

## North Northamptonshire Planning Committee (North) 4<sup>th</sup> October 2023

<b>Application Reference</b>	NC/23/00330/DPA
<b>Case Officer</b>	Farjana Mazumder
<b>Location</b>	Willowbrook Health Centre Cottingham Road Corby NN17 1TD
<b>Development</b>	Construction of a 1,047sqm (GEA) Community Diagnostic Centre (Use Class E), with associated infrastructure including access from Willow Brook Road, car parking spaces, cycle parking spaces, drainage, hard and soft landscaping, and utilities
<b>Applicant</b>	Kettering General Hospital, NHS Foundation Trust
<b>Agent</b>	AECOM
<b>Ward</b>	Lloyds
<b>Overall Expiry Date</b>	29 <sup>th</sup> November 2023

### List of Appendices

Appendix A – Site Plan

### Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because Council is the landowner and comes before the Committee for determination. The reason for the urgency of this item is to enable the progression of the planning application which is dependent upon a NHS funding deadline.

### **1. Recommendation**

---

- 1.1 That planning permission be GRANTED subject to delegated authority being given to the Head of Place and Economy Services to issue the decision application subject to the conditions outlined in the report; and satisfactory consultation with Planning Committee Chair and Vice Chair on highways, ecology and drainage conditions.

## **2. The Proposal**

- 2.1 The application proposal is for the erection of a Community Diagnostic Centre (Use Class E), with associated infrastructure including access from Willow Brook Road, car parking spaces, cycle parking spaces, drainage, hard and soft landscaping, and utilities.

## **3. Site Description**

---

- 3.1 The site is located approximately 0.4 miles north-west of Corby Town Centre with primary access via Cottingham Road. Other existing and adjacent buildings on site include: The Nuffield Hospital, Bupa Dental Care, Urgent Care Centre, Physio and Boots Pharmacy. Services include community therapy services, specialist dental services and adult community beds.
- 3.2 Thoroughsale and Hazel Wood surround the site forming part of the ancient woodland of Rockingham Forest. There have been healthcare facilities within the Willowbrook Health Complex for the past 60 years. Prior to the 1950s the area formed part of the adjacent woodlands.

## **4. Relevant Planning History**

---

- 4.1 92/00201/CO- Change of use to a temporary pharmacy. 14.06.1993.
- 4.2 92/00228/CO- Erection of a new pharmacy. 23.04.1993.
- 4.3 93/00048/CO-- The surfacing of the existing car park. 08.03.1993.
- 4.4 95/00165/CO- The erection of doctors surgery. 03.08.1995.
- 4.5 02/00116/DPA- Single storey traditional construction dental surgery. 22.05.2002
- 4.6 05/00415/DPA- New building with link to existing building to form minor injuries unit. 24.01.2006
- 4.7 05/00483/DPA Two storey extension to existing health centre. Approved 1 February 2006.
- 4.8 11/00078/DPA Erection of two storey building to provide urgent care centre. Approved 17 August 2011.
- 4.9 NC/23/00181/PRC- Proposal for a Community Diagnostic Centre (CDC) within the undeveloped parcel of land northeast of the Willowbrook Health Centre site. The CDC building will be accessed via a proposed simple priority junction from Willow Brook Road. The self-contained CDC development will comprise 43 parking spaces, 6 of which are allocated to disabled parking. Completed 10.07.2023.

## 5. Consultation Responses

---

- 5.1 **Environmental Health:** (04.09.2023) Environmental Health Officer (EHO) has requested additional information to fully assess the proposal.

(21.09.2023) EHO reviewed the Environmental Noise Survey and Assessment report reference NO1-2023-000001 version 1.1 dated 8th September 2023 by STM Environmental Consultants Ltd and advised that it is accepted. However, as the type of external plan proposed for the development is unknown at the present time, a condition to ensure the acoustic impact of any external plant such as a generator/transformer/air conditioning etc is mitigated, is suggested. EHO has reviewed the Air Quality Impact Assessment Report reference AQIA-2023-000002 version 1.1 dated 13th September 2023 by STM Environmental Consultants Ltd and advised that it is accepted.

In terms of contamination, EHO have reviewed the Contaminated Land Risk Assessment Phase 1 Desk Study Report reference PH1-2023-000041 dated 23rd August 2023 and Geotechnical Ground Investigation Report reference GT-2023-000056 dated 6th September 2023 by STM Environmental Ltd and advised that they are both accepted.

- 5.2 **Local Plans Section-** (06.09.2023) No objection subject to it meeting the normal Development Management policies and procedures and addressing environmental, highways and other concerns to the satisfaction of the Council.
- 5.3 **Tree Officer-** No comments received.
- 5.4 **Ecologist-** No comments received.
- 5.5 **Sustainability** – No comments received.
- 5.6 **Wildlife Trust-** No comments received.
- 5.7 **Woodland Trust-** No comments received.
- 5.8 **Local Highways Authority-** (22.09.2023) Highways observations and recommendations are as follows-

### *Observations:*

1. *The Framework Travel Plan (210820-V2, ttc, 17th August 2023) is not approved. Comments from the assessor are provided to be addressed where required.*
2. *Transport Statement (ttc, 210820-01-V2, ttc, 15th August 2023)*
  - a. *Crashmap data is not accepted by this authority. Please obtain and provide the most recent 5-year data directly from the Highway Authority (contact: Simon Mills simon.mills@kier.co.uk).*
  - b. *Given the sites close proximity to the existing pair of bus stops on Willow Brook Road and the proposed footway connection tying into the existing provision along with a need to encourage alternative means of transport, the LHA would advise the LPA secure a **4-week or one month Megarider ticket for the local area, one per new employee for a period of time (determined as appropriate at occupation, say 3-6 months).** Refer to Stagecoach zones for guidance.*

c. *The pedestrian footpath connection to the south of the access which ties into the existing provision on Willow Brook Road should be adjacent to the carriageway and radii of the access. **A 2m footway provision extending 2m beyond the junction radii is also required immediately to the north of the access.***

d. *A lamppost is currently within the verge space in the vicinity of the proposed access. It is requested that this is shown in relation to the proposed access to understand if it requires relocation to accommodate the access. If indeed it does, then the applicant must bear in mind that the full cost of doing so rest with themselves and the decision to move the infrastructure rests with the utility owner.*

e. *The level of parking provision is thought to be reasonable.*

f. *Car parking spaces are dimensionally standard. They should be 2.5m wide by 5m long.*

g. *Disabled parking bays are dimensionally substandard. They should be 6.2m long.*

h. *A minimum of 6m clear spaces is required to the rear of the bays to allow for safe entrance/exit.*

i. *Cycle parking must be covered, secure and overlooked, laid out in accordance with the diagram below, with minimum 1.2m clear access including gate widths. No cycle lifting should be required.*

5.9 **Urban Designer:** No comments received.

5.10 **Environment Agency-** (22.09.2023) No objection.

5.11 **Lead Local Flood Authority (LLFA)-** No comments matter.

5.12 **Anglian Water-** (21.09.2023) No Objection. Anglian Water has stated that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

They have also confirmed that foul drainage from this development is in the catchment of Corby Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Anglian Water has assessed the RIBA STAGE 2 DRAINAGE LAYOUT CDC-ACM-XX-XX-DR-C-010000 and confirmed that these are acceptable. Based upon the above reference documents, they have also confirmed that the proposed connection for used water is acceptable.

5.13 **North Northants Greenway Officer-** No comments received.

5.14 **Waste Team-** (30.11.2022) No comments/objection.

5.15 **Fire Officer:** No comments received.

5.16 **Leisure Services:** No comments received.

5.17 **North Northamptonshire Key Services** - (11.09.2023) No objection.

- 5.18 **NHS England**- No comments received.
- 5.19 **Natural England**- DM Manager spoke with a NE representative. Discussion centred around a badger set identified on the application site which has been monitored for several months by the applicant's ecologist. It will be the subject of a careful relocation prior to any construction works. This matter is the responsibility of the Natural England European Protected Species Management Team. This matter will be safeguarded by planning condition if members are minded to approve the application.
- 5.20 **Corby Town Council**- No comments received.
- 5.21 **Neighbours**- Letters were sent to 34 neighbouring units on 4<sup>th</sup> September 2023. No comments received and any late responses will be reported to members of the committee at the meeting.

## **6. Relevant Planning Policies and Considerations**

---

### 6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### 6.2 National Policy

National Planning Policy Framework 2023:

NPPF Section 2- Achieving Sustainable Development

NPPF Section 11- Making effective use of land

NPPF Section 12- Achieving well-designed places

NPPF Section 14- Meeting the challenge of climate change, flooding and coastal change

NPPF Section 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 7 (Community Services and Facilities)

Policy 8 (North Northamptonshire Place Shaping Principles)

Policy 9 (Sustainable Buildings)

Policy 10 (Provision of Infrastructure)

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

Policy 19 (The Delivery of Green Infrastructure)

### 6.4 Part 2 Local Plan For Corby, 2021

Part 2 Local Plan, was adopted in September 2021 and form part of the North Northamptonshire Development Plan.

Policy 1 (Open Space, Sport and Recreation)

Policy 2 (Health and Wellbeing)

Policy 6 (Green Infrastructure Corridors)

Policy 7 (Local Green Space)

## **7. Evaluation**

---

The key issues for consideration are:

- Principle of Development
- Layout, Scale and It's Impact on the Surrounding Area
- Landscaping
- Highways safety and Parking
- Ecology
- Flood Risk and Drainage

### **7.1 Principle of Development**

- 7.1.1 Key material considerations in this case include the National Planning Policy Framework (2023), Planning Practice Guidance (as amended), North Northamptonshire Joint Core Strategy (2016) and Part 2 Local Plan for Corby (2021).
- 7.1.2 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.
- 7.1.3 Policy 1 of the North Northamptonshire Joint Core Strategy (NNJCS) 2016 outlines the presumption in favour of sustainable development that is contained within National Planning Policy Framework (NPPF) 2023, and that the Local Planning Authorities should be taking a positive and proactive approach to applications as a result.
- 7.1.4 The proposed Community Diagnostic Centre (CDC) will be located within the undeveloped parcel of land northeast of the site. The self-contained CDC building will be accessed via a proposed simple priority junction from Willow Brook Road. The development will also comprise 35 parking spaces, 4 of which are allocated to disabled parking.
- 7.1.5 The key local and national policies identified below are not exhaustive but provide a focus for the key issues against which the proposal has been considered.
- 7.1.6 The proposal for Community Diagnostic Centre (CDC) with associated amenities falls within Policy 7- Community Services and Facilities of the North Northamptonshire Joint Core Strategy (2016). The Policy states that the Council aims to support and enhance community services and facilities. Part a.)

encourages the co-location of facilities, in line with the application proposals. A framework Travel Plan along with a Transport Assessment has been submitted given the potential for significant additional movements to ensure sustainable development. Policy 7 also promotes consideration of green infrastructure links to Hazel and Thoroughsale ancient woodland. Applicant has submitted landscape plan to demonstrate the landscape strategy for this scheme.

- 7.1.7 JCS Policy 10 Provision of Infrastructure states that development must be supported by the timely delivery of infrastructure, services and facilities necessary to meet the needs arising from the development and to support the development of North Northamptonshire. The proposal therefore has the potential to support Corby's aspirations as a growth town in helping to unlock future development by meeting the healthcare needs of a growing population.
- 7.1.8 The Part 2 Local Plan (P2LP) for Corby was adopted by North Northamptonshire Council on 29 September 2021. The site was not submitted nor assessed for possible allocation in the P2LP for Corby. P2LP Policy 1 supports JCS Policy 7 by stating that where possible new open spaces, sports and recreational facilities should be linked to the wider green infrastructure corridor network to encourage physical activity, social cohesion and promote healthier and more active lifestyles. This is considered most relevant in relation to the adjacent woodland.
- 7.1.9 Policy 2 of the P2LP for Corby outlines when proposals should include a Health Impact Assessment (HIA). The adopted P2LP expects these health outcomes to be considered within the HIA. The submitted HIA identifies the likely health impacts of the development including measures to improve health outcomes and address negative effects and inequalities.
- 7.1.10 The site is within an identified sub-regional green infrastructure corridor. P2LP Policy 6 supports JCS Policy 19 in seeking to protect and enhance the identified green infrastructure corridors by ensuring new development does not compromise their integrity, and where possible new development should aim to provide connections to existing corridors. The applicant has submitted Biodiversity Net Gain Assessment, pre and post development condition assessment and explored the potential opportunities for biodiversity enhancement and habitat connectivity which will improve the green infrastructure links to Hazel and Thoroughsale ancient woodland.
- 7.1.11 The proposal is supported in principle subject to the submission of material demonstrating compliance with relevant policies of the Development Plans and National Planning Policy Framework (NPPF 2023).

## **7.2 Layout, Design and Materials**

- 7.2.1 Chapter 12 of NPPF attaches great importance to the design of the built environment. It goes on to advise that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to make places better for people.
- 7.2.2 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 Corby's community hospital is located to the north-west of Corby's town centre, located 0.4km away. Cottingham Road is the main road that leads into the town centre and is located to the south of the site. The facility is surrounded by dense woodlands, and a boating lake. The architectural vernacular within the Willowbrook Health Complex is predominantly low-rise, with a maximum building height of two-storeys across the site. A mixture of façade material consisting of brick, timber and metal is used within the site.

7.2.4 The proposed building will be located between the Nuffield Diagnostic centre and Corby Community Hospital within the existing ownership boundary. Submitted DAS demonstrates that applicant has explored 3 design options through the design evolution process and option 3 maximises the site, providing the following advantages:

- *Clear route and line of sight to the entrance of the building*
- *The main entrance to the building is close to the entrance point of the site.*
- *Dedicated ambulance and services vehicle access*
- *Sufficient parking spaces for patient, visitor and staff (39 car park spaces in total, 4 of which are accessible spaces)*
- *The entrance to the building is near and easily accessible from all parking spaces.*
- *The building takes full advantage of the views of the green field/woodland north of the site*
- *Good opportunity to create a welcoming urban realm and landscape strategy*
- *Opportunity for future expansion to the west of the building*
- *Building located with sufficient distances from surrounding buildings, 25m from Nuffield Diagnostic Centre, and 32m from Corby Community Hospital*

7.2.5 The proposed building will consist key spaces i.e. reception and waiting area; clinical spaces; support spaces; circulation; showers and changing facilities; and toilets. The CDC is designed as a stand-alone and self-contained building within the Willowbrook Health Complex boundary as there is no clinical necessity for the CDC building to be physically connected to the rest of the health complex.

7.2.6 The proposed CDC building will embrace Modern Methods of Construction (MMC) and modular design as this approach offers numerous benefits in efficiency, sustainability, quality control, improved safety and reduced site disruption. The proposed structural grid will be 3.4m by 11m with floor-to-floor height of 4.2m. This will provide the required clinical ceiling heights within the rooms and sufficient ceiling void space to accommodate the building services. The proposed internal and external plant will be located on the first floor and set back from the perimeter of the building. The modular façade will consist of prefabricated or pre-assembled components manufactured and assembled on-site to create the building's exterior envelope.



- 7.2.7 The design position and layout of the proposed diagnostic centre has been the subject of a thorough pre-application process including a written response and meeting with NHS representatives and their design team. The design has subsequently been the subject of only minor modifications. Council's Place Shaping Services have assessed the submission at the pre-application stage and welcomed the site context analysis and scheme evolution shown in the pre-application design document. The Design Officer indicated that the pre-application proposal has several design issues and suggested additional information to be submitted at the application stage to fully assess the proposal.
- 7.2.8 Applicant has submitted further details in order to address Design Officer's concern. After reviewing the additional information, it is considered that the submission addresses the main issues in regards to future development of the site, connectivity, landscaping, external appearance and integration with the wider area.
- 7.2.9 Officers consider that the proposed building in terms of design, layout, its position, external material treatment and parking with landscaping terms is acceptable on planning grounds. In summary the proposal is national and development plan policy compliant.

#### **7.4 Landscaping**

- 7.4.1 The application site is located within the undeveloped parcel of land northeast of the site. The Local Plan is very explicit in requiring the highest possible standards of design and environmental performance through maximising the use of sustainable design and construction techniques.
- 7.4.2 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.
- 7.4.3 The Design and Access Statement notes that Thoroughsale and Hazel Wood surround the site. This ancient woodland is protected by TPO 2009/1 and TPO/50/4 but these do not extent to the site itself.
- 7.4.4 Submitted documents demonstrates that the proposal will remove 21 trees to accommodate the proposed scheme. It is noted that a line of approximately 44 extra heavy trees is proposed along the southern boundary of the site to provide privacy between the existing healthcare accommodation and the CDC building. An Arboricultural survey along with an Arboricultural Impact Assessment, have been submitted in support of this planning application. These assessed the significance and impact of the loss of the trees due to the proposed development and suggested alternative tree planting within the site and at the site boundaries to compensate for tree loss.
- 7.4.5 It has 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.

7.4.6 It is considered that adherence with the recommendations within the landscape proposals the proposed development is acceptable at this stage. It is also recommended that as mature trees are impacted on, that developer and Tree Consultant contact Local Authority Tree Officer in Planning, to agree on tree removal and siting of protective fencing prior to development.

## **7.5 Highway Safety and Parking**

7.5.1 The subject site will have a new vehicular access from Willow Brook Road to directly serve the proposed scheme. The proposed access for pedestrian and cycles will also be arranged from the new vehicle access off Willow Brook Road, a dedicated footway will be provided on the vehicular access and will tie in with the existing pedestrian footway on Willow Brook Road.

7.5.2 The Proposed Development will provide 35no. car parking spaces, with an additional 4no. accessible / disabled parking spaces to comply with the Northamptonshire Parking Standards (2016) requirement. 18no cycle spaces are also proposed, which exceeds the minimum requirements stated within the standards to ensure sustainable transport. The Proposed Development includes 3 motorcycle / scooter parking spaces to the east of the Community Diagnostic Centre. This is considered sufficient to serve the new building and its use.

7.5.3 The site is well connected to the surrounding highway, footway, and cycle network. The proposed development is accessible by foot, located along footpaths in Corby Central Park, 400m from the closest cul-de-sac (Surrey Close) and residential area (off Willowbrook Road), and 650m northwest of Corby Town Centre. The Transport Statement states that access for pedestrian and cycles will be enhanced with a dedicated footway provided on the vehicle access and will tie in with the existing pedestrian footway on Willow Brook Road.

7.5.4 The Proposed Development will be serviced via private refuse collection, which will enter the Site and access the bin store area. A vehicle tracking exercise has also been undertaken to demonstrate that a refuse vehicle can enter the Site, turn around using the internal layout and exit in forward gear without any issues.

7.5.5 Submitted Transport Statement demonstrates that the proposed development is predicted to generate an addition 21 vehicles spread across a 60-minute period, which equates to approximately 1 vehicle every 3 minutes. It is considered that this number of vehicles will not result in a significant adverse impact which will result in detrimental harm to the highway network.

7.5.6 Local Highways Authority has assessed the proposal and requested additional/amended information in relation to the Framework Travel Plan, pedestrian footpath connection to the south and north of the access, clarification in regards to the existing lamppost location, disable parking dimensions, parking arrangement, delivery vehicle tracking etc.

7.5.7 It should be noted that no additional information has been received from Applicant at the time of writing this report. However, it is considered that the requested information would be able to overcome the concerns expressed by Northamptonshire Highways, as Highways Authority has not raised any significant concern regarding the proposed layout.

7.5.8 In regards to footpath work, Travel Plan, cycle parking, electric vehicle charging facilities and access details; it is considered that this information can be, secured through conditions. This approach is also reasonable in relation to the required Construction Management Plan.

## 7.6 Ecology

7.6.1 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.

7.6.2 The NPPF in paragraph 174 (d) suggests minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 180 (a) also suggests 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.

7.6.3 Applicant has submitted the Biodiversity Metric, Preliminary Ecological Appraisal, Biodiversity Impact Assessment in support of the application. The submitted documents suggests that the proposed development will result in a decrease in habitat units and an increase of hedgerow units within the Site. Overall, the Proposed Development will result in a net gain of 1.24 habitat units (28.25%) and a net gain of 0.02 hedgerow units (2.46%). The assessment report also suggests that the above gain can only be achieved, through the implementation of a habitat management plan that is suitable for the relevant habitats and the Site conditions.

7.6.4 The condition assessments for the Post-Development Calculation have been undertaken on the assumption that a suitable management plan will be provided and implemented. In particular the following points should be included;

- *The habitats should contain a variety in structure and species, with the latter being native and / or beneficial to pollinators.*

- *The species within the Planting Schedule must be adhered to and where there is any issues with stock availability or shortages, the ecological function of that species should dictate a suitable alternative.*

- *Perennial plant species should be allowed to flower and die back before being cut back in order to provide wintering food resources for birds and small mammals.*

7.6.5 A badger set on the application site has been carefully monitored for several months by the applicant's ecologist. It will be the subject of a careful relocation programme prior to any construction works. This matter is also the responsibility of the Natural England European Protected Species Management Team. A safeguarding condition will be added to ensure the safe relocation of the badgers a protected species.

7.6.6 In the light of the above, it is evident that the proposal would result in a measurable net gain in biodiversity and satisfy the policy requirement. Council's ecologist and Wildlife Trust were consulted on this application, however, at the time of writing this reports no comments were received from the above consultees.

7.6.7 It is considered that the present proposal is acceptable in principle in relation to biodiversity net gain. In regards to habitat management plan, required mitigation measures, CEMP; it is considered that this information can be, secured through conditions in consultation with Council's Ecological Adviser.

## **7.7 Flood Risk and Drainage**

7.7.1 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.

7.7.2 The application site is located within Flood Zone 1, which is defined as having little or no risk of flooding from rivers or streams. Such zones generally comprise land assessed as having a less than 1 in 100 annual probability of river or sea flooding in any year.

7.7.3 A Flood Risk Assessment (FRA) along with a drainage strategy has been submitted to outline the potential for the site to be impacted by flooding; the potential impacts of the development on flooding both onsite and in the vicinity, and the proposed measures which can be incorporated into the development to mitigate the identified risks.

7.7.4 It is considered that the present proposal is acceptable in principle in relation to flood risk. In regards to surface water drainage scheme, management and maintenance of the surface water drainage system and Verification Report; it is considered that this information can be, secured through conditions in consultation with Lead Local Flood Authority.

## **8. Conclusion/Planning Balance**

---

8.1 The proposed diagnostic centre will be an important health asset to the NHS and existing hospital delivering a pro-active service for patient health and well-being. The proposed design, position and layout of the proposed building plus parking integrated with hard and soft landscaping will deliver a development which will be fit well within the existing hospital-built fabric. Plus, the safeguarding measure for the badgers will ensure their safe relocation to an alternative set, prior to construction and subject to a Natural England license.

## **9. Recommendation**

---

9.1 It is therefore recommended that the application be approved subject to delegated authority being given to the Head of Place and Economy Services to

issue the decision subject to the conditions outlined in the report; and satisfactory consultation with Planning Committee Chair and Vice Chair on highways, ecology and drainage conditions and other relevant matters.

## 10. Conditions

---

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**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.- CDC-ACM-XX-00-DR-A-010000 REV-P02
- Existing Site Plan, Dwg. No.- CDC-ACM-XX-00-DR-A-010001 REV-P02
- Proposed Site Plan, Dwg. No.- CDC-ACM-XX-00-DR-A-010002 REV-P02
- Proposed Site Plan with GA, Dwg. No.- CDC-ACM-XX-00-DR-A-010003 REV-P02
- Proposed Ground Floor GA Plan, Dwg. No- CDC-ACM-XX-00-DR-A-010011 REV-P02
- Proposed First Floor GA Plan, Dwg. No- CDC-ACM-XX-00-DR-A-010012 REV-P02
- Proposed Landscape Layout, Dwg. No.- CDC-ACM-XX-00-DR-LA-1002 REV-P01
- Proposed Tree Protection and Removal Plan, Dwg. No.- CDC-ACM-XX-00-DR-LA-1001 REV-P01
- Proposed Sections, Dwg. No.- CDC-ACM-XX-00-DR-A-040001
- Proposed East and South Elevations, Dwg. No.- CDC-ACM-XX-00-DR-A-030001 P02
- Proposed North and West Elevations, Dwg. No.- CDC-ACM-XX-00-DR-A-030002 P02
- External Lighting Layout, Dwg. No.- 230172-CPW-XX-XX-D-E-22101, S4, P02
- Riba Stage 2 Drainage Layout, Dwg. No.- CDC-ACM-XX-XX-DR-C-010000 P02
- Pre-development PEA, Ref: 6031/01/22-3160, ver-d3
- Post Development BNG, Ref: 6031/01/22-3161, ver-d2
- Willowbrook Health Complex Biodiversity Metric d1 NHL
- Biodiversity Impact Assessment, Ref. no: 22-3242, Ver-1, September 2023
- Air Quality Impact Assessment, Ref: AQIA-2023-000002, 13<sup>th</sup> September 2023
- Geological Ground Investigation Report, Ref: GT-2023-000056, dated 6<sup>th</sup> September 2023
- Environmental Noise Survey and Assessment Report, Ref: NOI-2023-000001, dated 8<sup>th</sup> September 2023
- Transport Statement, Report Reference: 210820-01, July 2023
- Ecological Impact Appraisal (EclA), Ref. No.- 22-2765, Ver-03, August 2023
- Arboricultural Impact Assessment, Rev-B, August 2023
- Design and Access Statement, August 2023
- Flood Risk Assessment, Report Reference: FRA-2023-000040, 17<sup>th</sup> August 2023

- Preliminary Ecological Appraisal, Ref: PE0288, November 2022
- Contaminated Land Risk Assessment, Phase 1 Desk Study Report, Ref:-PH1-2023-000041
- Health Impact Assessment, Version-2, 17<sup>th</sup> August 2023
- Tree Survey Schedule, July 2023
- Tree Survey, Dwg. No.- 30123-VO2-001 Rev A
- Tree Survey (T52-T87), Dwg. No.- 30123-VO2-002 Rev A
- Arboriculture Impact Assessment, Dwg. No.- 30123- V02-003 Rev A

**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.

### **Environmental Impact**

#### *Noise – External Plant*

3. Before development commences a noise assessment shall be submitted for approval that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not have a negative effect on the amenity of local 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 maintained in this approved state.

#### *Informative*

*The applicant should be aware that the local planning authority requires the 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. Particular attention should be paid to low frequency noise and vibration.*

*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 prevent an increase in background noise levels and protect the amenity of any residents.

#### *Air Quality*

4. The recommended mitigation measures detailed in Air Quality Impact Assessment Report reference AQIA-2023-000002 version 1.1 dated 13th September 2023 by STM Environmental Consultants Ltd 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.

5. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

*Informative: 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).'*

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accordance with Policy 11 of the NPPF and Policies 6 and 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

6. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement 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 Statement shall detail the following including but not limited to:
  - 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 method statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

**Reason:** In the interests of highway safety and residential amenity in accordance with Policy 13 of the Core Spatial Strategy.

*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.*

## **Highways**

7. Prior to occupation of the development full engineering, construction and drainage plans for the offsite works shall be submitted to and approved in writing by the Local Planning Authority. The Local Highways Authority would require site of the Technical Audit approval letter to recommend its discharge.

**Reason:** To ensure that the access serving the development is completed and maintained to the approved standard, and are available for use by construction traffic and other users of the development, in the interest of highway safety.

8. Notwithstanding the submitted details, no building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

**Reason:** In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

9. Prior to first use or occupation, the proposed vehicular access, parking and turning facilities shall be provided in accordance with the approved plans and shall thereafter be set aside and retained for those purposes.

**Reason:** To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

10. No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shall be submitted and approved by the Local Planning Authority, and thereafter, be kept free of obstruction and available for the parking of cycles only. Cycle parking should be covered, secure, overlooked and easy to use, laid out in accordance with the diagram below, with a minimum 1.2m clear access including gate widths. No lifting of cycles should be required.

**Reason:** To ensure the provision and availability of adequate cycle parking in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

11. A 4-week or one-month Megarider ticket for the local area, one per new



employee for 3 months should be provided.

**Reason:** In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

12. Prior to the first occupation of the development hereby permitted provision of EV charging facilities for each dwelling shall be installed, completed and be retained thereafter.

**Reason:** To ensure the provision and availability of adequate EV charging facility.

### **Ecology**

13. 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) 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: these shall include method statements for bats, great crested newts and invasive non-native species.
  - 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.
  - i) continued monitoring of the existing badger set and its programmed re-location subject to a Natural England permit prior to the commencement of construction works.

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.

14. No development shall take place on any part of the site until a written 30 year Habitat Management Plan (HMP) for the site has been submitted to and approved in writing by the Local Planning Authority. The approved HMP shall be strictly adhered to and implemented in full for its duration and shall contain the following;
- a) Description and evaluation of the features to be managed;

- b) Ecological trends and constraints on site that may influence management;
- c) Aims, objectives and targets for management - links with local and national species and habitat action plans;
- d) Description of the management operations necessary to achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a works schedule, including annual works schedule;
- g) Details of the monitoring needed to measure the effectiveness of management;
- h) Details of the timetable for each element of the monitoring programme; and
- i) Details of the persons responsible for the implementation and monitoring;
- j) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets;
- k) Reporting on year 1, 2, 5, 10, 20 and 30, with biodiversity reconciliation calculations at each stage.

The HMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the HMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved HMP shall be strictly adhered to and implemented in full for its duration.

**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. Prior to occupation, a Lighting Design Strategy for Biodiversity shall be submitted to and approved in writing by the local planning authority. The Strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging, and;
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications: so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the Strategy, and they shall be maintained thereafter.

**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.

## Landscaping

16. No development shall commence above ground on site until a Tree Retention Plan has been submitted to and approved by the Local Planning Authority. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of the same size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

**Reason:** To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity accord with Policy 8 of the North Northamptonshire Joint Core Strategy.

17. No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

**Reason:** To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

18. No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for protection, in the course of development. The approved scheme shall be implemented so that planting is carried out no later

than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

**Reason:** To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

## **Drainage**

19. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority (LLFA). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall include the following information:

- Undertake infiltration testing in accordance with the BRE Digest 365 Soakaway Design Guidance to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site.
- Where infiltration is demonstrated not to be feasible, the discharge rate shall be limited to 4.1l/s for all rainfall events up to and including the 1 in 100 year (plus an allowance for climate change) critical duration, in line with the approved surface water drainage strategy (ref: Flood Risk Assessment, Report Reference: FRA-2023-000040, 17th August 2023).
- Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date presents limited consideration with regard to water quality and further multifunctional, source control SuDS should be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design. This is in line with the requirements set out in Paragraph 169 of NPPF.
- Provide detail drawings including cross sections of proposed features such as infiltration structures, attenuation features, and outfall structures. These should be feature-specific demonstrating that each of the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
- Provide detailed, network level calculations demonstrating the performance of the proposed system. This should include:
  - o Suitable representation of the proposed drainage scheme, details of design criteria used (including consideration of a surcharged outfall), and justification of such criteria where relevant.
  - o Simulation of the network for a range of durations and return periods including the 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% climate change events
  - o Results should demonstrate the performance of the drainage scheme including attenuation storage, flows in line with agreed

- o discharge rates, potential flood volumes and network status. Results should be provided as a summary for each return period.
- o Evidence should be supported by a suitably labelled plan/schematic (including contributing areas) to allow suitable cross checking of calculations and the proposals.
- Provide plans such as external levels plans, supporting the exceedance and overland flow routing. Such overland flow routing should:
  - o Demonstrate how runoff will be directed through the development without exposing properties to flood risk.
  - o Consider property Finished Floor Levels (FFLs) and thresholds in relation to exceedance flows. The LLFA recommend FFLs are set to a minimum of 150mm above surrounding ground levels.
  - o Recognise that exceedance can occur during any storm event due to a number of factors. As such exceedance management should not rely on calculations demonstrating no flooding.

**Reason:** To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity.

20. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site has been made available. This should be based on the approved surface water drainage strategy (ref: Flood Risk Assessment, Report Reference: FRA-2023-000040, 17th August 2023 and information provided to satisfy the relevant discharge of conditions application in relation to surface water drainage. This should be submitted in writing by a suitably qualified, independent, drainage engineer and approved in writing by the Local Planning Authority. This Verification Report shall include:
- o Demonstration that any departure from the agreed design is in keeping with the approved principles.
  - o Any As-Built Drawings and accompanying photos
  - o Results of any performance testing undertaken as a part of the application process (if required / necessary)
  - o Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges/Structures etc.
  - o Confirmation that the system is free from defects, damage and foreign objects

**Reason:** To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Local Planning Policy.

21. No occupation and subsequent use of the development shall take place until a detailed, site-specific maintenance plan is provided to the Local Planning Authority in consultation with the Lead Local Flood Authority. Such maintenance plan should:
- o Provide the name of the party responsible, including contact name, address, email address and phone number.
  - o Include plans showing the locations of features requiring maintenance and how these should be accessed.
  - o Provide details on how surface water each relevant feature shall be maintained and managed for the lifetime of the development.
  - o Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.

**Reason:** To ensure the future maintenance and effective operation of each of

the sustainable drainage structures.

### **Foul Drainage**

22. No building works which comprise the erection of a building requiring to be served by water services shall be undertaken unless and until a foul drainage assessment including full details of a scheme 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 dwelling shall be occupied until the approved scheme has been completed.

*Informative: In order to satisfy the above condition, an adequate scheme would need to be submitted demonstrating that there is (or will be prior to occupation) sufficient infrastructure capacity for the treatment of the quantity and quality of water arising from the proposed phase of development.*

**Reason:** To prevent flooding and detriment to public amenity and to protect the water environment in accordance with Paragraph 174 of the National Planning Policy Framework and Policy 5 of the North Northamptonshire Joint Core Strategy 2011-2031 (Water Environment, Resources and Flood Risk Management).

### **20. Informatives**

---

- a. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework 2023 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 Adopted September 2021, 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.