

## ADDENDUM REPORT

**Application Reference: NC/21/00072/OUT**

**Application for land off Phoenix Parkway to provide an engineered development platform, and Outline application for the development of an employment park comprising up to 43,000 sqm B2 use, with all matters reserved apart from access**

**Page 11- The following paragraph to be added:**

Highways Authority

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

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

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

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

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

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

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

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

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

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

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

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

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

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