

North Northamptonshire Strategic Planning Committee 17th October 2022

Application Reference	NC/21/00366/OUT
Case Officer	Farjana Mazumder
Location	Land At The North Side Of Birchington Road, Corby, Northamptonshire
Development	Outline application (with all matters other than access reserved) for the development of up to 45,000 square metres (sq.m) of B8 warehousing/logistics premises with ancillary office space and associated infrastructure
Applicant	Barmach Limited
Agent	ELG Planning
Ward	Weldon and Gretton
Overall Expiry Date	12th November 2021
Agreed Extension of Time	21st October 2022

List of Appendices

None.

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there are material objections to the proposal and comes before the Strategic Committee for determination.

1. Recommendation

1.1 That planning permission be APPROVED.

2. The Proposal

2.1 The applicant for the present application Barmach Limited, seeks outline planning permission (with all matters other than access reserved) for the development of up to 45,000 square metres of B8 warehousing/logistics premises with ancillary office space and associated infrastructure on land on the north of Birchington Road, Corby.

- 2.2 Access is proposed from Halley Road to the west leading to a car parking area and space for HGVs to queue within the site before reaching a service yard.
- 2.3 The applicant has submitted a series of illustrative drawings to demonstrate how the proposed scheme might be accommodated on the site.
- 2.4 The applicant has confirmed that the maximum building height would be 15m measured externally.
- 2.5 It should be noted that the submitted plans are treated as illustrative only where the plans relate to layout, scale, appearance and landscaping - these matters are reserved for later consideration.

3. Site Description

- 3.1 The application site is located to the north of Birchington Road and east of Halley Road; and comprises an area of 8.9ha. The site is located within the urban boundary of Corby and surrounded by mixed uses i.e. industrial uses to the south and south-west. To the north the land is largely undeveloped. The settlement of Weldon lies to the north-east beyond Gretton Road.
- 3.2 The land is relatively flat and even within the application site and falls within the Rockingham Enterprise Area as designated within the adopted North Northamptonshire Joint Core Strategy (JCS, 2016).
- 3.3 The land, owned by Tata Steel UK Ltd., incorporates a closed landfill site that has an existing Waste Management Licence (WML). There is also a remediated former liquid waste treatment facility, which is closed.
- 3.4 There are no Public Rights of Way crossing the site.

4. Relevant Planning History

- 4.1 04/00216/DPA: Freezer warehouse with associated staff facilities, service yard and car parking. Permitted on 06.12.2004.
- 4.2 04/00416/DPA: Freezer warehouse unit with associated staff amenity facilities, service yard and car parking. Permitted on 01.04.2005.
- 4.3 05/00119/OUT: Outline application for development of B1/B2 and B8 uses, including infrastructure works. Permitted on 06.09.2007.
- 4.4 05/00375/ADV: Sign with illuminated letters. Permitted on 01.12.2005.
- 4.5 NC/21/00205/SCOP: Request for a screening opinion under the Town and Country Planning (EIA) Regulations 2017 (as amended) for Development of Land for up to 42,015.4m² of B8 storage / distribution with Ancillary Office Space and Associated Infrastructure. Completed on 18.06.2021.

5. Consultation Responses

Internal

- 5.1 Environmental Services: (28.09.2021 and 19.10.2021)** Recommended refusal of the application due to insufficient information.

(21.12.2021) Applicant has submitted additional information to address EHO's concern in relation to contamination, air quality, noise and other environmental impact. After careful consideration the officer removed their objection and suggested planning conditions to deal matters at this stage.

- 5.2 Local Plans Section: (14.09.2021)** The proposed development of the site for employment use is supported in principle, subject to the relevant policy considerations and compliance with other planning policy and development management policies and principles.

- 5.3 Tree Officer: (14.04.2022)** No objection. However, requested detailed landscaping plans to assess the suitability of the scheme.

- 5.4 Northamptonshire Highways: (26.05.2021 and 30.09.2021)** Requested additional information to fully assess the proposal. Concerns has been raised in relation to the access rights to the subject site

(05.11.2021) Additional response has been provided by highways authority which includes observation on the submitted Transport Assessment (TA). Concerns has been raised on the following grounds:

- TA Addendum required to include traffic impact assessment
- Proof of access rights from Halley Road is required
- S38 agreement +commuted sum
- Mitigation scheme
- Updated swept path
- Additional junction assessment

(19.08.2022) Highways Authority has been re-consulted on the revised TA and after assessing the document the following key observation have been made:

- *Evidence of the alternative HGV distribution should be supplied.*
- *The OGV trip rates and resultant trip generation have been added to total vehicle trips, resulting in double counting. The applicant should deduct OGV trips from total vehicle trips.*
- *The applicant should:*
 - a. *Update Figure 1 to show the distribution of both vehicle (staff) and HGV trips (these should be presented in two separate figures);*
 - b. *Update Figure 2 and Figure 3 to show actual HGV trips (as per the alternative HGV distribution); and*
 - c. *Update Figure 4 and Figure 5 to show the revised vehicle trips*
- *Due to lack of information NH cannot assess whether capacity assessment would be required*
- *The mitigated layout for the A43/A6116 Steel Road roundabout which is currently being constructed should be assessed.*
- *If the results of the 'with development' scenario cause the A6116/Birchington Road roundabout to operate above capacity, the*

applicant will need to provide a satisfactory nil-detriment improvement scheme to mitigate the impact of the proposed development.

- The results of the capacity assessments will be reviewed following the revision of vehicle trip generation and the approval of the alternative HGV distribution. However, if the results of the 'with development' scenario cause junctions to operate above capacity, the applicant will need to provide a satisfactory nil-detriment improvement scheme to mitigate the impact of the proposed development. Mitigation measures should be details, assessed and presented in the TAA.*
- It is advised the existing crossing be upgraded to a formal crossing facility, with developer contributions provided.*

Applicant has submitted a letter dated 26th November to NNC planning from Sloan Plumb Wood Solicitors which states the applicant has the right to utilise Halley Road to gain access to and from the site is acknowledged by highway officer and confirmed that no further action is required in this regard.

Any works to Halley Road however, will require the permission of the road owner/street manager. The LHA would need to approve the signal crossing drawings which would need to be included in the S38 agreement along with a commuted sum. The developer will need to come to an agreement with the street manager to pay these costs.

5.5 Ecologist: (20.10.2021) Council's Ecological Officer has been consulted on this application and requested additional information to fully assess the application. Suggestion has been made on the following grounds:

- The baseline must be established before a net gain assessment can be completed; until then the council does not have sufficient information to determine this application.*
- Wildlife crime may have committed due to the works carried out without license (GCN, Invertebrates, dingy skipper and butterflies)*

(30.06.2022) Further discussion with Council's Ecological Advisor has been conducted in regards to biodiversity. It is considered that as the site clearance in terms of ecology carried out without proper notification or permission and the submission is long standing with the LPA, it would be appropriate to impose suitably worded conditions to move matters forward.

5.6 Key Services: (21.09.2021) No objection. Recommended condition related to fire hydrants.

5.7 Lead Local Flood Authority: (05.11.2021) LLFA requested additional information to fully assess the proposal.

(09.09.2022) Flood Authority has been re-consulted on the additional information submitted by the applicant. They have confirmed that after reviewing the submitted details located within:

1. Birchington Road FRDA Rev A
2. NC_21_00366_OUT-APPLICANT_S_RESPONSE_TO_LLFA-122732
3. NC_21_00366_OUT-CONSULTATION_FLOOD_RESPONSE.PDF-122244

4. NC_21_00366_OUT-DESK_STUDY-_SUMMERY_PAGE_23-47-122874 (1)
5. NC_21_00366_OUT
FLOOD_RISK_DRAINAGE_ASSESSMENT_REV_A-122731

The officer advised that there is sufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

The officer goes on saying that if the suggested 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.

5.8 Crime Prevention Officer: (22.09.2021) No objection and recommended a 'Crime Prevention Statement' is submitted as part of any future application.

5.9 Environment Agency: (24.09.2021) No objection subject to planning conditions.

5.10 Anglian Water: (14.09.2021) No objection.

5.11 Weldon Parish Council: (24.09.2021) Objection has been raised on the following grounds:

- Employment Land Over supply
- Health Impact Assessment required
- Green Travel Plan
- enhancement of community services and facilities
- electric vehicles, and other low-emission forms of transport
- Restoration of Green Infrastructure Corridor as a buffer zone for the residential and educational neighbours

5.12 Neighbours- Letters were sent to 227 neighbouring units on 18.02.2021. LPA has received 75 letters of objections and 43 support letters for the scheme. LPA has also received a signed petition which raises the following concerns-

- *Noise Pollution 24/7*
- *Loss of natural light*
- *Increase in traffic*
- *Floodlit Warehouse which will need to be lit up all night and we already get affected by the light coming from a very small Morrison's warehouse*
- *Short of Green space for the community*
- *They illegally chopped down trees and shrubbery where the local deer's and birds use to live and since this has happened the noise from Morrison's has increased.*
- *Gretton Brook Road which runs along side the warehouse is where local children walk to access Corby Business Academy will have a massive increase in traffic which already causes issues when lorries try to get down there. Its dangerous and could be fatal.*

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 6 (Development on Brownfield Land and Land affected by contamination)

Policy 8 (North Northamptonshire Place Shaping Principles)

Policy 9 (Sustainable Buildings)

Policy 10 (Provision of Infrastructure)

Policy 11 (The Network of Urban and Rural Areas)

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

Policy 18 (HGV Parking)

Policy 19 (The Delivery of Green Infrastructure)

Policy 22 (Delivering Economic Prosperity)

Policy 23 (Distribution of New Jobs)

Policy 24 (Logistics)

Policy 27 (Rockingham MRC Enterprise Area)

6.4 Part 2 Local Plan for Corby, adopted September 2021

7 **Evaluation**

The key issues for consideration are:

- Principle of Development
- Landscape and Visual Impact
- Ecology and Nature Conservation
- Employment
- Highways

- Flood Risk and Drainage
- Air Quality, Noise and Vibration

7.1 Principle of Development

- 7.1.1 Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it.
- 7.1.2 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) 2021, and that the Local Planning Authorities should be taking a positive and proactive approach to applications as a result.
- 7.1.3 JCS Policy 3 sets out the importance of existing landscape character, to retain distinctive qualities where possible. Criteria b) states development should make provision for the retention and where possible enhancement of features of landscape importance.
- 7.1.4 Part of the site is identified as a UK Biodiversity Action Plan Priority Habitat and part of the site is within the Nene Valley Nature Improvement Area. JCS Policy 4 seeks a net gain in biodiversity to protect and enhance features of biodiversity and geological interest. Criteria b(i) seeks to enhance ecological networks by managing development and investment to reverse the decline in biodiversity and restore the ecological network at a landscape scale in the Nene Valley Nature Improvement Area. The site does not fall along any sub-regional, local or neighbourhood green infrastructure corridors.
- 7.1.5 JCS Policy 6 requires proposals for sites with known or high likelihood of contamination to provide remediation strategies to manage the contamination. Proposals will be supported where it can be demonstrated that the site can be safely and viably developed with no significant impact on either future users or on ground and surface waters. The Corby Employment Land Review (May 2018) identified that this site ELR11d North of Birchington Road had potential land contamination issues and that the site is located immediately to the north of historic landfill sites Refractory Tip and North East Materials Stockyard. It further identified historic landfill sites located to the north and northeast of the site.
- 7.1.6 The proposed development site is within the Rockingham Enterprise Area as designated within the adopted North Northamptonshire Joint Core Strategy (NNJCS, 2016). JCS Policy 27 states that the Enterprise Area will be a focus for employment development within and beyond the plan period and proposals will be supported where they will deliver a mix of high quality employment, particularly in priority employment sectors. The policy includes a number of place shaping principles to guide the development of the site for employment use.
- 7.1.7 Paragraph 8.47 of the JCS explains that Policy 27 allows flexibility for a range of employment uses to come forward in response to market demands, but that

significant opportunities exist to deliver high performance technologies along with other priority economic sectors including logistics and food and drink.

- 7.1.8 In addition, paragraph 8.48 of the JCS states that the proposals for development of individual parcels of land should demonstrate how they relate or connect to the wider area, contributing to the delivery of the place-shaping principles and ensuring they do not prejudice the delivery of other development within the Enterprise Area.
- 7.1.9 Overall, the development of this employment site is welcomed in principle; however, compliance with other relevant policies of the Development Plan will be assessed to determine the acceptability of the scheme. Policy 1 of the JCS states that - development should contribute to delivering the Plan Vision and Outcomes through compliance with the relevant policies of this Plan. Development that conflicts with policies of the Plan will be refused unless material considerations indicate otherwise.

7.2 Landscape and Visual Impact

- 7.2.1 The application site is located within the Rockingham Enterprise Area (REA) as designated within the Development Plan. Policy 27 of the JCS relates to the REA and aims to provide flexibility for a range of employment uses to come forward in response to market demands. The JCS advises that proposals for development of individual parcels of land should demonstrate how they relate/connect to the wider area, contributing to the delivery of the place-shaping principles and ensuring that they do not prejudice the delivery of other development within the Enterprise Area.
- 7.2.2 Policy 8 stresses the need for creating distinctive local character by responding to the site's immediate and wider context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation.
- 7.2.3 JCS Policy 3 sets out the importance of existing landscape character, to retain distinctive qualities where possible. Criteria b) states development should make provision for the retention and where possible enhancement of features of landscape importance.
- 7.2.4 The above policies seek to minimise the environmental impacts through sensitive design to reduce the impact on the landscape, townscape and wider setting and by achieving the highest possible standards of design and environmental performance.
- 7.2.5 Whilst this is an outline application it has already been recognised that significant weight should be given to conserve the landscape and visual impact in order to conform with NPPF requirements. The Framework suggests that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils.
- 7.2.6 In support of the application, the applicant submitted a Landscape and Visual Appraisal (LVApp) which considers key view points; the degree of likely impact

and who would be affected by that impact; and the suitability of the mitigation to reduce or mitigate the harm. It is considered that the above document provides a detailed account of the proposed GI framework and its onsite applicability to minimise landscape and visual effects identified in the LVApp.

- 7.2.7 It is important to note that the application is in outline with landscaping reserved. The critical matter in this respect is whether it is possible to accommodate sufficient and appropriate levels of tree planting within the development. The LPA considers that this is possible and therefore it would be difficult to substantiate a landscaping reason for refusal at this stage. At this stage the key objectives in terms of the landscape strategy are considered acceptable.
- 7.2.8 In terms of visual impacts of the development on wider views, the assessment identifies that moderate adverse visual effects are likely to be experienced from the construction phase through to year 15 of the proposed development in relation to residential, pedestrian and cyclist receptors at Gretton Road, and pedestrians and cyclist at Steel Road. This is due to the proximity of the viewpoints to the site, and the extent of development likely to be seen in the near view. At year 15 of the proposed development, the proposed green buffer to the northern boundary will soften the appearance of the proposed building and improve the overall level of green infrastructure to the otherwise industrial view.
- 7.2.9 It is generally accepted that the proposed planting would deliver sufficient effects to mitigate the impact, only after 15 years, and this would need to be subject to further details showing how the strategy would be delivered, phasing and further details of tree planting. The introduction of a new industrial / commercial development will result in permanent albeit localised changes in the landscape. The character of the landscape of the site will change from a vacant land to a built one.
- 7.2.10 In the light of the above, officers consider that the proposal, subject to adhering to Landscape and Visual Impact Assessment (LVApp) would adequately deal with this matter at the future stage.

7.3 Ecology and Nature Conservation

- 7.3.1 Policy 4 of the North Northamptonshire Joint Core Strategy protects existing biodiversity and geodiversity assets, including refusing development proposals where significant harm to an asset cannot be avoided, mitigated or, as a last resort, compensated. This includes sites of Special Scientific Interest.
- 7.3.2 Paragraph 179 of NPPF also suggests the need for minimising the impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are most resilient to current and future pressures. This approach is further supported by Policy 3 in the adopted plan which requires significant weight to be given to the conservation and enhancement of natural beauty. It also states that minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

7.3.3 Paragraph 180 of NPPF also advocates that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

7.3.4 Applicant has submitted a Preliminary Ecological Appraisal (PEA) by TetraTech in order to form a baseline assessment. The key issues identified within the PEA are as follows:

- *No Natura 2000 sites are located within two kilometres (km) of the site. The nearest is the Upper Nene Valley Gravel Pits Special Protection Area (SPA) and RAMSAR, located approximately 12.88 km south-east of the site. However, as the proposed development is for warehousing and ancillary office accommodation, it is considered unlikely to add any additional visitor pressure to the SPA and RAMSAR site. The development is also considered unlikely to affect the Upper Nene Valley Gravel Pits as there is no connectivity or hydrological links;*
- *The whole of the site is located within the outer risk zone of Weldon Park Site of Special Scientific Interest (SSSI), which states development will need to consider 'Any discharge of water or liquid waste of more than 20m³/day to ground (i.e. to seep away) or to surface water, such as a beck or stream';*
- *There are six Local Wildlife Sites (LWS) within 2km of the site, but none are within or adjacent to the site. Moreover, they are all assessed to be a sufficient distance from the site (closest is 0.43km) that the proposals will not directly or indirectly affect them. Furthermore, there is no habitat or hydrological connectivity to the LWSs from the site;*
- *The species-poor hedgerow along the site's eastern boundary is assessed of low ecological importance and unlikely to meet Local Biodiversity Action Plan (LBAP) requirements for hedgerows. However, it is considered to meet the Habitat(s) of Principal Importance (HPI) requirements. It is recommended that the hedgerow is retained within the development and a 5m buffer installed between the hedgerow and the proposed development to protect the hedgerow from accidental damage, including the roots of the hedgerow;*
- *Habitats recorded on-site include the aforementioned species-poor hedgerow, bare ground, hardstanding and a fence. Ephemeral waterbodies were also present at the time of the survey; Habitats on-site are unlikely and sub-optimal at best to support Great Crested Newts (GCNs), reptiles, badger, breeding birds and bats. The hedgerow along the eastern boundary has the potential to support these species and habitats adjacent (north, east and south) to the site are suitable to support these species; and*
- *No non-native invasive plant species were recorded on-site.*

7.3.5 The submission has been assessed by Council's Ecological Advisor (EA) indicating that the site was scraped and hardcore laid. Due to this reason, extensive discussion has been carried out with applicant's ecologist to establish

a fair baseline which would reflect the site's value prior to clearance. Using the robust ecological survey submitted for application 04/00116/DPA, aerial photos and other records, they have attempted to establish a likely and representative baseline. Council's Ecological Advisor confirms that the preliminary figure is within the range expected, however it has not been agreed by either the ecological consultancy or the council. Recommendation has been made by EA that baseline must be established before a net gain assessment can be completed and suggested that until then the council does not have sufficient information to determine this application.

- 7.3.6 Secondly, EA also confirms that this part of Corby has extensive GCN populations. Detailed modelling done by NatureSpace to support the council's district newt licence shows the site as being within a red zone for the species. The ecological surveys for application 04/00116/DPA covered the entire site and found a 'medium' sized GCN metapopulation spread across nine ponds. Although no subsequent survey reports have been found, the National Biodiversity Atlas shows GCN records from 2018 next to the site (the resolution has been reduced to protect the specific locations); records from 2017 appear on the NBRC website but have not yet been incorporated into the council's data layer. The NBN Atlas has accepted the 2018 records as correct. It is likely that a GCN population was still on site when it was cleared and as no licence was issued for the works; it is assumed that a wildlife crime may have been committed.
- 7.3.7 The advisor also states that, in 2018 dingy skipper and small heath butterflies were recorded on site (to six-figure grid reference precision). Both of these are priority species under s.41 of the NERC Act and suggest that the site may have had some significant value.
- 7.3.8 Finally, to comply with relevant policies this application is expected to deliver a net biodiversity gain in accordance with the JCS and NPPF, and as recently held up at appeal (APP/Y3940/W/21/3278256 and APP/Y3940/W/21/3282365). After careful consideration it has been agreed with Council's Ecologist that confirm the imposition of Grampian Planning Conditions will resolve the issues related to ecology at this stage of the application. The proposed conditions will require applicant to submit details related to biodiversity baseline, net gain assessment, offsetting scheme and monitoring.
- 7.3.9 It is therefore, considered that the present proposal is acceptable at this stage of the process. Subject to the contribution against mitigation measures; and the overall package should be able to yield a net ecological benefit for both the on-site situation and the wider Corby area. Increasing the ecological contribution should be able to deliver a planned and agreed package of mitigation measures for biodiversity and Green Infrastructure (GI) enhancements of an appropriate scale and content. The above mitigation measures would be dealt with appropriate conditions and mitigation packages.

7.4 Employment

- 7.4.1 Policy 22- Delivering Economic Prosperity stresses the need for safeguarding the existing and committed employment sites which are of the right quality and suitably located in relation to infrastructure and neighbouring uses. The Plan

also aims to ensure that, as a minimum, North Northamptonshire delivers enough new jobs for the labour force arising from planned population growth, plus additional jobs in the southern area to help reduce levels of out commuting.

- 7.4.2 The significant potential of this area has been recognised in a number of technical studies including the Rockingham Development Framework (RDF) endorsed by Corby and East Northamptonshire Councils in 2011, and in the Northamptonshire Enterprise Partnership's 2015 bid for the designation of an Enterprise Zone. The partners (including the two local planning authorities) are continuing to promote the economic potential of the area. Policy 27 provides a positive planning framework to help achieve this.
- 7.4.3 The Application Site forms part of the proposed Rockingham Enterprise Area (REA). Policy 27 provides flexibility for a range of employment uses to come forward in response to market demands. The above policy also identifies significant opportunities to deliver high performance technologies and future vehicle technologies by attracting motorsport/automotive sector businesses. The Enterprise Area is also well placed to support other priority economic sectors including logistics and food and drink. The development of the Enterprise Area to its full potential is a long term opportunity that will be delivered during and beyond the plan period and consequently the Plan is not reliant on the delivery of the site to meet its minimum jobs targets.
- 7.4.4 However, the policy stresses the need for demonstrating how the development of individual parcels of land relate or connect to the wider area, contributing to the delivery of the place-shaping principles and ensuring they do not prejudice the delivery of other development within the Enterprise Area.
- 7.4.5 The net developable area within the development framework area extends to some 228 hectares of land (i.e. 75% of the gross land area), which constitutes a significant employment area. The development framework assumes the following for the B-class employment uses: B1 offices – 20% site coverage, B1c light industrial/B2 – 40% site coverage and B8 warehousing – 40% site coverage. The proposed development falls within the parameters of the RDF and in accordance with the Masterplan.
- 7.4.6 A permission sought here may result in 100% (45,000m²) B8 use (Storage/Warehouse) with ancillary office uses and associated infrastructure. The site is allocated within an up-to-date development plan for employment use. The proposed scheme for the employment development are therefore entirely in accordance with the NPPF. Part 2 Local Plan policy also supports deliverable employment sites and encourages employment diversity. Moreover, a 45,000 sqm B8 development would be expected to create somewhere in the region of a minimum of 372 jobs.
- 7.4.7 Paragraph 80 of the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The Framework goes on stating that planning decisions should recognise and address the specific locational requirements of different sectors (paragraph 82).

7.4.8 In the light of the above, it is considered that the proposed development would support the economic growth and productivity by taking into account both local needs and wider opportunities for development. The proposed development would help meet the significant employment needs of the wider area. Therefore, the proposed scheme conforms with NPPF in building a strong, competitive economy.

7.5 Highways

7.5.1 The proposed site access would be via a new left in/ left out priority junction onto Halley Road. Halley Road is a two lane dual carriageway which runs in a general south to north alignment from its roundabout junction with A6116 Steel Road/ Birchington Road to its roundabout junction with Gretton Road. There is a 3m wide combined foot/ cycle way along the east side of the road with dropped kerbs and tactile paving at each junction. The combined foot/ cycle way is set back from the carriageway edge by a 1m wide strip of grass verge. There is no footway on the west side of Halley Road. There are dropped kerb and tactile paving crossings on each arm of the roundabout with A6116 Steel Road/ Birchington Road and there is contiguous footway at the roundabout with Gretton Road. Halley Road is subject to a 40mph speed limit, there is a system of street lighting in operation and it is an urban clearway with the associated waiting restrictions.

7.5.2 Submitted plans evidence that access into the B8 employment development will be via Halley Road which will be extended into the site. The proposed junction will provide a pedestrian/ cyclist refuge island, with dropped kerbs and tactile paving, to assist crossing the site access road and which connects the shared foot/ cycle way on the east side of Halley Road.

7.5.3 The nearest bus stops are approximately 900m from the centre of the site and are on A6116 Steel Road.

7.5.4 Extensive consultation has been carried out with Highways department in relation to highway issues and the highway officer confirmed their acceptability of the proposed access arrangements. However, Northamptonshire Highways requested additional information in relation to the access rights to the subject site, traffic impact assessment, mitigation scheme, updated swept path and additional junction assessment.

7.5.5 Applicant has submitted a letter dated 26th November to NNC planning from Sloan Plumb Wood Solicitors which states the applicant has the right to utilise Halley Road to gain access to and from the site, which is acknowledged by highway officer and confirmed that no further action is required in this regard.

7.5.6 The officer also states that any works to Halley Road however, will require the permission of the road owner/street manager. The LHA would need to approve the signal crossing drawings which would need to be included in the S38 agreement along with a commuted sum. The developer will need to come to an agreement with the street manager to pay these costs.

7.5.7 Applicant has provided additional information to address previously raised concerns by highways. No comments has been received from LHA at the time of writing this report.

7.6 Flood Risk and Drainage

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

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

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

7.6.4 The drainage strategy suggests that the proposed development will incorporate a surface water drainage network that will be designed and constructed in-line with industry best practice, which includes measures to manage site drainage and prevent pollution. It is proposed to discharge surface water runoff from the site to the existing drain in Steel Road at a restricted rate.

7.6.5 It is also proposed to provide surface water attenuation in a combination of permeable block paving, detention basins and underground storage. The permeable paving and the detention basins will provide multifunctional benefits by providing storage, water quality benefits, biodiversity and amenity. Permeable block paving is proposed within parking areas as it may not be suitable for the access roads subject to frequent HGV traffic.

7.6.6 In terms of foul drainage, it is proposed to connect to the 225mm diameter existing foul drain in Steel Road to the west of the site. A final levels review will be required to confirm the viability of a gravity connection to the existing foul drainage system. The final peak foul flow rate will be determined at the detailed design stage.

7.6.7 Information submitted by the applicant has taken full account of likely significant impact of the Proposed Development with regards to drainage and flood risk. The potential impact of the development has been considered and it is recommended that the drainage system is designed to reduce any flood risk due to the increased impermeable area both onsite and offsite. All the relevant

factors associated with construction, operational activities and decommissioning have been taken into account to identify likely impacts.

7.6.8 The mitigation and enhancement measures have been identified and all the significant affects have been considered which are related to various stages of the design life. The Environment Agency, Anglian Water and Surface Drainage Water team were consulted on this proposal. They have not raised any objections, subject to conditions regarding the surface water management strategy and foul water infrastructure details. At this stage based on all the information provided by the applicant, it is considered that the drainage strategy, hydrology and flood risk mitigation is aligned with the policy requirements.

7.7 Air Quality, Noise and Vibration

7.7.1 The proposals have the potential to cause air quality impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during operation. As such, an Air Quality Assessment is vital in order to determine baseline conditions and assess potential effects as a result of the scheme.

7.7.2 During the construction phase of the development, potential air quality impacts as a result of fugitive dust emissions from the site has been identified. These were assessed in accordance with the IAQM methodology. It is also considered that good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by earthworks, construction and trackout activities would not be significant.

7.7.3 Potential impacts during the operational phase of the proposals may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site.

7.7.4 The NPPF requires the LPA (Local Planning Authority) should conduct site analysis to 'ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.'

7.7.5 Policy 8 'Northamptonshire Place Shaping Principles' which prevents any development that would result in adverse impacts due to unacceptable levels of air pollution and noise.

7.7.6 An Air Quality Assessment report has been submitted for the air quality and mitigation measures required to prevent or reduce the likely residual effects, and all the measures have been specified. Council's Environmental Health Officer have reviewed the report and advised it is accepted. However, states that the proposed mitigation measures could be secured by way of a suitably worded planning condition.

7.7.7 In relation to noise impact the applicant has provided a Noise Impact Assessment report which includes noise survey, construction noise assessment and operational noise assessment. The above assessment is necessary to

comply with Policy 8-Place Shaping Services of the JCS, which states that permission will not be granted for development resulting in unacceptable levels of noise.

7.7.8 The Senior Environmental Health Officer initially raised concerns in relation to the information provided at that stage. Re-consultation has been carried out with EHO on the additional information submitted by the applicant. The officer confirms that any reserved matters application must be accompanied by a noise assessment that outlines the likely impact from any fixed plant or operational noise on any noise sensitive property, and the measures necessary to ensure that the noise from any aspect of the authorised development does not affect the local amenity of residents.

7.7.9 Objections have been received from the neighbouring residents in regards to noise pollution, it is considered that mitigation measures outlined within the submission along with the suggested conditions by EHO would be sufficient to control any detrimental impact on the neighbouring amenity.

8. Conclusion

8.1 Overall, there is a strong emphasis in the Framework in overall sustainability objectives including getting development in the right places. It is acknowledged that the scheme would provide benefit by contributing towards economic development both in the short and long term to the local economy.

8.2 Through the development, the application site would deliver significant job creation, apprenticeships and increase in economic output. 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.

8.3 The proposal is therefore considered in accordance with Policies 1, 3, 4, 5, 8, 9, 10, 11, 15, 18, 19, 22, 23, 24 and 27 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.

Recommendation

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

10. Conditions

1. Application for approval of the reserved matters shall be made to the council before the expiration of 3 years from the date of this permission. The development hereby permitted shall begin no later than the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- Existing Site Location Plan, Dwg. No.-PL100
- Site Parameters Plan, Dwg. No.-PL108 P02
- Planning Statement, Rev-02
- Design and Access Statement, Rev-P06, August 2022
- LVApp Land at Birchington Road - V2 12.08.21 sfs AA.
- B024896 Birchington Road PEA - Issue v3;
- Birchington Road - Transport Assessment AA Rev 2 with Appends;
- Transport Assessment Addendum 21st April 2022 AA with Appends;
- 220708 Council response AA with Appends (003);
- 2208 Council Response AA with Appends; and
- HGV Distn - Sensy Test.
- 2021.11.16 - NC-21-00366-OUT - Response to LLFA; and
- Birchington Road FRDA Rev A.
- Sustainable Design and Energy Statement final
- 784-B024896 Birchington Road Corby 15Oct21 (AQA)
- 784-B024896 Birchington Road Corby NOISE 12Aug21; and
- 784-B024896 Birchington Road, Corby Noise Response 04Nov21.
- C8278 - Corby Desk Study April 19; and
- C8278, Gretton Road, Corby - Geoenvironmental Appraisal -Morrisons Land AUG 19 FINAL.

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.

3. Details of all the reserved matters for relevant phase shall be submitted to the Local Planning Authority before any development is commenced:

- a. Scale
- b. Appearance
- c. Landscaping, and
- d. Layout

Reason: This is an outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

4. Approval of all reserved matters shall be submitted within 5 years of this permission. The development shall thereafter be completed in accordance with the approved details.

Reason: To secure all design and construction details for each phase of development prior to construction start to enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

5. Each reserved matters application shall comply with the approved Site Parameters Plan Drawing PL108 Rev.P02 and the Design and Access Statement – Rev.P06. August 2022.

Reason: In the interests of clarity, to secure design that meets the principles expressed in the Planning, Design and Access Statement, to ensure a high standard of development, and to ensure that the development will meet the objectives of Policy 8 of the North Northamptonshire Core Spatial Strategy.

ENVIRONMENT

6. Development on land potentially affected by contamination

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to C have been complied with.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification)'.

Informative (must be included): Geoenvironmental Appraisal Report reference C8278/GA dated August 2019 by Sirius Geotechnical Ltd references that the site has been divided into two areas, A and B. Area A appears to cover the majority of the proposed development site, however it also includes a section of Area B. The report should be revised to encompass the whole of the proposed development site excluding the part of Area B that is not included or a separate, updated report should be submitted that also includes the following:

The results and recommendations from the remainder of the gas monitoring visits as indicated in section 4.6. 'Gas and Groundwater Monitoring', as at the

time of writing the report, only two post-investigation ground gas / groundwater monitoring visits had been undertaken, out of a planned programme of six visits and the results of the full ground gas risk assessment stated to be undertaken following completion of the gas monitoring programme as indicated in section 8.6. Ground Gas.

Proposals regarding the presence of asbestos-impacted granular made ground are acknowledged however 2 of the 3 samples positive for asbestos are located in the southern portion of Area B therefore clarification is required that TP 123 is or is not within the development boundary.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

7. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part A of condition *, and where remediation is necessary, a remediation scheme must be prepared in accordance with the requirements of part B of condition *, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part C of condition *.

Reason (common to all): To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with

those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

8. Noise - External Plant/Operational Noise

Any reserved matters application must be accompanied by a noise assessment submitted for approval that outlines the likely impact from any fixed plant or operational noise on any noise sensitive property, and the measures necessary to ensure that the noise from any aspect of the authorised development does not affect the local amenity of residents. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS 4142:2014+A1:2019. Once approved the development shall commence according to the approval and thereafter be maintained in this approved state unless consent is given in writing by the LPA. The assessment shall include an operational noise management plan, which shall contain measures for addressing noise from (but not limited to) refrigerated vehicles, loading and unloading, broadband (white noise) reversing alarms and location of fixed plant.

Informative: The applicants acoustic consultant should further inform document reference 784-B024896 dated 4th November 2021 by including a BS 4142:2014+A1:2019 assessment for operational noise from the development and not just for the fixed plant. This type of activity is covered by the BS and may indicate further mitigation is required or support that there is no potential for an adverse impact. I acknowledge a prediction and comparison with existing background noise levels for cumulative operational noise has been included and the conclusion is that it falls within the LOAEL criteria.

The development should be further assessed with respect to the context of the local noise environment and how it may impact on this. The new building may create a noise barrier between existing housing and the existing warehouse/service yard to the south of the proposed development, however there is potential for the creation of standing waves if noise from the existing warehouse is reflected off the new building and vice versa.

Consideration should be given to a noise barrier that wraps around and extends westwards along the corner of the access road in the vicinity of survey point LT2. From the noise contours (Figure 5.2 Noise Assessment reference 784-B024896 revision 2 dated 12th August 2021) this coincides with an intersection of the noise contours of 50 and 50-60dB LAeq15mins. Survey data from LT2 (Table 4.3 Aug 2021) reports 49.2dB LAeqT for the weekend night time and 46.9dB LAeqT (Table 2.3 Nov 2021). This noise barrier may offer anything up to 8dB reduction in noise.

It is strongly advised that the access road on the eastern side of the proposed development should not be used for HGV vehicle movements around the site and that any fixed plant is placed on the side of the building overlooking the service yard only, rather than on the south eastern corner as illustrated on Figure 5.1 of document reference 784-B024896 dated 4th November 2021.

The applicant should be aware that the local planning authority requires that noise from any external plant in a noise sensitive location to be a minimum of 5dB(A) below the existing background level of noise, with no significant tonal characteristics. This is to ensure that there is no impact on residential amenity and reduces the likelihood of a cumulative increase in background noise from all developments in the area. The applicant should also demonstrate they have considered the 'agent of change' principle in accordance with paragraph 187 of the National Planning Policy Framework 2021 and have regard to the ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise as appropriate.

Reason: To protect public health and residential amenity by preventing a cumulative increase in background levels of noise.

9. The recommended mitigation measures detailed in Air Quality Assessment reference 784-B024896 dated 15th October 2021 by Tetra Tech must be implemented in full during the construction and operational phases, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect public health and residential amenity by preventing a cumulative increase in background levels of air pollution.

10. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority. The CMP shall detail (but is not limited to) the following:
- the parking and turning of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
 - wheel washing facilities;
 - measures to control the emission of dust and dirt during construction;
 - a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works.
 - design of construction access
 - hours of construction work
 - measures to control overspill of light from security lighting

The approved CMP shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Informative: Contractors and sub contractors must have regard to BS 5228-2:2009+A1:2014 "Code of Practice for Noise and Vibration Control on Construction and Open Sites" and the Control of Pollution Act 1974.

Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside the approved hours may result in the service of a Notice restricting the hours. Breach of the notice may result in prosecution and fines of up to £5000 plus £50 for each further breach and/or six months imprisonment.

Reason: To protect public health and residential amenity.

11. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved by the LPA. The scheme shall include an assessment of the impact of the lighting on the vertical facades of sensitive properties and the measures necessary to reduce the impact. Once approved the scheme shall be implemented in full before first use according to this approval and thereafter maintained in this approved state.

Informative: The external illumination should be designed and installed by competent persons. The system should be designed according to best practice in respect of glare, light spill and efficiency. Advice can be obtained from:

Institution of Lighting Professionals

Regent House, Regent Place, Rugby, Warwickshire, CV21 2PN

Telephone: 01788 576492

Email: info@theilp.org.uk

Reason: To protect residential amenity.

LANDSCAPING AND ECOLOGY

12. Prior to the commencement of any development:
 - a. details to establish a fair pre-site clearance biodiversity value baseline (the 'baseline condition');
 - b. a biodiversity net gain assessment using the Defra 3.1 metric (or successor metric in force at the time of carrying out the assessment) and based on the approved baseline condition; and
 - c. a biodiversity net gain scheme based on the results of the approved biodiversity net gain assessment, to compensate for any identified biodiversity loss, either through onsite mitigation and/or by offsite offsetting, which scheme shall include the timing of the mitigation/offsetting measures, as well as proposals for ongoing management and maintenance for a minimum 30 year period (the minimum period) and how such management and maintenance shall be secured and funded for the minimum period

shall be submitted to and approved in writing by the Local Planning Authority

The recommendations of the biodiversity net gain scheme shall be implemented as approved and shall inform the Biodiversity Monitoring Strategy to be approved under condition 13.

Reason: To ensure that the development makes a contribution towards net gain biodiversity across the plan period in accordance with Policy 4 of NNC JCS (2016) and to comply with the requirements of Paragraph 180 of the NPPF.

Informative: limb (a) of this condition is required to establish the baseline condition before a biodiversity net gain assessment is carried out, because of site clearance and preparatory works carried out prior to grant of permission.

13. Prior to the commencement of any development a Biodiversity Monitoring Strategy (BMS) shall be submitted to and approved in writing by the Local Planning Authority. The BMS shall include the following:

- d. Identification of the baseline condition approved under condition 12;
- e. Aims and objectives of monitoring to match the findings of the approved biodiversity net gain scheme and the stated purpose of the BMS;
- f. Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various biodiversity net gain measures being monitored can be judged;
- g. Methods for data gathering and analysis;
- h. Location of monitoring;
- i. A timetable for the submission of monitoring reports;
- j. Identification of responsible persons and lines of communication; and
- k. A timetable for review, and where appropriate, publication of results and outcomes.

A report describing the results of monitoring shall be submitted to the Local Planning Authority at intervals identified in the strategy. The report shall also set out (where the results from monitoring show that biodiversity net gain aims and objectives are not being met in accordance with the approved biodiversity net gain scheme) how contingencies and/or remedial action will be identified, agreed with the Local Planning Authority, and then implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved biodiversity net gain scheme and BMS.

The BMS shall be implemented as approved.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

14. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) for that phase or sub-phase or the development as a whole shall include the following:

- a) Risk assessment of potentially damaging construction activities
- b) Identification of 'biodiversity protection zones'

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
 - d) The location and timing of sensitive works to avoid harm to biodiversity features
 - e) The times during construction when specialist ecologists need to be present on site to oversee works
 - f) Responsible persons and lines of communication
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
 - h) Use of protective fences, exclusion barriers and warning signs.
- The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

15. The approved details for soft landscaping, and other landscaping details approved under Condition 3 above (reserved matters) shall be carried out in the first planting and seeding season following the completion of development on the relevant phase and any trees or plants which, within a period of five years from occupation die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details shall be thereafter retained.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

HIGHWAYS

- 16 .Prior to the commencement of any phase of the development, a Construction Traffic Management Plan for that phase or sub-phase shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for:
- i. Detailed work programme/timetable.
 - ii. Site HGV delivery/removal hours to be limited to between 10:00-16:00 unless otherwise approved as part of the CTMP.
 - iii. Detailed routeing for demolition, excavation, construction and abnormal loads.
 - iv. Supply of pre-journey information on routing and site restrictions to contractors, deliveries and visitors.
 - v. Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
 - vi. Breakdown of number, type, size and weight of vehicles over demolition & construction period.
 - vii. Details of debris management including location of wheel wash, programme to control debris spill/tracking onto the highway to also include sheeting/sealing of vehicles and dust management.

viii. Details of public impact and protection to include road, footway, cycleway and PRow.

Details of TROs and road/footway/cycleway/PRow closures and re-routings as well as signage, barriers and remediation.

ix. Public liaison position, name, contact details and details of public consultation/liaison.

x. Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays.

xi. Pre and post works inspection of the highway between points A and B as requested to identify remediation works to be carried out by the developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection team. To also include the removal of TROs, temporary signage, barriers and diversions.

xii. Details of temporary construction accesses and their remediation post project.

xiii. Provision for emergency vehicles.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.

Reason: In the interests of safe operation of the highway in the lead into development both

during the demolition and construction phase of the development in accordance with

Policies 8 and 15 of the North Northamptonshire Joint Core Strategy 2016.

DRAINAGE

17. Before any above ground works commence a detailed design of surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be 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.

The scheme shall include:

i) Details (i.e., designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets, and attenuation structures

ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.

iv) Detailed scheme for the ownership and scheduled maintenance for every element of the surface water drainage system.

v) Confirmation of site-specific soil conditions.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge

from the site and to ensure the future maintenance of drainage systems associated with the development.

18. All subsequent reserved matters applications for the development plots shall make reference to the original approved Flood Risk Assessment & Sustainable Drainage Strategy, ref Birchington Road FRDA Rev A prepared by Tetra tech and shall be accompanied by a compliance statement with the original approved scheme. In addition, an accompanying revised and updated Flood Risk Assessment with full drainage details shall be submitted with each future reserved matters application, indicating whether any further works are required. Development shall be implemented in accordance with the originally approved scheme, or the updated scheme as approved in writing by the Local Planning Authority pursuant to that application.

Reason: In order to ensure that the drainage details are implemented in accordance with the approved Flood Risk Assessment, and to prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site

19. No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g., open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used. A site plan including access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site. Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To ensure the future maintenance of drainage systems associated with the development

20. No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment & Sustainable Drainage Strategy, ref Birchington Road FRDA Rev A prepared by Tetra tech has been submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority The report shall include:
- a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

- e) CCTV Confirmation that the surface water drainage system is free from defects, damage, and foreign objects
- f) Confirmation of adoption or maintenance agreement for all SuDS elements as detailed within the drainage strategy is in place

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site

21. No building works which comprise the erection of a building required to be served by water services shall be undertaken until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.

22. Within 6 months of occupation of the development the following information shall be provided to the Local Planning Authority in respect of that building, unless otherwise agreed in writing: a BREEAM post construction report to confirm that BREEAM very good (2018), (or the equivalent standard which replaces the British Research Establishment Environmental Assessment Method which is to be the assessment when the buildings concerned are to be assessed) and that the recommended Low and Zero Carbon technologies have been installed.

Reason: In accordance with the expectations of Policy 9 of the North Northamptonshire Core Spatial Strategy 2016 that aspire to BREEAM performance of at least 'very good' and require demand for energy to be met onsite and/or renewably and/or from a decentralised supply.

23. Prior to the commencement of the relevant part of the development, the details of the boundary treatments (including details of the fences, gates, bollards and turnstiles) shall be submitted to and approved in writing by the Local Planning Authority. This should include a copy of the supplier's technical instructions, showing the type of fence panels and posts being proposed, and the style and locking mechanisms for the gates and turnstiles. The approved details shall be implemented and retained thereafter.

Reason: To ensure that the site is satisfactorily secured in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

24. No development other than groundworks and the erection of the steel frame shall take place until a scheme and timetable detailing the provision of the fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Informative: With reference to Condition above, the developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.

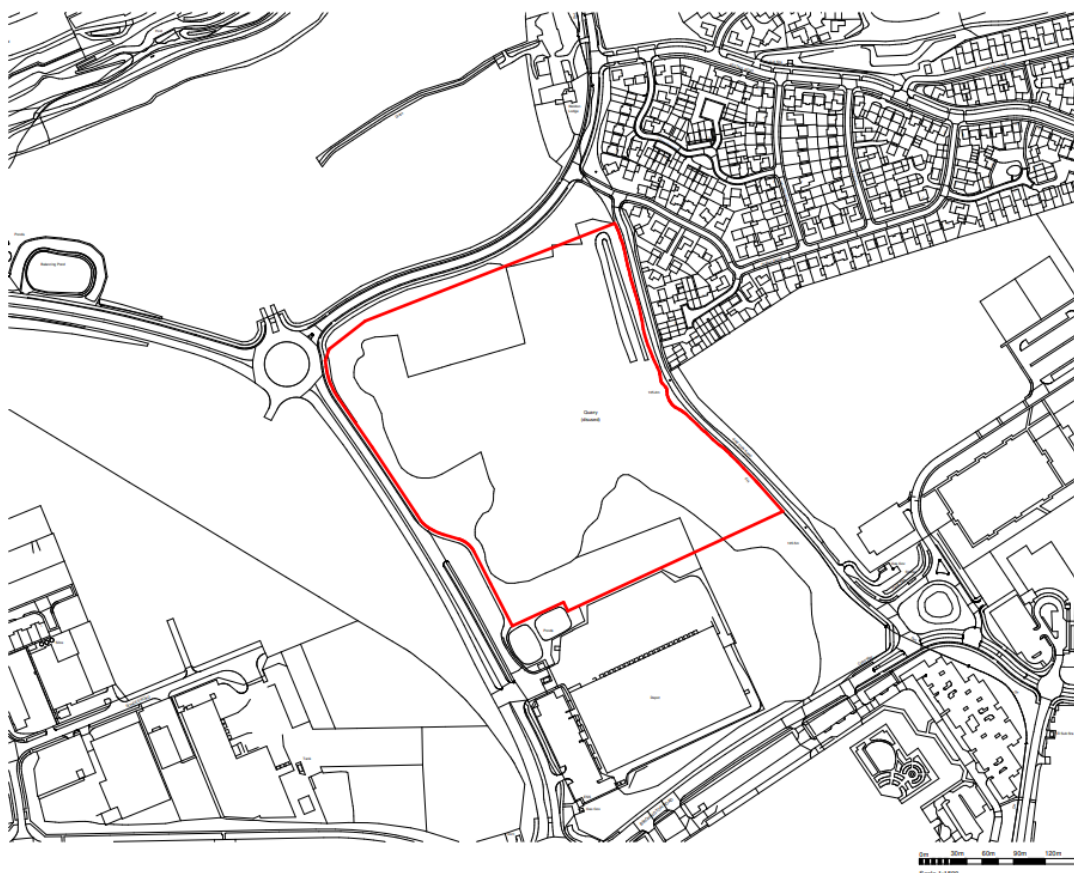
25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification) or provisions of the Use Classes Order (England) 1987 (as amended), no other uses other than those hereby approved (B8 with ancillary office use) shall be carried out at the application premises. No extensions, new buildings or structures or additional hard surfaced areas shall be constructed or erected without further planning permission.

Reason: In the interest of amenities and retaining employment floor space in accordance with Policy 22 of the North Northamptonshire Joint Core Strategy 2016.

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

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Land At The North Side Of Birchington Road, Corby, Northamptonshire
Planning Application Reference: NC/21/00366/OUT
Planning Committee Date: 17.10.2022

Scale: 1:1250

