements, comprising of 565 light vehicle movements and 147 HGV movements during the AM peak period. During the PM peak period, the proposed development is anticipated to attract a total of 631 two-way vehicle movements, comprising of 524 light vehicle and 107 HGV two-way movements respectively.

7.2.3 During the assessment of the Outline application the Highway Authority considered that the submitted Transport Assessment was not robust in nature for the proposed development. To provide a way forward it was recommended that a 'Monitor and Manage' approach could be considered to involve mitigation of the initial unit / phase of a limited scale for which detailed assessment and mitigation is required. Once complete and occupied this can then be used as the basis to assess actual impacts of this site, to determine future phase impacts. These assessments would then be used to determine the mitigation of the next phase and so on. The extant permission listed 17 specific junctions to be considered for mitigation or Monitoring and Management along with any other junctions and links agreed as part of the scope of the relevant transport assessment.

7.2.4 Highways Officers have requested additional information after reviewing the initial submission which relates to sensitivity tests involving a planned closure of Stamford road, Weldon; tracking plan; WCHAR (Walking, cycling and horse-riding) assessment; pedestrian / cycle crossing of the A43 and the exit radii on the roundabout. To address highways concern the applicant has submitted a road safety audit brief, tracking plan and general arrangement plan showing connectivity with the existing footways along with additional information related to junction 9.

7.2.5 The capacity of the proposed site access is based on agreed trip rates and assumptions contained within the Strategic model until the TA (application ref:NC/21/00197/CON) has been agreed then it is premature to agree the access proposals due to the iterative process of modelling. Furthermore, the junctions need to be assessed on the basis that Stamford Road is both closed and remains open for sensitivity test purposes. With regards to the Household Waste Recycling Centre (HWRC) the applicant was required to assess the junction to understand the implications of vehicles queuing back over the proposed site access junction from both a road safety and capacity perspective which has been satisfied.

- 7.2.6 Extensive consultation has been carried out with Highways Officers in relation to highway issues and the supporting technical evidence. The applicant has submitted an amended Technical Note (TN) demonstrating that the form of the proposed site access arrangements is appropriate for the Phase 1 of the development. Highways Authority reviewed the amended TN and provided their observation as follows-

Whilst the applicant has now indicated, based on information currently available, that the site access on Kettering Road and the A43 roundabout junction appear to function within acceptable parameters, clearly if, as and when the full Transport Assessment for the whole development is available / agreed then care should be taken to ensure that the function of these junctions remain operationally sound. To clarify, the interaction of the A43 roundabout proposed and other junctions on the network is such that modifications of the proposed A43 roundabout may potentially be required to facilitate the development impacts. We are mindful however that further conditions associated with the monitor and manage approach provides some comfort that should any issues manifest themselves from any mitigation determined now modifications can be undertaken later. Clearly modifications will disrupt the network and may affect operations on site.

- 7.2.7 The Highway Authority also confirms that the layout proposed appears to function within acceptable parameters based on current information available. However, this does not prejudice the Highway Authorities view on the wider mitigation required to facilitate the development which is associated with a separate application. It is advised by the highways team that careful consideration should be given to how the approval of this reserved matter affects other conditions associated with this consent.

- 7.2.8 In the light of the above, it is acknowledged that the applicant has satisfied the Highways Authority in terms of the access roundabouts with the available information, and the Planning Authority Council will also be able to monitor and manage to cover matters related to traffic levels. However, the officers consider that there should be a level of flexibility of the approved details to allow for modifications through the audit stage which may also coincide with the clarity on the wider picture. To ensure this planning conditions related to the highway's details have been imposed in the relevant section.

7.3 Other Matters

- 7.3.1 In terms of flood risk, it should be noted that condition 29, 30 and 31 has been discharged under planning application NC/21/00059/CON on 20th May 2021.
- 7.3.2 Matters raised by Little Stanion Parish Council have already been dealt with by the outline planning applications including traffic generation, capacity and the impact on the area. The outline for the site has already been granted and the principle for the development is therefore established.
- 7.3.3 These individual impacts were considered at that time of the outline planning application.

7.3.4 This application is for the discharge of principal site access and associated realignment of A43/Stamford Road junction.

7.3.5 In terms of cycle path, a combined footway/cycle track is proposed within the site along the internal main spine road. In addition, plans submitted at the outline stage show an area along the western edge of the site to be safeguarded to connect the internal footway / cycle tracks to the newly upgraded A43 roundabout with A6086 Geddington Road. It would be proposed that the pedestrians and cyclists would be directed to the southern arm of the roundabout, crossing using the existing uncontrolled crossing points to utilise the proposed shared use footway / cycle track along the southern side of Geddington Road.

8. Conclusion

8.1 The application for the reserved matters of access, appearance, landscaping, layout and scale for the construction of the principal site access and associated realignment of the existing A43/Stamford Road is considered acceptable. The details submitted do not cause any significant harm to the amenity of the nearby occupiers or result in overdevelopment of the site and will not give rise to any undue highway safety concerns.

The proposal is therefore considered in accordance with Policies 1, 3, 4, 5, 8, 9, 10, 11, 12, 13, 15, 18, 22, 23, 24 and 25 of the North Northamptonshire joint Core Strategy, National Planning Policy Framework and no other material considerations indicate that the policies of the development plan should not prevail, furthermore the decision has been reached taking into account the National Planning Policy Framework.

9. Recommendation

9.1 It is therefore recommended that the application be Approved subject to conditions as set out below.

10. Conditions

1. The development shall conform in all aspects with the plans and details as indicatively shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision or outline permission 18/00817/OUT:

- Topographical Survey, Dwg ref: 24561_T_Phase_2 Rev.0
- Location Plan, Dwg Ref: 4345-034 Rev.P2
- General Arrangement, Dwg ref: 1807- 03-111
- Section 278 Planting Matrix & Schedules, Dwg ref: BMD.18.023.SP.P004
- Section 278 General Arrangement, Dwg ref: BMD.018.023.DR.P201
- Section 278 Planting Plan, Dwg ref: BMD.018.023.DR.P202
- Proposed A43 & Stamford Road Swept Path Analysis, Dwg ref: 1807-03 SP02
- Proposed A43 & Stamford Road Visibility Splays, Dwg ref: 1807-03 002
- Proposed A43 & Stamford Road Longitudinal Sections, Dwg ref: 1807-03 102

- Technical Note, ref: 1807/TN09 Rev.B, dated 5th July, prepared by Transport Planning Associates (TPA)

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy 2016.

Informative Note:

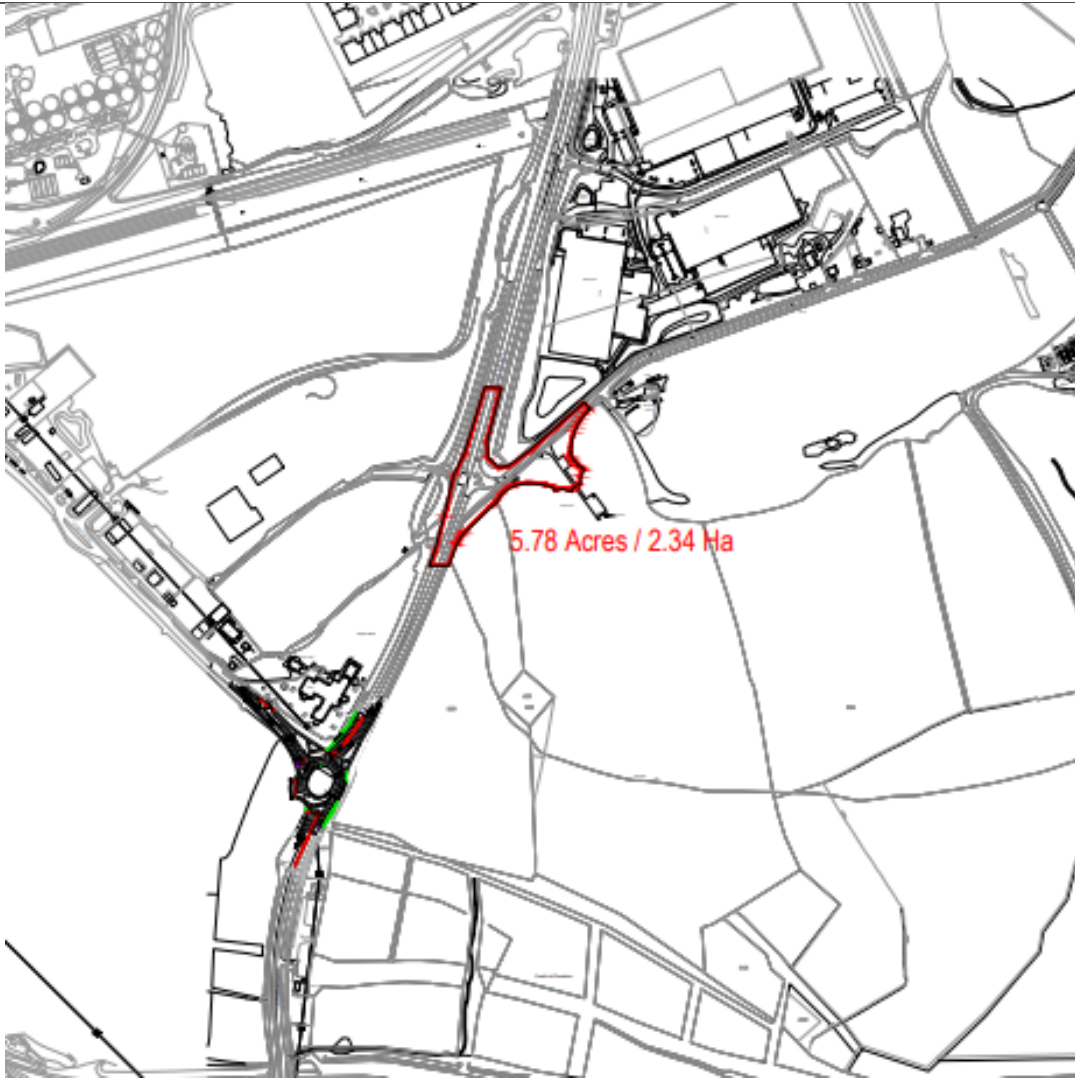
Prior to commencement of the development full engineering, drainage, lighting and constructional details shall be submitted and approved in writing by North Northants Council through the Highways Adoptions Technical Approval process. The approved Plans shall then be implemented prior to the first occupation in accordance with the agreed Plans Targets to the satisfaction of the council.

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 Joint Core Strategy Adopted July 2016, Part 2 Local Plan for Corby, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

12. Schedule of Plans/ Documents

- Topographical Survey, Dwg ref: 24561_T_Phase_2 Rev.0
- Location Plan, Dwg Ref: 4345-034 Rev.P2
- General Arrangement, Dwg ref: 1807- 03-111
- Section 278 Planting Matrix & Schedules, Dwg ref: BMD.18.023.SP.P004
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Planning Application Reference: NC/21/00063/REM
Planning Committee Date: 22.08.2022

Scale: 1:1250

