APPLICATIONS FOR DETERMINATION

PLANNING MANAGEMENT COMMITTEE – 11th November 2020

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Application for outline planning permission with all matters reserved except for means of access in relation to the highway access from the A43 and means of access and landscaping in respect of the causeway crossing from Zone 1. Development of a mixed use urban extension to include; residential development of up to 3,500 dwellings (C3), up to 1,000m2 of A1-A5, D1 and D2 uses within two local centres, up to 1,000m2 of D1/D2 (community building / changing rooms uses), two primary schools (D1), a 0.5 hectare reserve site in Zone 3 for flexible land use (education or informal open space), green infrastructure including formal and informal open space, wildlife corridors, landscaping, allotments / orchards and play areas, primary street and pedestrian and cycle network including diversions to existing PROWs, connections to the surrounding highway, sustainable urban drainage network, utilities and transport infrastructure and any necessary groundworks and demolition, and extension to Local Wildlife Sites.
Applicant Mr N Wakefield – Urban & Civic Corby Ltd
Agent Ms H Armes – David Lock Associates
Location Priors Hall Site, Kirby Lane, Deene, Northamptonshire, NN17 3EJ
Proposal Application for outline planning permission with all matters reserved except for means of access in relation to the highway access from the A43 and means of access and landscaping in respect of the causeway crossing from Zone 1. Development of a mixed use urban extension to include; residential development of up to 3,500 dwellings (C3), up to 1,000m² of A1-A5, D1 and D2 uses within two local centres, up to 1,000m² of D1/D2 (community building / changing rooms uses), two primary schools (D1), a 0.5 hectare reserve site in Zone 3 for flexible land use (education or informal open space), green infrastructure including formal and informal open space, wildlife corridors, landscaping, allotments / orchards and play areas, primary street and pedestrian and cycle network including diversions to existing PROWs, connections to the surrounding highway, sustainable urban drainage network, utilities and transport infrastructure and any necessary groundworks and demolition, and extension to Local Wildlife Sites.

The application is brought before the Planning Management Committee because it is a “major” residential development as defined in legislation and falls outside of the Scheme of Delegation in Part 3.2 of the Council’s Constitution (2019).

1 Summary of Recommendation

1.1 Recommendation 1: If a satisfactory S106 legal agreement which secures obligations as set out in this report, insofar as they relate to East Northamptonshire Council, is completed by 31st December 2020 (or other date agreed in writing with the Local Planning Authority): GRANT planning permission subject to conditions.

1.2 Recommendation 2: If a satisfactory S106 legal agreement to secure obligations as set out in this report, insofar as they relate to East Northamptonshire Council is not completed by 31st December 2020 (or other date agreed in writing with the Local Planning Authority): Delegate to Head of Planning Services to REFUSE planning permission.

2 The Proposal

2.1 The full description of the proposal is detailed above. This is an outline planning application for a mixed-use urban extension to Corby of up to 3500 dwellings with all matters reserved except for the means of access. The application also proposes two local centres containing a mix of use class A1-A5 (local shops, financial and professional
services, cafes, restaurants, pubs and drinking establishments, take-aways), D1 (clinics, health centres, creches, day nurseries, day centres, schools, non-residential education and training centres, public libraries, museums, public halls, exhibition halls, places of worship, law courts), and D2 (cinemas, concert halls, bingo halls, dance halls, gyms, indoor recreations, community halls, swimming baths, skating rinks, and outdoor sports and recreations) uses, two primary schools, community buildings, changing rooms and sports pitches. Under the recent changes to the Use Classes Order, some of these uses will now be in Class E (A1-A3) and F1 (schools). It also proposes extensive green infrastructure, including formal and informal open space, wildlife corridors, landscaping, allotments / orchards and play areas, primary street and pedestrian and cycle network including diversions to existing public rights of way, connections to the surrounding highway, sustainable urban drainage network, utilities and transport infrastructure and extensions to Local Wildlife Sites.

The application has been submitted in duplicate to both East Northamptonshire Council (ENC) and Corby Borough Council (CBC) as the Priors Hall Park site is cross-boundary.

2.2 The part of the application site situated within the administrative boundary of ENC is known as “Zone 3”, whilst “Zone 2” falls within Corby Borough. Zone 1, also wholly within CBC's administrative boundary, has been largely built out under historic permissions over a number of years.

2.3 Whilst this report and the associated S106 Heads of Terms Schedule consider the application in its entirety across Zones 2 and 3, the main points of focus will be on the proposals for Zone 3 (within the ENC administrative area), the consultation responses received following consultation by ENC, and an assessment of those proposals against local and national planning policy. CBC is separately considering the application in the same way, with a requisite focus on Zone 2 (within the CBC administrative area). The Environmental Statement, its addenda, and other supporting documents rightly assess the development as a whole. The overall impacts of the proposals have been considered in formulating the recommendation. For the proposed development to be implementable, both planning authorities must approve the application.

2.4 The application proposes the following in Zone 3:

- Up to 1422 dwellings.
- A two-form entry primary school with a 0.5 hectare reserve site for future expansion to three forms if required.
- Community building of 250 sqm.
- Sports pitches and changing rooms with car parks.
- Local centre containing the suitable uses listed above.
- Formal and informal open space.
- Preservation in situ of buried Roman Villa archaeological remains.

2.5 The application is supported by a Development Specification, which expands to give greater detail on the description of development. It details the exact land use budget for which outline planning permission is sought. The Development Specification contains spatial principles covering eight core areas:

1. Design Principles and Development Areas;
2. Non-Residential and Mixed-Use Areas;
3. Connectivity and Transport;
4. Green Infrastructure;
5. Heritage;  
6. Environmental and Ecology;  
7. Water Management; and  
8. Comprehensiveness.

2.6 The primary access to Zone 3, the ‘Zone 3 Link Road’ was granted planning permission under CBC reference 16/00281/DPA and is partly implemented. Once fully implemented it will run to the south of the existing Data Centre from Gretton Road into Zone 3. The application for consideration here proposes an extension to the link road to connect to the western end of Zone 3 and the northern end of Zone 2 to Gretton Road. The other proposed points of access to the wider site are located in Zone 2 (CBC) and include a fourth spur off the northern side of the A43 roundabout with Weldon Park and a connection across a feature known as ‘The Causeway’ to directly link Zone 2 to the substantially complete Zone 1. This in turn links to the internal spine road, which will run in a north-south direction along the entire length of Zone 2 and connect into a proposed Zone 3 loop road as shown on the submitted Parameter Plan.

2.7 The following documents have been submitted in support of the application both as part of the original submission and more recently as amendments and additional information under Regulation 25 of the Environmental Impact Assessment Regulations (2017):

- Environmental Statement (ES) and ES Addendum  
- Design and Access Statement (DAS) and DAS Addendum  
- Planning Statement and Planning Statement Addendum  
- Statement of Community Involvement  
- Site-Wide Ecological and Woodland Mitigation Strategy  
- Code of Construction Practice Part A  
- Sustainability Statement  
- Energy Statement  
- Waste and Resources Management Statement  
- Framework Travel Plan  
- Planning Obligations Statement, including S106 Heads of Terms and Affordable Housing Statement  
- Arboricultural Survey  
- Topographical Survey  
- Outline Planning Application Site Boundary Plan UAC047-003 Rev B  
- Parameter Plan UAC047-002 Rev N

The Tiered Approach to Phasing

2.8 Due the strategic nature of the application site as a whole and the scale and complexity of the proposed development, Zones 2 and 3 will be brought forward for development in a series of ‘Key Phases’. ENC and CBC, as the Local Planning Authorities (within their own administrative boundaries) will need to agree the boundary and detail of each Key Phase through condition discharges, which would then facilitate the submission of Reserved Matters applications within that agreed phase.

2.9 The applicant is applying a three-tier approach to design and delivery. In committing to this approach, the Councils can be satisfied that they have appropriate controls over the development to ensure high levels of design detail and mitigation measures are provided and approved prior to the commencement of development in each Key Phase.
2.10 Tier 1 includes the outline application considered in this report to secure the approval of the Parameter Plan and Development Specification, which determine the broad quantum and disposition of land uses across the two Zones. Whilst the general design principles are set out in the Design and Access Statement, details of the layout, landscaping, appearance and scale are reserved for subsequent approval at a later date as Reserved Matters.

2.11 A development of this scale would usually require site-wide strategies to come forward for approval through the discharge of conditions. However, to accelerate delivery on what has been a stalled site under previous owners, the applicant has front-loaded this outline application by including several site-wide strategies in this submission. These include heritage, ecology and woodland mitigation, sustainability, energy, waste and construction management. Approval of this outline application would approve these strategies.

2.12 Tier 2 will include the submission of “Key Phase” details. Tier 2 submissions will be controlled by the conditions recommended in this report, if granted, and will detail the development parcels to be brought forward in terms of their infrastructure requirements and Design Code. They must adhere to the Site Wide Strategies, Parameter Plan and Development Specification referred to above. The applicant’s focus on delivery is such that the Council is already in receipt of a request for pre-application advice on the first Key Phase relating to Zone 3.

2.13 Tier 3 submissions will include the Reserved Matters applications within each Key Phase fully approved under the conditional requirements of the outline planning permission. The applicant’s development model is to act as ‘master-developer’. The implementation of each Reserved Matters application will be brought forward by individual developers in accordance with the approvals relating to that particular Key Phase and provide a further layer of detailed design in accordance with the Design Codes.

2.14 This approach to phasing is appropriate given the scale of the development, subject to the conditions recommended at the end of this report.

3 The Site and Surroundings

3.1 Priors Hall Park is situated on the edge of Corby, approximately 4km to the north east of the town centre. Zones 2 and 3 comprise 265 hectares, with Zone 3 accounting for 107.88 hectares of greenfield arable land and woodland. In contrast, Zone 2 predominantly comprises restored brownfield land following mineral extraction.

3.2 The entire northern boundary of Zone 3 is defined by Kirby Lane, which runs in an east-west direction between Deene and Gretton Road. To the north is open countryside, which provides the setting for Kirby Hall, a Grade I listed building and Scheduled Ancient Monument and its associated Grade II* registered parkland. To the immediate west is the Lloyds Data Centre site and beyond that, the former Rockingham Motor Speedway (both of which are within ENC’s administrative area). To the east is the wider Deene Estate and its own registered parkland (largely within ENC’s administrative area). To the south lies Priors Hall Golf Club and Zone 2 of the application site, which is within Corby Borough.

3.3 The majority of Zone 3 is located in Flood Zone 1, which represents areas with the lowest probability of flooding. The Willow Brook runs west to east along the southern part of Zone 3, where sections of the site fall within Flood Zones 2 and 3. Public Rights of Way MS1 and HF10 also cross the site roughly parallel and to the north of the Willow Brook and then drop to the south into Zone 2.
3.4 Whilst the site is not part of or adjacent to a Conservation Area, there is a buried Roman Villa archaeological site roughly in the centre of the southern half of Zone 3, which has been designated as a ‘Development Exclusion Zone’ in the submitted Parameter Plan and the relevant chapters of the Environmental Statement.

3.5 Zone 3 is elevated in the wider landscape, with Kirby Lane forming a ridge along the northern boundary. From this point there is a gentle fall in levels in a southerly direction, across Zone 3 and further south into Zone 2 until it terminates at the A43. To the north of Kirby Lane, the land falls away again to Kirby Hall, which is some 480m from the highway.

3.6 Designated wildlife zones are restricted to Zone 2. However, Badger’s Wood, which is situated in the centre of Zone 3 is of significant biodiversity value and has been treated appropriately in the Environmental Statement. The west-east running Willow Brook is part of a wider sub-regional green infrastructure corridor as identified in the North Northamptonshire Joint Core Strategy (JCS, 2016).

4 Policy Considerations

4.1 National Policy and Guidance
National Planning Practice Guidance (NPPG)

4.2 North Northamptonshire Joint Core Strategy (JCS) (2016)
Policy 1 - Presumption in Favour of Sustainable Development
Policy 2 - Historic Environment
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 and Allowable Solutions
Policy 10 - Provision of Infrastructure
Policy 11 - The Network of Urban and Rural Areas
Policy 15 - Well Connected Towns, Villages and Neighbourhoods
Policy 16 - Connecting the Network of Settlements
Policy 19 - The Delivery of Green Infrastructure
Policy 20 - Nene and Ise Valleys
Policy 21 - Rockingham Forest
Policy 22 - Delivering Economic Prosperity
Policy 26 - Renewable Energy
Policy 28 - Housing Requirements and Strategic Opportunities
Policy 29 - Distribution of New homes
Policy 30 - Housing Mix and Tenure

4.3 Rural North, Oundle and Thrapston Plan (RNOTP) (2011)
Policy 2 - Windfall Development in Settlements
Policy 4 - Green Infrastructure
Policy 5 - Transport Network
Policy 9 - Buildings of Local Architectural or Historic Interest
Policy 10 - Protection of Local Sites of Conservation Interest and Designation of Local Nature Reserves
Policy 15 - Open Space Sport and Recreational Facilities
4.4 **East Northamptonshire Council Local Plan (Saved Policies) (LP) (1996)**
Policy RL3 - Recreational Open Space Provision by Developers
Policy RL4 - Children’s Play Areas

4.5 **East Northamptonshire Draft Local Plan (LP2)**
Policy EN1 - Spatial Development Strategy
Policy EN2 - Settlement Boundaries – Urban Areas
Policy EN7 - Green Infrastructure Corridors
Policy EN10 - Enhancement and Provision of Open Space
Policy EN11 - Enhancement and Provision of Sport and Recreation Facilities
Policy EN12 - Design of Buildings
Policy EN28 - Housing Mix and Tenure
Policy EN32 - Self and Custom Build Housing

4.6 **Other Documents**
Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Northamptonshire County Council - Local Highway Authority Parking Standards (2016)
East Northamptonshire Council - Trees and Landscape Supplementary Planning Document (2013)
East Northamptonshire Council Open Space SPD (2011)

5 **Relevant Planning History**

**Most relevant:**

5.1 04/01326/OUT (ENC) and 04/00240/OUT (CBC). 'Mixed use: Urban extension to Corby, including residential (up to 5,100 units), Employment (up to 14ha, 1 District Centre, 2 neighbourhood centres, Schools (1 Secondary, 3 Primary), Hotel, Formal and Informal Open Space (PERMITTED 2007 and 2012 respectively). (NB. These were the original Priors Hall Park Sustainable Urban Extension permissions)

5.2 11/01535/FUL - Erection of a Data Centre including associated ancillary buildings, access, landscaping and other infrastructure (PERMITTED). (NB. This is the Lloyds Data Centre).

5.3 15/00119/VAR - Variation of condition 4 to substitute approved Development Framework Plan (ref. BBD001/DFP/01 Rev C) with drawing ref. BBD036-005 Rev T (version 14.06.16) pursuant to application 04/01326/OUT - Amended plan and Environmental Statement. Resolved to grant but never formally determined due to failure by previous applicants to sign S106.

5.4 16/00635/AMD - Non-material amendment pursuant to application 04/01326/OUT (WITHDRAWN).

5.5 16/01385/FUL - Zone 3 Link Road that will provide a highway access from the West of the Priors Hall Park site in Corby into the North of Zone 2 and into the Northern section of Zone 3 (application accompanied by Environmental Statement) (PERMITTED).

5.6 19/00336/FUL - Application for cut and fill earthworks within Zone 2 and 3 (south) of Priors Hall Park, including the excavation, reengineering, compaction, surcharging and reporffiling of existing quarry backfill material, to provide development platforms and
facilitate future development and the removal / treatment of any contamination encountered during the works, construction of a temporary works compound, haul routes and boundary treatments to secure the site perimeter. (PERMITTED)

6 Consultations and Representations

Where a date has been included, this represents the final comment for that particular consultee following the receipt of revisions or additional information. Original responses are held on record but not necessarily detailed in this report.

6.1 Neighbours

10 letters of objection from individuals were received and can be summarised by the following points:

- Cumulative impact on the highway network from the proposed development, Weldon Park, Garden Village at Deenethorpe Airfield and the incinerator. Existing roads cannot handle the current volume of traffic.
- Impact on A43 towards Stamford. There is no spur on the new roundabout so there will be another 6-9 months of road works. The roundabout is too small. Deenethorpe will be used as a rat run during these works, increasing traffic by some 30%.
- No consideration given to the wellbeing of residents of Deene and Deenethorpe.
- No proposed traffic measures like a refuge on the A43 for those who wish to turn right into Deenethorpe. We are now getting regular accidents, albeit minor in some cases, due the volume of traffic on this road.
- The noise level, in Deenethorpe, from the traffic on the A43 has increased considerably in recent years due to the already built new houses and warehouses in Corby. A noise reduction scheme needs to be installed quickly.
- ENC must consider residents safety, mental and physical wellbeing from the increase in traffic. Remedial actions must be taken to protect the villages from this or any other proposed developments in the area when being considered.
- Impact on local facilities, in particular healthcare. There must be no development until the S106 is resolved for the enhancement of healthcare facilities.

6.2 Deene and Deenethorpe Parish Council

To help ensure compliance with policy 10 (b) of the local North Northamptonshire Joint Core Strategy (2016) the applicant / developer should take measures to encourage reduction in car use. With up to 3500 dwellings this could increase the use of the A43 dramatically assuming that each property only has one vehicle however many no doubt will have a minimum of 2 vehicles. This does not include movements to the proposed schools and the local centres. Deene and Deenethorpe Parish Councils urges that the applicant / developer ensures that all entrances to Deenethorpe and Deene villages have traffic mediation installed i.e. refuge areas. There is also a need for some sort of road noise protection for the residents of Deenethorpe.
6.3 Gretton Parish Council (within CBC's administrative area)

Please note that Gretton Parish Council OBJECT to this planning application. It considers it to be an excessive development and over-urbanisation in a really rural part of the borough.

6.4 TW Composting Ltd (within ENC's administrative area)

TW Composting Ltd operates an in-vessel composting site at Gretton Brook Road, Corby, which takes food and green waste from the residents and businesses in the surrounding area and processes it into a PAS100 standard soil conditioner. Input materials come from Kettering and Corby Borough Councils, as well as local authorities slightly further afield and local commercial businesses. The finished product is supplied to farmers in the vicinity of the site to improve agricultural soil, closing the loop from waste to product.

The facility has been operational since 2009, with TWC acquiring the site in February 2019 and operating it to a high standard in line with its 40,000 tonnes per annum Environmental Permit. When the facility was built it was surrounded by fields which, given the amenity issues that can arise even from perfectly run waste sites, was an appropriate development in the right place.

In recent years however, after the grant of planning permission for Phase 1 of the Priors Hall Park development, housing and other facilities have been built ever closer to the composting facility, leading to complaints and restrictions on site operations. The subsequent application for Phases 2 and 3 brings the development even nearer to the facility, and we believe this is detrimental to a valuable part of the waste management infrastructure in the county.

Therefore, further to your letter received on 16/09/19, we are writing to OBJECT to this planning application for the following reasons:

1. As an existing permitted waste management site, development close to the site is controlled under several policies via the Minerals and Waste Development Framework. Objective 8 of the MWDF refers to Land Use Conflict and ‘Safeguarding Northamptonshire’s Waste Management Network’. The Control and Management of Development DPD within the MWDF makes specific reference to the MWDF and Objective 8, via Policy CMD12 which relates to the prevention of land use conflict and the incompatibility of waste processing facilities and new development for residential, commercial and recreational purposes. The proposed new development would be less than 300m from the composting site, which would severely constrain the effective operation of an operational waste processing site. We believe the application is subject to the Town and Country (Environmental Impact Regulations) 2017, but the Environmental Impact Assessment submitted with the application fails to acknowledge the presence of the composting site and is therefore flawed.

The applicant has failed to indicate where an appropriate separation area may be and what mitigation activities should take place to remove the conflict. In fact, the applicant has included a primary school and housing less than 100m from the compost site boundary fence and has made no attempt to identify potential risks from bioaerosols, dust, noise or odour, all of which may arise from a properly managed and permitted facility. The DPD states: 'It is the developer's responsibility to determine site specific potential impacts, as well as identification and implementation of mitigation measures where necessary.'
2. Within the Minerals & Waste Core Strategy DPD, Policy CS12 states:

‘Development in the vicinity of minerals and waste development: New development adjacent to, or in close proximity to, the following should only be permitted where it can be demonstrated that it would not prevent or prejudice the use of the facility: planned and operational mineral extraction or processing facilities, planned and operational waste management facilities (including sewage treatment works), or minerals and waste related railhead or wharf facilities.’

TW Composting contends that the application is contrary to Policy CS12 in that it would prejudice the use of the existing operational waste management facility at Kirby Lodge, Gretton Brook Road. The proposed proximity of housing and schooling to the site could generate a large number of complaints from residents and visitors relating to noise (movement of mobile plant), odour (the decomposition process and finished compost) and flies / vermin attracted by the materials being processed. Although the site operates within its Environmental Permit, complaints are already being made to the Environment Agency by some residents of Priors Hall site Phase 1, which are largely unsubstantiated but have to be addressed and managed.

3. Within the Development and Implementation Principles SPD, clause 2.71 places a requirement on any development applicant to assess the compatibility (of their proposed development) with the existing operational waste site and submit this information as part of their planning application. As the applicant has failed to do this, under clause 2.74 of the same, the LPA should refuse this planning application.

4. With regards to traffic and highway safety, we wish to raise concerns regarding the volume of vehicles that will travel along the Gretton Brook Road, passing by the entrance to our site, which is itself on a blind bend on a country lane. A number of LGVs use our site and this could potentially conflict with the several thousand cars and other vehicles originating from Priors Hall phases 2 and 3. The applicant’s own traffic surveys suggest that Gretton Brook Road will be over-capacity with the new housing development, and this is in the absence of any acknowledgement of the vehicles accessing our site on a daily basis.

If the Planning Authority is minded to grant the application, TW Composting will formally request a Deed of Easement for Odour, Noise and Traffic to be included as a condition of the planning permission, in order to safeguard the site against future complaints from residents and users of the new development. Additionally, planning conditions could include an obligation for the applicant to take all steps to mitigate any potential nuisance from our site, allowing it to continue to operate in line with current planning and permitting.

6.5 Northamptonshire County Council – Local Highway Authority (LHA) 19.10.2020

- The proposed Junction 11 improvement works trigger point of occupation of 500 dwellings is acceptable. Drawing reference: 60572455_SHT_XX_S11_111_P01. 1.2.
- Junction 13 trigger point of occupation of 500 dwellings is acceptable, the minor widening of the entry width of Arm B, the A427 Oakley Road from the east, from 9.4m to 9.7m is satisfactory. 1.3.
- Junction 15 drawing reference 60572455_SHT_S15_151_P01 and the trigger of 3,425 dwellings is also agreed.
- Junction 17 improvements as per drawing reference 60572455_3622_M_1017F with a trigger of 750 dwellings is agreed. At a later date we may consider switching to a financial contribution to others towards a larger scheme identified should other developments have an impact on this roundabout.

The proposed mitigation consists of:
- Widen Arm A (20 cm)
- Widen Arm C (1.2m);
- Widen Arm D with new 3rd lane (c2.4m);
- Widen within the gyratory to the north of arm D

The deferred scheme for Steel Road roundabout will require a suitable contribution based on percentage traffic impact of the proposed development. The final figure is to be agreed in due course.

Non-Motorised Users:
NCC is in agreement that the Bus Strategy – Revision 1 (produced by Aecom and dated 9th October 2020) is a suitable form of agreement and will be appended to the S106. A Service Level Agreement will be entered into to implement the bus services in line with the Bus Strategy.

Public Rights of Way (PRoW):
We have no objections to the proposed diversions of Public Footpaths MS1 and HF10. Our only concern is that the proposed diversion route of MS1 will take the footpath through the area marked on the parameter plan of 28 April 2020 as ‘Roman Villa Development Exclusion Zone’. We must query whether the applicant has consulted Historic England on this specific aspect of the proposal? If not, it may be appropriate for them to do so.

Travel Plan:
Following negotiations with the Developer and their Agents regarding Travel Plan monitoring contributions, an index linked annual payment of £1000 from first occupation thereafter up to a cap of £15,000 is supported subject to a phasing and delivery programme being provided, essential to enable programming and coordination of local highway improvement works including ones promoted by the Applicant.

Public Rights of Way:
Please ensure that the applicant is made fully aware of their responsibilities in respect of Public Footpath / Bridleway / Byways that run along / abut / cross or are adjacent to the proposed development site as follows:

With respect to construction works to be carried out in close proximity to and using Public Rights of Way as access, please note the following standard requirements:

i) The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times, it is an offence to obstruct the highway under Section 137 HA 1980.

ii) There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by the Area Rights of Way Officer, (as per Section 131 HA1980).

iii) If as a result of the development, i.e. the safety of the public cannot be guaranteed, the Right of Way needs to be closed, and a Temporary Traffic Regulation Order would become necessary. An Application Form for such an order is available from Northamptonshire County Council website, a fee is
payable for this service and a period of six weeks' notice period is required. Please contact the highway authority at: defmap@northamptonshire.gov.uk www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/termptros.aspx

iv) Any new path furniture such as a gate can only be authorised if needed for the ingress or egress of livestock (Section 147 Highways Act 1980) and needs to be approved in advance with the Area Rights of Way Officer, standard examples can be provided.

v) Please do not rely on the position of features on site for an accurate position of the public rights of way. This must be taken only from the Current Definitive Map and Statement.

Diversion Orders

a) Conditions:
   i. Prior to the commencement of works affecting any existing public right of way full details of any enhancement, improvement, diversion or closure shall be submitted to and gain the approval of the local planning authority.

b) Notes:
   i. No works affecting any existing public right of way may commence without the express written permission of the local highway authority's Rights of Way or Definitive Map Teams.
   ii. The developer is reminded to apply to the local planning authority for any proposed permanent diversion of a right of way under Section 257 of the Town and Country Planning act 1990 required to facilitate the development of N/2019/0393. The alternative route for such a diversion must be agreed with the local highway authority's Area Rights of Way Officer and be available for public use prior to the closure of any existing route.

c) Northamptonshire County Council is available and preferably required for the involvement, guidance and consultation at all stages of the diversion orders as necessary. This response is without prejudice to any Public Right of Way which may exist across the site but whose presence is not recorded on the County Council's Definitive Map and Statement (2016).

Note Section 257 of TCPA 1990 only applies to PROW as follows; FP's BW's and Restricted Byways. LPA's cannot divert or stop up BOATS; this can only be done at a magistrate's court.

Officer note – (BOAT – Byway open to all traffic)

The applicant is to enter into a S106 with Corby Borough Council to cover the following:
   a) Final Corby link road contribution associated with the original consent unless the final payment hasn't already been received before S106 completed
   b) Financial contribution, figure yet to be agreed, for junction improvements identified at the Steel Road roundabout.
   c) NCC in agreement that the Bus Strategy is a suitable form of agreement for the OPA and will be appended to the S106.

An effectively implemented Residential Travel Plan with Coordinator and future monitoring.
6.6 Northamptonshire County Council - Development Management 23.04.2020

Primary and Early Years Education

The county council notes the comments made by Urban & Civic on the proposal to allow for the potential future expansion of the northern (Zone 3) Primary School from a 2 form of entry to a 3 form of entry school, and confirms that the allocation within the masterplan of 0.5ha land (otherwise designated as informal open space) adjacent to the Zone 3 Primary School will be sufficient for this purpose.

As has been suggested, a mechanism will be built into the section 106 agreement to ensure that in the event that the expansion is required to meet an education need fully arising externally to the development, then the value of the land provided will be reimbursed to Urban & Civic and no additional financial s106 contribution would be required towards its construction.

If however it can be demonstrated following the pupil yield review that the expansion is required either in part or in full as a result of demand generated within the Priors Hall Zones 2 & 3 development, then any reimbursement would be proportionate to the additional demand generated. An approach to calculating this and the value of the land will be included in the s106 agreement.

The county council notes the proposal for the pupil yield review to take place at 2,850th occupation; as per our conversation today, it is agreed that this will now be triggered at 2,750th occupation and in the event that the expansion is required then the 3rd FE would be required to be constructed and open to pupils by 3,200th occupation.

With regards to the proposed delivery model of the primary schools; as we have already discussed, whilst phased opening of new schools is supported to ensure the intake develops alongside the new housing, the proposed phased construction model is not. The County Council does not support delivery of 1FE schools, with 2FE being the minimum that will be supported on new developments (regardless of whether that school is later expected to be expanded). This is to ensure the long-term sustainability of the school, to minimise future disruption to the pupils and local community, to ensure cost effectiveness and to enable school operators to have greater certainty and control over their provision.

As such, it is proposed that both the Zone 2 and Zone 3 schools be delivered as a 2FE in the first instance, designed in such a way as to support future expansion to a 3FE at appropriate triggers. This may be achieved for example through optimising the layout and design of the school and surroundings to support future extension across the site or to support construction of an additional storey. This approach will ensure future phases can be delivered in an integrated way, and that internal spaces such as halls, staff room, and kitchen facilities can be easily adapted to accommodate larger intakes at a later dates.

As such, and as set out today, the following triggers are proposed for delivery of the two primary schools:

- Primary School 1 (Zone 2) – site of 2.5ha provided at nil cost to NCC, plus financial contribution of £8.5m (index linked) in the event the developer elects not to construct the school.
  - 2FE to be constructed with 1st intake open at 500th occupation.
  - 2nd intake to be opened in line with demand and in accordance with school operator's admissions policy.
  - 3rd FE to be constructed and open by 2,600th occupation.
• Primary School 2 (Zone 3) - site of 1.9ha provided at nil cost to NCC, plus financial contribution of £6.5m (index linked) in the event the developer elects not to construct the school. In the event a 3rd FE is required, an additional site of 0.5ha immediately adjacent to be made available plus financial contribution of £1.5m (both subject to proportionate adjustment in line with pupil yield review outcome).
  o 2FE to be constructed with 1st intake open at 1,900th occupation.
  o 2nd intake to be opened in line with demand and in accordance with school operator's admissions policy.
  o Pupil yield review to be undertaken at 2,750th occupation.
  o If required, 3rd FE to be constructed and open by 3,200th.

• As set out in previous responses, each primary school shall be capable of accommodating sufficient Early Years provision proportionate to its size.

We note that Urban & Civic have stated a preference for delivery of the primary schools; this can be accommodated within the section 106 agreement through an election to construct, however delivery will be subject to demonstrating that the proposed specification of each school meets the required minimum standard of Building Bulletin 103 (or any subsequent update) to the satisfaction of the county council as local education authority.

Furthermore, the election of Urban & Civic to construct and deliver the second primary school (and future expansion of each) will also need to be subject to the county council’s approval through the s106, and based on satisfactory delivery of the first school. It is acknowledged that Urban & Civic have demonstrable recent experience in delivery of primary schools on other developments, however as I am sure you can appreciate at this time the county council is keen to minimise any potential risk which carries a financial or statutory obligation.

Secondary Education / SEND Contributions

As is proposed in your letter, the county council confirms that it will accept fixed contributions (subject to index linking) for Secondary Education and SEND provision. The fixed sums are agreed as follows:

• Secondary £15,254,400 (index linked)
• SEND £1,793,610 (index linked)

With regards to the payment triggers and as subsequently discussed, the county council would request that payment of the SEND contribution be brought forward to earlier within the development, so that it is payable in full by the 1,000th occupation.

In order to accommodate this, we would be willing to accept later phased payments for a proportion of the Secondary contribution to balance this requirement.

Following our conversation today, it is also understood that Urban & Civic will consider whether any further adjustment is required to the payment triggers of the Secondary Education contribution in order to assist with the earlier delivery of the 2nd form of entry of each of the primary school. As agreed, the county council will be willing to assist in this, however we would request that final payment of the contribution does not extend beyond the 3,000th occupation.
Fire & Rescue and Libraries

The county council is prepared to accept fixed contributions for Library and Strategic Fire & Rescue provision. The fixed sums and payment triggers as proposed in your recent letter are agreed as follows (subject to index linking):

- Fire & Rescue
  - Financial contribution of £371,000 (index linked)
  - Payable 50% at 400th and 50% at 1,250th occupation.

- Libraries
  - Financial contribution of £826,000 (index linked)
  - Payable 50% at 1,000th and 50% at 2,000th occupation.

Please note that with regards to the Fire & Rescue contribution, the County Council is acting as agent on behalf of Northamptonshire Fire & Rescue Service. As such the County Council will transfer in full any contributions received under this obligation to the Northamptonshire Fire and Rescue Authority on receipt of written confirmation from the Northamptonshire Fire and Rescue Authority that they will only use the Contribution for the purposes for which it was paid and in accordance with the requirements of Regulation 122 of the CIL Regulations. The County Council can provide appropriate drafting for inclusion in the s106 on this matter.

6.7 Northamptonshire County Council - Ecology

Overall I find the ecology section of the Environmental Statement (chapter 7) to be appropriately comprehensive. It also provides a useful comparison to the 2003 site conditions, and demonstrates that the site has deteriorated in the last 15 years. The ES mentions a range of measures to mitigate impacts on the site’s habitats and species. As a result I would recommend a number of conditions:

- Sections 7.5.109 and 7.5.121 state that 10% of the dwellings are to include integrated nesting opportunities for birds (house sparrow, starling, swift and house martin in particular), and 10% are to include integral bat nesting opportunities, respectively. I would like to see these secured by condition.

- Section 7.7.37 highlights the need for a reptile mitigation strategy to be prepared once the site layout plans and construction schedule have been prepared. This could be conditioned as a stand-alone document, or, perhaps more practically, within a Construction Environmental Management Plan (CEMP). Given the scale and duration of the build-out I would be happy to have a broad, general ‘outline’ CEMP for the site as a whole, followed by more detailed CEMPs for each phase / parcel as they come forward. This has been the approach on one or two other sites I’ve been involved in so please do let me know if you would like any suggestions for condition wording.

- The proposed five wildlife corridors will need to be well designed if they are to provide the range of mitigative measures outlined in the ES. I think standard landscaping plans would not be enough in this case and would recommend an ecological design strategy. The suggested condition wording from BS42020 is:

No development shall take place until an ecological design strategy (EDS) addressing the provision for wildlife corridors, linear features and habitat connectivity has been submitted to and approved in writing by the local planning authority. The EDS shall include the
following:

a) Purpose and conservation objectives for the proposed works.
b) Review of site potential and constraints.
c) Detailed design(s) and / or working method(s) to achieve stated objectives.
d) Extent and location / area of proposed works on appropriate scale maps and plans.
e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
g) Persons responsible for implementing the works.
h) Details of initial aftercare and long-term maintenance.
i) Details for monitoring and remedial measures
j) Details for disposal of any wastes arising from works. The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Ongoing management of the newly created habitats will be essential, so I would also recommend Landscape and Ecological Management Plans (LEMP) as each phase comes forward (an outline LEMP might also be helpful as suggested for the CEMP above). In accordance with BS42040, the content of the LEMP should include the following:

a) Description and evaluation of features to be managed.
b) Ecological trends and constraints on site that might influence management.
c) Aims and objectives of management.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
g) Details of the body or organization responsible for implementation of the plan.
h) Ongoing monitoring and remedial measures.

The LEMP should 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 should also set out (where the results from monitoring show that conservation aims and objectives of the LEMP 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.

Finally, section 7.5.36 states that restoration / enhancement works are to be undertaken on Willow Brook, and that these should be secured by condition or through a reserved matters application. If the council decides to condition these works, they could be included in the ecological design strategy mentioned above.

6.8 Northamptonshire County Council - Minerals and Waste 07/10/2020

The proposed site is located within a separation area for a permitted waste facility in the area (Kirby Lodge Composting Facility). Prior to any development taking place the applicant should therefore demonstrate that the proposed development would not adversely affect the continued operation of the facility. The applicant should demonstrate how the proposal meets Policy 30 (Preventing land use conflict) of the MWLP.
30/10/2019—following clarification on separation distances:

We are satisfied at this outline permission stage that the requirements of Policy 30 of the MWLP 2017 and Development and Implementation Principles SPD have been met.

6.9  **Northamptonshire County Council - Archaeology**

The development area has been subject to a number of archaeological investigations in connection with the previous application and comments were provided in relation to the previously approved Masterplan.

Condition 7 of the original outline 04/01326/OUT covered the protection and long-term management of the Roman villa site and also the mitigation of areas of archaeological activity within Zone 3. Condition 7a required the production of Heritage Management Plan which would cover the preservation area and also deal with the archaeological mitigation with Zone 3. The Heritage Management Strategy and Plan, Cotswold Archaeology, May 2019 has been approved and has been submitted with this application, Appendix 10.4. Archaeological works in association with Area A as shown on Fig 2 are currently being undertaken by Oxford Archaeology East.

6.10  **East Northamptonshire Council - Environmental Protection**

Contamination:

I refer you to planning permission 19/00336/FUL for the cut and fill earthworks to provide development platforms in Zone 2 and Zone 3 (South). Zone 3 (North) was not part of that application as significant earthworks was not required in that area. Briefly reports submitted with that application did not identify any significant levels of contamination. A low risk from ground gas was identified, to be investigated further on completion of the earthworks.

With respect to Zone 3 (North) the Ground Investigation Interpretative Report has not identified any soil contamination that would pose a significant risk to sensitive end use such as residential. As such no further investigation or remediation is required. The gas monitoring and risk assessment demonstrates that ground gas does not pose a significant risk to development. As such no additional gas protection measures other than for radon are considered necessary.

The Ground Investigation Interpretative Report for Zone 2 and Zone 3 (South) also finds no significant risk from soil contamination that would require any further investigation or remediation. The gas risk assessment has assessed the risk from methane and carbon dioxide as low. The site is classified as Amber 1 under the NHBC method and CS2 under BS8485:2015 which sets upper limits for gas concentrations. It is suggested given the site conditions that significant accumulations of ground gas are unlikely and / or widespread. Due to the low levels of ground gas measured again utilising a foundation design and installation of a radon barrier should mitigate against the risk from ground gas.

Finally, as recommended by the environmental engineer it would prudent to ensure that any previously unidentified contamination can be dealt with appropriately. Therefore, I would ask that the following planning conditions is placed on the permission to cover this.

Contamination condition:

*If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been*
submitted to and agreed in writing with the LPA. Reason: To ensure all contamination within the site is dealt with.

Noise:

The potential impacts from noise on or from the proposed development has been assessed and I will address each of them individually.

Recommended noise limits have been suggested for any fixed plant associated with the development. I do not agree with the suggested rating criterion in section 6.5.27 of the Environmental Statement of 5dB above background. If this level is arrived at using the BS:4142 2014 methodology it is likely to be an indication of adverse impact. I would suggest that a criterion of 3dB above background is adopted as it is widely accepted that any change in sound levels of 3dB is not perceptible by the majority of the population. I would suggest a condition is placed on the planning permission that any fixed plant associated with schools, industry, etc is assessed independently and with reference to the nearest sensitive development to that fixed plant.

Plant and ducting systems:
Details of mechanical and electrical plant to be installed at the development shall be submitted in writing and approved by the Local Planning Authority prior to the relevant part of the development being occupied. The rating level of noise emitted from mechanical and electrical plant to be installed on the development (determined using the guidance of BS 4142:2014, rating for industrial noise affecting mixed residential and industrial areas or any subsequent standard) shall not exceed 3dB above the measured background level LA90,T at the nearest noise sensitive receptor during the day and night time period. The mechanical and electrical plant shall be maintained to achieve these levels in perpetuity and any replacement mechanical and electrical plant shall adhere to these restrictions.

Condition:
For the purpose of the assessment the authority will accept 07:00 - 23:00 for the day time and 23:00 - 07:00 hours as covering the night time period. For the purpose of the assessment a surrogate compliance point can be agreed with the Local Planning Authority, that by calculation or modelling would result in achieving the require sound levels at the nearest noise sensitive receptor. Reason: To protect residential amenity of the locality.

Large areas of the site may be impact by noise from Rockingham Motor Speedway (RMS). It is acknowledged that the track has ceased operation as a race track under various planning permissions and there is an extant permission for change of use to vehicle refurbishment and storage. However, the track continues to be used under the ‘28 day rule’ and complaints are and have been made with respect to noise from this.

Noise criterion was determined for the wider Priors Hall application for noise from RMS. For consistency the limits determined at that time should be applied to this application as per section 6.5.38 of the Environmental Statement. It is likely the majority of the site can achieve these levels without mitigation. However, the north eastern fringes of the site in Zone 3 (North) and part of Zone 2 may suffer adverse noise impact if good acoustic design is not followed.

The above comments can equally be applied to those dwellings that may be impacted by traffic noise in the southern part of Zone 2, receptor points P1 and P12. Mitigation can be achieved by the use of good acoustic design. For both these areas it is suggested the following condition would suit. This can be dispensed with, with written agreement of the
LPA, in those Zones that are not adversely impacted by either noise from RMS or traffic noise.

Noise mitigation:
Prior to the commencement of the development or any phase, hereby approved, and/or any future reserved matters application for buildings on the site a detailed acoustic design report shall be submitted to and agreed in writing with the Local Planning Authority unless otherwise dispended with. Details shall include but not be limited to the provision of predicted sound levels and details of noise mitigation measures. Noise mitigation measures shall demonstrate good acoustic design and rely, where possible, upon the layout, orientation of the dwellings, internal layouts and window design to achieve good noise conditions both internally and externally. Noise mitigation measures specified in the approved scheme shall then be carried out in accordance with the approved details and be retained thereafter. Reason to protect residential amenity.

Finally, as the various phases of the development may take some years to implement it would be prudent to protect existing and future sensitive development from adverse impact from construction works. It is suggested that for each phase of the development that a construction management plan is submitted with any reserved matters of full application. The following should suit but would also wish to set by way of condition control of working hours and burning.

Construction management:
No construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays or Bank Holidays unless otherwise agreed with the local planning authority. Reason: To limit the detrimental effect of construction works on adjoining residential occupiers by reason of nuisance.

Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. 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 works. Reason: In the interests of residential amenity.

There shall be no burning of any material during construction or site preparation works. Reason: To minimise the threat of pollution and disturbance to local amenity.

Air Quality:

Based on the Environmental Statement: Volume 1: Text Chapter 5: Air Quality, dated July 2019, I have no objection to this proposal. However, it should be noted that the air quality assessment will need to be updated and resubmitted for consultation if the traffic data are revised significantly as a result of any new traffic modelling.

I recommend a dust management plan is submitted as per the requirements of the report. Also, the following conditions are placed on any permissions granted:

At all times during the carrying out of operations authorised or required under this permission, best practicable means shall be employed to minimise dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until
such times as the site/weather conditions improve such as to permit a resumption. Reason: To ensure the protection of the local amenity throughout construction works.

During construction phases the developer shall provide, maintain and use a supply of water and means of dispensing it, to dampen dust in order to minimise its emission from the development site. The developer shall not permit the processing or sweeping of any dust or dusty material without effectively treating it with water or other substance in order to minimise dust emission from the development site. The developer shall provide and use suitably covered skips and enclosed chutes, or take other suitable measures in order to minimise dust emission to the atmosphere when materials and waste are removed from the development site. Reason: To ensure the protection of the local amenity throughout construction works.

Precautions shall be taken to prevent the deposit of mud and other debris on adjacent roads by vehicles travelling to and from the construction site. Any mud refuse etc. deposited on the road as a result of the development must be removed immediately by the operator/contractor. Reason: In the interests of residential amenity, highway safety and visual amenity.

The report notes that in line with the ‘East Midlands Air Quality Network Air Quality and Emissions Mitigation, Guidance for Developers’ document, the Proposed Development can be classified as a major development and therefore should apply Type 1, Type 2 and Type 3 mitigation measures to reduce the reported air quality impacts. Emission damage costs should be calculated as per the report.

6.11 East Northamptonshire Council - Senior Conservation Officer 20.05.20

I can confirm that I have no objections to the proposal on the basis of our site inspection in March, and subject to the securing of a Woodland Maintenance and Management Plan for the long-term preservation of the woodland buffer.

6.12 East Northamptonshire Council - Housing Strategy Manager

Under Policy 30 of the Joint Core Strategy for North Northamptonshire, there is a requirement on Sustainable Urban Extensions for 20% of total dwellings to be provided as affordable housing in phases to be developed by March 2026, with provision to be made for a review of the viable level of affordable housing in later phases.

We would expect the S106 to either set out the affordable housing requirements or to require that they are agreed prior to an application being submitted for reserved matters. A tenure split would be expected of 75% affordable housing for rent and 25% routes into low cost home ownership as defined in the NPPF.

We would also expect a mixture of affordable house types including 1 to 4 bedrooms, which avoids too many of one size or type. It should be noted that any proposal to provide flats with communal areas as affordable housing will be discouraged. These can give rise to higher services charges and can produce management issues. One bedroom cluster houses or maisonettes with individual entrances are therefore preferred.

Maisonettes with their own separate entrances would be preferred from an affordable housing perspective as these avoid communal charges.

We would also expect to see the inclusion of bungalows to meet the need for older person housing. Affordable bungalows should be provided across a mix of tenures – mostly as rent but with a small proportion of shared ownership and discounted market.
sale. Affordable bungalows should include a wet room as this would best meet the accessibility needs of the likely occupants, which may be older persons or those with a disability.

All properties should be built to National Space Standards. This would be expected under Policy 30, of the Joint Core Strategy. Also, all properties should meet at least Category 2 of the National Accessibility Standards. A commitment to provide 5% of housing as wheelchair housing (Category 3) would also be sought.

We would expect there to be adequate curtilage parking for the affordable housing units. Tandem parking is not favoured in East Northamptonshire. Private roads or designated parking areas are also not encouraged for the affordable housing as this can cause management issues and incurs service charges which can affect the affordability of units for tenants.

All affordable rents should be capped at the local housing allowance level (Northants Central) to ensure that these remain affordable for low income families and those in receipt of Universal Credit.

Although East Northamptonshire Council does not operate a preferred list, we do have to agree the Registered Provider and we can provide contact details of Registered Providers who are either interested in or have experience of delivering affordable housing in this area. We would advise, if not done so already, that a Registered Provider be identified at an early stage.

We would wish to see the affordable housing blended into the scheme. In respect of the market housing, we would advise against an over-emphasis on large properties which is contrary to Policy 30 of the Joint Core Strategy which places the emphasis on small and medium sized dwellings (1-3 bedrooms). The JCS further highlights the need to address any gaps in provision in the existing stock and to avoid an over concentration of a single type of housing

6.13 East Northamptonshire Council - Planning Policy (open space) 14.05.2020

Most aspects have been addressed, including accepting the rugby and cricket provision can be off site contributions. Related to this, I note what was shown as a rugby pitch on the plans is now to be an adult football pitch and it is welcomed that an informal cricket area is still to be retained in Zone 3. I also note that calculations are now based on 2.4 persons per household in response to the point I raised in my email on 20th November 2019.

I also accept the comment in the Sport England letter of 6th May (Para 8 indoor sports facilities) about the Corby International Pool having sufficient capacity. This is the one that will serve people living in the development and so we don’t need to consider the situation with Thrapston pool in East Northants.

I just have 3 queries as follows:

1. The draft plans agreed by Chris Stephenson on 28th February 2020 show 2 U16 Football Pitches over the 3 areas (Zone 2 and Zone 3a and b). This is confirmed in the 3 plans on pages 17, 18 and 19 of the revised Design and Access Statement Addendum dated April 2020. However, in their response to Sport England on 10th March 2020, DLA (Dave Akam) were offering 3. What has happened with this third one?
2. The plan on page 17 in the revised Design and Access Statement Addendum dated April 2020 needs to confirm the increased car parking provision agreed for the Zone 2 area (60 spaces for the pitches plus 30 for the community facility) compared to what was originally proposed and as agreed by Chris Stephenson in his first email of 28th February 2020. (The numbers of spaces are shown on the other two plans for Zone 3a and 3b in the same document).

3. Is it confirmed that the community facility for Zone 2 will be of a similar specification to the one at Little Stanion as agreed with CBC? The specification should be agreed through the S106. I also note we have gained a community facility for Zone 3 which was not on the draft plans. This is welcomed but what is the specification to be for this?

6.14 East Northamptonshire Council - Senior Tree and Landscape Officer

I have reviewed the submitted documents and have no formal objections to raise, the landscape impact has been assessed thoroughly and I feel that I can support the proposals in regard to landscape character and impact. The Arboricultural Impact Assessment has been undertaken in accordance with 'BS 5837: 2012 - Trees in relation to Design, Demolition and Construction Recommendations' and clearly sets out the vegetative constraints of the site. I will however request that a condition be placed on any decision requiring the Arboricultural Method Statement to be submitted as part of the reserved matters as well as a woodland management plan for a period no less than 20 years be submitted for the management of all retained and new woodland proposed for the site.

6.15 East Northamptonshire Council - Waste Management

With regards to the above application I cannot comment in detail until the full application is submitted. However, we would expect to see the following on the full application:

- Swept path analysis for the collection vehicles (using the correct data) for the whole site.
- Appropriately sized collection points for properties on shared private driveways to present their waste containers at the adoptable highway as we do not collect from private shared driveways.
  Sufficiently sized bin compounds for any communal properties.
- The extent of the adoptable highway.

6.16 NHS England 12.02.2020

Thank you for your email and attached letter explaining U&C’s position and the proposed provision of healthcare at Priors Hall Corby. I can confirm that the CCG is happy with this approach.

Summarised as: Expansion of the health centre from 1,200sqm to 1,266sqm to account for the additional population and consequent demand for health facilities resulting from the new outline application.

6.17 Sport England 06.05.2020

Thank you for reconsulting Sport England following the submission of additional information, in addition this email seeks to clarify Sport England’s position regarding off site contributions following our comments 02.04.2020(attached for ease).
The additional information Email dated 30.04.2020 relates to information uploaded on the 28th April, regarding revisions to the Environmental Statement (with appendices), revised transport assessment, revised to the Design and Access Statement, Planning Statement and other matters detailed in the letter from David Lock Associates dated 27th April 2020 and that a duplicate submission is made to Corby Borough Council.

Sport England does not wish to comment on or raise any issues with the majority of the additional information. However;

We would wish to support the additional 1,000m² of D1 / D2 floorspace with regard to the provision of community hall and / or changing rooms in or adjacent to the formal open space in zone 2 and 3 (east) supporting the use of the formal sports pitches. The quantum of sports facilities to be provided in zones 2 and 3 and the additional area to the north of the proposed primary school (Zone 3) is also agreed.

It is noted that as agreed the proposed on site Rugby Pitch has been deleted and an off-site contribution has been suggested following discussion with Sport England and having regard to the evidence provided by the Corby BC Playing Pitch Strategy (PPS) it is considered that the sites, whilst not falling within East Northamptonshire Council area are the most likely to meet the demand generated from this development. Urban & Civic have agreed to a £60K payment (split equally between Corby RFC and Stewart & Lloyd RFC) on the basis that this will be the final figure, will not be indexed, and is payable by 1,000 occupations in Zone 2. (Timing to align with when the on-site rugby pitch (as originally proposed but removed in favour of this off-site contribution) would have been delivered) The rational for the level of contribution is also attached.

Sport England initially suggested that no cricket facilities should be provided on site as the Corby BC PPS suggests that existing cricket facilities have the capacity to accommodate the additional demand generated by the development subject to investment in facilities. The applicants feel, however, that there is a need for a balance between an on-site more informal cricket offer and supporting off-site clubs. It is therefore agreed that cricket facilities as proposed for the FOS in Zone 3 should be provided coupled with an off-site contribution to Weldon Cricket Club (identified in the Corby PPS and again not in ENC area but being considered as an appropriate facility in relation to the development) to secure the installation of an artificial cricket wicket a figure of £10k was suggested - Sport England has advised that a figure of up to £12k would see the provision of an artificial wicket which meets ECB guidance and would support this level of off-site contribution.

Other matters:
The Playing Pitch Calculator also provides information based on local more detailed information from the Playing Pitch Strategy particularly around training demands. The Local Football Facilities Plan has translated all of this as an investment plan. This development provides a significant opportunity to partner with funding from the Football Foundation to deliver an additional AGP to serve this development and the wider eastern Corby area. In discussions with the applicant we are advised that there would be a significant off-site contribution to the provision of a new secondary school. The Football Foundation have indicated that would wish to work with all parties to secure the provision of a 3G Artificial Grass Pitch at this site which meets the needs identified in the PPS and the LFFP.

Officer note - AGP – Artificial Grass Pitch, PPS – Playing pitch strategy, LFFP – Local Football Facilities Plan

Planning Management Committee 11th November 2020
Indoor Sports Facilities:
As previously advised, the increased population will generate additional demand for sports facilities. If this demand is not adequately met then it may place additional pressure on existing sports facilities, thereby creating deficiencies in facility provision. In accordance with the NPPF, Sport England seeks to ensure that the development meets any new sports facility needs arising as a result of the development. It is noted that additional on-site facilities area now proposed which may accommodate the demand generated. Corby BC have advised that off-site facilities have sufficient capacity to cope with the demand generated for such facilities and an off-site contribution is not therefore required from this development. Given the swimming pools which are likely to serve this development I assume this will be the case for ENC?

As previously advised the applicants comments on Active Design are noted and supported.

On the basis of the above Sport England is now able to support the development subject to the inclusion of off-site contributions to both rugby and cricket as detailed above being included in the emerging S106 Agreement. Sport England would be happy to discuss the contents of the S106 agreement as appropriate.

6.18 Northamptonshire Police Community Safety

Northamptonshire Police has no formal objection to the planning application in its present form. To help ensure compliance with the NPPF 2019 contained under paragraphs 91 (a-c) and 127 (f), the NPPG guidance Design Section and policy 8 (e iv) of the local North Northamptonshire Joint Core Strategy (2016) the applicant / developer should submit a statement which states that after consultation with Northamptonshire Police and agreement of East Northamptonshire planning authority Designing out Crime and anti-social behaviour will be part of the design process and will be a material consideration when further submissions are made.

Officer Comment – The relevant part of the NPPF is paragraph 91(b)

The future success of this development can be critically influenced by crime, and Northamptonshire Police need to have an impact on some design issues, I appreciate that this cannot be overstated within this outline application. It is important however, that architects and developers should consult with the Police Crime Prevention Design Advisor at the earliest opportunity and the police are involved throughout the process of compiling the ‘Design Code’. We do ask your help with this aspect, as partners, to ensure we take account of our responsibilities under Section 17 of the Crime and Disorder Act 1998 which requires all local authorities exercise their various functions with due regard to the likely effect of those functions on, and the need to do all that it reasonably can to prevent crime and disorder issues on its area.

I also take this opportunity to request that East Northamptonshire Council seeks on behalf of Northamptonshire Police funding to facilitate additional CCTV which would be a vital tool in the prevention and detection of crime within this proposed development. Systems as previously, and successfully, used around the local area will help to protect persons and areas such as the communal facilities as well as the employment, school and local centres etc. thus reducing any perceived threat or fear of crime.

We are most anxious to work with all parties to secure a sustainable environment for the residents of this new development. For an area to be sustainable, its residents and users need to feel safe and secure when they are going about their daily lives. Failure to
provide such an environment will, over time, mean that people will vote with their feet, and crime and anti-social behaviour will thrive.

Northamptonshire Police are available to discuss any matter regarding the above or designing out crime and anti-social behaviour and look forward to being part of this major development in the extension of Corby.

6.19 Northamptonshire County Council - Lead Local Flood Authority (LLFA)

Having reviewed the submitted surface water drainage information located within:

3. Zones 2 and 3 Foul and Surface Water Drainage Concept Design Sheet Number 60572455xxxxx-C-0001 rev P06 dated 21st March 2019 prepared by AECOM for Urban and Civic Corby Ltd.

We consider that if the following planning conditions are included as set out below, 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

**Condition**

*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 (if required).

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 hydorbrakes and other flow control devices.

iv) Full details of permeable paving if applicable.

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

**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.
Condition
All subsequent reserved matters applications for the development plots shall make reference to the original approved Surface and Foul Water Drainage Strategy Issued for inclusion with EIA ref 60572455 rev dated July 2019 and shall be accompanied by a certificate of compliance 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

Condition
No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the approved Surface and Foul Water Drainage Strategy Issued for inclusion with EIA ref 60572455 rev 1 dated July 2019 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. Results of any Performance testing undertaken as a part of the application process (if required / necessary)
c) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
d) Confirmation that the system is free from defects, damage and foreign objects.

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

Informative
Details will be 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 maintenance 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. As you are aware, the discharge of planning conditions rests with the Local Planning Authority. It is, therefore, essential that you are satisfied that the proposed draft conditions above meet the requirements of paragraph 4 of the National Planning Practice Guidance (Use of Planning Conditions, section 2). Please notify us immediately if you are unable to apply our suggested conditions, as we may need to tailor our advice accordingly.
Please note that our comments only cover the surface water drainage implications of the proposed development. In view of above, should you require any further information, or wish to discuss these matters further, please do not hesitate to contact us.

6.20 Natural England

No objection subject to appropriate mitigation being secured.

We consider that without appropriate mitigation the application would result in a lack of suitable connectivity between the Great Crested Newt (GCN) populations at the Northern Gullet Receptor Site and the Old Quarry Woodland Ponds Receptor Site. In order to ensure the Favourable Conservation Status of the species is secured in the long term it is imperative that connectivity between these two, currently distinct, populations is created in the form of wildlife corridors. These corridors should provide high quality, suitable habitat for GCN and be in locations that will be most beneficial for the species. Additional corridors linking other pond clusters on site to the two main GCN strongholds and ensuring GCN can access areas offsite is also considered necessary.

Please note: this GCN connectivity issue is fundamental to achieving the necessary European Protected Species licence and is the main concern in order to ensure the ‘favourable conservation status’ of the species. The distance between these two main receptor sites means that the wildlife corridors between them must be of very good quality to ensure they are effective. Thus, these must be dedicated for this purpose, and cannot be used for dual or multi-purpose (e.g. compromised by amenity or play uses). Careful design is thus critical to ensure the success of the licence application. It is vital that these two formerly connected meta-populations (discrete but connected) can interlink. This advice is consistent with earlier advice provided to the developer as part of our Discretionary Advice Service (dated 1st July 2019). The local authority is reminded of their responsibility to consider the licensing tests when making their decision.

The following mitigation options should be secured to make the development acceptable:

- A number of dedicated high-quality wildlife corridors, suitable for Great Crested Newts, east to west across the site connecting Old Quarry Woodland to the Northern Gullet Receptor Site, and north to south connecting Badgerwood and Old Quarry Woodland.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

6.21 North Northants Badger Group - No comments received.

6.22 Historic England 07.05.2020

The further information includes revised documentation submitted on the 28 April 2020 covering a range of aspects of the proposed development. Of relevance to comments previously made by Historic England is the ‘Kirby Lane Heritage Buffer Development Exclusion Zone’ (KLHB), which is also referred to ‘Zone 3 Boundary Woodland’ in the Site-Wide Ecological and Woodland Mitigation and Management Strategy. This buffer is important for the minimisation of harm to the contribution made by the setting to a number of designated heritage assets that include Kirby Hall Grade II* registered park and garden (NHLE 1000116), the scheduled monument of ‘Kirby Hall: an Elizabethan country house and gardens, including the remains of the medieval village of Kirby (NHLE 1014421) and Deene Park Grade II registered park and garden (NHLE1001030). The significance of these assets is described in our previous correspondence of the 30 September 2020,
which highlighted the sense of isolation and tranquillity that the Kirby Hall retains.

An inspection on the 5 March 2020 to assess the visual intrusion of the physical components of the development on the significance of Kirby Hall was made by selected stakeholders and is reported on in chapter 10 of the amended documentation of the Environmental Statement. This assessment confirmed that there would be no direct visual intrusion of the physical components of the development subject to the effective maintenance of the woodland buffer along Kirby Lane.

We note in the amended documentation that the revisions include a narrowing of the KLHB in some areas. However, it is also noted that the information confirms that a minimum depth of 35m will be maintained along the full length of the buffer and in some areas it will exceed 40m. As a result of our inspection we are satisfied that this provides sufficient depth of buffer.

The effectiveness of the buffer is dependent on the long-term maintenance of the woodland, which will ensure that the buffer retains both canopy trees and understorey to ensure effective screening, that it retains a broadleaf character with undulating height of natural character, and that it permits a succession of tree and understorey growth to minimise the development of gaps. The documentation in the Site-Wide Ecological and Woodland Mitigation and Management Strategy does not provide detail of how this woodland will be managed. We recommend that a detailed management plan is prepared for the KLHB and that its long-term maintenance is secured through the planning permission.

We understand that further assessments for noise and light are forthcoming and we will be consulted on these in due course.

Historic England does not object to the proposed amendments to the development. However, we advise that the long-term management of the KLHB be strengthened in a detailed maintenance plan whose delivery is secured through the planning permission. In relation to other designated and non-designated heritage assets not detailed in this letter you seek the advice of your own specialist archaeological, conservation and landscape advisers to support your assessment of the impact and your determination.

Recommendation:

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraph 190 of the NPPF. We are happy to be involved further in discussions to ensure that harm is minimised or avoided as far as possible in the development of proposals.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.
21.05.2020 – following the submission of condition wording (18 and 19)

- The further information is a proposed condition for the preparation of a management and maintenance plan for woodland that forms the Kirby Lane Heritage Buffer prior to commencement of zone 3 of the Priors Hall development and secures its long term maintenance and management in accordance with this plan. This addresses the concerns regarding this element of the proposal as set out in our letter of the 7th May 2020. We support the inclusion of this condition.
- Recommendation:
  - Historic England has no objection to the application on heritage grounds.
  - We consider that the proposed condition meets the requirements of paragraph 190 of the NPPF. Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

6.23 North Northants Joint Planning and Delivery Unit

In principal, the NNJPDU (and Placeservices) support the content of the proposed outline application and have no objections. We also support the comments and advice provided in Design Review.

The outline / parameter plan is supported in that it sets out the design principles and framework in order to achieve:

- distinct character areas, which relate well to their immediate context;
- positive integration with the local landscape and existing built context (Zone 1);
- strong visual and physical connections to the countryside; and,
- harmonious landscape, SuDS and ecology.

Key Recommendations:

A number of points / recommendations have been highlighted:

- The Design Review Panel proposed that a Tree Strategy be produced given the importance of the trees located on the site boundary. We would welcome this and would like to see this form part of the overarching Green Infrastructure (GI) /Landscape Strategy;
- It would be expected that all areas of outdoors sports and play are in line with Fields in Trust (FIT) guidance and are located within appropriate walking distances and not on the periphery of the development. For instance, a formal open space is proposed on the eastern edge of the development, which may need to be reconsidered;
- There are large areas of existing waterbodies being retained. However, proposed new waterbodies and SuDS provision have not been detailed, both within the open space provision and within residential parcels. These specifics should be detailed before developing further;
- As a measure of high-quality GI, we would welcome the use of the Building with Nature (BwN) framework of GI standards (www.buildingwithnature.org.uk). As a BwN Approved Assessor, we would welcome the opportunity to work alongside the applicants to meet these standards and apply for the BwN accreditation; and,
- We would agree with the panel that a Design Code is integral to the development of this scheme and would ask that the JPDU are involved in the Design Codes development.
Summary
In summary, the NNJPDU support / have no objections to the Outline application. We look forward to working with the planning authorities and the Urban & Civic team on subsequent planning applications in the future.

6.24 Design: Midlands Design Review Panel

The Panel has the following comments and recommendations for your consideration:

Information and presentation:
The Panel commended the Design Team on the scheme information and presentation, which was considered to be comprehensive and informative, in particular the character study of the existing villages which demonstrates a robust understanding of the immediate and wider site context.

Zone 1:
The Panel also acknowledged the work undertaken on Priors Hall in the last two years, specifically the provision of a café and community hub, along with the network of play / open spaces, extensive tree planting (specifically to streets) and the comprehensive lighting strategy. These works were considered to be fundamental in building a community and creating a sense of place.

Zone 1 of the development was on site prior to Urban and Civic’s involvement and it is understood that specific issues / areas of concern have been inherited, e.g. a predominance of parked cars to street frontages (mainly in areas where parking courts have been unsuccessful), a narrow and intermittent cycle lane which is misused / restricted by parked cars and an inadequate bus service (one bus per hour) for the number of houses on site.

It was recognised that lessons learnt from Zone 1 should be used to inform zones 2 and 3. This should include identifying what has been successful as well as key areas of concern / issues to be addressed, e.g. parking provision, car dominant environment, etc. This work will help in ensuring a development which meets the overall vision for ‘a new mixed community within an extensive parkland setting’ which is attractive, sustainable and accessible, promoting walking and cycling.

Connectivity and Movement:
The Panel highlighted the importance of the main access road to the overall scheme and the need for this to be a character defining feature of the development - this will be the principal route within the development accommodating pedestrians, cyclists, buses and cars. Emphasising the need for the route to be considered as a ‘tool for place-making’ rather than an just an access road, the Panel encouraged the Design Team to undertake additional work to strengthen the design of the route, including consideration of the following:

- Devise a name for the route in recognition of its place-making function at the design stages rather than referring to it as the ‘spine route’ which only speaks of traffic movement;
- Integrate the route within the development by positioning within, rather than to the edge of, the proposed villages (particularly to the north of the site), including local centre, community facilities, schools, green spaces, etc. This will assist in providing greater movement, creating interest, varying / reducing traffic speeds,
and providing interconnectivity between the villages;

- Ensure a landscape design approach to the route to aid legibility, create interest, provide character and variety within the street scene, including opportunities for tree planting, swales and SuDS (linking with existing and proposed water bodies), different treatments / materials to sections of the route which relate to the character / identity of the proposed villages etc.;

- Clarify the relationship / interface of the route with the green corridors – taking into consideration that each corridor will have a specific character and function;

- Pursue a design with an emphasis on design speeds rather than speed limits, which actively promotes walking and cycling - a maximum of 20mph rather than 30mph may be more appropriate, at least in part, to ensure the aspirations for a development with a 'village' character can be realised; and

- Carefully consider the approach to parking to prevent the route / development being dominated by parked cars, eg. including well designed, functional parking courts to ensure usage.

Additional work should also be undertaken to clarify and strengthen the secondary movement network. This should include defining the movement pattern within each of the proposed villages in particularly to the local centres, community facilities, recreational / play spaces etc., and connections between the villages i.e. Quarry Park to Quarry Lane etc. Connections must be designed to support pedestrian and cycle activity / movement.

With regard to the proposed access to the west, a design approach should be taken which reinforces and references the landscape features within the site. For example, experiencing the drama and excitement of travelling on a new causeway which crosses the existing gullet, as a character defining feature within the site, as well as scope to 'cross the water' into Zone 3. The above will assist in creating a strong sense of arrival for the development(s).

The provision of a clear and direct pedestrian connection to Kirby Lane and Kirby Hall was welcomed, providing an attractive and accessible link between the development and the nearby heritage asset of national significance.

Landscape Strategy:
The Panel drew attention to the trees located within and on the boundaries of the site which provide a sense of identity and character for the development. The Design Team was encouraged to produce a ‘Tree Strategy’ for the site, which identifies the locations and species of trees to be planted, e.g. trees to the primary and secondary routes to strengthen the street hierarchy; provision of specific tree species to help define the villages; trees which assist in framing views or screening unattractive features, eg. planting large trees in key locations / specific viewpoints within Zone 3 to screen the existing data centre; new trees to mirror / connect with the existing trees on the site; identifying where tree planting will be formal / informal and the potential for planting large trees in preference to small groups of trees at key focal points / vistas to aid navigation, etc. Care should also be taken to ensure the proposed trees within the residential area are achievable, including consideration of any ownership / adoption issues.

The Design Team was encouraged to carefully consider the interface of the built edge with the existing green infrastructure, eg. gullet, woodland, brook etc. at the design development stage. This will ensure a simple and well defined response to the boundaries in keeping with the immediate site context which will also assist in reinforcing the identity of each of the proposed villages. The opportunity should also be taken for the green edges to permeate into the heart of the development to provide a greater sense of 'parkland address' for residents, heightening the green character / infrastructure of the
site.

Opportunities also exist for the imaginative interpretation of the archaeological site (Roman Villa Development Exclusion Zone), as well as scope for natural/adventure play, capitalising on the locally distinctive topography, eg. gullet.

The Villages:
The rationale of designing a development which comprises four villages, each with a distinct identity was well received. However, it was suggested that further work be undertaken, including translating/utilising the information gathered from the contextual analysis to more clearly define the character and identity of each village. The context analysis work should be used to establish key principles, eg. each village to have a clearly defined centre, with a distinctive community space(s) and focal buildings.

The proposed local centres have an important role to play in creating a hub for community activity and interaction. With regard to the proposed local centre within village 1 – Quarry Lake, there was support for the location of the centre. However, further consideration should be given to the environment, treatment and speed of the primary route (as stated above) which must promote pedestrian and cycle movement, integrating the primary school within the centre to avoid a long continuous row of boundary fencing – consideration should be given to ‘wrapping’ the school grounds with residential use which would enable the provision of active and attractive street frontages, as well as increasing the density within/around the local centre to promote vitality and viability.

As currently proposed, the location of the primary school and local centre to the north of the development site adjacent to the data centre was questioned and considered to be somewhat remote and peripheral to the residential areas (Villages 3 and 4) with few residents living within a short walking distance of the local centre. The Panel encouraged the Design Team to do as much as possible to ensure the centre is viable and accessible and encouraged further analysis work to be undertaken in order to determine its optimum location. The Panel suggested positioning the local centre at a juncture/nodal points of the primary and secondary routes where movement will be greatest. This would also provide an opportunity for the local centre to enjoy increased visibility, with through-traffic.

Whilst the importance of the green infrastructure in contributing to the identity of the villages was highlighted, eg. site edges, tree planting, open spaces, etc. caution was expressed regarding the provision of a second amphitheatre and the Design Team was given encouragement to pursue the creation of a new and distinctive public space(s) which has a character of its own derived from the site context, rather than simply replicating the Zone 1 amphitheatre.

Design Code:
The Panel highlighted the importance of a Design Code in crystallising and communicating the vision for the development, establishing clear parameters, and ensuring a high-quality scheme is delivered. The Panel suggested the Code should contain clear guidance on character, land use, street hierarchy, parking, building density, building height, materials, open spaces, landscape etc. whilst also encouraging innovation.

The Design Code should pay close attention to the village hearts/centres as well as the transition along and across the road network, including bespoke responses to special spaces – 3D studies should be provided, particularly in relation to these public spaces to assist in communicating exactly what is envisaged.
Architecture:
The opportunity for the architecture to reinforce the identity of the villages was understood. Care should be taken to avoid complication / too much variety and the Panel believe the focus should be on simple, robust and attractive building forms, built around new public spaces (eg. greens, squares and courts) of the highest quality.

Summary:
The Panel thanked the Team for the comprehensive presentation and acknowledged the positive work undertaken in the last two years in starting to build a community and creating a development with a sense of place (Zone 1).

The Panel encouraged additional work be undertaken as follows:

Ensure lessons are learnt from Zone 1 of the development and use these findings to inform Zones 2 and 3:

- Design the main access road as an attractive, animated street which has a unifying and placemaking function within the development. This includes naming it accordingly, considering design speeds and varying the treatment / materials to relate to context / location, etc.;
- Adopt a landscape-led approach to the site ‘gateways’ which reinforces the distinctive identity and sense of drama of the local topography / gullet and heightens the sense of arrival;
- Develop the landscape strategy to include a clear ‘tree strategy’ and define and clarify the interface treatment between the built edge and landscape, exploring opportunities for the green infrastructure to permeate into the villages;
- Build on the contextual work to develop a more distinctive character and identity for the proposed villages;
- Review the proposals for the proposed local centres, including giving further consideration to the location for the local centre to the north of the site; and
- Produce a compelling and highly visual Design Code for the development with careful consideration regarding village centres, street hierarchy, landscape framework, SuDS, parking, etc.

6.25 Secretary of State:

No comment on Environmental Statement.

6.26 Ramblers Association (RA)

The RA approve of the changes shown for the PROW as they are logical and maintain routes in pleasant surroundings. This includes the diversion of MS6, HF10 and MS1 and the extension of MS7. We are also satisfied with the other pedestrian links within the site and the green corridors proposed.

6.27 Environment Agency 28.07.2020

Further to our previous response dated 08 July 2020, regarding our objection to this planning application on flood risk grounds, discussions were held in a meeting with AECOM and Urban and Civic on 14 July 2020.

During that meeting it was established that provision of clarification on the outstanding hydraulic modelling comments and acceptance from the neighbouring landowner of the increase in flood levels was necessary in order to remove our objection. We committed to review the FRA addendum, AECOM Ltd, Project number: 60572455, Version 3.2, April
2020, and advise if any further amendments were required to support removing our objection.

Following the provision of additional information regarding off site modelled flood impacts and resolution of the outstanding aspects of the hydraulic model review (AECOM) letter, 16 July 2020 and confirmation of model our email 17 July 2020, we advised the masterplan (23645A/150 (Rev Y, 2018)) and drainage strategy (60572455-SHT-XX-XXX-C-0001 (DRAFT)) drawings were prepared based on the published flood map for planning rather than the revised modelled flood zones. We requested confirmation that the proposed site layout, with the exception of the proposed river crossings, lies in flood zone 1 and that this would, preferably, be shown on a drawing that can be referenced in a condition.

Subsequently, AECOM identified it was possible to reduce the impact of the culverts off site by reconfiguring the design of culvert 1 to convey additional flow. The impacts would therefore be contained within the site. An updated FRA addendum was submitted to the Environment Agency on 23 July 2020, a copy of which should have been received by East Northamptonshire Council.

We are therefore prepared to remove our previous objection and consider the proposed development will only meet the National Planning Policy Framework’s requirements in relation to flood risk if the following planning conditions are included on any planning permission:

1. The development shall be carried out in accordance with the submitted flood risk assessment (ref AECOM ltd, Project number: 60572455, Version 4.1, July 2020) and the following mitigation measures it details:
   - No built development including attenuation ponds, with the exception of the 2 link road culverts to be constructed within the modelled flood extents shown on Figure B2.

   These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme’s timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

   Reason: To reduce the risk of flooding to the proposed development and future occupants

2. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

   Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.
6.28 **Anglian Water**

Assets Affected - There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted. "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."

Wastewater Treatment - The foul drainage from this development is in the catchment of Corby Water Recycling Centre that will have available capacity for these flows.

Used Water Network - This response has been based on the following submitted documents: Environmental Impact Assessment 9.2 Drainage Strategy - The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Suggested informatives appended to this report.

Surface Water Disposal - The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

This response has been based on the following submitted documents: Environmental Impact Assessment 9.2 Drainage Strategy From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

6.29 **Highways England (response to CBC consultation)**

No objection.
7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following considerations are relevant to the determination of this application:

**Principle of Development**

7.2 The principle of a mixed use urban extension on the Priors Hall site has long been established through the extant outline planning permission, subsequent amendments and further permissions for advanced works such as the Zone 3 link road and cut and fill earthworks to create development platforms. Only issues arising from the changes proposed in the Parameter Plan and associated land use budget can reasonably be considered under this application. Notwithstanding this, some background to the principle of development is set out below.

North Northamptonshire Joint Core Strategy (JCS)

7.3 Policy 28 of the JCS identifies a need for 8,400 homes in the district of East Northamptonshire and 9,200 homes in Corby Borough within the Plan period (2011 – 2031). The figure for Corby Borough includes an allocation of 700 dwellings from Priors Hall Zone 3, which, as explained above, is wholly within the administrative boundary of ENC. As consented under 04/01326/OUT, only 35 of the 735 dwellings would go towards meeting ENC’s identified need. The scheme proposed under the current application proposes up to 1420 dwellings, so ENC could reasonably account for 720 of these dwellings as ‘windfall’ for the purposes of calculating its 5-year supply of deliverable housing. However, in the context of the two councils forming part of the new North Northamptonshire Unitary authority from 1st April 2021, this kind of apportionment becomes academic. Policy 28 goes on to state that Local Planning Authorities will work proactively with applicants to bring forward sites to meet these identified housing requirements in line with the spatial strategy set out in Policy 11.

7.4 Policy 29 of the JCS states that “New housing will be accommodated in line with the Spatial Strategy (Table 1) with a strong focus at the Growth Towns as the most sustainable locations for development, followed by the Market Towns.

7.5 Table 1 identifies Corby as a Growth Town and its role is to provide the focus for major co-ordinated regeneration and growth in employment, housing, retail and higher order facilities serving one or more districts. Policy 11 adds to this, directing the greatest share of new housing to the Growth Towns, where development requirements will be met primarily through brownfield sites and Sustainable Urban Extensions.

7.6 The JCS Key Diagram illustrates the spatial strategy for North Northamptonshire and Priors Hall is clearly identified as ‘Committed Sustainable Urban Extension A – North East Corby’.

**Design, Layout and Impact on the Character and Appearance of the Area**

7.7 This outline application reserves all matters for later consideration apart from access. However, the submitted Parameter Plan clearly sets out the location of development types within the urban extension. This will fundamentally influence the layout and design of the development as it comes forward under the three-tier approach described in
paragraphs 2.8 – 2.13 of this report. For this reason, it is important to ensure that there is an appropriate design concept at this stage and that the proposed Parameter Plan will allow for a high quality development in line with national and local planning policies, which seek to secure high standards of design.

7.8 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high-quality buildings and places. Paragraph 127 states that “planning policies and decisions, should ensure that developments” amongst other things:

- “will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change…”

7.9 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 170 states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, “…(in a manner commensurate with their statutory status or identified quality in the development plan)”. The paragraph also outlines that the planning system should recognise the, “…intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”

7.10 JCS Policy 3 states that the design of development should conserve and where possible, enhance the local landscape character, important landscape features and important views and vistas. Appropriate landscape mitigation and / or off-site enhancements should also be provided and the setting and separate identity of settlements should be protected, in order to prevent coalescence.

7.11 JCS Policy 8 states that development should, among other things, create connected places which integrate well with existing cycle and pedestrian networks and improve existing or create new open green spaces. Development should also create distinctive local character by responding to the site’s context and local character, topography and the overall form and landscape setting of the settlement.

7.12 The supporting Design and Access Statement (DAS) for both Zones provides further in-depth information and analysis to describe the key elements of the Parameter Plan and the concept of a transition from the suburban edge of existing Zone 1 to four distinct village characters in Zones 2 and 3. These distinct villages will contain a mix of housing types and sizes and the detailed design and character would be tightly controlled by a Design Code and Regulatory Plan required for each Key Phase submission pursuant to proposed condition 7. Each Zone will contain two “villages” and those illustratively proposed in Zone 3 are described in the DAS as follows:
Badgers Wood – Zone 3 Village

7.13 The southern parcel in Zone 3 that sits above the Willow Brook and to the south of Badgers Wood has the feel of a linear village settlement. Its character is very much one of a higher density form of housing along the main route (terraces, semi-detached and occasional detached dwellings in key locations) with smaller mews courts to the rear which will be slightly lower in density and feature more semi-detached and detached units adjacent to the edges, where they will back onto a woodland setting. Small green spaces at either end of the street allow the street scene to open up slightly and might feature more prominent detached buildings.

7.14 Badgers Wood (the actual wood) is to the north and Priors Hall Golf Club to the south. The road follows the line of Badgers Wood with swales and landscaping to the north and development parcels to the south. The road geometries are more informal and organic, as are the parcel shapes and sizes to create a more rural character. Badgers Wood follows a linear corridor, which varies along its length, sometimes with development on both sides and in other places with development to the south and green spaces to the north.

Willow Brook – Zone 3 Village

7.15 Willow Brook has a rural character adjacent to Kirby Lane with smaller parcel sizes, organic road layouts and more dispersed clusters of housing. Development is broken up with green space between to provide a contrast to the more formal landscapes of Villages 1 and 2 (in Zone 2). Green corridors extend along Public Rights of Way and opposite Kirby Hall whilst, to the east, a long linear green space follows the line of the lost Roman Road. To the west, the primary school provides a focal point at the entrance to Zone 3 and acts as a buffer to the Data Centre to the west.

Density

7.16 The application proposes up to 1420 dwellings in Zone 3, roughly doubling the approved numbers under 04/01326/OUT. Whilst this inevitably increases the density of development in Zone 3, the previously approved scheme had an unusually low density (17 dph). The rationale behind the approved scheme was that lower densities were desirable in creating a village character on the periphery of the wider site; however, it is both questionable as to whether it represented the best use of land and was necessary to create such a character.

7.17 Despite the increase in dwelling numbers proposed in the application considered here, the density of development would still be limited to 26-35 dwellings per hectare depending on the development parcel. By any calculation, this could not be described as overly dense and, by association, detrimental to the semi-rural location. Whilst they give a good indication as to the type of environment being created, density calculations are purely numerical exercises and it is how the development manifests itself on the site and the impact on character which is the overriding consideration.

7.18 At a high level, the Parameter Plan shows that a significant proportion of the land use budget is given over to strategic open space and buffer zones. The subsequent Key Phase and Reserved Matters submissions would be the appropriate point at which to make detailed judgements on character. At this outline stage, there is nothing to suggest that high quality and distinctive environments cannot be created on Zone 3.

Parameter plan

7.19 If approved, the Parameter Plan will inform the subsequent stages of the tiered approach.
It identifies the broad locations of the proposed residential parcels, which will eventually manifest themselves on site as the village characters described above. It sets principles such as the zoning of maximum building heights to ensure lower built form to the fringes of the site and locations of key facilities. In the case of Zone 3, the Parameter Plan identifies the following:

- Primary street, roughly forming a loop around the Zone and connecting to a spine road running the length of Zone 2 down to the A43. At its western end it connects to the approved Zone 3 Link Road and Gretton Road.
- The realignment of Public Rights of Way MS1 and HF10 to run through attractive open space along the Willow Brook corridor and around the edge of the development area.
- Roman Villa Exclusion Zone in the centre of the Zone and identified as part of the Strategic Open Space, which itself runs through the site, includes Badgers Wood and forms 'green fingers' through to Kirby Lane.
- A Kirby Lane Heritage Buffer Development Exclusion Zone running the full length of the northern boundary with Kirby Lane and partly along the eastern boundary with the wider Deene Park.
- Formal Open Space (playing pitches) to the southeast and northwest corners together with associated changing and community facilities.
- Primary school and associated potential expansion site to the western end adjacent to the Data Centre.
- Local Centre to the western end and entrance to the site at high-movement junction / nodal point.

7.20 The detailed illustrative proposals as portrayed in the DAS and the parameters described above have gained support from both the NNJPU Design Officer and the Design:Midlands Design Review Panel through thorough analysis and feedback to Officers and the applicants. They are satisfied at this outline stage that the design principles and rationale are acceptable. Whilst reservations have been expressed about the location of the primary school and local centre, it is considered that the constraints of the site (Data Centre, Kirby Hall, Archaeological Exclusion Zone and existing woodland etc) are such that, on balance, the Parameter Plan and its spatial disposition of land uses is sufficiently robust to warrant a recommendation for approval.

7.21 Many of the detailed recommendations made by the Design Review Panel are outside the scope of this outline application and will come forward in the Key Phase Design Codes. The council is already considering the details of the first Key Phase in Zone 3 through pre-application discussions and Design:Midlands has again been engaged to provide a third party critique of these details.

**Landscape and Visual Impact**

7.22 The site falls across two landscape character areas as defined in the Northamptonshire Current Landscape Character Assessment 2010 (LCA). The Willow Brook essentially marks the boundary between the 'Deene Plateau' character area (north) and the 'Kirby and Gretton Plateau' character area (south). The characteristics as described in the LCA particularly highlight the open nature of the landscape and the importance of woodlands and boundary vegetation for screening.

7.23 The submitted Landscape and Visual Impact Assessment (LVIA) concludes that effects on designated landscapes (Deene Park and Kirby Hall Registered Park and Gardens) would be negligible. Similarly, the residual impact on the Kirby and Gretton Plateau would be negligible. In terms of the Deene Plateau to the north of the Willow Brook, the residual
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impact would be 'Moderate, Adverse'; however, the LVIA does go on to conclude that moderate effects would arise on landscape character within the site, but not beyond. Effects would be contained due to screening by woodland and tree belts to the north and east and the existing urban influences on character to the west and south (Zone 1 and Weldon).

7.24 The LVIA includes a comparison of the effects of the proposed scheme compared to the previously consented scheme. It notes that the baseline has changed due to the development of the data centre and Priors Hall Zone 1 and as such, the effects cannot be directly compared. It goes on to highlight that the proposed development is more extensive within Zone 3 to the northeast of the site, which may increase effects. Effects on views and character to the north and east of the site are judged to be at most "Small-Negligible" scale, indicating that any differences would be barely perceptible and not significant.

7.25 The council's Senior Tree and Landscape Officer has concluded that the landscape impact has been assessed thoroughly and has no objections. On balance, taking the above into account as well as the details of the Parameter Plan, it is not considered that there would be significant additional adverse impact on the prevailing landscape and visual character of the area over and above the consented scheme.

Green Infrastructure and Open Space Provision

7.26 Landscaping is matter reserved for future consideration, however the Parameter Plan and Development Specification set the quantum and broad locations of open space areas, therefore green infrastructure (GI) is an important consideration at this point.

7.27 The site falls within the Wildlife Trust's 'Nene Valley Living Landscape' scheme and Zone 3 is also located within a designated 'sub regional green infrastructure corridor' (JCS Policy 19). The sub-regional corridors are priority areas for investment and enhancement of GI. It is therefore important that the proposed development pays appropriate attention to enhancing green infrastructure across the site. RNOTP Policy 4 is also relevant and contains a number of requirements including that for large sites such as this, the masterplan should set out how green infrastructure will be delivered.

7.28 The Development Specification states that an interconnected network of green infrastructure will be provided including:

a) Strategic Open Space: green areas to be used as informal and formal open space, which may include provision for sport and recreation; parks; informal and formal play provision; two local wildlife sites and retained woodland and calcareous grassland; allotments and community orchards; sustainable drainage and new landscaping.

b) Wildlife corridors: connected green spaces between the Local Wildlife Sites, principally forming a biodiversity function but also designed for recreational purposes, incorporating SUDS, and to reinforce the 'village' concept.

c) Existing water courses and significant water bodies, notably the Willow Brook North, will be retained and enhanced

d) Existing trees will be retained where possible, where their condition and location make a positive contribution to the public realm.

e) Non-strategic open spaces: further areas for informal open space, doorstep recreation and play will be included within the development parcels.

f) Opening up of the existing woodland to the east of Zone 2 for controlled public access on delineated routes; and

g) The existing footpath connections through Badgers Wood will be improved and
where necessary safety measures put in place where paths cross the brook or traverse steep slopes.

The delivery of these elements is further supported by the Site-Wide Ecological and Woodland Mitigation and Management Strategy, to which the Key Phase and reserved matters proposals must conform. Overall and subject to conditions, it is considered that the proposal would adequately comply with the aforementioned policies relating to green infrastructure.

7.29 The land-use budget identifies that of the 107.88 hectares in Zone 3, 45.93 hectares will form strategic open space, which includes the following:

- Natural and semi-natural green space;
- allotments and community gardens;
- amenity greenspace;
- children’s play space; and
- outdoor sports facilities

7.30 When judged against adopted standards (Open Space SPD and Policy requirement), all categories save for the outdoor sports facilities either meet or exceed standards. In the case of natural and semi-natural greenspace, the over provision amounts to some 29 hectares. The shortfall in outdoor sports facilities in Zone 3 amounts to 1.71 hectares. Notwithstanding this, the applicant has put forward a convincing case that this deficit is offset by the quality of the proposed pitches, which will include ancillary changing rooms and parking provision to be secured via the S106, a recently signed community use agreement for the Corby Business Academy (circa 3 hectares), and the contribution towards a new secondary school. Furthermore, off-site contributions have been secured at the request of Sport England to local rugby and cricket teams.

7.31 For clarity, five pitches will be provided throughout the development, three of which will be situated in Zone 3. The ENC Planning Policy comments queried the loss of a pitch but there has simply been a substitution of an under 16 with an adult pitch; the overall provision remains the same. In terms of play areas, the provision across both zones will be as follows and secured by the S106:

- 8 x Local Equipped Areas of Play (400m2 each)
- 2 x Neighbourhood Equipped Areas of Play (1000m2 each)
- 4 x Local Areas of Play (150m2 each)

7.32 ENC Planning Policy, CBC Community Services and Sport England are now content with open space provision as detailed above.

**Ecology**

**Protected Species**

7.33 JCS policy 4 aims to conserve and enhance biodiversity and geodiversity assets and enhance ecological networks by managing development. The most significant ecological habitats on site fall within zone 2, however, the Local Wildlife Site (LWS) surrounding the central gullet, does extend marginally into zone 3. 'Badgers Wood' located south of the Willow Brook in the east of Zone 3 is also of high ecological value.
7.34 It has long been established that Zone 2 supports a nationally significant population of Great Crested Newts (GCN). This has been an important consideration in not only the Parameter Plan considered here but also historic approved Development Framework Plans under previous owners. The established principle of ‘green corridors’ in Zone 2 to allow movement of GCN from the gullet between Zones 1 and 2 out towards the quarry ponds in the east has been replicated in the Parameter Plan, albeit at reduced widths. The requests from Natural England and the NCC Ecologist to secure more detail on this element is satisfied by the subsequent submission of a Site Wide Ecological and Woodland Mitigation and Management Strategy, which sets a minimum width of 20m (as requested by NE) and a suite of landscaping features for each corridor. This strategy includes a wildlife corridor connecting to Badgers Wood in Zone 3. As has been the case in the past, all works that could disturb or harm GCNs will be undertaken under licence from Natural England.

7.35 Other notable species across the whole site include reptiles, badgers, bats, birds (including BAP species), brown hare, harvest mouse, otter and invertebrates. The likely effects on each has been assessed and a residual effect determined. It has been concluded that residual effects range from ‘neutral’ to ‘minor adverse’ in terms of the magnitude of impact and mostly ‘non-significant’ in terms of the effect significance.

7.36 The NCC Ecologist is of the view that The Ecology, Nature Conservation and Woodland Chapter of the Environmental Statement is appropriately comprehensive and provides a useful comparison to the 2003 site conditions. It demonstrates that the site has deteriorated in the last 15 years. The conditions recommended in the consultation response have been captured in the Site Wide Ecological and Woodland Mitigation and Management Strategy, which in turn is controlled by condition 6. The NCC Ecologist was consulted on this document and has expressed concerns that whilst the measures are welcome, the document seeks to cover too many aspects and would prefer parcel specific measures.

7.37 These concerns are noted. The Submission of a Site Wide Ecological and Woodland Mitigation and Management Strategy is a very useful overarching document. To overcome the reservations around coverage as the development progresses through the Key Phase and Reserved Matters stages, conditions 7 and 9 include requirements for the submission of Ecological Design, Mitigation and Implementation Strategies, which will include the appropriate level of detail pursuant to that stage.

Woodland

7.38 In addition to woodland already lost as part of Zone 1 and the earthworks in Zone 2, the Parameter Plan for Zones 2 and 3 proposes the loss of a further 2.8 hectares. However, to compensate for this loss, it is proposed to plant 6 hectares separated into woodland blocks within the Strategic Open Space in Zone 2 and the southern part of Zone 3 and an additional 7.7 hectares in the northern part of Zone 3. This brings the total woodland provision (existing and proposed) to 65.6 hectares. Whilst not all woodland habitat will be compensated for in terms of area (when including the loss in Zone 1) the applicant’s ecologist concludes that the increased habitat quality and the enhancement of retained woodland will provided an overall increase in woodland value across the application site.

7.39 The residual impact on woodland is assessed to be ‘minor adverse’ and therefore ‘non-significant’ under the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines. The proposals detailed in the Site Wide Ecological and Woodland Mitigation and Management Strategy recognise the targets for biodiversity net gain. The creation of native woodland will remediate and compensate for the minor impact of the
loss described above across the site as well as ensuring a net gain in biodiversity value of that woodland.

7.40 Chapter 7 of the Environmental Statement has been assessed by the Council’s Senior Tree and Landscape Officer, who has no objections to raise. The Arboricultural Impact Assessment has been undertaken in accordance with ‘BS 5837: 2012 - Trees in relation to Design, Demolition and Construction Recommendations’ and clearly sets out the vegetative constraints of the site. His request for a 20-year Management Plan has subsequently been included in the Site Wide Ecological and Woodland Mitigation and Management Strategy, which is controlled by condition 6.

Heritage and Archaeology

7.41 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to pay special regard to the desirability of preserving listed buildings and their setting. Section 72(1) of the same act imposes a requirement that special attention should be paid to the desirability that the character or appearance of the conservation area should be preserved or enhanced.

7.42 Planning policies seek to protect and enhance designated and non-designated heritage assets (e.g. JCS Policy 2 and NPPF chapter 16). The nearest designated heritage asset is the Grade I listed Kirby Hall, some 480m to the north of Zone 3. Given its proximity, Zone 3 is considered to be located within the setting of Kirby Hall and its Grade II* registered park and gardens, which include the remains of the medieval village of Kirby and Deene Park Grade II registered park and gardens. Whilst there is an extant approval for development in Zone 3, given the increase in dwelling numbers as described previously, it is important that the impact on setting is robustly assessed and minimised as much as possible.

7.43 Historic England advise that the significance of the assets at Kirby Hall is derived from its importance as “an illustrative example of the changing landscape of England. The combination of medieval settlement remains, early post-medieval hall and designed landscaping tells the story of changing settlement patterns in the medieval and post-medieval periods influenced by the desire to construct grand houses and the laying out of their gardens and parklands.”

7.44 In its initial consultation response, Historic England adds further “The remains at Kirby Hall retain important above and below ground evidence of all phases of its development. Its position (setting) set down in the valley of the Gretton Brook with rising ground around, which retains the rural character that both the medieval settlement and then the estate of Kirby Hall managed, makes a positive contribution to the significance of the designated heritage assets. Although located close to the outskirts of Corby, the location retains its sense of isolation in a rural landscape that enhances the experiences on site of tranquillity and appreciation of the development of the site and its subsequent abandonment. The public accessibility and experience of these heritage assets as an English Heritage site adds weight to their significance.”

7.45 Although Historic England initially found that the harm to the setting to be at the lower end of less than substantial, and that the harm could be addressed through appropriate mitigation now or as part of the key phase and reserved matters stages, it still required the submission of additional information on the impacts of light and noise pollution. There were also concerns that the depth of the proposed Kirby Lane Heritage Buffer (KLHB) along the northern boundary was at its minimum at some 30m.
7.46 The assessment of noise and light and any mitigation will be detailed in the appropriate Key Phase submissions. Following a site visit by Historic England, the applicant and Council Officers, Historic England is now satisfied that there would be no direct visual intrusion of the physical components of the development subject to the effective maintenance of the woodland buffer along Kirby Lane (KLHB). Furthermore, whilst revisions to the Heritage Chapter of the Environmental Statement and the Parameter Plan show a narrowing of the KLHB in some areas, a minimum depth of 35m will be maintained along the full length of the buffer and in some areas it will exceed 40m. As a result of its inspection, Historic England is satisfied that this provides sufficient depth of buffer, although further detail on the long-term management of the KLHB was requested. Through further discussions with Historic England, a suitably worded condition has been agreed by all parties and is detailed at condition 20 of this report. This ensures that the Council has met its statutory duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in that sufficient measures have been secured through design and mitigation to preserve the setting of Kirby and its Grade II* registered park and gardens.

7.47 The only on-site archaeology is found in the central southern area of Zone 3 and includes a Romano British Villa (high sensitivity), its hinterland (medium sensitivity) and the remains of a Roman road (low sensitivity). The Villa complex has been excavated and recorded and is included in an extensive development exclusion zone to ensure preservation in situ is possible. The potential significance of effect in relation to buried archaeological remains is therefore ‘negligible’.

7.48 The NCC Archaeologist has already approved the Heritage Management Strategy and Plan before its submission as part of the application. The Archaeologist is content for the previous condition to be transferred to the current outline application as condition 18. For the benefit of the concerns raised by NCC Highways, this Strategy details the treatment of footpaths crossing the Archaeological Preservation Area or the “Roman Villa Development Exclusion Zone” as it is referred to in the Parameter Plan. Footpath routes, including the diverted MS1, will avoid extending across archaeological remains to prevent any potential erosive effect on the known remains. Footpaths would consist of grassland cuts through regular mowing rather than the laying of a hard surface.

**Highway Matters**

7.49 Upon submission, this application was accompanied by an Interim Transport Statement as part of the Environmental Statement. Following the Council’s request under Regulation 25 of the EIA Regulations, a full Transport Assessment was submitted based on modelling outputs from the Northamptonshire Strategic Transport Model as agreed with NCC Highways.

7.50 The revised TA concluded that offsite highway works were required to mitigate the impacts of the development on the following junctions:

- Junction 11 – A6003 (Uppingham Road)/ A427 (Cottingham Road)/ A427 (Corby Road); and
- Junction 15 – A6086 (Lloyds Road)/ A427 Weldon Road/ A6086 (Geddington Road).
7.51 In response to NCC's review of the revised TA, a series of Technical Notes were prepared by the applicant's consultant and submitted to NCC in relation to the modelling and the scope of off-site highway works:
- Junction 2: clarification of junction geometry. No mitigation required.
- Junction 3: clarification of traffic flows. No mitigation required.
- Junction 4: clarification of junction geometry. No mitigation required.
- Junction 10: clarification of junction geometry. No mitigation required.
- Junction 11: clarification of junction geometry. No change to TA conclusion that mitigation scheme is required
- Junction 11: update - suggested trigger for junction works 1,225 occupations
- Junction 12: clarification of junction geometry. No mitigation required.
- Junction 13: clarification of queue length. No mitigation required.
- Junction 13: Update - mitigation scheme proposed in response to NCC comments on previous TN. Proposed trigger for works of 2,000 occupations
- Junction 15: proposed trigger for mitigation works of 3,245 occupations
- Junction 15: clarification of junction geometry. No change to TA conclusion that mitigation scheme is required
- Junction 17: clarification of junction capacity. No mitigation required.

7.52 As a result of the review of the above technical notes and negotiation regarding trigger points for the implementation of off-site highway works, the following has been agreed with NCC:

- Junction 11: implement agreed mitigation scheme by 500 occupations at Priors Hall, if West Corby scheme has not delivered wider scheme before then
- Junction 13: implement agreed mitigation scheme by 500 occupations
- Junction 15: implement agreed mitigation scheme by 3,245 occupations
- Junction 17: implement agreed mitigation by 750 occupations

Works to these junctions are secured by conditions 25 – 28 inclusive.

7.53 NCC's request for a financial contribution toward the Corby link road associated with the original consent is noted. However, this is due to be paid by the applicant imminently under the original consent so is not included in the Heads of Terms Schedule. If this sum has not been paid by the due date, the outstanding contribution will be drafted into the S.106 to secure payment. This has been agreed by all parties.

7.54 CBC has requested that the Priors Hall S106 make provision for a contribution to the Steel Road roundabout works that are the beneficiary of £4M Housing Infrastructure Fund funding. It has been agreed with the applicant that the contribution will fall within a 'deferred contributions' element of the S106, alongside potential additional affordable housing, which is payable subject to viability to be established by reviews.

7.55 It has been agreed that the S106 will require the provision of public transport to the site in accordance with a Bus Strategy. A Strategy has been approved by NCC and will be appended to the S106. The Strategy ensures that a Service Level Agreement will be secured to fund the necessary services.
7.56 Subject to the conditions appended to this report and clauses within the S106 to secure
junction improvement works and deferred contributions to the Steel Road improvement
scheme, NCC is of the view that the application can be approved having initially issued a
holding objection pending the additional assessments above. The informative notes
included in NCC’s consultation response have been included at the foot of this report.

7.57 The concerns raised by Deene and Deenethorpe Parish Council are noted and the
request for calming measures was raised with NCC’s Senior Engineer. Taking the
quantum of development into account and the impact it would have on these settlements,
it was not considered reasonable to call for such measures to be implemented.

Environmental Matters

Contamination

7.58 Having assessed the submitted Ground Investigation Report and given the greenfield
nature of the majority of Zone 3, the Council’s Senior Environmental Protection Officer is
of the view that no further investigation or remediation is required. A standard condition to
deal with any unidentified contamination has been recommended and is listed at the end
of this report.

Noise

7.59 Conditions suggested by the Senior Environmental Protection Officer have either been
included or adapted with her agreement (conditions 7(k), 8(c) 9(k) and 9(p)). The main
changes are adjustments in construction hours to ensure consistency with the extant
permission. The suggested condition now allows hours of 0730-2000 Monday to Friday
and 0730-1700 on Saturdays. Rather than require the submission of a Construction
Management Plan, the applicant has proposed adherence to the Code of Construction
Practice Part A, with Parts B and C required at the Key Phase and Reserved Matters
stages.

Air Quality

7.60 In line with East Midlands Air Quality Network Air Quality and Emissions Mitigation,
Guidance for Developers document and at the request of the Council’s Environmental
Protection Officer as detailed in 6.10, the applicant submitted an Air Quality Damage
Costs and Mitigation Statement (June 2020). This statement supplements the relevant
technical chapter of the Environmental Statement, which concludes that negligible effects
on air quality would arise from the development if mitigation measures are implemented
at construction and operational stages.

7.61 During the course of the application the applicant submitted additional and amended
information in response to a request under Regulation 25 of the EIA Regulations. This
information included a revised Transport Assessment, based on the traffic flow outputs of
the Northamptonshire Strategic Transport Model (NSTM), which had not been available at
the point of submission of the application in July 2019. The revisions also concluded that
negligible effects on air quality will result from the development if mitigation measures are
implemented.
7.62 Using the DEFRA Air Damage Costs Appraisal Toolkit, the applicant’s consultant AECOM, calculated the likely air quality damage costs based on the revised Transport Assessment. The damage costs are detailed in the Air Quality Damage Costs and Mitigation Statement (June 2020). In summary, the baseline cost (without mitigation) is calculated at £2,158,083. The Statement then goes on to detail the various mitigation measures, grading them as “type 1, 2 or 3”. These include the following:

- Electric vehicle charging (EVC) infrastructure (Type 1)
- Reduced construction emissions through a Code of Construction Practice (Type 1)
- Phasing out of gas boilers, electric boilers post 2025 (Type 1)
- Incorporation of footpaths and cycleways (Type 2)
- Framework travel plan measures (Type 2)
- Bus service provision (Type 3)
- Upgrades to electricity infrastructure (Type 3)

7.63 The Statement identifies that it is not possible to determine the exact quantitative impact on emissions of the majority of these measures. However, if it is assumed that the EVC infrastructure will result in a 20% increase in uptake of the use of electric vehicles, the consequent reduction in traffic emissions, when applied to the damage costs calculator, result in a reduced damage cost of £1,726,466. The Type 3 measures as summarised above amount to approximately £2,000,000 and will therefore adequately offset the calculated damage costs. The findings of the Air Quality Damage Costs and Mitigation Statement have been accepted by the Council’s Environmental Protection Officers.

Odour

7.64 The comments made by the operators of the nearby Kirby Lodge Composting Facility are noted. Upon receipt of these comments and the initial response from NCC Planning Policy, the applicant submitted further details to demonstrate compliance with Policy 30 (Preventing land use conflict) of the Minerals and Waste Local Plan. These details demonstrated that the developable area of Zone 3 would sit outside the 300m buffer for built development. NCC is now content that the proposal complies with Policy 30 and the Development and Implementation Principles SPD and consequently there does not appear to be a need for the Deed of Easement as referred to by TW Composting in their consultation response.

**Flood Risk and Drainage**

7.65 With regards to flood risk and drainage issues; planning policies seek to prevent increased risk of flooding, to protect and improve the quality of the water environment and ensure development is designed from the outset to incorporate Sustainable Drainage Systems (SuDS) wherever practicable (JCS Policy 5 and NPPF paragraphs 163 and 165)

7.66 Localised areas around the Willow Brook lie within flood zones 2 and 3 (medium and high risk of flooding respectively), however the vast majority of the site lies within flood zone 1 (low risk of flooding).
7.67 The submitted Flood Risk Assessment (FRA) includes an Outline Surface Water Strategy, undertaken following LLFA guidance and informed by the findings of the FRA. The proposed drainage solution includes the use of sustainable urban drainage systems (SuDS) to enable attenuation of surface water flows resulting from the proposed development. The proposals for Zone 3 include 12 attenuation ponds ranging in volume from approximately 950m³ to 23,000 m³ linked by a series of surface level connections to the Willow Brook where there will be three new outfalls to the watercourse.

7.68 The Environment Agency (EA) initially objected to the scheme on flood risk grounds, specifically the absence of modelling work that sat behind the FRA itself. Through direct liaison between the applicant's consultant and the EA, outstanding off-site modelling and on-site culvert design adjustments were submitted as part of the FRA Addendum (July 2020), which was received by the council as part of the request for additional information under Regulation 25 of the EIA Regulations.

7.69 These revisions were sufficient for the EA to be satisfied that any impacts arising from the development would be contained within the site and, subject to two conditions, the initial objection could be removed. The suggested conditions: (1) development in accordance with the updated FRA and (2) unidentified contamination are captured in the conditions appended to this report (conditions 6 and 10). Future reserved matters applications will also require their own parcel specific FRA to be submitted and approved with the application.

7.70 The Lead Local Flood Authority (LLFA) has not objected to the application subject to the imposition of conditions. Whilst the suggested conditions have not been transcribed on a like for like basis, their requirements; principally the adherence to the submitted Foul and Surface Water Management Strategy and the future submission of detailed Surface Water Drainage Strategies, are captured by recommended conditions 6 and 7.

**S106 Contributions and Viability**

7.71 Whilst historic applications at Priors Hall under previous owners have also been considered under single applications, those decisions were subject to separate S106 agreements with each authority. For ease, clarity and practical reasons, particularly as the Council's transition to unitary status, a single S106 agreement has been negotiated and drafted to include contributions relating to both local authority areas.

7.72 NPPF paragraph 56 advises:

"Planning obligations must only be sought where they meet all of the following tests:

a) necessary to make the development acceptable in planning terms;
b) directly related to the development; and
c) fairly and reasonably related in scale and kind to the development."

7.73 These requirements must also be met for the purposes of Regulation 122 of the Community Infrastructure Regulations (2010) (as amended) if planning obligations constitute a reason for granting planning permission. A detailed Heads of Terms Schedule is appended to this report. These Heads of Terms have been subject to extensive consultation and negotiation with the key statutory consultees and all aspects are now agreed with those consultees, with no further detailed negotiations required post committee resolution. It is considered that the planning obligations proposed accord with the requirements of Regulation 122 and the NPPF for the purposes of granting planning permission.
7.74 Save for the percentage of affordable housing, which is discussed in more detail below, all requested contributions have been agreed by the applicant. The Council is therefore in a positive position with regards to the timely grant of the planning permission on the basis that the draft S106 has been progressed in tandem with the assessment of the planning application.

7.75 Paragraph 57 of the NPPF (2019) requires that where up to date policies have set out the contributions expected from the development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The site at Priors Hall has not be tested for viability through the plan making process under the current NPPF guidance. It has been subject to a number of viability reviews over the years as part of the planning application process and it is well known that the previous developers struggled in this regard.

7.76 A viability assessment has been undertaken as the applicant is of the view that the contributions package and costs associated with delivering the scheme made it financially unviable. This scenario has arisen through the high infrastructure costs and the abnormal costs associated with a large development. The two councils engaged the services of an independent viability expert to appraise the submitted assessment on the Councils' behalf based on best practice guidance that requires consideration of the gross development value, costs, land value, landowner premium and developer return. The appraisal assessed the inputs from each Zone separately.

7.77 The applicant's viability assessment concluded that a policy compliant scheme, including 20% affordable housing and the financial contributions as set out in the appended heads of terms would not be financially viable. It therefore proposed that, based on viability testing, the affordable housing element of the proposed development should be set at 0%.

7.78 The independent appraisal undertaken on behalf of the Council has largely concurred with the developer's assessment of the scheme's viability, concluding that assumptions are generally sound and reasonable and adopted sales values are also reasonable. He concludes that "it is clear that the viability of the development is suffering due to the costs associated with the development". What he has been able to do within his own appraisal is adjust downwards the contingency, marketing and finance costs from those proposed by the applicant. These adjustments allow an uplift in the percentage of affordable housing to 5% across the site, together with the proposed £955,000 off site contribution towards affordable housing as carried forwards from previous S106 agreements.

7.79 In recognising that the affordable housing provision remains significantly lower than that required by policy, even with the addition of the off-site contribution, the applicant proposed a further viability review at the point at which the first two Key Phases are complete. Whilst this is to be welcomed, officers from both Councils were concerned that any improvement in viability at the latter stages of the development would not be adequately captured. To this end, a second review in the form of a reconciliation clause within the S.106 has been proposed by officers, with advice from the independent viability assessor, and accepted by the applicant. This clause triggers a further review towards the end of the development to determine whether there is any residual profit above the agreed 20%. If this scenario is borne out, profit in excess of 20% is shared between the council(s) and developer on a 50:50 basis.
7.80 At this later stage of the development it would not be possible to secure additional housing in the form of physical on site units as it is likely that the dwelling numbers will have already been committed through reserved matters applications. If the viability allows, a financial sum would be paid to the council to secure off site affordable housing or potentially providing funds for the Council to purchase units on site (subject to agreeing appropriate terms). On site purchasing of units would not be a requirement of the S106 but something the Council could consider at that time.

7.81 Whilst understandably not content with 5% affordable housing which would amount to 175 units, the Council’s Housing Strategy Team recognises that the viability assessment has been independently scrutinised to the point where an uplift has been secured, as well as mechanisms to secure two further viability reviews as the development progresses.

7.82 In Zone 3 (ENC’s area), the proposed tenure mix of 25% affordable rent and 75% shared ownership is considered acceptable. The proposed tenure in Zone 2 (CBC’s area) is 100% shared ownership and although carried forward from the previously approved application, it is for CBC to determine the acceptability of that mix.

**Socio-Economics and Health**

7.83 Chapter 4 of the Environmental Statement (ES) considers the impact of the proposal from a socio-economic and health perspective.

7.84 The application proposes 3500 dwellings. According to the Office for National Statistics (2017), the average household size in the UK is 2.4 people, equating to a development population of 8400 people. When considered over the 15-20 year construction period for Zones 2 and 3, the effects of such a population growth will depend on a range of other factors such as health and education provision. The ES reports that these effects will not necessarily be negative, provided that adequate levels of community infrastructure are provided to meet the additional needs generated by the development. The delivery of 3500 new homes will have a "moderate to major beneficial impact" given the potential for additional spending capacity in the local economy.

7.85 In terms of housing supply, the ES reports that the development will be of "major beneficial significance" in relation to the delivery of homes. It is considered that his significance would be diminished somewhat by the lower percentage of affordable housing. However, on balance, the benefits to housing supply cannot be overstated. Through viability testing, the level of affordable housing has been increased to 5%. As discussed in 7.74 above, Officers and the Council’s legal representative have negotiated appropriate review mechanisms to capture any mid and late development stage uplift in viability.

7.86 As required by the JCS, the application contains an indicative housing mix, which sets out that 60% of the total number of proposed market and affordable dwellings will be 1-3 bedrooms (2100), 38% 4 bedroom (1330) and 2% 5 bedroom (70). ENC’s Housing Strategy Team has been consulted on the proposed mix and has no objections. The mix is broadly in accordance with Policy 30 of the JCS, which places the emphasis on small and medium sized dwellings (1-3 bedrooms).

- 1 bed 2% (70)
- 2 bed 20% (700)
- 3 bed 38% (1330)
- 4 bed 38% (1330)
- 5 bed 2% (70)
7.87 In terms of job creation, the proposed development will have positive impact on the number of jobs available locally, particularly during the construction phase, which is anticipated to last some 15-20 years. The ES states Home Builders Federation figures that, for every new home built, 3.1 jobs (direct, indirect and induced) are created. Taking this into account, the proposal has the potential to create 10,850 jobs over the period of construction. The ES concludes that the effect of construction work on job creation and expenditure would be of “major beneficial significance”. This is a temporary effect, albeit over a relatively long period of time.

7.88 If consented, the development will produce a demand for additional healthcare facilities. The original consent included a surgery of 1,200sqm to be located in Zone 1 of the wider development. As a result of the current proposals and the associated uplift in dwelling numbers, there is an identified requirement for an additional 66sqm of healthcare floor space. This is not sufficient for the provision of an additional standalone healthcare facility but the expansion of the existing consented facility in Zone 1 is acceptable to the Clinical Commissioning Group.

7.89 The development would provide two primary schools; one three form entry (in CBC’s area – Zone 2) and one two form entry with potential expansion to three form (in ENC’s area – Zone 3). As requested by NCC, a financial contribution to secondary school provision has also been secured. The ES chapter concludes that this would result in a “minor beneficial impact” when viewed in the context of Zone 1 provision.

7.90 As set out within Chapter 4 of the ES and accompanying plans and documents, overall the proposals would have a positive impact from both a social and economic perspective on the surrounding area. There are a number of factors that contribute to this positive impact, such as the number of jobs that will be created through the prolonged construction phase, schools, mixed use areas and healthcare facilities, to the provision of community facilities and primary and secondary school facilities.

7.91 It is considered that the applicant has identified the positive impact the proposals will have on the surrounding area, sufficient enough to illustrate conformity with the requirements of the NPPF (2019) and policies 1, 22 28 and 29 of the JCS (2016).

8 Other Matters

8.1 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).

8.2 Waste: Detailed waste management matters will be assessed at the reserved matter stage.

8.3 Crime / Fire and Rescue: Contributions to both fire and rescue services and CCTV provision are agreed between parties and will be secured by the S106 as detailed in appendix A. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

8.4 Rights of Way: The realignments of MS1 and HF10 as described in 7.17 are supported by both NCC as the highway authority and The Ramblers Association.
8.5 **Health Impact Assessment:** Paragraph 91 of the NPPF states planning policies and decisions should aim to achieve healthy, inclusive and safe communities. Specifically, criterion (c) seeks to enable and support healthy lifestyles; for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal the subject of this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds. A contribution towards healthcare has also been sought.

8.6 **Environmental Impact Assessment:** The proposed development is ‘EIA development’ as for the purposes of the Environmental Impact Assessment Regulations (2017). The application was submitted with an Environmental Statement, which was subsequently supplemented with addenda and additional information following a request by ENC under Regulation 25 of the EIA Regulations.

8.7 **Consultation Process:** This has been carried out in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and all relevant consultations have been carried out.

**Housing Land Supply Position:**

8.8 As the application for Priors Hall is a cross boundary application with Corby Borough Council, for the purposes of measuring the 5 year housing land supply figure the Council has referred to the NNJCS (Policy 28 / Table 4), which states that the figures for Priors Hall (North East Corby sustainable urban extension) will be counted against the Corby requirement. The latest five year housing land supply figures for Corby (as at 1st April 2019) for the period 2019-24, show a supply of 6.01 years applying a 5% buffer.) Consequently the Council is satisfied that Corby Borough Council has adequately demonstrated a current up to date 5 year housing land supply figure.

9 **Conclusion / Planning Balance**

9.1 Priors Hall is a long-standing development site, which has stalled beyond the initial Zone 1 phase. Under new ownership, the revised proposals for Zones 2 (CBC) and 3 (ENC) are backed by an experienced master developer with a good track-record of delivery, whose model involves providing the infrastructure upfront, including roads, community facilities, open space and play areas, leaving development ready parcels for individual developers to submit reserved matters applications.

9.2 The 3-tier approach as described in 2.8-2.13 of this report provides a robust regulatory framework for what is a substantial development. The Key Phase approval process ensures that the councils retain a greater degree of control on design quality and detailed mitigation measures. Each tier must conform to the principles agreed in the preceding tier to gain approval.

9.3 The quantum of development has increased when compared to the previously approved scheme. Whilst this could present a risk to the quality and character of a large scale development, sufficient detail has been submitted at this outline stage to demonstrate that Zones 2 and 3 can relate well to the character of Zone 1 whilst creating a character reflective of their own settings within the site and those of adjacent land uses.
9.4 Of particular relevance to Zone 3 is its relationship with the open countryside to the north, which includes the setting of Kirby Hall. Through clear and open dialogue with Historic England, their advisors are satisfied that there would be no direct visual intrusion of the physical components of the development subject to the effective maintenance of the woodland buffer along Kirby Lane.

9.5 To be fully policy compliant and provide 20% affordable housing, the proposed development would be unviable, as concluded by the Council's independent advisor. Through an independent assessment, the assumptions made by the applicant's advisors were found to be generally sound. As described in paragraph 7.73, adjustments made as part of this process demonstrated that the level of affordable housing could be increased from 0% to 5% (175 out of a total of 3500). This increase has been accepted by the applicant and, although it still represents a low proportion of the total number of dwellings on site, the viability of the development has to be weighed in the planning balance alongside all other material planning considerations.

9.6 The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances of the case, including whether the plan and the viability evidence underpinning it is up to date. It has already been highlighted in this report that the site has not been tested for viability through the plan making process under the current NPPF guidance as it is a longstanding allocation. This has to be considered a mitigating factor, as does the lack of progress beyond Zone 1 as a result of the clear lack of viability. In this regard, it is considered that the viability assessment, has been robustly assessed in accordance with the NPPF (having been independently assessed by the Council's own viability expert) and accordingly supports the viability case made by the applicant..

9.7 The low percentage of affordable housing weighs negatively in this exercise. However, clear and timely viability review mechanisms have been negotiated by officers and the Council's legal advisor, these will be secured in the S106 Agreement. Weighing positively in the planning balance is the fact that both councils are now presented with a frontloaded outline scheme with a clear direction through the three tier and master developer approach.

9.8 In all other respects, the proposed development can be considered sustainable. The requested levels of infrastructure have been agreed as detailed in the appended S106 heads of terms schedule and conditions, including schools, community buildings, playing pitches, district centres, junction improvements and healthcare facilities. Dwelling numbers have been increased whilst maintaining development densities appropriate to the semi-rural setting, which includes the Grade I listed Kirby Hall and its Grade II* registered gardens as well as the grade II registered park and gardens of Dene Park. Although reduced in quantum, the proposed Parameter Plan shows a significant level of public open space, both formal and informal whilst preserving the on-site archaeology. High levels of woodland planting and the retention of existing areas of high ecological value such as Badgers Wood in Zone 3 will not only serve to mitigate the visual impact on the setting of the above heritage assets but also have a positive effect on biodiversity through habitat retention and creation.
10 Recommendation

10.1 **Recommendation 1:** If a satisfactory S106 legal agreement which secures obligations as set out in this report is completed by 31st December 2020 (or other date agreed in writing with the Local Planning Authority): GRANT planning permission subject to conditions.

10.2 **Recommendation 2:** If a satisfactory S106 legal agreement to secure obligations as set out in this report is not completed by 31st December 2020 (or other date agreed in writing with the Local Planning Authority): Delegate to Head of Planning Services to REFUSE planning permission.

11 Conditions:

**Timing**

1 The first application for approval of Reserved Matters shall be made to the Local Planning Authority no later than three years from the date of this permission. Development must be begun not later than the expiration of two years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

**Reason:** The application is in outline only and the reserved matters referred to will require full consideration by the Local Planning Authority.

2 Application(s) for approval of all the Reserved Matters shall be made to the Local Planning Authority no later than 20 years from the date of this permission.

**Reason:** Statutory requirement under section 91 of the Town and Country Planning Act 1990

3 The development to which this permission relates shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

**Reason:** Statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.

4 Development shall not Commence, except for Enabling Works and the approved Causeway / A43 accesses shown on the approved access plans set out in condition 6, unless:
   - it falls within an approved Key Phase and an approved Reserved Matters Area; or
   - the proposed development is identified as development outside a Key Phase in accordance with Condition 8.

For the avoidance of doubt “Enabling Works” means preparation works to make the Site ready for construction. Such works include (but are not exclusively limited to); site or ground clearance and preparation, surveying, environmental and hazardous substance testing and sampling, soil tests, remediation works, pegging out, tree protection, ecological survey and mitigation works, archaeological investigation, site clearance, ground improvement works, construction of boundary fencing or hoardings including for site security, demolition and removal of buildings and other
structures, creation of temporary haul roads and enabling works accesses or other works or operations to enable any of these works to take place including site and ground works.

**Reason:** To clarify the terms of this permission.

**Reserved Matters**

5 No development on any individual Reserved Matters Area shall commence, apart from Enabling Works, until approval of the details of the appearance, landscaping, layout, access and scale (hereinafter called the reserved matters) within that Reserved Matters Area have been obtained from the Local Planning Authority in writing. The development shall not be carried out other than as approved.

**Reason:** This is outline planning permission only and these matters have been reserved for the subsequent approval of the local planning authority

**Conformity**

6 The submission of information to discharge conditions for Key Phase Definition and Framework Requirements and Reserved Matters Applications (conditions 7, 8 and 9) shall generally accord with the following approved plans and documents (or such other plans and documents as may be subsequently approved):

- Parameter Plan (ref UAC047-002 Rev N)
- Causeway Access Drawings
  - General Arrangement – 60572455-SHT-Z2-CSW-001 Rev P06;
  - Legal Agreement Plan - 60572455-SHT-Z2-CSW-002 Rev P05;
  - Site Survey - 60572455-SHT-Z2-CSW-004 Rev P01;
  - Land Dedication Plan - 60572455-SHT-Z2-CSW-005 Rev P02;
  - Proposed Contours - 60572455-SHT-Z2-CSW-010 Rev P02;
  - Signs and Marking - 60572455-SHT-Z2-CSW-020 Rev P02;
  - Longsection - 60572455-SHT-Z2-CSW-030 Rev P02;
  - Cross Sections 1 of 2 - 60572455-SHT-Z2-CSW-031 Rev P02;
  - Cross Sections 2 of 2 - 60572455-SHT-Z2-CSW-032 Rev P02;
  - Proposed Drainage - 60572455-SHT-Z2-CSW-050 Rev P02;
  - Gully Catchments - 60572455-SHT-Z2-CSW-051 Rev P02;
  - Vehicle Tracking - 60572455-SHT-Z2-CSW-080 Rev P03;
  - Pavement Construction Details - 60572455-SHT-Z2-CSW-100 Rev P01;
  - Drainage Construction Details - 60572455-SHT-Z2-CSW-101 Rev P01;
  - Street Lighting – 8400-1550;
  - Causeway Landscaping GA – edp5910_d030 Rev A.
  - A43 Southern Access Drawings
    - 60572455-SHT-Z2-A43-001 Rev P05 – A43 Roundabout General Arrangement;
    - 60572455-SHT-Z2-A43-100 Rev P02 – Construction Details.
  - Development Specification (April 2020) Mitigation requirements contained in the Environmental Statement (July 2019) and Environmental Statement Addendum (April 2020)
  - The broad design principles, and the typologies and locations of open
space, specified within the open space strategy section of the Design and Access Statement Addendum (April 2020)

- Site Wide Strategies:
  - Zone 3 Heritage Management Strategy and Plan (July 2019)
  - Foul and Surface Water Management Strategy (July 2019)
  - Code of Construction Practice Part A (July 2019)
  - Transport Assessment (April 2020)
  - Flood Risk Assessment Addendum (July 2020)
  - Framework Travel Plan (July 2019)
  - Site Wide Ecological and Woodland Management Strategy (April 2020)
  - Sustainability Statement (July 2019)
  - Energy Statement (July 2019)
  - David Lock Associates Briefing Note (May 2020) (Air quality damage costs calculator)

**Reason:** To clarify the terms of this permission.

**Key Phase Definition and Framework Requirements**

7 Key Phase Definition and Framework submissions for each Key Phase shall be made to the Local Planning Authority for approval in writing, in advance of the approval of any Reserved Matters Applications in that Key Phase, unless exception is permitted under Condition 8 - Reserved Matters Areas Advanced Outside a Key Phase. The Key Phase Definition and Framework Submission for approval will comprise:

a) Key Phase Definition Plan showing the extent of the Key Phase area;
b) Key Phase Definition Supporting Statement setting out justification for the definition and content of the Key Phase, including its relationship to other Key Phases and Reserved Matters Applications already approved, and their contribution to the vision for Priors Hall set out in the Development Specification and Spatial Principles;
c) Schedule of Uses and Quantum of Development specifying those linked to trigger events set out in the S106 agreement;
d) Progress statement (where relevant) setting out practical completion of development across the Key Phase or previously approved Key Phases;
e) Design Code and Regulatory Plan;
f) Code of Construction Practice Part B (including Water Management Plan, Emergency Response Plan and Soil Resource Plan where relevant);
g) Archaeological Statement (where relevant);
h) Ecological Design, Mitigation and Implementation Strategy;
i) Stage 2 Foul and Surface Water Drainage Strategy; and
j) A Delivery Plan for the following (where relevant), taking account of the S106 Obligations:
   i. Primary school;
   ii. Strategic open space and other open space, including sports and play areas, in general accordance with the open space strategy set out in the Design and Access Statement Addendum, April 2020;
   iii. Community facilities;
   iv. Affordable housing; and
   v. Estate Management regime.

Items i to iv shall be delivered generally in accordance with the approved Delivery Plan.
k) Noise Technical Note (to assess potential noise impacts on development within the Key Phase, identify those parts of the Key Phase where future reserved matters applications will be required to include a Detailed Acoustic Design Report (in accordance with condition 81) and set out potential noise mitigation measures).

**Reason:** To ensure a high-quality design and co-ordinated development and to facilitate continuity through cumulative phases of development

8 In circumstances where it is necessary and / or beneficial to bring forward development outside or in advance of the approval of a Key Phase Definition and Framework Submission, a Reserved Matters Application can be submitted and should address all the relevant matters identified as Reserved Matters within Condition 9, and in addition should include;

a) A statement justifying why a submission outside of a Key Phase is necessary and / or beneficial to the delivery of the development;

b) A statement showing how the proposed application conforms with the relevant documents referred to in Condition 5; and

c) A Code of Construction Practice Part B

**Exceptional circumstances may be deemed to apply in the case of infrastructure, demolition and advance works, access, enabling & protection works, community/commercial/education uses and small scale residential.**

**Reason:** To ensure flexibility within the three tier approach

**Reserved Matters Applications – Information Requirements**

9 Plans and particulars submitted for all Reserved Matters Applications shall, where relevant, address and include details below for the relevant Reserved Matters Area and all matters identified in Conditions 10 to 29 for site locations with specific requirements or sensitivities:

a) Compliance Statements demonstrating accordance with the relevant documents referred to in Condition 6, or their respective Key Phase level documents referred to by and approved under Condition 7;

b) Tree survey, Arboricultural Impact Assessment and tree protection measures;

c) Ecological Design, Mitigation and Implementation Strategy;

d) Existing and proposed ground levels and finished floor levels of all new buildings;

e) Detailed utilities layout including foul and surface water drainage scheme to 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 (if required).

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. Full details of permeable paving if applicable.

v. Detailed scheme for the ownership and maintenance for every element of the
surface water drainage system.

f) Landscape details including boundary treatments and surface materials;
g) Play provision including detailed design and specification of all adventure play equipment areas and surface materials;
h) Distribution and specification of market and affordable housing including the proposed tenure mix;
i) provision of adequate water supplies and fire hydrants;
j) Details of the location, layout, specification and delivery of strategic open and open space and public realm including hard and soft landscaping, public art, and the approach to adoption, maintenance and management;
k) Details of broadband infrastructure including provision of open access ducting for fibre optic cable and next generation mobile technology;
l) Details of any electrical sub stations;
m) Details of design and location of electric vehicle charging points;
n) Details of strategic footpaths;
o) Details of access and parking;
p) Code of Construction Part C;
q) Flood Risk Assessment;
r) Details and locations of bus stops and associated infrastructure;
s) lighting details of public and private areas;
t) Detailed Acoustic Design Report - to include but not be limited to the provision of predicted sound levels and details of noise mitigation measures shall be submitted to and agreed in writing with the Local Planning Authority unless otherwise dispensed with. Noise mitigation measures shall demonstrate good acoustic design and rely, where possible, upon the layout, orientation of the dwellings, internal layouts and window design to achieve good noise conditions both internally and externally. Noise mitigation measures specified in the approved scheme shall then be carried out in accordance with the approved details and be retained thereafter. This requirement applies only to reserved matters applications for buildings on areas of the site that have been identified by the Key Phase Noise Technical Note as needing a detailed acoustic design report (in accordance with condition 6k).

Reason: Ensure the all reserved matters applications address the relevant issues and for the avoidance of doubt

10 If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately in writing and no further related work shall be carried out on the relevant part of the Reserved Matters Area until a method statement detailing a scheme for dealing with that contamination has been submitted to and agreed in writing with the LPA. There shall be no occupation or use of the Reserved Matters Area in question until the approved scheme for dealing with the identified contamination has been carried out as approved and a verification report demonstrating the effectiveness of the scheme has been submitted to and approved by the LPA.

Reason: To ensure all contamination within the site is dealt with.

11 Details of mechanical and electrical plant to be installed in connection with a building forming part of the development shall be submitted in writing and approved by the Local Planning Authority prior to the relevant building being occupied. The rating level of noise emitted from mechanical and electrical plant to be installed on the development (determined using the guidance of BS 4142:2014, rating for industrial
noise affecting mixed residential and industrial areas or any subsequent standard) shall not exceed 3dB above the measured background level LA90,T at the nearest noise sensitive receptor during the day (07:00-23:00) and night (23:00-07:00) time period. The mechanical and electrical plant shall be maintained to achieve these levels in perpetuity and any replacement mechanical and electrical plant shall adhere to these noise limits.

**Reason:** In the interest of residential amenity and to protect public health.

12 No construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 0730 and 2000 Mondays to Fridays and 0730 and 1700 on Saturdays, and at no times on Sundays or Bank Holidays unless otherwise agreed in writing with the local planning authority.

**Reason:** To limit the detrimental effect of construction works on adjoining residential occupiers by reason of nuisance.

13 Prior to the construction of any foundations involving piling or other penetrative methods, full details of the design and specifications of such foundations, together with information to demonstrate that there would be no resultant unacceptable risk to soil or ground water, shall be submitted to and approved in writing by the Local Planning Authority. Such foundations shall thereafter only be carried out in full accordance with the approved details.

**Reason:** To limit the detrimental effect of construction works on adjoining residential occupiers by reason of nuisance.

14 Development shall be carried out in accordance with the requirements of the site wide Code of Construction Practice Part A, relevant Key Phase Code of Construction Practice Part B and relevant reserved matters level Code of Construction Practice Part C.

**Reason:** To limit the detrimental effect of construction works on adjoining residential occupiers by reason of nuisance and to ensure safe working practices.

**Drainage and Flood Risk**

15 All relevant reserved matters shall make reference to the approved site wide Surface and Foul Water Drainage Strategy dated July 2019 (or other such document as may be subsequently approved) and shall be accompanied by a statement of general compliance with the approved scheme

**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.

16 The development shall be carried out in accordance with the submitted flood risk assessment (ref AECOM Ltd, Project number: 60572455, Version 4.1, July 2020) and the following mitigation measures it details:

- No built development including attenuation ponds, with the exception of the 2 link road culverts to be constructed within the modelled flood extents shown on Figure B2.

These mitigation measures shall be fully implemented prior to occupation and
subsequently in accordance with the scheme’s timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

**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.

**Heritage**

17 Prior to the commencement of any development within the Key Phase containing the Roman Villa Development Exclusion Zone (as defined by the Parameter Plan), full details of measures to exclude and protect these areas from construction effects shall be provided in the Key Phase Code of Construction Practice Part B (as required by condition 7 and submitted to and approved in writing by the Local Planning Authority).

**Reason:** To ensure that potential archaeological remains are protected.

18 Where development is proposed in areas where additional archaeological works are proposed in the Roman villa hinterland (as defined by Figure 13 of the site wide Heritage Management Plan), details of foundation design and any other below ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place strictly in accordance with the approved details or any revised details first submitted to and approved by the Local Planning Authority.

**Reason:** To ensure that potential archaeological remains are protected.

19 Prior to the commencement of any built development within any Reserved Matters Areas within Zone 3, adjacent to the Kirby Lane Heritage Buffer Development Exclusion Zone, a scheme of additional planting within the buffer shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented in the planting season prior to the first occupation of residential development within these Reserved Matters Areas.

**Reason:** In order to protect the setting of Kirby Hall and its registered park and gardens.

20 Prior to the commencement of any built development within any Reserved Matters Areas within Zone 3 adjacent to the Kirby Lane Heritage Buffer Development Exclusion Zone, a Woodland Maintenance and Management Plan to secure the long term maintenance of the woodland buffer, shall be submitted to and approved by the Local Planning Authority. Thereafter, the woodland shall be maintained and managed in accordance with the provisions of the Plan.

**Reason:** In order to protect the setting of Kirby Hall and its registered park and gardens.
21 Any reserved matters application for landscape works within the Roman Villa Development Exclusion Zone (excluding details of the western stretch of the mown path) shall accord with the requirements of section 4 of the Heritage Management Plan and Strategy (July 2019) and include details of planting, public access, enhanced interpretation and signage.

Reason: To ensure that potential archaeological remains are protected.

Ecology, Nature Conservation and Woodland

22 If within a period of five years from the date of the planting of any tree or shrub or any tree or shrub planted in replacement for it is remove or up-rooted or destroyed or dies, another tree or shrub of the same species and size as that originally planted shall be planted as a replacement.

Reason: In the interest of biodiversity.

23 Retained trees, woodland and hedgerows will receive appropriate protection during the construction phase through the use of tree root protection zones and barriers in accordance with BS5837: 2012 Trees in relation to design, demolition and construction.

Reason: In the interest of biodiversity

Highways / Access

24 There shall be no means of access into the site from Kirby Lane other than for temporary construction use and / or emergency access, subject to the details of this being agreed in writing with the Local Highways Authority prior to the access being used for such purpose.

Reason: In the interests of highway safety

25 Prior to the commencement of development within any relevant Reserved Matters Area, a detailed Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements set out in the site wide Framework Travel Plan and shall include a programme for its implementation. Approved detailed Travel Plans shall then be implemented as approved and in accordance with the approved programme.

Reason: To ensure the development promotes sustainable forms of travel.

26 If the junction improvement works required by condition 18 of the West Corby SUE Outline (ref 17/00181/OUT) have not been implemented by the occupation of 500 residential units forming part of this development, the highway works to Junction 11 - the junction of the A6003 (Uppingham Road)/A427 (Cottingham Road)/A427 (Corby Road) - shall be carried out in general accordance with the principles set out on plan 60572455-SHT-XX-S11-111 Rev P01 (at Appendix F of the Transport Assessment April 2020) and to a timetable to be agreed in writing with the Local Planning Authority.

Reason: To ensure the timely provision of infrastructure and a suitable relationship with the highway network
27 No more than 500 units forming part of this development shall be occupied until the highway works to Junction 13 - the junction of Elizabeth Street / A427 (Oakley Road) / A427 (Westcott Way) / A6014 (Oakley Road) - have been carried out in general accordance with the principles set out on plan 60572455_3622_M_1013 (contained with AECOM Junction 13 Technical Note dated 3 August 2020).

Reason: To ensure the timely provision of infrastructure and a suitable relationship with the highway network.

28 No more than 3,245 units forming part of this development shall be occupied until the highway works to Junction 15 - the junction of the A6086 (Lloyds Road) / A427 (Weldon Road) / A6086 (Geddington Road) - have been carried out in general accordance with the principles set out on plan 60572455-SHT-XX-S15-151 Rev P01 (at Appendix F of the Transport Assessment April 2020).

Reason: To ensure the timely provision of infrastructure and a suitable relationship with the highway network.

29 No more than 750 units forming part of this development shall be occupied until the highway works to Junction 17 - the junction of the A43 (Stamford Road) / A6116 (Brigstock Road) / Long Croft Road / A4300 (Stamford Road) have been carried out in general accordance with the principles set out on plan 60572455_3622_M_1017F (contained within AECOM Junction 17 Technical Note dated 16 September 2020).

Reason: To ensure the timely provision of infrastructure and a suitable relationship with the highway network.

30 Prior to the commencement of works affecting any existing public right of way, full details of any enhancement, improvement, diversion or closure shall be submitted to and gain the approval of the local planning authority. The works shall thereafter be carried out in accordance with the approved details and implemented in accordance with a timetable to be agreed with the local planning authority.

Reason: In the interests of maintaining public access to rights of way.

Energy

31 Prior to the approval of the first reserved matters application for residential, commercial or education development within each Key Phase, an Energy Strategy for that Key Phase shall be submitted to and approved in writing by the LPA. The strategy shall include details of that Key Phase’s ability to provide low and zero carbon technologies and where relevant the type of renewable energy production to be provided within the phase. The development shall be carried out in accordance with the agreed strategy.

Reason: To ensure an energy efficient and sustainable development in accordance with Policies 8, 9 and 26 of the North Northamptonshire Joint Core Strategy (2016).
32 Prior to the approval of the first reserved matters application for residential, commercial or education development within each Key Phase, an Electric Vehicle Charging Infrastructure Strategy and Implementation Plan for that Key Phase shall be submitted to and approved in writing by the LPA. A statement of compliance with the Key Phase Strategy will be required as part of each relevant reserved matters application within that Key Phase.

Reason: To ensure a sustainable form of development that contributes towards meeting Climate Change targets in accordance with Policies 8 and 9 of the North Northamptonshire Joint Core Strategy (2016).

Informatives

1 With reference to Condition 8 above, the developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.

2 Details will be 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 maintenance 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.

3 Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087

4 Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087

5 A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

6 No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087

7 The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water’s requirements.
Appendix 1: Developer Contribution Schedule
<table>
<thead>
<tr>
<th></th>
<th>Developer contributions set out in SPD/requested by consultees</th>
<th>Proposed by applicant</th>
<th>Agreed Heads of Terms</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>On Site Affordable Housing ENC request 20%</td>
<td>0%</td>
<td>5% minimum</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>25% shared ownership, 75% affordable rent. Any additional provision (up to 20%) on subsequent Key Phases subject to viability review and reconciliation review.</td>
</tr>
<tr>
<td>2</td>
<td>Off Site Affordable £955,000</td>
<td>As requested</td>
<td>As per request</td>
</tr>
<tr>
<td>3</td>
<td>CCTV/ANPR £178,100 carried forwards from existing agreement</td>
<td>As requested</td>
<td>As per request</td>
</tr>
<tr>
<td>4</td>
<td>Fire and Rescue NCC request £371,000</td>
<td>As requested</td>
<td>As per request</td>
</tr>
<tr>
<td>5</td>
<td>Library Services NCC request £826,000</td>
<td>As requested</td>
<td>As per request</td>
</tr>
<tr>
<td>6</td>
<td>Primary Schools NCC Request Transfer of land and either payment of contribution by U&amp;C for construction by NCC, or delivery by U&amp;C. Provision to comprise: 3FE primary</td>
<td></td>
<td>U&amp;C Delivery Zone 2 2FE completion Zone 2 3rd FE completion Zone 3 2FE completion NCC Delivery Zone 2 2FE (£6,500,000) and 3rd FE (£2,000,000) Zone 3 Contribution (£6,500,000) Zone 3 3rd FE financial contribution payable by U&amp;C (up to £1,500,000) or consideration for land payable by NCC (up to £15,000 plus VAT) to be determined by education review</td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>Requested</td>
<td>Permitted</td>
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<tr>
<td>7</td>
<td>Secondary Education</td>
<td>As requested</td>
<td>As per request</td>
</tr>
<tr>
<td></td>
<td>NCC request £15,254,400</td>
<td></td>
<td></td>
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<tr>
<td>8</td>
<td>SEND Contribution</td>
<td>As requested</td>
<td>As per request</td>
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<td></td>
<td>NCC request £1,793,610</td>
<td></td>
<td></td>
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<tr>
<td>9</td>
<td>Cricket Contribution</td>
<td>As requested</td>
<td>As per request</td>
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<tr>
<td></td>
<td>Sport England request £12,000</td>
<td></td>
<td></td>
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<tr>
<td>10</td>
<td>Rugby Contribution</td>
<td>As requested</td>
<td>As per request</td>
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<tr>
<td></td>
<td>Sport England request £60,000</td>
<td></td>
<td></td>
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<tr>
<td>11</td>
<td>Zone 2 Monitoring</td>
<td>As requested</td>
<td>As per request</td>
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<tr>
<td></td>
<td>CBC: £50,000</td>
<td></td>
<td></td>
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<tr>
<td>12</td>
<td>Zone 3 Monitoring</td>
<td>As requested</td>
<td>As per request</td>
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<tr>
<td></td>
<td>ENC: £48,000</td>
<td></td>
<td></td>
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<tr>
<td>13</td>
<td>Health Centre</td>
<td>As requested</td>
<td>As per request</td>
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<tr>
<td></td>
<td>NHS England: 1,266m² health centre in Zone 1 construction</td>
<td></td>
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<tr>
<td>14</td>
<td>Community Facilities</td>
<td>As requested</td>
<td>As per request</td>
</tr>
<tr>
<td></td>
<td>Requested by CBC/ENC</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Zone 2 facility construction and maintenance</td>
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<tr>
<td>Zone 3 facility construction and maintenance</td>
<td></td>
<td></td>
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<tr>
<td>Changing Facilities</td>
<td>As requested</td>
<td>As per request</td>
<td></td>
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<tr>
<td>Zone 2 facility construction and maintenance (£10,000)</td>
<td></td>
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<tr>
<td>Zone 3 facility construction and maintenance (£10,000)</td>
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<tr>
<td>Play Provision</td>
<td>Play areas within a Key Phase Management and maintenance thereafter.</td>
<td>As per offer</td>
<td></td>
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<tr>
<td>Sports Pitches</td>
<td>Zone 2 provision Management and maintenance thereafter.</td>
<td>As per offer</td>
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<td></td>
<td>Zone 3 provision 1 Management and maintenance thereafter.</td>
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<tr>
<td></td>
<td>Zone 3 provision 2 Management and maintenance thereafter.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Green Infrastructure</td>
<td>Open space / strategic open space delivery as per Delivery Plan. Management and maintenance thereafter.</td>
<td>As per offer</td>
<td></td>
</tr>
<tr>
<td>Travel Plan</td>
<td>As requested</td>
<td>As per request</td>
<td></td>
</tr>
<tr>
<td>NCC request Monitoring Fee (£15,000)</td>
<td></td>
<td></td>
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<tr>
<td>Public Transport</td>
<td>Implementation of Public Transport Strategy</td>
<td>As per offer</td>
<td></td>
</tr>
<tr>
<td>Deferred Contributions</td>
<td>• Contribution towards Steel Road improvement scheme (up to £540K TBC) • Affordable housing up to 20% Subject to viability reviews</td>
<td>As per request</td>
<td></td>
</tr>
<tr>
<td>Zone 1 Agreement</td>
<td>Majority of clauses to be deemed fully discharged and deleted</td>
<td>Agreed</td>
<td></td>
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<tr>
<td></td>
<td>Following clauses to remain in relation to Zone 1 only</td>
<td>Agreed</td>
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<td></td>
<td>implementation of Informal Open Space and Ecology Management Plan;</td>
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<td></td>
<td>quarterly notification of completions;</td>
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<tr>
<td></td>
<td>on-site affordable housing (Z1 75 units, Z2 62 additional units)</td>
<td></td>
<td></td>
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<tr>
<td>Amendments to Changing Facility One to reflect delivery at CBA</td>
<td>Agreed</td>
<td></td>
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</tr>
<tr>
<td>Zone 3 Agreement</td>
<td>Deemed discharged in its entirety</td>
<td>Agreed</td>
<td></td>
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</tbody>
</table>

Note – contributions may be indexed linked, therefore actual sums required may vary.
## Amendment to report:

7.82 In Zone 3 (ENC’s area), the proposed tenure mix of 75% **affordable rent** and 25% **shared ownership** is considered acceptable. The proposed tenure in Zone 2 (CBC’s area) is 100% shared ownership and although carried forward from the previously approved application, it is for CBC to determine the acceptability of that mix.

## Conditions

**Amendment to condition 6 to correct typographical errors:**

The submission of information to discharge conditions for Key Phase Definition and Framework Requirements and Reserved Matters Applications (conditions 7, 8 and 9) shall generally accord with the following approved plans and documents (or such other plans and documents as may be subsequently approved):

- **Parameter Plan** (ref UAC047-002 Rev N)
- **Causeway Access Drawings**
  - General Arrangement – 60572455-SHT-Z2-CSW-001 Rev P06;
- Legal Agreement Plan - 60572455-SHT-Z2-CSW-002 Rev P05;
- Site Survey - 60572455-SHT-Z2-CSW-004 Rev P01;
- Land Dedication Plan - 60572455-SHT-Z2-CSW-005 Rev P02;
- Proposed Contours - 60572455-SHT-Z2-CSW-010 Rev P02;
- Signs and Marking - 60572455-SHT-Z2-CSW-020 Rev P02;
- Longsection - 60572455-SHT-Z2-CSW-030 Rev P02;
- Cross Sections 1 of 2 - 60572455-SHT-Z2-CSW-031 Rev P02;
- Cross Sections 2 of 2 - 60572455-SHT-Z2-CSW-032 Rev P02;
- Proposed Drainage - 60572455-SHT-Z2-CSW-050 Rev P02;
- Gully Catchments - 60572455-SHT-Z2-CSW-051 Rev P02;
- Vehicle Tracking - 60572455-SHT-Z2-CSW-080 Rev P03;
- Pavement Construction Details - 60572455-SHT-Z2-CSW-100 Rev P01;
- Drainage Construction Details - 60572455-SHT-Z2-CSW-101 Rev P01;
- Street Lighting – 8400-1550;
- Causeway Landscaping GA – edp5910_d030 Rev A.

- A43 Southern Access Drawings
  - 60572455-SHT-Z2-A43-001 Rev P05 – A43 Roundabout General Arrangement;
  - 60572455-SHT-Z2-A43-100 Rev P02 – Construction Details.

- Development Specification (April 2020) Mitigation requirements contained in the Environmental Statement (July 2019) and Environmental Statement Addendum (April 2020)
- The broad design principles, and the typologies and locations of open space, specified within the open space strategy section of the Design and Access Statement Addendum (April 2020)
- Site Wide Strategies:
  - Zone 3 Heritage Management Strategy and Plan (July 2019)
  - Foul and Surface Water Management Strategy (July 2019)
  - Code of Construction Practice Part A (July 2019)
  - Flood Risk Assessment Addendum (July 2020)
  - Framework Travel Plan (July 2019)
  - Site Wide Ecological and Woodland Management Strategy (April 2020)
  - Sustainability Statement (July 2019)
  - Energy Statement (July 2019).
  - David Lock Associates Briefing Note (June 2020) (Air quality damage costs calculator)
Reason: To clarify the terms of this permission.

Amendment to condition 7 to correct typographical errors:

Key Phase Definition and Framework submissions for each Key Phase shall be made to the Local Planning Authority for approval in writing, in advance of the approval of any Reserved Matters Applications in that Key Phase, unless exception is permitted under Condition 8 - Reserved Matters Areas Advanced Outside a Key Phase. The Key Phase Definition and Framework Submission for approval will comprise:

a) Key Phase Definition Plan showing the extent of the Key Phase area;
b) Key Phase Definition Supporting Statement setting out justification for the definition and content of the Key Phase, including its relationship to other Key Phases and Reserved Matters Applications already approved, and their contribution to the vision for Priors Hall set out in the Development Specification and Spatial Principles;
c) Schedule of Uses and Quantum of Development specifying those linked to trigger events set out in the S106 agreement;
d) Progress statement (where relevant) setting out practical completion of development across the Key Phase or previously approved Key Phases;
e) Design Code and Regulatory Plan;
f) Code of Construction Practice Part B (including Water Management Plan, Emergency Response Plan and Soil Resource Plan where relevant);
g) Archaeological Statement (where relevant);
h) Ecological Design, Mitigation and Implementation Strategy;
i) Stage 2 Foul and Surface Water Drainage Strategy; and
j) A Delivery Plan for the following (where relevant), taking account of the S106 Obligations:
   i. Primary school;
   ii. Strategic open space and other open space, including sports and play areas, in general accordance with the open space strategy set out in the Design and Access Statement Addendum, April 2020);
   iii. Community facilities;
   iv. Affordable housing; and
   v. Estate Management regime.

Items i to iv shall be delivered generally in accordance with the approved Delivery Plan.

k) Noise Technical Note (to assess potential noise impacts on development within the Key Phase, identify those parts of the Key Phase where future reserved matters applications will be required to include a Detailed Acoustic Design Report (in accordance with condition 9t) and set out potential
noise mitigation measures).

Reason: To ensure a high-quality design and co-ordinated development and to facilitate continuity through cumulative phases of development

Amendment to condition 8 to correct typographical error:

In circumstances where it is necessary and / or beneficial to bring forward development outside or in advance of the approval of a Key Phase Definition and Framework Submission, a Reserved Matters Application can be submitted and should address all the relevant matters identified as Reserved Matters within Condition 9, and in addition should include:

a) A statement justifying why a submission outside of a Key Phase is necessary and / or beneficial to the delivery of the development;

b) A statement showing how the proposed application conforms with the relevant documents referred to in Condition 6; and

c) A Code of Construction Practice Part B

Exceptional circumstances may be deemed to apply in the case of infrastructure, demolition and advance works, access, enabling & protection works, community/commercial/education uses and small scale residential.

Reason: To ensure flexibility within the three-tier approach

Amendment to condition 9 to add reasons to each point a) – t)

Plans and particulars submitted for all Reserved Matters Applications shall, where relevant, address and include details below for the relevant Reserved Matters Area and all matters identified in Conditions 10 to 29 for site locations with specific requirements or sensitivities:

a) Compliance Statements demonstrating accordance with the relevant documents referred to in Condition 6, or their respective Key Phase level documents referred to by and approved under Condition 7;

Reason: To ensure compliance with approved documents.
<p>| | |</p>
<table>
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</table>
| b) | Tree survey, Arboricultural Impact Assessment and tree protection measures;  
**Reason:** To ensure the development has an acceptable impact on trees. |
| c) | Ecological Design, Mitigation and Implementation Strategy;  
**Reason:** In the interests of biodiversity. |
| d) | Existing and proposed ground levels and finished floor levels of all new buildings;  
**Reason:** To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties. |
| e) | Detailed utilities layout including foul and surface water drainage scheme to 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 (if required).  
i.ii. Details of the drainage system are to be accompanied by full and appropriately cross referenced supporting calculations.  
i.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.  
i.iv. Full details of permeable paving if applicable.  
i.v. Detailed scheme for the ownership and maintenance for every element of the surface water drainage system.  
**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. |
| f) | Landscape details including boundary treatments and surface materials;  
**Reason:** To ensure an acceptable visual impact. |
| g) | Play provision including detailed design and specification of all adventure play equipment areas and surface materials; |
Reason: To ensure the adequate provision of suitably designed play equipment to serve the development.

h) Distribution and specification of market and affordable housing including the proposed tenure mix;
Reason: To ensure an appropriate mix and distribution of tenures throughout the development.

i) Provision of adequate water supplies and fire hydrants;
Reason: In the interests of health and safety.

j) Details of the location, layout, specification and delivery of strategic open and open space and public realm including hard and soft landscaping, public art, and the approach to adoption, maintenance and management;
Reason: To secure the implementation of the green infrastructure elements of the Parameter Plan and Development Specification

k) Details of broadband infrastructure including provision of open access ducting for fibre optic cable and next generation mobile technology;
Reason: To ensure the adequate provision of broadband services.

l) Details of any electrical sub stations;
Reason: To ensure the details of the development are acceptable to the Local Planning Authority in the interests of the visual amenities of the locality.

m) Details of design and location of electric vehicle charging points;
Reason: To ensure the adequate provision of electric vehicle charging points

n) Details of strategic footpaths;
Reason: To ensure the details of the development are acceptable to the Local Planning Authority in the interests of connectivity.

o) Details of access and parking;
Reason: To ensure the details of the development are acceptable to the Local Planning Authority.
p) Code of Construction Part C;  
Reason: in the interest of public amenity and health and safety.

q) Flood Risk Assessment;  
Reason: To ensure the following:  
- Prevention of flooding by ensuring the satisfactory storage/disposal of surface water from the site.  
- Prevention of flooding elsewhere by ensuring compensatory storage of flood water is provided.  
- Reduce the risk of flooding to the proposed development and future occupiers.

r) Details and locations of bus stops and associated infrastructure;  
Reason: To ensure the details of the development are acceptable to the Local Planning Authority.

s) Lighting details of public and private areas;  
Reason: To ensure the details of the development are acceptable to the Local Planning Authority.

t) Detailed Acoustic Design Report - to include but not be limited to the provision of predicted sound levels and details of noise mitigation measures shall be submitted to and agreed in writing with the Local Planning Authority unless otherwise dispensed with. Noise mitigation measures shall demonstrate good acoustic design and rely, where possible, upon the layout, orientation of the dwellings, internal layouts and window design to achieve good noise conditions both internally and externally. Noise mitigation measures specified in the approved scheme shall then be carried out in accordance with the approved details and be retained thereafter. This requirement applies only to reserved matters applications for buildings on areas of the site that have been identified by the Key Phase Noise Technical Note as needing a detailed acoustic design report (in accordance with condition 7k).  
Reason: In the interests of residential amenity.
Questions arising from PMC briefing 6.11.2020

1. Broadband provision – Applicant will install open access network, fibre to dwelling. Covered by Condition 9(k).
2. What is the status of TW Composting? Now closed as did not comply with EA permit. TW Composting has surrendered its permit. The site is outside the 300m buffer zone in any case.
3. How will open space be managed? Management company, allowing unrestricted access, whether resident or not.
4. Noise from Rockingham Speedway? Site not used for those purposes following change of use.
5. How will the Roman Villa site be dealt with? See 7.47 of report. The site has been excavated and recorded, allowing preservation in situ within strategic open space and excluded from development.
6. Clarification on vehicle charging points – capacity to every dwelling to enable trickle charging points to be installed. District centres to have faster charging points.
7. Are any works required to Weldon roundabout? None required by NCC but conditions require works to other junctions.
8. Are any works required to the A46/Kirby Lane junction? There is no direct access from the A43 to Kirby Lane but all access arrangements have been agreed by NCC as highway authority.
9. How will the schools be phased?
   - Primary school in Zone 2 will open on 500 completions across the site.
   - Primary school in Zone 3 will open on 1900 completions across the site.
   - Secondary school – phased payments for off-site provision

Former Kirby Lodge In-Vessel Composting Facility (TW Composting)

It has come to Officer’s attention that NCC will shortly consider a proposal for the “Construction of a Non-Ferrous Recycling Facility on the former TW Composting site including the construction of 2no. fire water storage tanks, pump house, office/mess portacabin, attenuation pond and dust extraction system” at its Development Control Committee on 17.11.2020.

If approved, this facility would replace the already closed TW Composting site referred to in paragraph 7.64 of the committee report and above in this Update Report.
NCC’s officers have recommended to the County Council’s Planning Committee that the application should be approved, subject to a number of conditions to control the following:

- Working hours
- Vehicle routing
- Surface water management
- Buildings, Plant and Machinery Details
- Landscape and ecology
- Noise
- Dust
- Odour and flies
- Lighting
- Monitoring and complaints

The recommendation has been made in consultation with the Environment Agency and other statutory consultees. It is clear from the case officer’s committee report that the recommendation has been made in full cognisance of the Priors Hall Zones 2 and 3 outline planning application being considered on this agenda.

It is important to highlight here that procedurally, this does not affect the determination of the application before ENC PMC Members this evening. It is for NCC to thoroughly consider the Kirby Lodge proposal at its DC Committee and impose the conditions it deems necessary to control the operations on that site should it be minded to grant planning permission.