

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).

**TATA STEEL**

Mr Rob Bridge – Chief Executive [email: rob.bridge@northnorthants.gov.uk]
Councillor Jason Smithers – Leader [email: jason.smithers@northnorthants.gov.uk]
North Northamptonshire Council
The Cube
Parkland Gateway
Corby
NN17 1QG

Date: 30 July 2021
Subject: Land at Phoenix Parkway, Corby
Your reference: NC/21/00072/OUT

Dear Mr Bridge and Councillor Smithers,

Your Reference: NC/21/00072/OUT

Tata Steel owns the land which is the subject of the above planning application scheduled to be considered by your planning committee on Monday, 2nd August.

We have been made aware of some press comment in relation to the above application where the officer recommendation is for refusal. The grounds for that refusal relate solely to matters of ecology off-set.

We have been continually urged by Corby Borough Council to enable this allocated employment site to be brought forward for beneficial use and would therefore request that a copy of this letter is circulated to your planning committee members for consideration prior to the committee meeting.

Site History

The site was previously worked for ironstone and more recently used as a liquid waste treatment facility and landfill site. Part of the site has been remediated. All of it remains uneven scrubland with open man holes and drains.

We have spent a considerable amount of time and resource determining the most effective solution for remediating the site. The Environment Agency are also keen to ensure the site is stabilised and has no objections to the application.

Allocated for Employment Use

The site forms part of the Rockingham Enterprise area and is allocated for employment use. It is specifically identified within the North Northamptonshire Joint Core Strategy (adopted July 2016). Since that plan was adopted, Tata Steel has met with Corby Borough Council on numerous occasions. Your council has been very keen to see this redundant brownfield land brought forward so as to offer important employment

Property Department

opportunities for the town and we have committed considerable internal and external resource to ensure that happens. Because of the nature of the ground (see enabling works below), the site will be suitable for small footprint development rather than large strategic warehouse development which has dominated recent planning consents your council has granted on other employment sites. This differentiates the site from other recently created employment sites.

In addition to attracting distribution uses to the town, Corby needs land that can be occupied by thriving small and medium sized companies as well. New development of smaller sized buildings is something badly needed by the town given the age and condition of the existing stock of industrial buildings on, for example the Earlstrees and Weldon North employment areas of the town.

The location of the site, as part of the Rockingham Enterprise area, offers good active travel connectivity to the town itself – far better connectivity than other employment sites where you have recently granted consent.

Enabling Works

This brownfield site requires essential engineering and enabling works to make it suitable for employment development. The topography of the site comprises variable differences in levels. The north of the site presently lies some 8-10m below the level of the adjacent Mitchell Road.

Proposed engineering and enabling works would involve re-profiling the site and raising the levels to provide a stable and compact development platform(s). That development platform would securely cap the former landfill, reducing the risk posed by contamination and remediate the existing hazards. These raised engineered platforms will enable foul drainage to the site. The raised levels will also allow for development of industrial buildings using shallow ring/beam foundations, leaving the existing ground levels untouched and stable. The load bearing nature of these engineered plateaus is such that only small footprint industrial buildings (capable of being built on ring/beam foundations (rather than piled foundations) can be constructed on this site.

Ecology Offset

The applicant, Storefield, and ourselves acknowledge the ecological value of the site.

The application provides for a significant wildlife corridor running along the southern boundary of the site (incorporating Willowbrook). We have also sought to retain 5 acres of Open Mosaic Habitat within the development site which will be retained and managed to improve its ecological condition.

Additionally, over 12 acres of woodland on the land adjacent to the eastern boundary of the application site will be utilised for biodiversity off-setting, including woodland management.

In our view, that is a significant area of ecology land.

If consent for the development is refused, then this site would remain derelict scrubland. There would be no public access and it will offer no economic or employment opportunities for Corby. We would therefore urge that the committee members consider the above when deliberating on the matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A Pickford', is written over a horizontal dotted line.

Andy Pickford
Director, Property
Tata Steel Europe