

ADDENDUM REPORT 2

Application Reference: NC/21/00072/OUT

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

The following paragraphs to be added under 5.11:

Ecologist

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

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

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

Paragraph 7.4.9 to be deleted and replaced by:

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

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

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

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

The following paragraph to be added under 5.15:

Highways Authority

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

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

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

Paragraph 7.5.5 to be deleted and replaced by:

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

The following paragraphs to be added as 7.5.6 and 7.5.7:

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

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

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