
Application for Planning Permission

19/00244/DPA

Erection of a 3 storey, 66 bed care home for older people with associated car parking, landscaping and access AT Care Home, Kestrel Road, Weldon Corby

1. The Site And Surroundings:

- 1.1 The application site lies within the Priors Hall development; to the north of the amphi-theatre and the north and west of the corner of Kestrel Road (at the 90-degree turn). The development site is currently undeveloped and, is part of the wider Priors Hall development and, at present in use as a temporary children's play area. The site measures 60.7m/64.7m (along e-w axis) x 82.1m/83.5m (along s-n axis); and is roughly 0.55 Hectare in area.

2. Proposal:

- 2.1 Planning permission is sought for erection of a purpose-built, three-storey, sixty six bed residential care facility for older people with associated access, parking and landscaping. The site is on a primary street (Kestrel Road) and is within 'The Centre' character area as defined in the adopted design code. Car parking provision is 28 spaces (increased from 22 initial proposal), access road, landscaping, single storey ancillary structure to accommodate bin store and cycle shelter; are also proposed.
- 2.2 *Accommodation schedule*

Floor	Bedrooms	Communal spaces	Ancillary spaces & facilities
Ground Floor	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12a, 14, 15, 16, 17 & 18; No. of Bedrooms = 18	Garden room, lounge/ dining room.	Entrance hall, reception, office, electrics room, store, kitchen, cleaner / general store room, mechanical installation room, kitchen WC, laundry, staff room, nurse clinic, linen store, hoist store, sluice room, assisted bathroom, visitors WC, residents WC & lifts (2).
1st Floor	19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40 & 41 No. of Bedrooms = 23	Tea room, lounge/dining room, cinema, quiet room.	Electrics room, café shop, hair salon, nurse clinic, residence WC, store, sluice room, assisted bathroom, linen store, hoist store & lifts (2).
2nd Floor	42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65 & 66 No. of Bedrooms = 25	Library, Lounge/dining room, Sky lounge.	Electrics room, family room/admin office, store, lifts (2), nurse clinic, resident WC, store, assisted bathroom, sluice room & linen store.
TOTAL	66	/	/

2.3 Building design

- Proposed building dimensions: 15.2m/51.9m/54.9m WIDE X 15.2m/38.9m/41.8m DEEP 8.1m (eaves)/11.9m ridge) HIGH
- External material finishes: Brickwork/render to walls; tiles to roof
- Form: L-Shaped (in footprint) building with double pitched roof with gable features along streetscene façades
- Three storey building with typical floor plan featuring spine corridors running along the middle of south and east wings; and intersecting where the two wings meet to access communal spaces; adjacent to the 90-degree bend/corner of Kestrel Road

3. National Guidance, Development Plan Policy And Supplementary Planning Documents/Guidance:

National Planning Policy Framework (NPPF 2019)

Policy 1 (Presumption in favour of Sustainable Development) of NNJCS

Policy 6 (Development of Brownfield Land and Land affected by Contamination) of NNJCS

Policy 7 (Community Services and Facilities) of NNJCS

Policy 8 (Place Shaping Principles) of NNJCS

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

Policy 26 (Renewable and Low Carbon Energy) of NNJCS

Policy 30 (Housing Mix and Tenure) of NNJCS

“Saved” Policy P10(R) of the Corby Borough Local Plan

4. Relevant Planning History:

04/00240/OUT: Mixed use urban extension to Corby, including Residential (up to 5,100 dwellings), Employment (up to 14 ha), 1 District Centre, 2 Neighbourhood Centres, Schools (1 Secondary, 3 Primary), Hotel, Formal and Informal open space. Granted 29.03.2007.

07/00483/REM: Zone 1 primary infrastructure, including accesses, primary secondary road network, surface and foul water drainage, strategic services, vehicle parking, lighting, signage and street furniture, and security infrastructure and equipment. Granted 13.12.2007.

Approved Community Facilities

07/00602/REM: Erect two buildings (a community centre; and a surgery which comprises accommodation for doctors, dentists and a pharmacy) and an all-weather sports pitch and associated infrastructure, including floodlighting and landscaping. Granted 12.02.2008.

08/00526/REM: Zone 2 primary infrastructure, including accesses, primary road network, secondary 2 tertiary road junctions, surface and foul water drainage, strategic services, vehicle parking, lighting, signage and street furniture and security infrastructure and equipment. Granted 04.02.2009.

09/00054/REM: Primary school within land parcel PS1. Granted 24.03.2009.

09/00321/REM: Proposed 2 storey enterprise centre. Granted 16.10.2009.

5. Consultation:

EXTERNAL

Northamptonshire Highways Authority (final comments; 27/08/2019)

5.1 Thank you for sending us the application plans on the above proposal as the Local Highway Authority (LHA) and I would like to confirm no further observations relating to the layout subsequent to the revised Drawing No. NN17 5EB - A03.1-E

[Comment: Revised plan to address highlighted Highway issue(s) received].

Northamptonshire Highways Authority (13/08/2019)

5.2 Thank you for sending us the application plans on the above proposal as the Local Highway Authority (LHA) and I would like to confirm the following observations:

Parking spaces are shown dimensioned as 2m x 4.8m; however the NCC Parking Standards Document dated September 2016 requires spaces 2.5m x 5m therefore please revise.

Northamptonshire Highways Authority (9/07/2019)

5.3 Thank you for sending us the application plans on the above proposal as the Local Highway Authority (LHA) and I would like to confirm the following observations:

- The access requirements for a care home are a 6m wide entrance for the first 10 metres from the back of highway boundary with 6m radii bell-mouth incorporating tactile crossings either side. The highway boundary shall be delineated with a flush kerb (in line with back of footway). Please confirm this requirement shall be met.
- Please provide swept path analysis utilising a 10m rigid lorry HGV. The analysis provided showing the fire tender looks very tight against the parking spaces and I would query how a service vehicle which will regularly use this arrangement will be able to negotiate into the unloading / loading area.
- Please note the Northamptonshire Parking Standards (dated September 2016) state our requirements for a care home as per the below:

Use	Vehicle	Cycle	Motorcycle/scooter	Disabled
Residential home	1 space per full-time equivalent staff + visitor space per 3 beds	1 space per 5 staff	1 space + 1 per 20 car spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	10% of the total car parking spaces

5.4 The proposed parking does not appear to take into account any staff parking. Please ask the applicant to provide more spaces in accordance with the maximum number of staff on site at any one time. NCC Highways find the Travel Plan acceptable.

NCC Key Services (Fire and Rescue, and Superfast Broadband; 21/08/2019)

5.5 We have reviewed the amended application and have no further comments to add.

NCC Ecology (10/07/2019)

5.6 I am writing in response to your consultation on the above application for a care home at Kestrel Road, Weldon. I've looked at the detailed landscape proposal (dwg 50825-DR-LAN-101) and would recommend a couple of changes:

- The proposed wildflower mix ESF1 is a countryside stewardship mix and is designed to be mixed with grasses. On its own a pure wildflower mix will not thrive, and a cornfield annuals mix would need annual tilling. I would instead recommend either Emorsgate mixes EM2 or EM3, both of which are ecologically appropriate to this part of the county.
- I don't have an issue with the amenity grass as such, however a flowering lawn mix like Emorsgate EL1 would offer greater biodiversity benefit while still accommodating regular mowing.

- 5.7 Finally, a landscape and ecological management plan (LEMP) will be needed to guide the long-term management of the landscaping, in particular the meadow area. I would recommend the following condition from BS42020:2013:

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior [... *to the commencement or occupation ...*] of the development [*or specified phase of development*]. The content of the LEMP shall 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 shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery.

The plan shall 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.

The approved plan will be implemented in accordance with the approved details.

NCC Key Services (Fire and Rescue, and Superfast Broadband; 8/07/2019)

- 5.8 I am responding on behalf of Northamptonshire County Council key services (Broadband) and on behalf of Northamptonshire Fire and Rescue Service on which this development would have an impact. Other service areas may respond separately. This response follows the principal guidance in our adopted Planning Obligations Framework and Guidance Document (2015), which follows the tests of paragraph 56 of the National Planning Policy Framework (2018), and is therefore relevant to this planning application. From the information received relating to this planning application, it is understood that this development would provide for development of a residential care home (use class C2) comprising:

- 66 x 1 bedroom units.

5.9 Fire Hydrants & Sprinklers

New developments and associated infrastructure within Northamptonshire equates to an increase in visitors as well as traffic movements. This will inevitably lead to an increase in the spread of fire risk, which places additional demands on Fire and Rescue Service resources to ensure safe places are maintained, consistent with national Government expectations and guidance. Northamptonshire Fire and Rescue Service sets out its criteria for responding to incidents within its Standards of Operational Response (SOR). The standards outline how the Service will respond to different incident types which fall within its statutory responsibilities under the Fire and Rescue Services Act 2004. New developments generate a requirement for additional fire hydrants and sprinkler systems in order for fires, should they occur, to be managed. An assessment of the site will need to be undertaken by the Water Officer of Northamptonshire Fire and Rescue Service in order to establish the precise requirement. It is expected however that this development will require a minimum of **2 x fire hydrants** to be provided and installed, on a basis of one hydrant per 5,000sqm non-residential floor-space created. The capital cost of each hydrant (including

installation) is currently £892 per hydrant, **totalling £1,784**. It is expected that the developer will meet the full cost of providing and installing hydrants for the development. Any hydrants and/or sprinkler systems, if required, should be installed at the same time as the rest of the water infrastructure and prior to any commercial building being occupied. This is to ensure adequate water infrastructure provision is made on site for the fire service to tackle any property fire. The final location of any fire hydrants and/or sprinkler systems for the new development must be agreed in consultation with the Northamptonshire Fire and Rescue Service Water Officer prior to installation, and secured through a planning condition. Below is a suggested standard condition for securing fire hydrants and sprinkler systems:

'No development shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.'

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

For further information, please contact Linda Wilson: Water Officer for NFRS (ljwilson@northantsfire.org.uk).

5.10 Broadband

The Northamptonshire vision is for the county to be at the leading edge of the global digital economy. This requires new developments (both housing and commercial) to be directly served by high quality fibre networks. Access to a next generation network (speeds of >30mbs) will bring a multitude of opportunities, savings and benefits to the county. It also adds value to the development and attracts occupiers. In order for the commercial communications market to be able to deploy to these new build areas, measures must be introduced at the earliest opportunity. This will provide the required specification to enable fibre connectivity for all new developments in respect to receiving superfast broadband services. To help developers, some fibre based broadband network providers such as BT Openreach and Virgin Media have dedicated online portals which provide assessment tools and technical help.

There are also other providers which may also be able to connect your development: <http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecoms-providers.aspx>.

Early registration of development sites is key to making sure the people moving into your developments get a fibre based broadband service when they move in. More information can be found in the links below:

BT Openreach: <https://www.ournetwork.openreach.co.uk/property-development.aspx> Virgin Media: <http://www.virginmedia.com/lightning/network-expansion/property-developers>

It is advised that ducting works are carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 – I Series Underground Cable Ducts (found at <http://www.dft.gov.uk/ha/standards/mchw/index.htm>).

For further information on the project please visit www.superfastnorthamptonshire.net or contact: bigidea@northamptonshire.gov.uk

I trust that the above response provides sufficient detail at this stage; please note however that the guidance contained herein may be subject to change as a result of changes to planning policy and guidance at national and / or local level as appropriate, and therefore continued consultation

with the County Council is recommended to ensure that the latest available information is taken into consideration.

NCC Surface Water Drainage (final comments; 17.09.2019)

5.11 Having reviewed the applicant's submitted information located within,

1) Land at Priors Hall, Corby DC2 District Centre, Care Home Drainage and Flood Risk Statement, rev 01, ref 60612771 dated August 2019 prepared by AECOM

We would advise 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 surface water flooding.

5.12 Condition

Before any above ground works commence on site, full details of the surface water drainage scheme for the site, based on the approved Care Home Drainage and Flood Risk Statement, rev 01, ref 60612771 dated August 2019 prepared by AECOM will 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

ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations simulating storms through the whole drainage system, with results of critical storms, demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change

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

5.13 Condition

No occupation of the hereby approved development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. Details are 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 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.

Reason: To ensure the future maintenance of drainage systems associated with the development.

5.14 Condition

No occupation of the hereby approved development shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Care Home Drainage and Flood Risk Statement, rev 01, ref 60612771 dated August 2019 prepared by

AECOM, has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority. The details shall include:

- a) Any departure from the agreed design is in keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e) 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.

Please note that our comments only cover the surface water drainage implications of the proposed development.

NCC Surface Water Drainage (11.07.2019)

5.15 Having reviewed the applicant's submitted information located within,

- 1) Drainage Strategy prepared by LNT Care Developments dated June 2019
- 2) Drawing NN17 5EB - A02-A entitled Topographical Plan prepared by LNT Construction dated 29th April 2019

We would advise that there is insufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

Our information requirements in support of a Full application are outlined in our document Local Standards and Guidance for Surface Water Drainage in Northamptonshire document accessed via:

<https://www.floodtoolkit.com/wp-content/uploads/2016/08/Local-Standards-v1.1-August-2016.pdf>.

NCC Surface Water Drainage (24.06.2019)

5.16 Having reviewed the applicant's submitted information, we would advise that there is insufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

Northamptonshire Police (final comments; 1.10.2019)

5.17 I have read the revised D & A statement (Rev A attached) and discussed my concerns with the agent. I now can confirm that I have no further concerns re this application and in relation to designing out crime I can recommend that this application be approved. If the application is subsequently approved my only proviso would be that as agreed by the agent a condition is applied that an external lighting scheme is submitted and agreed in writing by the LPA in consultation with the police. I suggest something along the lines of:

Prior to any on site construction works, details of the proposed developments external lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the lux and uniformity levels and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first occupation of the associated dwelling and shall be retained in that form thereafter.

Reason: To ensure that there is adequate lighting over the associated private driveways and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 of the North Northamptonshire Joint Core Strategy.

Northamptonshire Police (initial comments; 30.07.2019)

- 5.18 Northamptonshire Police has no formal objection to the planning application in principle. However, we are unable to provide specific comment to the proposed application due to a lack of information at this time and we have concerns that this application may not comply with the principals of crime prevention. It is currently our impression that designing out crime has not been fully considered and therefore does not comply with National planning policy or the North Northamptonshire Joint Core Strategy (2016) which states - Policy 8 (e iv), 'Seeking to Design out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments that benefit from natural surveillance, defensible spaces and other security measures having regard to the principles of Secured by Design'. Ideally the crime prevention section 5.13 -15 within the D&A statement should fully identify design solutions that will reduce this proposals vulnerability to crime through design/layout, management and maintenance and target hardening.

INTERNAL

CBC Local Plan (Policy comments; 18/07/2019)

- 5.19 This is a full application for a 66-bedroom, 3 storey care home for older people.

The site forms part of Priors Hall Sustainable Urban Extension that benefits from an outline approval for a mixed-use urban extension, including up to 5,100 dwellings, employment, district and local centres, schools, hotel and open space.

The parcel of land subject to this application is located within parcel DC2 of the development which is currently designated as a district centre within the approved Master Plan for Priors Hall (Development Framework Plan BBD036-005-T).

The glossary to the National Planning Policy Framework defines town centres as areas including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres applies to district centres. The glossary also defines main town centre uses as retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

A care home for older people is not defined as 'main town centre uses'. A separate planning application for the construction of a nursery (19/00072/REM) is also currently under consideration. There is concern that the approval of two proposals that don't involve main town centre uses on this parcel of land would undermine the objectives of the Master Plan for a district centre in this location. Provision of district centres within the Sustainable Urban Extensions to meet the day-to-day needs of local residents reflects the principles of the North Northamptonshire Joint Core Strategy 2011-31.

However, the applicant asserts that the proposed care home for older people would complement the district centre and help to create a mixed-use sustainable community in this urban extension. Furthermore, that the mix of leisure, retail and healthcare in the district centre will form a community hub, close to the school and community centre to enhance the existing and future Priors Hall community.

It is also important to recognise that the updated North Northamptonshire Strategic Housing Market Assessment (2015) and the Study of Housing and Support Needs of Older People across Northamptonshire (2017) identify the need for specialist housing to meet local community needs. Both highlight the growth in older households as a pressing housing need facing North Northamptonshire. The need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over. The evidence suggests that 39% of the total projected household growth in Corby between 2011 and 2031 will be households where the

head of the household is over the age of 65. It is recognised that ‘Sustainable Urban Extensions can play an important role in meeting future needs for specialist older persons’ accommodation’

Both the National Planning Policy Framework and Joint Core Strategy encourage a mix of housing to meet the needs of the wider community, including specialist housing to meet the needs of older households. Policy 30 (Housing Mix and Tenure) of the Joint Core Strategy states that Sustainable Urban Extensions and other strategic developments should make specific provision towards meeting these needs.

The Part 2 Local Plan for Corby adds additional local detail to the strategic policies in the Joint Core Strategy. The Council is aiming to adopt the Part 2 Local Plan by the end of 2020. Consultation on the Publication Draft is currently taking place with a deadline for consultation on 16 September 2019. Given the current stage of preparation it is likely to carry little weight, however Draft Policy 15 (Specialist Housing and Older People’s Accommodation) supports care homes provided that the scheme has embedded the HAPPI principles into design.

The agreed Master Plan for Priors Hall does not include provision for a care home. Whilst this proposal could help to meet a pressing need for older people accommodation within North Northamptonshire, there is concern that the location of a care home, which is not a main town centre use, within the district centre could undermine the vitality and viability of the centre, which is intended to include facilities to meet the day-to-day needs of local residents.

CBC Sustainability Officer (16/07/2019)

5.20 I have reviewed the following document(s): the design and access statement which states under 1.3 that the building will have a ground source heat pump and comply with government energy standards; vehicle charging provision. Should the application be granted permission I would propose a condition be made regarding renewable heating installation and electric vehicle charging provision. In addition, can the applicant/developer take note of CBC guidance on air quality mitigation: <http://www.corby.gov.uk/home/environmental-services/pollution/air-quality/air-quality-and-emissions-mitigation-guidance>

5.21 **CBC Environmental Health (AG; 27/11/2019)**

I have reviewed Ground Investigation Interpretive Report reference 2564 Issue V2a dated February 2019 by Shadbolt Environmental and advise it is accepted. I note that no remediation is required but that radon gas protection measures are, which will be addressed by Building Control. I am therefore happy to amend my recommendation for conditions to be attached, should consent be given, to:

5.22 **Reporting of Unexpected Contamination**

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

5.23 **Informative:** This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Land Contamination: Risk Management’ (or any guidance revoking and replacing this guidance with or without modification).

Further guidance on Contaminated Land investigations can be found in the Northants Contaminated Land Group Developers Guide.

- 5.24 **Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

CBC Environmental Health (AG; 25/06/2019)

- 5.25 Thank you for consulting me on this application. I have reviewed the information submitted by the applicant and have the following comments to make: I have reviewed the Ground Investigation Interpretive Report reference 2564 Issue V1 dated December 2018 by Shadbolt Environmental; and advise it is accepted. There should be an addendum or revised report to show the results of the gas monitoring visits, which should have been concluded by March 2019. Submission of this report will enable fewer pre-commencement conditions being recommended. At the present time – without the report, I suggest my suggested conditions be attached, should consent be given:

CBC Environmental Health (PB; 26/06/2019)

- 5.26 Health Protection have no comments or objections to make regarding this application.

CBC Housing Strategy (12/07/2019)

- 5.27 Further to your letter dated 19th June 2019 in respect of this planning application this proposed development does appear to be consistent with the growth ambitions for the Borough being in accordance with the Borough Council's Corporate Plan 2015-20.

The 'Study of housing and support needs of older people across Northamptonshire' (March 2017) states that 'Northamptonshire does not have enough good quality care home beds to meet current demand and will need to increase provision'. It also states that 'Sustainable Urban Extensions can play an important role in meeting future needs for specialist older persons' accommodation'

This section would support provision of a care home at this location, however it should be noted that this care home development would not contribute towards the affordable housing provision expected on Priors Hall Park as per the S106 agreement as this type of accommodation does not meet the definition of 'affordable housing' as defined in Annex 2, National Planning Policy Framework (2018).

6. Advertisement/Representations:

Site Notice 19.06.2019

Evening Telegraph published 11.07.2019

No adjoining neighbour(s); no notification letter(s) sent

Eight representation(s) received (11 & 12.08.2019)

6.1 Representations received

- Against planning policy; Detriment to the visual amenity; Highway considerations; Increase in traffic; Over development of site; Parking; Character of Conservation area; Design/Appearance; Increase in traffic; Overlooking; (*Comment: See planning assessment below*).
- This is a total change to what was originally proposed to residents. Over time it has changed and changed again. I do not have an issue with a care home but this space is the central area of the development, where amenities for local residents should be situated. Originally we were promised a pub, something which the development is lacking. This facility should be sited elsewhere and something of benefit to the whole community sites here, in this prominent position; (*Comment: Issue raised noted*).

- Whilst I have no objection to a care home in principle, the location is questionable. This building is planned to be sited in Priors Hall Park district centre. This is planned to be the only commercial site for over 5000 homes. It is a relatively tiny parcel of land that should be focussed on shops, a social hub, possibly a pub and other facilities that would benefit all residents; (*Comment: Planning permission 19/00071/REM has recently been granted for Community Facilities*).
- A single purpose building that serves only 66 private flats absolutely will not benefit the residents of this development in any way shape or form. Moreover, there are 66 flats, and 22 parking spaces, I do not believe that this is anywhere near enough parking for such an amenity, in fact it does not remotely cover the minimum requirements. The minimum states that there is at least 1 space per 3 units. That covers all 22 spaces itself. It also states that there is 1 space per member of staff, these spaces have not been provided. Additionally there is no parking for cycles or 2 wheel vehicles of any sort leaving the parking requirements woefully short! This parcel of land would be far better suited as an amenity to php as a whole, something that the majority of 5000 houses could make use of; (*Comment: Parking provision has been revised to 28 and is acceptable to NCC Highways*).
- This land is the only place where we were promised to have shop and healthcare centre I cannot believe that more houses are being built in this place; (*Comment: Planning permission 19/00071/REM has recently been granted for Community Facilities*).
- There is already a huge amount of traffic flow around that area, this is a stupid place to consider a care home. 22 parking spaces will not be enough, staff alone may take up most of those. The safety issues around that spot for a care home are a concern. There is nothing here but ONE cafe for the hundreds and hundreds of residents as it is, why on earth would you home the elderly out here with nothing for them and with no amenities? They're not going to play in the park are they! They're unlikely to be using the park gym equipment around PHP! The roads and paths are a nightmare, so many unfinished so it's not exactly safe or mobile for them. How is that benefiting what quality of life or independence they may have left!! They'll literally be sat in a room waiting to die whilst listening to endless noise from builders, schools, traffic and play areas. Why are you not putting the things you PROMISED to do like a shop or anything that helps the residents with living and makes the area the family friendly place you keep saying it will be! Make this place the fantastic area you promised to do before even suggesting things like care homes; (*Comments: (i) Parking provision has been revised to 28 and is acceptable to NCC Highways; (ii) Planning permission 19/00071/REM has recently been granted for Community Facilities*).
- Not a good site for a care facility, as there is limited access to clubs, places for outings, access to a hospital/surgery in the immediate vicinity. We also would prefer proper amenities such as shops, post office etc. As this is what is required in this area in the immediate future. The lack of parking would be an issue, the rise in traffic in and out of the development, and the lack of facilities available for the care home residents are all a consideration; (*Comments: (i) Parking provision has been revised to 28 and is acceptable to NCC Highways; (ii) Planning permission 19/00071/REM has recently been granted for Community Facilities*).

7. Officer's Assessment

7.1 Key Determining Issues:

- Principle of development
- Suitability of the site to accommodate the development
- Impact on amenities.

Conformity with the Development Plan and Material Considerations

- 7.2 The NPPF attaches great importance to the design of the built environment, stating 'good design is a key aspect of sustainable development and should contribute positively to making places better for people'. It stresses the need to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings and modest developments like the proposed development. While it states that local authorities should not impose architectural styles or particular tastes, it reinforces that it is also important to consider local character and distinctiveness.
- 7.3 In addition to the specific NPPF requirements set out above, paragraph 39 stipulates that applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.
- 7.4 The application form at question 23 indicates that no pre-application advice or assistance has been sought from the Council. The NPPF from paragraph 39 extols the virtues of applicants engaging in pre-application discussion with the council to resolve any issues that may arise to help applicants avoid any unnecessary delays and costs.
- 7.5 Officers concede that the agreed Master Plan for Priors Hall does not include provision for a care home. The local plan officer argues that whilst this proposal could help to meet a pressing need for older people accommodation within North Northamptonshire, there is concern that the location of a care home, which is not a main town centre use, within the district centre could undermine the vitality and viability of the centre, which is intended to include facilities to meet the day-to-day needs of local residents. However, Officers consider that this is not the end of the matter. This is because the question of demonstrable harm of the proposal needs to be established; without which the proposal should be supported.
- 7.6 Officers consider that the presence of the proposed Care Home (arguably a *de facto* residential use) at this neighbourhood centre would enhance vitality and promote viability of the locality/centre. Arguably, the Care/Support Workers at the Care Home would visit the adjacent neighbourhood centre shops/uses (recently approved under planning reference 19/00071/REM: *Construction of; a food store (A1), 10 commercial units (A1-A5, D1, B1), a gymnasium (D2), ancillary service road and service area, sub-station, car parking, landscaping, drainage and utilities infrastructure, and associated works at Parcels DC1 and DC2 of Priors Hall Zone 1*) on foot (increasing footfall at the neighbourhood centre); to purchase medicines and sandwiches for instance.
- 7.7 NNJCS Policy 7 (2011-31) requires development, where appropriate, to support and enhance community services and facilities. Prior Hall residents who may require to place relatives at a Care Home facility for the elderly would not need to travel long distance for visits in case of approval/implementation of current proposal. Officers consider the proposal is consistent with JCS Policy 7 and provides an opportunity to provide a community facility; to contribute towards meeting identified deficiency in availability of modern Care Homes for the elderly in the Borough. Nonetheless, it remain to be seen whether the proposal satisfies other materials considerations as assessed below.

Design, Layout and the Effect on the Character and Appearance of the Surrounding Area

- 7.8 The JCS at policy 8 describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.
- 7.9 The government at chapter 12 of the NPPF says it attaches great importance to the design of the built environment. It goes on to advise: that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

7.10 Externally, the proposed three-storey building with double-pitched roof Care Home building is L-shaped in footprint; with the east and south wings fronting Kestrel Road at the 90-degree bend/corner. The building is finished in brickwork and render to the walls; and tiles to the roof. NNJPU officer comment seeking a more iconic design is noted. Nonetheless, the current proposal is considered to be sympathetic to its context in terms of character and appearance; the neighbouring buildings featuring brickwork/render to the walls and tiled roof. Internally, the proposed Care Home building has typical floor plan featuring spine corridors running along the middle of south and east wings; and intersecting where the two wings meet to access communal space. It is considered that the simplicity of internal circulation arrangement would enhance navigation by residents/service users. On balance, the design of the building is consistent with NNJCS Policy 8 and is acceptable.

Neighbouring Amenity

7.11 The JCS at policy 8(e)(i) details policy relating to the protection of amenity of neighbouring occupiers. At chapter 12 of the NPPF, the government requires new development to provide 'a good standard of amenity for all existing and future occupants of land and buildings.' It is considered that there is considerable separation distances between the proposed and neighbouring dwellings; and no issue is raised in respect to harm to residential amenities of neighbours. In terms of neighbouring amenity the proposal is therefore compliant with Policy 8 of the North Northamptonshire Joint Core Strategy

Highways and parking

7.12 NCC Highways initially raised concerns to the proposals but on receipt of amendments suggested conditions in case of approval.

8. Conclusion

8.1 The proposed development is considered to be of an acceptable design, size and siting in relation to the site and vicinity; resulting in no loss of amenity to any adjoining properties or highway aspects; and complies with Policy 1 (Presumption in favour of Sustainable Development), Policy 6 (Development of Brownfield Land and Land affected by Contamination), Policy 7 (Community Services and Facilities); Policy 8 (Place Shaping Principles), Policy 15 (Well-connected Towns, Villages and Neighbourhoods), Policy 26 (Renewable and Low Carbon Energy) and Policy 30 (Housing Mix and Tenure); and the relevant aims of the National Planning Policy Framework. It is recommended that the proposal be approved subject to conditions.

9. Recommendation

Officers recommend Members to grant planning permission subject to the following conditions:

CONDITIONS

1. Implementation timescale

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approved plans / documents

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

Drawing no. NN17 5EB - A01-B (location plan); dated 30/04/2019

Drawing no. NN17 5EB - A02-A (topographical survey); dated 30/04/2019

Drawing no. NN17 5EB - A03.1-E (block plan); dated 19/08/2019

Drawing no. NN17 5EB - A03-D (site plan); dated 19/08/2019

Drawing no. NN17 5EB - A04 (proposed floor plans); dated 18/02/2019

Drawing no. NN17 5EB - A05 (proposed elevations); dated 19/02/2019

Drawing no. NN17 5EB - A05.1-A (site elevations); dated 05/03/2019

Drawing no. NN17 5EB - A06 – A (3D views); dated 05/03/2019

Drawing no. 50825-DR-LAN-101 Rev. B (Landscape); dated 20/05/2019

Drawing no. NN17 5EB - A07-B (vehicle tracking); dated 30/04/2019

Planning Statement (LNT Care Developments); dated February 2019

Design and Access Statement - Rev. A (LNT Care Developments); dated September 2019

Drainage Strategy (LNT Care Developments); dated June 2019

Ground Investigation Interpretive Report (Issue V1; December 2018)

Travel Plan (LNT Care Developments); dated March 2019

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Reporting of Unexpected Contamination

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

4. Carbon / Energy Strategy

Prior to commencement of work on site, the applicant/developer shall agree in writing with the Local Planning Authority a carbon/energy strategy for the hereby approved development. The agreed details shall be implemented as approved before first occupation of the Lodge and be retained thereafter.

Reason: In the interest of sustainability and to ensure compliance with Policy 26 of the North Northamptonshire Joint Core Strategy.

5. External Materials

Prior to commencement of works on site, samples of the external materials shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

Reason: In order that the external appearance of the building is satisfactory in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. Boundary Treatments – Commercial

Prior to the commencement of development the details of the boundary treatments (including details of the fences, gates, and bollards and turnstiles) shall be submitted to and approved in writing by the Local Planning Authority. This should include a copy of the supplier's technical instructions, showing the type of fence panels and posts being proposed, and the style and locking mechanisms for the gates and turnstiles. The approved details shall be implemented and retained thereafter.

Reason: To ensure that the site is satisfactorily secured in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. CTMP

Prior to the commencement of the development hereby permitted, a full, non-verbose or repetitive, CTMP (Construction Traffic Management Plan), (NOT a CMP or CEMP or phasing plan) shall be submitted to and be approved in writing by the local planning authority. The Plan is to include the following elements:

- (i) Detailed work programme / timetable.
- (ii) Site HGV delivery / removal hours to be limited to between 08:00 – 18:00
- (iii) Detailed routeing for demolition, excavation, construction and abnormal loads.
- (iv) Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors.
- (v) Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
- (vi) Breakdown of number, type, size and weight of vehicles over demolition & construction period.
- (vii) Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.
- (viii) Details of public impact and protection to include road, footway, cycleway and PRow. Details of TROs and road / footway / cycleway / PRow closures and re-routeings as well as signage, barriers and remediation.
- (ix) Public liaison position, name, contact details and details of public consultation/liaison.
- (x) Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays.
- (xi) Pre and post works inspection of the highway between points A and B as requested to identify remediation works to be carried out by the developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection team. To also include the removal of TROs, temporary signage, barriers and diversions.
- (xii) Details of temporary construction accesses and their remediation post project.
- (xiii) Provision for emergency vehicles.

Reason: In the interest of Highway safety and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. Fire Fighting

No development shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.'

9. LEMP

Prior to commencement of works on site, a landscape and ecological management plan (LEMP) shall be agreed in writing with the Local Planning Authority. The agreed details shall be implemented as approved before first occupation of the development and be retained thereafter. The content of the LEMP shall include the following:

- (i) Description and evaluation of features to be managed.
- (ii) Ecological trends and constraints on site that might influence management.
- (iii) Aims and objectives of management.
- (iv) Appropriate management options for achieving aims and objectives.
- (v) Prescriptions for management actions.
- (vi) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- (vii) Details of the body or organization responsible for implementation of the plan.
- (viii) Ongoing monitoring and remedial measures.

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

The plan shall also set out (*where the results from monitoring show that conservation aims and objectives of the 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.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

10. Surface Water Drainage Scheme

Before any above ground works commence on site, full details of the surface water drainage scheme for the site, based on the approved Care Home Drainage and Flood Risk Statement, rev 01, ref 60612771 dated August 2019 prepared by AECOM shall be agreed in writing with Local Planning Authority. The agreed 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

(ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations simulating storms through the whole drainage system, with results of critical storms, demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change

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.

11. Surface Water Facilities Ownership and Maintenance Scheme

No occupation of the hereby approved development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been agreed in writing with the Local Planning Authority. The agreed maintenance plan shall be carried out in full thereafter. Details are 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 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.

Reason: To ensure the future maintenance of drainage systems associated with the development.

12. Surface Water Drainage System Verification Report

No occupation of the hereby approved development shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Care Home Drainage and Flood Risk Statement, rev 01, ref 60612771 dated August 2019 prepared by AECOM, has been agreed in writing with the Local Planning Authority. The report shall be submitted by a suitably qualified independent drainage engineer. The details shall include:

- (i) Any departure from the agreed design is keeping with the approved principles
- (ii) Any As-Built Drawings and accompanying photos
- (iii) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- (iv) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- (v) 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.

13. Completion and Maintenance of Vehicular Servicing facilities – Shown on approved plans

No building or use hereby permitted shall be occupied or use commenced until the facilities for loading, unloading, circulation and manoeuvring have been completed in accordance with the

approved plans. Thereafter, these areas shall be kept free of obstruction and available for these uses.

Reason: To ensure that there are adequate servicing facilities within the site in the interests of highway safety in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

14. Completion and Maintenance of Car/Vehicle Parking – Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been completed, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason: To ensure that there are adequate parking facilities to serve the development in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

15. Completion and Maintenance of Cycle Provision – Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

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

16. Artificial Lighting (external)

Prior to any on site construction works, details of the proposed developments external lighting scheme shall be agreed in writing with the Local Planning Authority. The scheme shall include details of the lux and uniformity levels and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first occupation of the associated development and shall be retained in that form thereafter.

Reason: To ensure that there is adequate lighting over the associated private driveways and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 of the North Northamptonshire Joint Core Strategy.

17. Travel Plans – Submitted

The Approved Travel Plan shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets to the satisfaction of the Local Planning Authority.

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

18. Submission and Approval of Landscaping Scheme

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

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

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

INFORMATIVE

1. Fire Service

The applicant's/developer's attention is drawn to the Fire Service Officer comment that applicant/developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.

2. Key Services

The applicant's/developer's attention is drawn to comments by NCC Key Services (Fire and Rescue, and Superfast Broadband) Officer thus: The Northamptonshire vision is for the county to be at the leading edge of the global digital economy. This requires new developments (both housing and commercial) to be directly served by high quality fibre networks. Access to a next generation network (speeds of >30mbs) will bring a multitude of opportunities, savings and benefits to the county. It also adds value to the development and attract occupiers. In order for the commercial communications market to be able to deploy to these new build areas, measures must be introduced at the earliest opportunity. This will provide the required specification to enable fibre connectivity for all new developments in respect to receiving superfast broadband services. To help developers, some fibre based broadband network providers such as BT Openreach and Virgin Media have dedicated online portals which provide assessment tools and technical help.

There are also other providers may also be able to connect your development:
<http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecoms-providers.aspx>.

Early registration of development sites is key to making sure the people moving into your developments get a fibre based broadband service when they move in. More information can be found in the links below:

BT Openreach: <https://www.ournetwork.openreach.co.uk/property-development.aspx> Virgin Media: <http://www.virginmedia.com/lightning/network-expansion/property-developers>

It is advised that ducting works are carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 – I Series Underground Cable Ducts (found at <http://www.dft.gov.uk/ha/standards/mchw/index.htm>).

For further information on the project please visit www.superfastnorthamptonshire.net or contact: bigidea@northamptonshire.gov.uk

3. The applicant/developer is drawn to comments by CBC Sustainability Officer:

I have reviewed the following document(s): the design and access statement which states under 1.3 that the building will have a ground source heat pump and comply with government energy standards; vehicle charging provision. Should the application be granted permission I would propose condition be made regarding renewable heating installation and electric vehicle charging provision (see condition 4 above).

In addition, can the applicant/developer take note of CBC guidance on air quality mitigation: <http://www.corby.gov.uk/home/environmental-services/pollution/air-quality/air-quality-and-emissions-mitigation-guidance>

4. Plans and documents

Drawing no. NN17 5EB - A01-B (location plan); dated 30/04/2019
Drawing no. NN17 5EB - A02-A (topographical survey); dated 30/04/2019
Drawing no. NN17 5EB - A03.1-E (block plan); dated 19/08/2019
Drawing no. NN17 5EB - A03-D (site plan); dated 19/08/2019
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Drawing no. NN17 5EB - A05.1-A (site elevations); dated 05/03/2019
Drawing no. NN17 5EB - A06 – A (3D views); dated 05/03/2019
Drawing no. 50825-DR-LAN-101 Rev. A (Landscape); dated 20/05/2019
Drawing no. NN17 5EB - A07-B (vehicle tracking); dated 30/04/2019
Planning Statement (LNT Care Developments); dated February 2019
Design and Access Statement - Rev. A (LNT Care Developments); dated September 2019
Drainage Strategy (LNT Care Developments); dated June 2019
Ground Investigation Interpretive Report (Issue V1; December 2018)
Travel Plan (LNT Care Developments); dated March 2019

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

Informative: This must be conducted in accordance with DEFRA and the Environment Agency's '*Land Contamination: Risk Management*' (or any guidance revoking and replacing this guidance with or without modification)'.
Further guidance on Contaminated Land investigations can be found in the Northants Contaminated Land Group Developers Guide.

Officer to Contact
Kokoete Ekanem
01536 464058