

Development Control Committee

11 October 2016

15/00138/OUT	New residential development comprising up to 530 dwellings, a local centre (to include uses within Use Classes C3, A1, A2, A3, A4, A5, B1 and D1), a primary school/community facility site, informal open space, multi-use games area, playing fields, revised access and car parking at Great Oakley Community Hall, together with landscaping, pedestrian/cycle and vehicular routes including access onto Lewin Road, Bennett Road, Mill Hill and Chepstow Road, diversion of Footpath UB30, and other infrastructure and associated works At Land South Of Brooke Weston Academy Off, Lewin Road
---------------------	--

Background

1. The application currently under consideration represents Phases 8 and 9 of the Oakley Vale Masterplan which was granted planning permission in March 2000 for a development of a residential neighbourhood, community facilities, railway station, science park and further education campus. The earlier phases of residential development have been built or are in various stages of development.
2. In the approved Masterplan the application site of approximately 32.35ha, was identified as a Science Park on a plot of 10.4ha and a Further Education establishment comprising an area 19.8ha. To date these two uses have not been implemented and the site has remained in a vacant and undeveloped form. Condition 3 of the outline consent (Ref: CO/98/C204 dated 20th March 2000) stipulated that "development shall be substantially in accordance with the approved Masterplan E0637/4J dated December 1999 and references in this permission are derived from Plan No: E0637/27E dated December 1999). As the scheme under consideration would no longer be in accordance with the original Masterplan then a new planning application has been submitted.
3. Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (amended) 2015, the application has been screened and an Environmental Statement has been submitted having regard to the significant environmental impacts in respect of flooding, ecology, highways, heritage impacts, visual impacts and social impacts.

The Site and Surroundings

4. The application site comprises an irregular shaped area of land located to the south-east of Corby which is undulating in nature with minor ridges and valleys resulting in a central depression.
5. There are a number of existing buildings located within the site to the north-east which are currently in residential use and these form Oakley Grange. These buildings are accessed via a lengthy entrance road gained from Mill Hill.
6. Adjoining uses comprise residential development in Chepstow Road abutting the north-eastern boundary, with the Brooke Weston Technical College and associated fields to the north and Harper's Brook running along the southern boundary. The Great Oakley Hall Estate abuts the western boundary and this estate includes Great Oakley Hall a Grade II* Listed dwelling house and St Michael and All Angels Church (Grade II* Listed), all of which are Heritage Assets framed within a historic parkland setting with a fringe of trees along the eastern boundary abutting the application site.
7. There is a centrally located water course which is a relatively prominent feature within this setting and divides the site into two separate land parcels. Land to the east, (Phase 8), is a mix of scrub grass and remodelled land that has resulted in a number of terraces graduating

down from east to west. Land within the western parcel, (Phase 9), comprises arable farm land. To the south of the site is Harper's Brook and further agricultural land beyond which is the Kettering to Manton railway line forming a hard edge to the development. Other existing features include a flood water retention bund and a number of spoil heaps to the east of the site.

Proposal

8. The application is made in outline with access to be considered and all other matters reserved for residential development for up to 530 dwellings; allocation of land for the future provision of a primary school; the conversion of Oakley Grange into a commercial or community use; a linear park alongside Harper's Brook; a local park close to Brook Weston Academy and linked to Harper's Brook. Access into the site would be via a spine distributor road corridor linking Bennett Road/Chepstow Road in the east with Lewin Road to the west.
A public right of way would be diverted and a number of new footpaths cycleways created.
9. The Oakley Vale Development Specification March 2015, as submitted by the applicant, identifies the following development :
 - 530 residential units (gross site area of 15.7ha) ; a mix of 1, 2, 3 and 4 bedroom dwellings of between 2 and 3 storeys in height with a density of 26-50dph (as identified in the Planning Statement);
 - Part of the scheme would involve the creation of a local centre comprising a mix of C3, A1, A2, A3, A4, A5, B1 and D1 uses totalling approximately 4,000 sqm located on an area to the south of Chepstow Road. This is the site of Oakley Grange, a group of buildings currently in residential use on approximately 0.9ha of the site. It is proposed to incorporate these buildings into the local centre site adjacent to Oakley Grange to the north;
 - An area of approximately 1.9ha has been set aside for a primary school close to the local centre and adjacent to the Brooke Weston Academy.
 - Approximately 11 ha of open space the majority of which would comprise a linear park alongside Harper's Brook to the south with a central area of informal open space south of the primary school including the existing watercourse that flows south into Harper's Brook. In addition there would a linear open space alongside Lewin Road. In terms of formal open space, football pitches are proposed adjacent to the Oakley Vale Cricket Club.

Site History

10. A brief history of the site comprises the following applications:
 - CO/98/C204 Development of residential neighbourhood, community facilities, railway station, science park and further education campus at Oakley Vale, Corby. Approved 20.03.00. Consent was granted for the development of 2,940 dwellings and community facilities in the form of a neighbourhood centre, open space, sports pitches, two primary schools, a site for a supermarket and a Science Park to be delivered via a phased Master Plan.
 - CO/98/C205 – Remodelling of land following restoration after ironstone extraction of land off Oakley Road. Approved 20.03.00.
 - 08/00401/DPA - Remodelling of existing landform to provide suitable development platform using surplus material from phase 5. Approved 22.09.2008.
 - 12/00127/DPA Remodelling of existing landform to provide suitable development platform using surplus material from phase 6. Approved 27.06.12.
 - 16/00074/REM Construction of 170 residential dwellings including garages and associated infrastructure. Pending consideration.

Policy

11. Section 38(6) of the Planning and Compulsory Purchase Act 2004, still requires all applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

12. The National Planning Policy Framework (NPPF) was adopted by Government in 2012 and sets out the planning policies for England and how they are expected to be applied. The NPPF is a material consideration in planning decisions.
13. Paragraphs 214 and 215 of the NPPF make clear that where a local authority does not possess a development plan adopted since 2004, due weight may only be given to relevant policies in existing plans according to their degree of conformity with the NPPF. Moreover, the government has also released further guidance in the form of National Planning Practice Guidance (NPPG) which has been taken into consideration.
14. At the heart of national planning policy is the *presumption in favour of sustainable development* which is seen as a golden thread running through both plan-making and decision-taking. Development must fulfil 3 roles, namely an economic, social and environmental role in order to be sustainable.
15. In July 2016 the North Northamptonshire Joint Core Strategy (JCS) was adopted and this document sets out the overall spatial strategy for North Northamptonshire for the period 2011-2031 and provides the basis for considering any future growth, and a continuing focus on the growth of towns as the focus for infrastructure investment and higher order facilities to support major employment, housing, retail and leisure development.
16. Both national and local policies have been adopted post approval of the initial planning application and therefore have been reassessed in light of the current planning application. Due regard has been had to the implications of both the NPPF, PPG and JCS during the assessment of this planning application.
17. The Corby Borough Local Plan was adopted in 1997 and certain policies have been saved as they are in general conformity with the policies of the NPPF.

National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

18. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) identifies a set of core land use planning principles which now underpin both plan-making and decision making. These 12 principles include that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs, securing a good standard of amenity for all existing and future occupants of land and buildings. Achieving these three roles is imperative for any scheme to be considered acceptable.
19. Policy 1 seeks to secure economic growth in order to create jobs and prosperity.
20. Policy 2 seeks to promote competitive town centre environments, ensuring the vitality of town centres.
21. Policy 3 seeks to support economic growth in rural areas in order to create jobs and prosperity.
22. Policy 4 requires transport policies to facilitate sustainable development by contributing to wider sustainability and health objectives.
23. Policy 6 seeks to boost significantly the supply of housing. Local Authorities are required to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. In addition, identify and update annually a supply of specific deliverable sites to provide five years' worth of housing against the Local Authority housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land.
24. Policy 7 attaches great importance to the design of the built environment and encourages Local Authorities to consider using design codes where they could help to deliver high quality outcomes.
25. Policy 8 seeks to facilitate and create healthy, inclusive communities by involving all sections of the community in the development of local plans and planning decisions in order to create a shared vision with communities of the residential environment and facilities they wish to see.

26. Policy 10 requires that planning play a key role in helping shape places to secure reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impact of climate change and support the delivery of renewable and low carbon energy and associated infrastructure.
27. Policy 11 seeks to conserve and enhance the natural environment by protecting and enhancing valued landscapes, geological conservation interests and soils to prevent both new and existing development from contributing to or being put at unacceptable risk from being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. The remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land would also be required.
28. Policy 12 requires a positive strategy for the conservation and enjoyment of the historic environment. Local Planning Authorities should take into account the desirability of new development to make a positive contribution to local character and distinctiveness and draw on the contribution made by the historic environment to the character of a place.

North Northamptonshire Joint Core Strategy 2011-2031

29. The North Northamptonshire Joint Core Strategy was adopted in July 2016 by the Joint Committee representing the Councils of Corby, East Northamptonshire, Kettering and Wellingborough and Northamptonshire County Council. This is now the strategic plan for the period up to 2031.

The following policies are relevant to the application under consideration:

30. Policy 1 states that when considering development proposals the Local Planning Authority would take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
31. Policy 2 seeks to protect and preserve the distinctive North Northamptonshire historic environment.
32. Policy 3 requires that development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect.
33. Policy 4 requires that a net gain in biodiversity would be sought and features of geological interest will be protected and enhanced through protecting existing biodiversity and geo-diversity assets; ecological networks and supporting, through developer contributions development design, the protection and recovery of priority habitats and species linked to national and local targets.
34. Policy 5 requires that development should contribute towards reducing the risk of flooding and to the protection and improvement of the quality of the water environment.
35. Policy 6 requires that where development is situated on a site with known or high likelihood of contamination, remediation strategies to manage this contamination will be required.
36. Policy 7 requires that development should support and enhance community services and facilities.
37. Policy 8 supports the North Northamptonshire place shaping principles and requires that development should create connected places; make safe and pleasant streets and spaces, and ensure places are adaptable, flexible and diverse as well as creating a distinctive local character. This would result in ensuring quality of life and safer and healthier communities.
38. Policy 9 requires that development should incorporate measures to ensure high standards of resource and energy efficiency with reduction in carbon emissions.
39. Policy 10 requires that development should be supported by the timely delivery of infrastructure, services and facilities necessary to meet the needs arising from the development and to support the development of North Northamptonshire.
40. Policy 11 requires development to be distributed to strengthen the network of settlements to retain and maintain the special mixed urban/rural character of North Northamptonshire with its distinctive and separate settlements through the avoidance of coalescence.

41. Policy 12 seeks to support the vitality and viability of the town centres in North Northamptonshire.
42. Policy 15 seeks to strengthen connectivity within and around settlements by managing development and investment.
43. Policy 16 seeks to strengthen connections between the towns in the Northamptonshire Arch.
44. Policy 19 seeks to support the special mixed urban and rural character of North Northamptonshire by managing development and investment to secure a net gain in green infrastructure.
45. Policy 22 seeks a stronger more sustainable economy that will deliver a net increase of jobs.
46. Policy 28 requires local planning authorities to maintain a rolling supply of deliverable sites to provide 5 years' worth of housing.
47. Policy 30 seeks housing development to provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs.

Corby Local Development Framework Site Specific Proposals Preferred Options (May 2006)

Corby Local Plan (June 1997)

48. The Corby Borough Local Plan was adopted in 1997 and contains a number of saved policies.
49. Criterion iii of Policy P1 (E) of the Local Plan requires new development to reflect the general character of an area through design and the careful use of materials.
50. Policy P11(R) of the Local Plan seeks to ensure environmental improvements in the form of adequate protection of trees, new landscaping and traffic management/parking measures as part of housing developments.
51. Policy P5(C) of the Local Plan seeks to protect inland and ground waters from pollution and derogation as a result of development.
52. Policies P5 (L) and P11 (L) of the Local Plan require adequate play space and playing fields as part of residential development schemes.
53. In this instance, the relevant Local Plan policies possess a good degree of conformity with the requirements of both the NPPF and the PPG. As such, considerable weight may still be given to Policies P11 (R), P5 (L), P 11 (L), P5 (C) and P1 (E) of the adopted Corby Borough Local Plan and Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 19, 22, 23, 28 and 30 of the North Northamptonshire Joint Core Strategy (JCS) which outlines a number of principles to be complied with to achieve sustainable development. These includes promoting good design, planning out crime, reducing flood risk and in the case of sustainable urban extensions, to be integrated with the existing communities but also giving residents a sense of place and local identity.

Consultations

The following technical consultees were invited to comment on the application and provided below are the comments received:

54. *Anglian Water* – Has no objection to the scheme subject to conditions and informatives.
55. *Environment Agency* - Has no objection subject to appropriate conditions to mitigate contamination and flooding.
56. *Natural England* has no objection to the proposal as it is unlikely to affect any statutorily protected sites or landscapes.
57. *Northamptonshire Wildlife Trust* considers that the proposed scheme would only be acceptable if all of the applicant's consultants' advice and recommendations are followed in terms of ecological/biodiversity and green infrastructure components.
58. *Network Rail* – No comments have been received. Any comments will be reported at the meeting.

59. *Historic England* – Historic England recommends that the Council satisfies itself that it has sufficient information pursuant to paragraphs 128, 129 of the NPPF with which to understand, and accurately assess the potential impact upon the historic environment.
60. *CBC - Housing Strategy* – consider there is a policy requirement that 30% of the units should be affordable housing split between shared ownership and affordable rent.
61. *CBC - Environmental Services (Public Health)* have no comments or objections to make.
62. *CBC - Landlord Services Manager* – No comments have been received. Any comments will be reported to Committee.
63. *CBC – Leisure Services*. Contributions sought for changing rooms at the existing Community Centre and extension to the Cricket Club.
64. *CBC - Local Plans* – has no objection to the scheme. The site benefits from existing outline consent which was given in 2000 and granted in accordance with a phased Masterplan permission for a science park and further educational facility. The development will create a sustainable extension to the existing Oakley Vale site providing extra community facilities in the way of a new primary school and local centre, which in turn will create employment opportunities; it will also provide informal and formal open space for new and existing residents to use.
65. The development will also provide 530 dwellings which contribute towards meeting Corby's housing delivery targets. Currently the five year land supply contained within Appendix 4 of the JCS outlines the Council's housing land provision, demonstrating a 6.24 year supply of deliverable land from 2016 to 2021 inclusive of a 5 % buffer and 5.46 years inclusive of a 20% buffer.
66. *Great Oakley Village Institute* – support the application as it will bring additional jobs to the area and additional housing. However, there are a number of concerns, namely:
 - a) Road Widening - the way in which the access route from Lewin Road will be constructed. It is not possible to create a two-way carriageway between the mini-roundabout at Lewin Road and Thackley Green Care Centre and that a single alternate line traffic scheme will be introduced. As a result of this and the inevitable increase in traffic volume along this stretch of roadway, access to the village hall and its community facilities will be restricted to a greater extent than currently. As Trustees of the Great Oakley Village Institute, they would be interested to know what the developer has in mind to resolve this issue.
 - b) Speed Limit – connected with the increase in traffic volume along the access route from Lewin Road is the inevitable increase in road traffic danger. The Village Hall will continue to host a number of regular activities involving children and their safe delivery to and collection from the village hall is of utmost concern. We would expect to see the speed limit for this section of roadway set to 20mph and measures taken to ensure this is rigidly adhered to such as speed humps.
 - c) Village Car Park.
 - i) Construction of the access road from Lewin Road to the new development will entail loss of land currently used for the village hall parking and reconfiguration of the existing car parking area. Interest to assist in developing a plan for the new parking layout to ensure that we can operate the new scheme.
 - ii) The current parking provision is stretched when events at the hall and cricket club attract large numbers of people wanting to park their cars.
 - iii) Would expect to benefit from a parking area that is completed tarmac'ed and marked out in the most efficient manner.
 - iv) Events attract numbers of children who are currently able to use the grassed areas around the village hall. Segregate the children from vehicles moving in the car parking areas and would expect to see a new scheme much more substantial fencing between the car park and the new scheme and roadway to protect children from vehicles.
 - d) Access during works. Construction works for the access roadway from Lewin Road to the new development would be considerable and wish to ensure that the access to the

main Village Hall car park as well as the main entrance is maintained at all times during and after the works. Such access should take account of the effect of the numbers of visitors to the Hall and to the cricket club during events which can attract numbers of people.

67. *Parish Council* – No comments have been received. Any comments will be reported to Committee.
68. *The Ramblers Association* – The development would exacerbate existing issues regarding poor visibility for traffic entering the roundabout and Village Hall Road from the south-west on Lewin Road. Felling of trees in the Copse and widening of the existing road would result in a detrimental impact on the character of the area. Density of housing and impact on views. Would like the footpath to continue from Church Drive on the current UB30 line to join with then N-S running residential access road. Could the UB30 be permanently diverted. RA would support a footpath following the N-S valley stream and could this be a condition of the consent. Could S106 monies be used to fund footpath improvements in and outside of the site?
69. *Principal Rights of Way Officer* - No comments received. Any comments will be reported to Committee.
70. *Oakley Vale Community Association* – object on the grounds that 50% of the site is on greenfield land and it would be better use existing brownfield sites. The increase in traffic, directly from the significant increase in population, but also causing Lyveden Way to be used as an alternative route for through traffic to Great Oakley, will have a negative impact on the existing community due to increased noise pollution and worsening air quality. Congestion is highly likely particularly at the roundabout on Lyveden Way and affecting Chepstow Road and Bennett Road. Particularly at school pick-up and drop off/rush hour given the close proximity of Brooke Weston Academy and Oakley Vale Primary School. Increased traffic is also likely to lead to a reduction in road safety ie cyclists and pedestrians. Many residents have children at Oakley Vale Primary and Brooke Weston Academy and are concerned about access to the site, having regard to construction vehicles using the surrounding highway network. The proposed site is popular with walkers, runners and dog walkers and offers a pleasant green space and clean air environment for both health and recreational purposes. The site also contains important wildlife, being the natural habitat of endangered species such as the Bee Orchid and Great Crested Newts together with other creatures such as the Six Spot Burnet Moth, bats and owls. The proposal involves a departure from the adopted Local Plan and may affect a public footpath. The developers were twice invited to address the Community Association and twice declined which raises residents' suspicions and doubts as to their intentions. The difficulties of building a community in the existing Oakley Vale development who are already struggling with a new environment and a floating population, increasing the population by another 1000 will obviously making community building even harder.
71. *Kettering Borough Council* – have no comments to make.
72. *Northampton County Council – Archaeology* – The proposed development will have a detrimental impact upon any archaeological deposits present. This does not however represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected.
73. *Northamptonshire County Council – Education Department* - would require a secondary education contribution which would be allocated towards the new Secondary School for Corby as the County Council are faced with a possible deficit of secondary school places from September 16 and a definite deficit of Y7 places thereafter. Capacity in the area is of great concern at present to the County Council at present.
74. *Northamptonshire County Council – Minerals and Waste Department* – No objection. The proposal complies with Policy 32 of the Waste and Minerals Local Plan.
75. *Northamptonshire County Council Policy Department* considers that a development of this size would be expected to generate approximately 160-180 primary school pupils and 110-130 secondary and sixth form pupils. The projected growth would also impact on Highways,

Fire and Rescue Services and libraries. Contributions are therefore sought from the development.

76. *Northamptonshire Police* – no objection to the scheme but would make the following recommendations:
- Applicant to consult with the police crime prevention design adviser at an early stage ;
 - Funding sought for CCTV/ANPR provision.
 - Promotion of secured by design principles within all new development;
 - Layout, private lighting and full boundary treatment;
 - Pedestrian routes should run alongside vehicle and cycle routes;
 - Resident parking should be within the cartilage;
 - Boundaries of public open space should have clearly defined features;
 - Affordable housing should be arranged in small clusters;
 - Excessive permeability should be avoided.
77. *North Northamptonshire Local Lead Flood Authority* – Have reviewed the applicant's submitted surface water drainage information (included in Flood Risk Assessment, prepared by WSP UK Ltd, Project Ref: 50400849, Rev 2 dated February 2016. The LLFA consider that the previous concerns have been addressed subject to condition.
78. *Northamptonshire Highways* - In summary Northamptonshire Highways is now content with the Transport Assessment and offers no objection the application. With the incorporation of an appropriate mitigation scheme and other elements of highway improvements already agreed, the site can be brought forward without residual detrimental impact on the operation of the highway network in the vicinity of the development.

Advertisement/Representations

79. Site Notices were erected on lamp-posts on the junction of Bennett Road and Chepstow Road, Lewin Road and Mill Hill Road on 29th April 2015 and 15th June 2016. A response to these matters is contained within the relevant sections of the report.
80. Public Notice – the application was advertised in the Evening Telegraph on 23rd April 2015 and 16th June 2016.
81. Neighbour Notification - The application has been notified to 102 adjoining occupiers on 6TH May 2015, 29th October 2015 and 13th June 2016 at the following addresses:
- 48, 74 Barth Close, 46 Blackbird Close, Birchington Road, 3, 9, 27, 33 Breck Close, 2, 7, 25, Briery Close, 1a Brooke Road, Brooke Weston City Technology College, 1 and 2 Catterick Close, 40 and 43 Cheltenham Road, 4, 30, 59 Chepstow Road, 8 Crick Close, 56, 65 Garston Road, Great Oakley Village Hall, 1 Grendon Avenue, 28 Haydock Close, 16 Harden Close, 23, 25, 34, 52, 80, 96, 109 Hempland, Close, 9 Hidcote Close, 11 Home Farm Close, 2, 4, 5 Hoppet Close, 11 Horselease Close, 83a, 88 Little Meadow, 8 and 9 Long Close, 2, 10, 13, 15, 16, 20, 21, 25, 31, 32 and 40 Lovap Road, 4 and 20 Lower Pastures, 6, 7, 11, 12, 14 Mill Close, 6 Nelson Road, 23 and 26 Newbury Close, 12 Newmarket Close, 3 Oakley Pond, 9 Richmond, 4 Salisbury Walk, Stagecoach Group, 79 Stephenson Way, 8 Stubbing End, 12 Water Meadow Close, 1 and 10 Wentin Close, 12, 13, 17 Wroe Close, 15, 16 Worcester Close.

Summary of representations

82. 124 letters of representation were received in May 2015, 11 letters of representation were received in November 2015 and 4 letters of representation were received in June 2016.
83. The following concerns have been identified:

Principle of development

- Departure from policy;
- Landlocked site
- Design and Appearance;

- Greenfield site contrary to NPPF;
- The site area of the original Science Park Higher Education facility and covered a smaller area. These should be subject to a separate planning application.

Environment

- Over intensive development of the site;
- Damage to geology, nature, environment, recreation and logistics;
- Character of the area;
- Diversion of public footpath;
- The proposal identifies a walkway through the fields in front of Wroe Close which would increase foot traffic into an area with no public footpath which is a public safety issue;
- Adjacent to a Nature Improvement Area (NIA) which seeks to reverse the decline in biodiversity and restore the ecological network within the NIA.
- Proposal is contrary to the Council's Environmental Sustainability Strategy 'Action on Climate Change' 2014-2019 document;

Economic

- Commercial and retail scheme would undermine the existing parade at Oakley Vale
- Existing shops in Oakley Vale are under-utilised with a vacant shop to let, poor location of proposed shops opposite homes in a small and cramped location;

Social

- Amenity;
- Pollution implications both noise and air quality;
- No local need for new facilities ie primary school community centres, doctor surgery, public house; New community building is not required as the current one is under-utilised;
- Lack of education for young people at degree level;
- Lack of graduate level employment which is in short supply in Corby;
- Thackley Green service users will be subjected to increased levels of noise pollution and poor air quality;
- No need for an extra football pitches and no need for more housing;

Transport

- Highway safety and increase in accidents;
- Increase in traffic/ congestion
- Parking;
- Link road through to Lewin Road is potentially dangerous and would change its use and character
- The new Aldi will also encourage traffic to use this link road;
- Close proximity of the access to the exit slip road of the roundabout;
- Local roads were designed to only handle small amounts of traffic and not through traffic;
- Access road should be joined to the A6014 which has no residential properties along its route;

Miscellaneous

- Devaluation of property;
- Proposal is primarily aimed at maximising profits at the cost of the local community;

84. A consultation exercise was also carried out by the applicants in February 2015 and this involved two public exhibitions, an advert in the Northamptonshire Telegraph, letters hand

delivered to residents adjacent to the site and a newsletter sent to approximately 3,000 residents in the Oakley Vale and Great Oakley area.

Report

Principle of Development

85. The starting point for decision making on all planning application is that they must be made in accordance with the adopted development plan unless material considerations indicate otherwise. The development plan for Corby comprises the Joint Core Strategy and those saved policies within the Corby Local Plan have have not been superseded by the Joint Core Strategy.
86. Since the last application was approved in 2000, there has been a change in both national and local planning policy with the NPPF now forming the thrust of national planning objectives. The adoption of the Joint Core Strategy in July 2016 demonstrates compliance with the policy objectives of the NPPF in achieving sustainable development.
87. With regard to the requirement to make effective use of land, this site comprises a combination of both brownfield and greenfield land which benefit from an extant planning permission approved under Ref: CO/89/C204/OUT and dated March 2000. Para 112 of the NPPF supports the view that the development of previously developed land should be encouraged. Paragraph 111 further confirms that where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality (Para 112) refers.
88. Policy 1 of the JCS which advocates the 'presumption in favour of sustainable development, requires that Local Planning Authorities take a pro-active approach towards housing development within the designated growth areas.
89. In the original Masterplan land in phases 8 and 9 were to be set aside for a Further Education Facility and Science Park providing a range of courses to facilitate in the regeneration of a sustainable work force. The Science Park would offer a diverse range of occupations with a bias towards science, research, development or technology which were to be compatible with a skill set attained by the graduate learning programmes provided at the Further Education Facility.
90. In the intervening years, however, the Tresham College of Further and Higher Education in Oakley Road has since been re-built and offers a comprehensive range of courses including engineering as well as science and technology subjects. This campus forms part of the wider Tresham University Centre and has affiliations with De Montford University, Thames Valley University, University of Bedfordshire and University of Northampton with campuses also located in Kettering and Wellingborough.
91. No proposals for these land parcels have come forward since the grant of outline planning permission in 2000, and whereas this site was identified in the Corby Local Plan as C10 (City Industrial College) and J25 (Science Park, Snatchill), respectively, these policies have not been saved and therefore carry no weight when applied to national policy objectives which promote a presumption in favour of sustainable development. In the recently adopted Joint Core Strategy (JCS) the site has not been identified for retention as either key employment or community uses.
92. Clearly, the site has remained in an undeveloped form for approximately 16 years during which time no apparent expressions of interest have been put forward. On this basis applications for alternative uses should be treated on the individual planning merits of a scheme having regard to market conditions and the relative need for different land uses to support sustainable local communities.
93. Corby as a growth area is committed to providing housing and this scheme would contribute towards housing demand. This objective is reflected in Policy 1 of the JCS which advocates the 'presumption in favour of sustainable development and requires that Local Planning Authorities take a pro-active approach towards housing development within the designated growth areas. Given therefore, that policy is no longer supporting continued

employment/educational uses at the site, the principle of a mixed use development is acceptable.

94. The proposal is in compliance with core planning principles of the NPPF (S 17) now embedded within local policy, and the presumption in favour of sustainable development is applied.

Environment Statement

95. Whilst National Policy promotes a *presumption in favour of sustainable* development, of equal importance, is the role that planning should play in protecting and enhancing the natural built and historic environment; improving biodiversity, using natural resources prudently and minimising waste and pollution.
96. The application is accompanied by an Environmental Statement (ES) and Non-Technical Summary (NTS) which has been amended during the course of the application as a result of external review.
97. The ES highlights the following environmental impacts along with the necessary mitigation measures proposed:

Ecology

98. Section 11 of the NPPF requires the planning system to contribute to and enhance the natural and local environment by recognising the wider benefits of ecosystem services; minimise impacts on biodiversity and preventing both new and existing development from contributing to soil, air, water or noise pollution or land instability.
99. JCS (policy 4) aims to conserve and enhance biodiversity and geo-diversity assets and enhance ecological networks by managing development.
100. Natural England have commented there are a number of statutory nature conservation sites within 2km of the application site but these areas have a degree of separation from the proposed scheme by virtue of the highway network and residential housing therefore it is unlikely that the proposal would harm these areas from construction works, however, overuse may occur from increased human behaviour, ie visitors and dog walkers.
101. As part of the planning material submitted with the application, the following surveys have been undertaken:
- An extended Phase 1 Habitat Survey was undertaken in February 2014 and recorded that the site supported breeding birds, bats, great crested newts, common lizard and grass snakes as well as hedgerow, improved grassland, arable land, scattered scrub and trees;
 - Bat Activity and Emergency Surveys as well as two static bat detector (Echometer Touch and Echometer EM3) from July to August 2014;
 - Three Bird Survey Visits were undertaken using RSPB Bird Monitoring Methods (1998) and Bird Census Techniques (Bibbey et al 2000) from March to May 2014;
 - Great Crested Newts – English Nature Great Crested Newt 2001. From March 2014 to May 2014, 16 water bodies were surveyed for GCNs with four visits to each pond. A further two surveys were undertaken in relation to nine ponds;
 - Reptiles – Seven Reptile Surveys were carried out between April to June 2014.

102. According to the Ecology Statement (produced by Lockhart Garratt Limited - March 2015) a number of Protected Species Surveys were undertaken during 2014, the results of which have been recorded in the Ecology Appraisal accompanying the application submitted in 2015. Protected species were recorded both on and off the application site.

103. A brief summary of these species with appropriate mitigation measures is provided below:

Bats

104. Bat Activity and Emergence Surveys were undertaken between July and August 2014 and found that 4 bat species were using the site for commuting purposes with a high concentration recorded in the woodland along the western boundary and along Harper's

Brook, as well as around the balancing ponds at the south of the site and the local wildlife site in Brooke Weston Technology College.

Badgers

105. Although no badger setts were identified within or close to the application site, circumstances may have changed. Given the fact that badgers were a highly mobile species this position would need to be clarified. An up to date Badger survey should be undertaken prior to any development commencing on site to verify the presence of badgers at the site.

Breeding Birds

106. The site provides good opportunities for many species. Three bird surveys were undertaken between March and May 2014 when 42 species were recorded. A number of rare or declining birds namely the house sparrow, linnets and skylark were recorded. These species were found in the broadleaved woodland to the north west of the site or towards the centre of the site. Red kite, skylark, barn owl and kingfishers were also observed on site.

Great Crested Newts (GCN)

107. Based on the 2014 Assessment, GCNs were confirmed in 9 ponds; however, the majority of breeding ponds were located outside of the application site.
108. The wider Masterplan area supports 2 separate groups of GCNs. One group is located within the application site and are confirmed in 9 ponds. As a result of the proposal a single pond is likely to be removed and one other will be affected by close works but may not be lost. The other group is located outside of the site with the main newt habitat area believed to be within the grounds of Brooke Weston Academy; and the 'strategic woodland' reserve noted in the approved Masterplan. This area appears to be simply rough ground with a modest covering of poor quality trees that is unmanaged and subject to unmanaged access.

Reptiles

109. During the Reptile Surveys a good population of common lizard was recorded across the site with a low population of grass snake.

Other Species

110. Harper's Brook and its surroundings provide habitat potentially suitable for water voles.
111. To summarise, according to the surveys carried out on the site, a number of ecological receptors, were identified and these supported a range of habitats and biodiversity.
112. A range of mitigation measures are proposed which are in compliance with the guidance provided by The Wildlife Trust.

Impact of development and mitigation

113. The construction and operational phases of the development will impact on the habitats and ecology at the site and it is imperative that appropriate mitigation measures are put in place both pre and post construction phases and these would include the following:
- buffering the existing woodland edges, with landscape planting to increase foraging opportunities;
 - protecting sensitive areas with fencing, barriers or signage
 - Toolbox talks and induction training;
 - Independent monitoring;
 - Pollution Prevention Guidelines;
 - Erection of roost sites to protect birds and bats;
 - Qualified ecologist to undertake a check for badger setts across the area (within a 30m radius of proposed construction area boundary);
 - Construction works at site to be phased to ensure that, prior to commencement of vegetation clearance that offers suitable habitat for Badgers, is retained;
 - Fitting of ramps to all trenches and pits during construction works or covering them to prevent mammals and Badgers from being trapped;

- Undertake vegetation clearance outside the bird nesting season;
 - Creation of gravel paths through informal open spaces to avoid residents trampling over sensitive habitats;
 - planting of native thorny hedgerows around the GCN breeding ponds to prevent disturbance from residents and pets;
 - a lawful agreement in the form of a Licence obtained from Natural England would require measures to minimise the risk of killing and injuring GCNs by capturing and removing them from development land, and relocating them to safe areas, for example near to their breeding ponds.
 - temporary amphibian fencing would be used to stop them from moving back on to the development land before or during construction activity and this will ensure that the infrastructure for development at site will not result in fragmentation of habitats for GCNs;
 - sensitive lighting plan would be developed to ensure that all light spills on to all suitable habitats for bats is kept to a minimum;
 - reptile protection would comprise fencing, trapping and translocation techniques similar to that outlined for Great Crested Newts;
114. Suitable training of site operatives and visitors would be required ensuring that all excavations are either covered or ramped and no chemicals are left open. The inspection of spoil heaps for mammal holes by the Ecological Clerk of Works would be carried out and physical demarcation and barriers to restrict access to sensitive areas would be required.
115. Post construction, special features would be employed to avoid harm to GCNs and other species by the implementation of other key measures using dropped kerbs on roads or using SUDS style drainage which is a more natural form of drainage as opposed to gully pot drains. Incorporating features into the design that are beneficial to wildlife, for example, bat or bird boxes.
116. Other measures which would assist the long term management of ecologically sensitive areas can take the form of interpretation boards, detailed lighting schemes; footpath management, route markers, soft barriers and designation of key ecological areas where specific restrictions could be applied ie dog free zones etc.
117. In consultation with the Wildlife Trust and Natural England habitat enhancement schemes are proposed which would involve the creation of green corridors of hedgerow and scrub planting with seeding of agricultural land along the edges of the corridors to diverse grassland along the north-south and east-west. Along the east-west corridor a large open area of habitat would be created and could involve a number of elements from diverse grassland to a wet, woodland habitat. Moreover, in order to provide an up to date report on the current status of biodiversity present in the area.
118. To conclude, sufficient mitigation and monitoring measures have been presented by the applicant to ensure that during both pre and post construction works the impacts on the ecology of the site are effective and will maintain habitats of value to wildlife and biodiversity.

Heritage Impacts

119. In terms of archaeology and heritage assets, parts of central, north-western and eastern parts of the application site have been subject to quarrying activities, agricultural cultivation, railway construction as well as service installations and therefore the presence of heritage assets would be remote. The Archaeological Desk Based Assessment submitted with the application recommends that a further programme of fieldwork should be undertaken within this part of the site and this would form a condition of the consent.
120. There are no listed buildings within the application site, however to the west are a group of buildings and features of significant heritage value and these comprise Great Oakley Hall (Grade II* Listed), Church of St Michael (Grade II* Listed), pair of head stones approximately 2m south of chancel of the Church of St Michael (Grade II Listed), Stables and coach house, (Grade II Listed), Gates and Gate pieces and 2 cisterns (Grade II Listed) and these date medieval/post-medieval period. This group of buildings benefit from an extensive area of

open parkland which is fringed on its north eastern edge by a thick screen of trees, where it abuts the arable farm land of the application site.

121. Given the proximity of these buildings to the application site, Historic England have raised concerns regarding the impact of the proposal on the setting of these significant heritage assets, stating the importance attached to the setting of heritage assets where its significance can be harmed or lost through development within a heritage asset's setting. In assessing any potential harm or loss to the significance of these Grade II and Grade II* buildings from new development, the NPPF requires that applicants should put forward 'clear and convincing justification' to outweigh any harm, para 132 refers. Under Regulation 22 (1) of the Town and Country Planning Act (EIA) Regulations 2011, further information was sought with regard to the nature of potential significant impacts on the setting of these heritage assets.
122. As a result, additional information has been submitted by the applicants indicating a cross section of the site and this illustrates the position of the new development in relation to the heritage assets. Due to the sloping nature of the application site, the new development would not be visible from vantage points at Great Oakley Hall.
123. In assessing the impact of the proposal, it is important to acknowledge that approval for a Further Education Facility on the adjoining land could be implemented at any given time, and given that a distance of between 200-250m exists between the listed buildings and the eastern boundary, which is heavily screened by trees, viewpoints are not affected from both within the application site and from the site of Great Oakley Hall. Two sites would result in separate and distinct entities benefitting from a protected setting that is screened by a wide fringe of trees that mitigate any harm resulting from the development.
124. Therefore on balance officers are satisfied that sufficient information, pursuant to paragraphs 128 and 129 of the NPPF, has been provided with which to understand, and accurately assess the potential impact upon the historic environment. As a consequence, there would be no material harm to the setting of this group of heritage assets over and above that which previously occurred within the approved Masterplan for Oakley Vale. The heritage asset is protected by both the setting and the generous swathe of mature trees that protect those views.

Flooding

125. The majority of the site is located within Flood Zone 1 and has been assessed as having a less than 1 in 1,000 annual probability of river or sea flooding. There is an un-named watercourse which flows through the centre of the valley into Harper's Brook to the south and within the site there are a number of detention basins to the west of Brooke Weston Academy and Oakley Vale discharging into Harper's Brook.
126. According to the Flood Risk Assessment (FRA), large parts of the site have been the subject of disturbance from quarrying and associated rail operations and therefore much of the eastern land parcel comprises "made" ground. However, no historic landfills have been recorded within 500m of the site and no groundwater abstraction points located within 500m of the site.
127. In term of surface water run-off there would be an increase in surface water run-off due to the increased area of hardstanding. However, flood risk to and arising from the proposed development has been classified as moderate due to an increase in impermeable area. This risk has however been mitigated by locating dwellings and highways within Flood Zone 1 and surface water run-off can be collected and attenuated prior to being discharged into Harper's Brook.
128. Policy 5 of the Joint Core Strategy seeks to protect the water environment, by effectively using resources and flood risk management measures. Therefore all new development should be designed from the outset to incorporate Sustainable Drainage Systems (SUDs) wherever practicable and this in turn would reduce flood risk, improve water quality and promote environmental benefits.

129. In view of the proximity of the centrally located water course a number of SUDS are also proposed, and these would take the form of a number of surface water retention ponds and swales which can be designed into the linear open space along the eastern side of the stream, providing an attractive landscape feature as well as mitigate flood risk to the residential areas either side of the water course. A permanent drainage strategy would also be designed for extreme flood events, thereby preventing over-topping of drainage features. The ponds upstream have been designed to accommodate at least a 1 in 100 year flood which would minimise subsequent potential flooding within the site.
130. On balance, there have been no concerns raised by statutory consultees provided adequate measures are in place to protect the water environment. The potential increase in flood risk is therefore considered to be acceptable.

Noise

131. The British Standard Code of Practice provides information on the design of buildings that have internal acoustic environments appropriate to their functions. It deals with the control of noise from outside the building, noise from plant and services within it and room acoustics for non-critical situations.
132. The World Health Organisation has provided guideline values for community noise in specific environments recommending that between 30 LAeq[dB] ambient night time noise and 35 LAeq [dB] daytime.
133. A Noise Assessment Report produced by WSP UK Limited (April 2015) is merely a desktop assessment conducted to determine the likely future noise levels on the proposed development site. Therefore no measurements have been undertaken for the purposes of this application. Information has, however, been taken from a noise assessment report undertaken for the A43 Corby Link Road in August 2011. A baseline assessment is therefore being used as the basis for understanding existing external noise.
134. The 2011 Noise Assessment provided noise contour plots showing the future noise levels with the Link Road in operation. As both the A43 and East Midlands railway line straddles the site to the south-east, it was determined that a 2m high roadside barrier would be appropriate to provide mitigation to the nearest existing dwellings in Oakley Vale. However, it is considered that daytime noise levels are sufficiently low such that acceptable levels will be experienced in any outdoor amenity areas. Likewise, acceptable noise levels will also be experienced within the dwellings whether or not the windows are open.
135. No concerns have been identified by the Council's technical consultees and therefore there is considered to be no material harm to the amenity of both existing and future occupiers of the site.

Ground Contamination

136. A desktop study has been undertaken to identify whether ground contamination exists, as historically parts of the site have been used for the quarrying activities associated with the removal of ironstone, as well as associated railway activities and the storing of waste material relating to the other phases of development within Oakley Vale.
137. As a consequence of such activities, such abstraction and subsequent levelling of the site during development may have involved backfilling with potentially contaminated material.
138. In order to locate and identify any contamination, it is recommended that a Phase 2 Geotechnical and Contamination Investigation be carried out prior to commencement of development in order to determine the extent of any such potential contamination on site.

Landscape Character

139. The site is divided by the central valley feature running from north to south and ending at Harper's Brook, the character of the landscape can therefore be defined by two separate land parcels with a mix of grassland and arable farmland on the western slope, whereas the eastern parcel has been denuded by construction works from previous phases of the Oakley Vale development as well as a degree of ironstone quarrying. This has left a number of depressions and mounds of spoil which has resulted in the presence of terracing and earth

mounds. In order to facilitate development certain regarding works would need to be undertaken and this work would form a condition of the consent.

140. The wider landscape character reflects the residential development of the other phases of the Oakley Vale scheme which abut the site on its northern and eastern boundaries. As the scheme denotes the final phases of the original Masterplan, the southern boundary abuts open countryside and farmland with the East Midlands railway line and A43 dual carriageway straddling the site to the south-east.
141. Given that the site has outline consent for a Science Park and Further Education Facility, then the impact of development on the landscape character has already been assessed and considered acceptable. Furthermore, a linear park to the south has been proposed which would soften the built environment.

Housing

142. The NPPF emphasizes the requirement to provide a supply of housing that meets the needs of present and future generations; of a high quality and establishes a sense of place; optimising the site potential; responding to local character and history, as well as reflecting the local surroundings. In order to create sustainable inclusive mixed communities the NPPF considers the supply of new homes can sometimes be best achieved through planning for larger scale development such as extensions to existing towns and villages. (Para 52 refers).
143. Policies 28, 29 and 30 of the JCS are all in general conformity with the NPPF in terms of maintaining a rolling supply of deliverable sites to provide 5 years' worth of housing (plus the 20% buffer), the distribution of new homes focused at the growth towns and providing a mix of dwelling sizes and tenures.
144. The scheme proposes 530 residential units to be brought forward on a phased basis within two separate land parcels totalling approximately 15.ha. The Council currently has 6.24 years of deliverable land from 2016-2021 inclusive of a 5% buffer and 5.46 years inclusive of a 20% buffer. Given that Corby has been identified as a 'growth area' with a requirement to supply on average 460 dwellings per annum between the years 2011-31 the development would contribute towards maintaining a demonstrable 5 year land supply for the area.
145. In terms of affordable housing, Policy 30 of the JCS requires that 30% affordable housing will be provided within growth towns unless it can be demonstrated that exceptional circumstances exist which necessitate provision on another site or the local planning authority is satisfied that off-site delivery or an equivalent financial contribution for affordable housing will support urban regeneration and/or the creation of sustainable mixed and inclusive communities.
146. The applicants have submitted a Viability Appraisal which has been independently assessed. In interpreting Policy 1 of the JCS, it states that "where a development is otherwise acceptable but an independent viability appraisal demonstrates that certain policy standards cannot be achieved, the Local Planning Authority will work with the applicant to consider alternative approaches to deliver the desired policy outcomes". This issue is dealt with further on in the report to Committee under the S106 heading.
147. On balance the scheme would provide an acceptable range of accommodation types and tenures.

Local Centre

148. It is proposed to erect a Community and Local Centre with parking on land which abuts the northern boundary and this is shared with the Brooke Weston Academy and residential development in Chepstow Road. A one form entry primary school (D1) is also proposed adjacent to the Local Centre comprising approximately 1,285 sqm. Access into this part of the site would be obtained from the existing junction in Chepstow Road which would also serve the primary school.
149. The Local Centre would comprise 4,000sqm of flexible commercial and community uses as well as up to 30 units of residential accommodation. The existing buildings of the Oakley Grange group would be integrated into the scheme and converted from a residential use to either a public house or restaurant to complement the flexible uses in the Local Centre.

Applying the sequential test

150. The need for a sequential test is set out in para 24 of the NPPF and supports a town centre first approach, requiring that policies should be positive, promote competitive town centre environments and recognise town centres as the heart of the community as well as means to support their viability and vitality. As a consequence, the NPPF stipulates that sequential and impact tests should be applied on applications for main town centre uses that are not in an existing centre and that exceed a certain floorspace threshold.
151. In assessing whether the sequential test should be applied a number of considerations should be taken into account, namely :
- a) *Has the suitability of a more central site to accommodate the proposal been considered?*
In considering a more central site, it would not necessarily serve the needs of the local neighbourhood. A local centre should be within walking distance of the neighbourhood catchment area, whereas a town centre site would only be accessible by public transport or by car, and by its very form and function could not be classified as a local centre serving the immediate needs of the local neighbourhood.
- b) *Is there scope for flexibility in the format and/or scale of the proposal?*
The local centre could potentially accommodate non-residential institutions such as a dental practice and doctors' surgery, crèche/nursery and neighbourhood play facilities and therefore market forces and consumer demand would dictate what the end uses may be. In any event the local centre would be well connected via a network of footpaths and cycleways, not only serving the new residents but also existing residents. Therefore a town centre site would not meet the specific requirements that the proposal is seeking to provide.
- c) *if there are no suitable sequentially preferably locations, the sequential test is passed.*
Recent case law specifies whether an alternative site is suitable for the proposed development, not whether a proposed development can be altered or reduced so that it can be made to fit an alternative site. The very nature of a local centre is therefore to serve the needs of a particular and individual local market and is designed to serve a customer base in line with the operators' business models and "locational specific" requirements. As such it would not detract from the vitality and vibrancy of the town centre.
152. In 2004 the Development Control Committee approved changes to the original Masterplan and approved a site identified for a supermarket in Phase 4 of the site to be changed to residential. The area originally agreed for the supermarket comprised 1.2ha, and at that time it was agreed that part of the science park would include a retail area.
153. In the parameter plan the area designated for the local centre is 0.9ha and would comprise retail, commercial and non-residential institutional uses falling within Classes A1, A2 A3, A4, A5, D1, B1 and C3 of approximately 4,000sqm. Therefore, by providing a degree of non-retail uses the scheme further dilutes the overall amount of retail use previously approved under the original Masterplan and in so doing the under-delivery of retail use on the site has been addressed in the current scheme, further obviating the need for a sequential test.
154. Given that planning permission has already been approved on this site for a mixed use scheme comprising a new neighbourhood and that no parameters appear to have been agreed as to the size and scale of uses within the Masterplan, it is considered that the criteria of the sequential test can be met on site.
155. Whilst planning seeks to protect the hierarchy of town centres first, and then edge of centre and out of town centres, national guidance is fairly clear in that, if no suitable sequentially preferable locations are available, then the sequential test is passed.
156. A number of concerns have also been identified in the letters of representation that the existing shops in Oakley Vale are under-utilised with a vacant shop to let with poor location of proposed shops opposite homes in a small and cramped location as well as the commercial and retail scheme undermining the existing parade at Oakley Vale.

157. However, it is not the purpose of the planning system to restrict competition within shopping areas. In assessing this application on its individual merits, the site forms part of a new 'residential neighbourhood' and already benefits from an extant planning approval comprising a science park on 11.1ha which in the original Masterplan proposed to provide local job opportunities. Added to which a supermarket had also been proposed in the original Masterplan which never came forward.
158. Given that one of the core principles of planning, as promoted by national policy is to provide a social role and therefore support strong, vibrant and healthy communities, the scheme would provide a supply of housing with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing. Moreover, a degree of employment opportunities would also be provided.
159. To conclude, the location of a local centre in this location, would address the shortfall in provision which was originally proposed in Phase 4 but was never implemented. The role of the local centre would be to provide local services for a specific neighbourhood which could not be met within a town centre location and as a result the sequential test has been satisfied.

Layout and Scale

160. The scheme proposes two distinct 'villages' on either side of the existing Watercourse which runs through the centre of the site with a number of informal areas of open space which break up the built environment.
161. These 'villages' have been presented as the Eastern Village and Western Village. Overall the development would comprise detached, semi-detached and terraced housing with some apartments and a suggested housing mix of 20% of one and two bedroom dwellings with 50% three bedroom houses and 30% would be four or more bedroomed units.
162. The existing density of development throughout Oakley Vale has not been restricted and averages at approximately 35 dwellings per hectare (dph). The proposed density of housing would range between 50 dph around the local centre area reducing to 26 dph in the western part of the site. This level of density is consistent with the existing pattern of development in Oakley Vale.
163. A phasing plan proposes that construction would commence in the Eastern Village served from Bennett Road with no more than 200 dwellings occupied before routes from Bennett Road and Chepstow Road. No more than 300 dwellings are to be occupied before the primary spine road from Bennett Road is connected to Lewin Road.

Design, Character and Appearance

164. The proposal involves a mixture of housing types and tenures ranging from 2 to 3 storeys in height, including 1, 2, 3 and 4 bedroom detached, semi detached, terraced properties and flats. A Design Code for the site would need to be developed to ensure a consistent approach is adopted throughout the scheme. All future reserved matters applications would need to comply with this document. As a consequence, the development would complement the character of the area and not result in a discordant impact on the visual amenities of the area.

Amenity and Living Environment created

165. The proposed residential areas of the development are considered to be sufficiently distant from existing housing in Oakley Vale so that residential amenity in terms of privacy, loss of light or visual intrusion would not be materially affected by the new development.
166. In terms of the living environment created within the new development, the design and layout of all new housing would need to meet certain criteria, for example, spatial distances between development, minimum room sizes, amount of outside amenity space as well as garage sizes, bin stores and parking provision would all need to conform to certain standards imposed by condition. Issues concerning air quality and noise pollution have been dealt with under other sections of the report.

167. As a result, a good level of living environment can be achieved in all new and existing development.

Highways /Transportation

168. In setting out the strategic aims for transportation the North Northamptonshire Joint Core Strategy provides a strategic overview informed by the Northamptonshire Transportation Plan. One of the goals of this document is to achieve a modal shift and reduce the need to travel and improve connections for pedestrians and cyclists between and around local neighbourhoods and villages as well as other settlements and the adjoining countryside.

169. The site is currently accessed by Bennett Road and Lyveden Way to the north-east and Lewin Road and the A6014 Oakley Road to the north-west. A highway access strategy has been developed in consultation with Northamptonshire Highways and comprises a primary vehicular access into the development from Bennett Road/Chepstow Road and Lewin Road. A spine distributor road connecting Bennett Road in the east with Lewin Road in the west is also proposed.

170. The Transport Assessment in its review of the Northamptonshire County Council Strategic Traffic Model (NSTM) considered that whilst an effective tool for strategic planning, it was not able to provide accurate data at a junction turning count level. It was therefore determined that 2012 and 2014 traffic survey data would be the most appropriate base data for assessing the operation of the junctions.

171. Junction assessments have been completed based on the use of the traffic surveys using TEMPRO local growth factors as it was considered by the applicant to provide robust assessments given that the surveys were completed before the Corby Link Road opened. The NSTM indicated that there would be a 5% to 9% reduction in flows along the A6014 Oakley Road as a result of the Link Road as well as a lower background growth rate from 2014 to 2026 than the TEMPRO rate used. A highway impact assessment has been carried out on these junctions and in term of traffic survey information obtained, this was gathered in 15 minute increments for each approach and provides a detailed profile of traffic arrival rates at a junction.

172. Junction assessments have been undertaken based on a predicted trip generation of 239 additional vehicle trips in both the am and pm peak period, of around 4 vehicles per minute. This is in comparison to the consented development of Phase 8 and 9 which anticipated the generation of 775 trips in the am and 516 trips in the pm peak. This results in an overall reduction in the number of vehicles.

173. Operational assessments of the junctions showed that the junctions operated within capacity and the development traffic had only a minor impact on the operation of junctions. A VISSIM micro simulation model was also produced to assess the operation of the proposed shuttle working on Lewin Road and its interaction with the Lewin Road / Greeve Close mini roundabout.

174. A breakdown of the major highway components contained in the Transport Assessment are dealt with under the foregoing sections:

Bennett Road/Chepstow Road

175. Bennett Road is a residential road subject to a speed limit of 30mph and has a carriageway width of 7.3m. The carriageway extends between a roundabout with Lyveden Way and Cheltenham Road to a roundabout with Cheptsow Road and at this point would provide an access spur towards the development. This would facilitate the first phase of the development of up to 200 dwellings. Bennett Road is prone to some on-street parking and concerns have been expressed by residents that the development would exacerbate highway safety. A parking beat survey over a period of four days was undertaken, the results of which demonstrated that emergency vehicles and buses would not be able to pass between the parked cars and the pedestrian islands. It is therefore proposed to remove the pedestrian islands and introduce a limited parking restriction along sections of Bennett Road and this would allow buses, service and emergency vehicles to circulate through this route without obstruction by cars.

176. Bearing in mind that Bennett Road was constructed in a form that would support a Science Park and Further Education Facility, the level of traffic associated with the two consented uses would have been higher than the residential uses proposed. In addition two access routes to serve the site would be provided and this would reduce traffic demand along Bennett Road still further.
177. A secondary access from Chepstow Road is also proposed and will ensure that access can be achieved from both Bennett Road and Chepstow Road meeting the emergency access requirements specified by the Highway Authority. Chepstow Road east is a 30mph speed limit while Chepstow Road west is a 20mph zone. The carriageway width is 6m and the layout would be designed so as to discourage the use of Chepstow Road by development traffic.

Spine Road

178. The spine road will run through the site from Bennett Road to Lewin Road and outside of the residential area, the carriageway width throughout the site is proposed at 6m with a 2.5m wide footway/cycleway. The school and the local centre will also be accessed using the spine road.
179. In terms of the access into the Cricket Club and Village Hall the current arrangement is via a single lane track with no footway. The new road will result in a slight realignment of the existing road and will result in a loss of one parking space within the existing car park for the Village Hall. However, the car park could be reconfigured to provide the same number of spaces. Whilst the proposal would change the character of this part of the site, the access would be replaced by the new spine road which would improve accessibility and safety to both community facilities.
180. Concerns have been raised by residents that this spine road would be similar to an arterial route to the southern gateway roundabout. However, as this road would serve solely the residential land parcels and therefore not a direct route through to the southern gateway it would be unlikely to attract drivers using this road as a rat-run. Moreover, it would need to be designed and constructed to adoptable standards and therefore should be tested in order to provide safe segregated routes for vehicles, pedestrians and cyclists.

Lewin Road

181. Lewin Road is a single carriageway road joining the roundabout of the A6014 Oakley Road and a mini roundabout with Greeve Close. To the north and west of its junction with Greeve Close, Lewin Road is subject to a 30mph speed limit and has a lit carriageway width of between 7m and 7.5m. The second access connects to Lewin Road to the east of its junction with Greeve Close and will be required once the development exceeds 300 dwellings. The access road will extend from the existing section of Lewin Road, past the Cricket Club and Village Hall and into the site. It is proposed that the spine road will be complete prior to the occupation of the 301st dwelling allowing both the Lewin Road and Bennett Road accesses to be used from that time.
182. To the southeast of the junction of Lewin Road and Greeve Close, the road will take the form of a one-way shuttle working along a 60m stretch of the access road which connects to the Lewin Road mini roundabout. The shuttle working will have a carriageway width of 4.1m and a footway/cycleway on its eastern side with a width of 2m for a footpath/cycleway. The shuttle working would give priority to vehicles travelling south-east from the Lewin Road mini roundabout over those vehicles travelling north-west from the site. This was to ensure the vehicles travelling south-east did not impact on the operation of the mini roundabout and has been agreed with the Highway Authority. Further revisions have allowed for a widening of the carriageway immediately south-east of the mini roundabout and allows sufficient space for 3 large cars to wait should an oncoming vehicles already be travelling along the 60m section.
183. The operation of the Lewin Road mini roundabout and the proposed shuttle working has been modelled using a standard micro-simulation package and traffic survey data from 2012 and 2014. The results of the junction assessments indicate that there will be a 5% to 9% reduction in flows along the A6014 Oakley Road as a result of the Link Road.

184. Furthermore, operational assessments at the Lewin Road junction indicates that the shuttle working would operate well with visibility from the give way sign of 100m to the mini roundabout and there would be no blocking back to the mini-roundabout as a result of the development traffic.
185. Bearing in mind the current consented use of Phases 8 and 9 would generate more vehicular movements than the proposed use, the information provided indicates that the impact on the highway would be acceptable.
186. On balance, it is therefore considered the site is sustainably located and it has been demonstrated that the proposal would not have an unreasonably adverse impact on highway or pedestrian safety.

Car Parking

187. In respect of parking on site, this will be a matter for the reserved stage and as the housing mix is only indicative, a calculation as to the likely parking requirement cannot be undertaken. Nonetheless Officers are satisfied that there is adequate space on site for parking to be accommodated in accordance with the Council's standards.

Footpaths and Cycle paths

188. The site benefits from a number of existing footpaths and bridleways. One such footpath is UB30 which is a designated PROW and runs from Great Oakley Village through to Harper's Brook towards the south of the site linking to Mill Hill and Little Oakley.
189. A number of footpaths currently enter the site from parts of Lewin Road, Wroe Close, Church Drive and Chepstow Road.
190. Within the new scheme it is proposed to create a network of pedestrian routes which will make parts of the site more accessible for walking. The new footpaths are proposed at the following points:
 - To Lewin Road alongside the main spine road;
 - To the existing footpath at Garston Road;
 - To the informal footpath running through the grassed area to the south of Wroe Close;
 - Chepstow Road
 - Bennett Road
 - To the open space and existing unsurface footpath running alongside Harper's Brook;
 - To the existing track leading to Mill Hill
 - To the existing statutory footpath by Brooklyn Farm and Woodlands End.
191. Footpath UB30 passes Great Oakley Village through to Church Drive where it currently crosses north of Harper's Brook through parts of the Great Oakley Hall estate. It is now proposed to cross south of Harper's Brook and enter the site further to the south linking up with the newly created linear park. There is no objection to the diversion of this footpath from The Ramblers' Association provided that it is sensibly joined by the new route through the housing.
192. The proposal also identifies a walkway through the fields in front of Wroe Close and concerns have been expressed that this would increase foot traffic into an area with no public footpath which is a public safety issue. However, there is an existing footpath from Wroe Close into the footpath in Lewin Road and therefore would replicate the route of an existing one. Moreover, detailed design of all footpaths would be required to ensure they met with safety requirements.
193. It is also proposed to create two surfaced cycle routes. One alongside the main spine road and the other along the central avenue leading to Oakley Grange. Two un-surfaced cycle routes within the central valley green corridor and along Harper's Brook are also proposed.
194. A Connectivity Strategy to deal with footpaths, bridleways and cycle routes would need to be provided by the applicant in future along with an appropriate design scheme. This information would be required by condition.

195. By providing a network of footpaths, bridleways and cycle routes that connect to wider areas, the applicant has demonstrated a commitment to promote walking and cycling which in turn enhances the living environment for existing and future occupiers of the site and allows greater access into the countryside.

Crime Prevention

196. Designing out crime is an intrinsic feature in the planning of all new development and can be achieved by adequate lighting of public areas, and appropriate boundary treatment.

197. A number of concerns have been flagged up and the applicant will be advised to consult with the police crime prevention design adviser at an early stage. These would include the following :

- Promotion of secured by design principles within all new development;
- Layout, private lighting and full boundary treatment;
- Pedestrian routes should run alongside vehicle and cycle routes;
- Resident parking should be within the curtilage;
- Boundaries of public open space should have clearly defined features;
- Affordable housing should be arranged in small clusters;
- Excessive permeability should be avoided.

198. These issues can all be accommodated by condition.

199. Overall the development has been designed to achieve a good level of security and surveillance and reflects the secured by design principles.

Public Transport

200. The scheme also proposes a new half hourly bespoke service between the site and Corby Town Centre and railway station and this service would enter the site and use the internal road network to provide a spine route back out along Bennett Road and the town centre.

201. A similar service operates within the other phases of the Masterplan.

Refuse and Recycling

202. It is important that housing layouts make provision for the storage and collection of refuse and recycling facilities. As well as the need for all properties to have adequate space to store the various refuse and recycling bins. The applicant would need to demonstrate that adequate provision has been made on site for recycling and refuse bins and this can be provided at the reserved matters stage of each application.

Green Infrastructure

203. The scheme seeks to promote green infrastructure and this would involve enhancing the existing open spaces by creating informal open spaces, multi-use games area, playing fields which would complement the existing landforms and watercourses.

204. The Harper's Brook Park would comprise a new major linear east-west public open space featuring an informal play and recreation area in keeping with the existing informal rural character.

205. This park would provide access to the Harper's Brook stream would be provided at key locations. Enhanced pedestrian and cycle routes would be proposed to increase connectivity to Great Oakley Village and Oakley Vale to countryside to the south. The scheme would also accommodate existing floor storage capacity as well as providing a habitat corridor linking other wildlife areas. It is noteworthy that the Harper's Brook area has been designated as a Local Green Infrastructure Corridor in the LDA Green Infrastructure Study (Sept. 2005). The re-planning of Phase 8 provides the opportunity to incorporate the objectives of the Green Infrastructure Corridor into the scheme proposals.

206. The Central Valley Park would be located along the north-south stream valley and will result in an informal linear open space acting as a wildlife corridor connecting existing habitats at

Brooke Weston College and Harper's Brook. This space will also be part of the proposed integrated pedestrian and cycle network.

207. The Lewin Road approach would be widened from the Cricket Club/Community Hall to provide a spine road in to the West Village here either side of the spine road it is proposed to create a number of informal open spaces with a tree lined avenue into the West Village parcel. Alongside the Cricket Club to the east it is proposed to provide senior and junior football pitches.
208. It is proposed to remove a number of trees and those proposed for removal are located on the western side of the access road into Lewin Road; a line of trees either side of the access strip to Oakley Grange from Mill Hill Road, as well as a group of trees to the south of Chepstow Way. However, none of these trees benefit from statutory tree protection orders. Whilst the removal of these trees is regretted, the scheme does present an opportunity for planting trees of a suitable species which will form part of the proposed landscape strategy for the site. It is considered through the implementation of a green infrastructure strategy, a number of parks and wildlife corridors have been created throughout the site which provide greater access to the countryside and will on balance enhance the character and visual amenities of the area.

Other Matters

209. Other matters identified in representation letters, and which are not covered within the preceding sections of the report, are dealt with below under separate headings:

Greenfield site

210. A concern has been identified with regard to the advice contained in the NPPF which favours the use of vacant Brownfield land above Greenfield land. Bearing in mind that much of the site has been exposed to quarrying activities in the past, only the western section of the site is currently in agricultural use, therefore, the term "Greenfield" land could only be applied to part of the site. Moreover, the site already benefits from an extant planning permission for use of this site as a Further Education Facility and Science Park.

Landlocked site

211. The site has been referred to as a landlocked site by a number of residents. However, the applicant has demonstrated that the site can be accessed from two points in Chepstow Road and one point in Lewin Road. The Highways Authority is content with the transport assessment and considers with certain recommended mitigation measures the site can be brought forward without residual detrimental impact on the operation of the highway network in the vicinity of the development.

Pollution implications both noise and air quality

212. The development is also considered by some residents to result in an increase in noise and air quality. Corby is not located in an Air Quality Management Area although the Council regularly measures and monitors the nitrogen dioxide levels at 14 locations across the Borough and produce an annual Air Quality Strategy Report to DEFRA. (Environmental Sustainability Strategy 'Action on Climate Change 2014-2019).
213. On balance, possible implications in terms of noise and air pollution have been assessed in the Environmental Statement and are not considered to be significant or to materially harm the living environment currently provided or to be provided in the future.

Devaluation of property;

214. This is not a material planning consideration and therefore cannot be covered within the report.

No need for new facilities ie primary school, community centres, doctor surgery, public house, extra football pitches, or more housing;

215. In assessing the need for new facilities advice from the County Council has been taken into consideration as there is a possible deficit of secondary school places from September 2016 and a definite deficit of Y7 places thereafter. Capacity in the area is of concern at present.

The other facilities are considered as complementary uses which would serve the new development and provide a sustainable opportunity rather than commuting out of the development for some basic services. In this way the additional population would not place additional strain on the existing facilities and services.

Adjacent to a Nature Improvement Area (NIA) which seeks to reverse the decline in biodiversity and restore the ecological network within the NIA.

216. In terms of the adjacent NIA both the Wildlife Trust and Natural England are satisfied that with appropriate mitigation measures, the damage to geology, nature and the environment could be minimised. Therefore it is not considered the scheme would materially harm the NIA to a sufficient degree as to warrant refusing the scheme.

Proposal is primarily aimed at maximising profits at the cost of the local community;

217. In considering the financial implications in the scheme, the applicants have entered into a s106 Agreement with the Council in which improvements to the Cricket Club and community building, senior and junior football pitches, multi use games area (MUGA), neighbourhood equipped areas of play (NEAP) are proposed. In addition, contributions have also been sought for education, highways, affordable housing, a bus service as well as a number of security features. These facilities would benefit both the existing and future communities of Oakley Vale and therefore community benefits would result from the scheme.

Section 106 Obligations

218. There have been legislative changes under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) which came into force on 6 April 2010. Regulation 122 places into law for the first time the Government's policy tests on the use of planning obligations. It is now unlawful for a planning obligation to be taken into account when determining a planning application for a development that is capable of being charged CIL if the obligation does not meet all of the following tests:
- Necessary to make the development acceptable in planning terms
 - Directly related to the development, and
 - Fairly and reasonably related in scale and kind to the development
219. The NPPF also states (para. 203) that obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
220. In the context of this application the development is in a category to which Regulation 122 applies.
221. A viability assessment was submitted with the application and this showed that the scheme was unviable with all s106 contributions and affordable housing at the 30%.
222. The viability assessment has been independently reviewed and this supports the applicant's contention that the scheme is unviable. Policy 1 of the JCS requires that the Local Planning Authorities work with applicants to consider alternative approaches to deliver the desired policy outcomes.
223. As Members will be aware a report was presented and ratified by this Committee on 25th September 2012 on the subject of Deferred Developer Contributions (DDC), which looks at deferring some contributions, with future payments coming forward if land values rise over time. Given the clear viability gap over this development the DDC approach is considered the most suitable option where it allows the scheme to proceed but on the basis that a portion of any additional future value in the site can be captured for further S106 contributions.
224. The agreed viability assessment shows that current maximum S106 contributions that the development can afford are approximately £5m. This figure would allow for 15% affordable housing to be delivered on site.
225. Officers have spent some time with both internal and external consultees to agree relevant contributions which meet the CIL Regulations 122. Out of that the following Heads of Terms have been agreed:

- Highways, including public transport, travel plan and maintenance of SUDs;
 - Education (both primary and secondary) to include 1.9ha of land for the location of the primary school;
 - Community facilities : £600,000 to be split equally between the Cricket Club and Oakley Vale Community Centre;
 - Open Space: Senior and Junior Football pitches, Multi Use Games Area (MUGA) and Neighbourhood Equipped Area of Play (NEAP), maintenance of open space (including NEAP), fauna crossing, provision and management of wildlife site;
226. With regard to the DDC procedure, the £5m under the above Head of Terms would then become the “initial contributions” with a ‘deferred contribution’ of 15% affordable housing as an off-site contribution allowing the total potential affordable housing package to meet the 30% policy target.
227. The DDC approach potentially allows the development to contribute to reach the maximum policy requirement should land values rise sufficiently. Furthermore, it is in line with the NPPF which seeks to ensure that affordable housing levels are reduced when a development is financially unviable.

Conclusions:

228. As identified within the Policy Section of this report and within the assessment carried out in the foregoing sections, the application has been considered on the basis that the presumption in favour of sustainable development has been complied with.
229. The two sites already benefit from outline planning permission for development and the principle of development of this land is therefore well established.
230. An environmental impact assessment has been carried out by the applicants detailing the impacts of the development on the environment and how they can be satisfactorily mitigated and managed.
231. In terms of the impact on the historic assets at Great Oakley Hall and its historic parkland, the information submitted with the application sufficiently demonstrates that the development would not unacceptably affect the setting of these listed buildings.
232. Moreover, the impact on the highway network has been assessed and the scheme demonstrates that access and connectivity to existing and proposed development would be satisfactory.
233. Taking into consideration both local and national policy and advice provided by statutory and non-statutory consultees the proposal would not detract from the character and visual amenities of the area; nor would it detrimentally impact on the amenity of any adjoining occupiers. Given the financial viability of the scheme it is considered that the mitigation through the S106 Agreement is acceptable, subject to Deferred Developer Contributions, should there be an uplift in land values. A mechanism to review viability of the project would form part of the S106 Agreement.
234. The scheme as set out would constitute sustainable development and is therefore considered acceptable and it is recommended that planning be approved.

RECOMMENDATION:

It is recommended that planning permission is granted subject to the conditions to be agreed by the Head of Planning and Environmental Services and the satisfactory completion of a Section 106 Agreement on the basis of the Heads of Terms and Deferred Developer Contributions shown in the report and the following conditions:

Time Limit

- 01) The development hereby permitted shall be begun before the expiration of three years from the date of this Permission or before the expiration of two years from the date of the approval of the final approval of the Reserved Matters Application whichever is the later.

Reason: To accord with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

- 02) All applications for approval of Reserved Matters pursuant to Condition 1 shall be made to the Local Planning Authority before the expiration of ten years.

Reason: To accord with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

Phasing Plan

- 03) Prior to commencement of development details of a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall not proceed except in accordance with the agreed Phasing Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is satisfactorily phased and co-ordinated.

- 04) No development within each phase shall commence until detailed drawings showing the following: a) access, b) external appearance, c) landscaping, d) layout, e) scale have been submitted to and approved in writing by the Local Planning Authority. The relevant phase of the development shall in all aspects be carried out in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order that the Local Planning Authority is satisfied with the details of the proposed development.

Design Code

- 05) Prior to any phase of development taking place, a Design Code shall be submitted to and approved in writing by the Local Planning Authority. All Reserved Matters applications shall comply with the Design Code and shall include the following:

- a. The street hierarchy including the extent of the adoptable highway, junctions; typical street cross sections, street trees, cycle and footpath routes;
- b. Character, mix of uses and density to include the layout of blocks and structure of public spaces;
- c. Block principles to establish use, density and building typologies. In addition, design principles including primary frontages, access, fronts and backs;
- d. Details of approach to design and management of vehicular parking, minimum internal garage dimensions;
- e. The character and treatment of structural planting to the development areas and how this links to the open spaces. The character and treatment of any hedge and footpath corridors, retained trees and or woodlands and local areas of play;
- f. Details of the public realm to include the location, function and character, public art, materials of the key public spaces;
- g. Guidance of surface water control based on the SuDS concept strategy (separately conditioned), including design standards and methodology for SuDS systems;
- h. Details of waste strategy, refuse and recycling arrangements;
- i. Details of strategy to minimise the opportunities for crime;
- j. Details of design code review procedure and circumstances where a review shall be implemented;
- k. Key groupings and other buildings, including information about height, scale, form, level of enclosure, building materials, design features;
- l. Comprehensive designs for key areas of public realm within the relevant phase/character area such as public square;
- m. Spatial distances between development and private amenity space standards should be provided to prevent loss of privacy;
- n. Boundary treatments.
- o. Internal floor areas of new dwellings must meet the National Space Standards.

- p. New dwellings must meet Category 2 of the National Accessibility Standards as a minimum and the local planning authority will negotiate for a proportion of Category 3 (wheelchair) housing based on evidence of local need.

Reason: To ensure that the detailed design of each phase of the development is in accordance Policies 8, 9 and 30 of the North Northamptonshire Joint Core Strategy 2011 – 2031.

Details to accompany RMs

- 06) Unless otherwise agreed by the Local Planning Authority each application for the approval of any reserved matters for each phase of the development pursuant to Condition 5 shall be accompanied by the following details for the approval of the Local Planning Authority and no development in such phase shall be commenced until such details have been approved by the Local Planning Authority:
- i. Infrastructure and construction sequence comprising details of the following for the relevant phase:
 - a. Road junctions and junction alterations, road improvements/carrageway widening, new roads, footpaths, bridleways, cycleways, bridges, traffic signalling and highways signage, the treatment of all surfaces and any traffic calming measures;
 - b. Foul and surface water drainage;
 - c. Services (gas, water and electricity supply, cable and other utilities);
 - d. Vehicular parking;
 - e. Publicly accessible open space;
 - f. Lighting, signage and street furniture;
 - g. Security infrastructure and equipment; and
 - h. Waste re-cycling, disposal and management measures.
 - ii) Travel plans;
 - iii) Cycle parking facilities for the relevant phase;
 - iv) schedule of floor space and uses proposed within the relevant phase;
 - v) Samples of the materials and finishes to be used for all external surfaces (including but not limited to roofs, elevation treatment and glazing);
 - vi) A Statement of Conformity to the Design Code.

Reason: To ensure that the detailed design of each phase of the development is in accordance Policies 8 and 9 of the North Northamptonshire Joint Core Strategy 2011 – 2031.

Use Classes Order

- 07) Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent amendments the Class A1/A2/A3/A4/A5 uses hereby approved shall only be used as such and for no other purpose of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument re-enacting or amending that Order, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the viability and vitality of Corby Town Centre is maintained.

Quantum of development

- 08) a) Prior to the submission of any Reserved Matters Applications for the Local Centre a Strategy for the content and timing of delivery of the Local Centre (including a minimum area of Class A1 Use) shall be agreed with the Local Planning Authority. The development shall be implemented in accordance with the approved Strategy including any amendments as may be agreed with the Local Planning Authority in due course.

- b) The total development hereby permitted shall comprise the following, other than that agreed by the Local Planning Authority in writing:

Not more than 1,000 square metres of Use Class A1 gross floor space shall be provided on the site which shall include not more than 500 square metres of convenience floor space, and not more than 500 square metres of comparison floor space.

Not more than 500 square metres of gross floor space shall be provided for occupation by uses within Use Class A4.

Not more than 1,000 square metres of gross floor space shall be provided for occupation by uses within the other 'A' Class Uses.

Not more 1,000 square metres of gross floor space shall be occupied by a community facility within Classes D1 and D2 (excluding schools)

A site covering no more than 1.9 Ha shall be occupied by a primary school.

Not more than 30 dwelling units and 500 square metres of floor space to be occupied by uses within Use Class B1 associated with the Local Centre.

Reason: The development of the site is the subject of an Environmental Impact Assessment and Transport Assessment and any alteration to the land use which is not substantially in accordance with the Land Use Budget may have an impact which has not been assessed by that process and in order to ensure that the vitality and viability of Corby Town Centre is maintained. Policy 12 of the North Northamptonshire Joint Core Strategy 2011 – 2031 refers.

Archaeology

- 09) a) No development shall take place within the site area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation (including any work necessary to preserve remains in situ and/or by record), or watching brief, as appropriate, which has been submitted to and approved in writing by the Local Planning Authority for that phase of the development unless otherwise agreed in writing with the Local Planning Authority. The relevant works shall only take place in accordance with the detailed scheme or brief pursuant to this condition.
- b) Where appropriate 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, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with the NPPF para 141 and Policy 2 of the North Northamptonshire Joint Core Strategy 2011-2031.

Noise

- 10) a) All externally located plant and equipment shall be provided with adequate silencing to minimise the potential for disturbance to local residents. The adequacy of such silencing shall be determined in relation to the prevailing background noise level in accordance with British Standard BS 4142 (or its equivalent).
- b) All commercial buildings shall be designed and constructed to minimise the external impact of noise, in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To protect residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy 2011 – 2031.

- 11) a) Construction and related work activity capable of giving rise to significant noise beyond the confines of the site shall only take place between the hours of 0730 and 18.00 hrs on Mondays to Fridays and between the hours of 0730 and 1700 hrs on Saturdays. No such construction work (other than emergency work) shall take place

on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- b) The developer shall take all reasonable steps to ensure that all mechanical plant used on site is maintained, serviced and operated so as to minimise noise emission. In particular, power generators, pumps and any other plant required to be operated on a continuous basis shall be silenced to the extent necessary to minimise the potential for disturbance to local residents.

Reason: To ensure noise and disturbance to residents during construction is kept to a minimum. Policy 8 of the North Northamptonshire Joint Core Strategy 2011 – 2031 refers.

- 12) a) Prior to the commencement of development a detailed scheme to deal with noise impact within and adjacent to the development shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include investigation and assessment of sources of noise and their impact on the development which must take into account the internal and external noise environment together with measures necessary to protect residential amenity and allow a satisfactory environment from the railway line, proposed local centre and primary school sites.
- b) All mitigation measures identified as necessary and approved by the Local Planning Authority shall be in place prior to the first occupation of any dwelling within the relevant phase or the local centre or school and those which relate to buildings shall be in place prior to the first occupation of that building.

Reason: To protect residential amenity and ensure a satisfactory environment.

Foul Water Strategy

- 13) No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding. Policy 5 of the North Northamptonshire Joint Core Strategy 2011-2031 refers.

- 14) No development to be located within 15m of the boundary of the sewage pumping station.

Reason: To avoid causing future amenity problems. Policy 5 of the North Northamptonshire Joint Core Strategy 2011-2031 refers.

- 15) No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to in writing by the Local Planning Authority and in conjunction with North Northamptonshire Local Lead Flood Authority. No dwelling shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure. In order to satisfy the above condition, an adequate scheme would need to be submitted demonstrating that there is (or will be prior to occupation) sufficient infrastructure capacity existing for the connection, conveyance, treatment and disposal of quantity and quality of water with the proposed phasing of development. Policy 5 of the North Northamptonshire Joint Core Strategy 2011-2031 refers.

Surface Water Strategy

- 16) No Development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from

the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details of how the scheme shall be maintained and managed after completion.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the North Northamptonshire Joint Core Strategy by ensuring the satisfactory means of surface water attenuation and discharge from the site.

- 17) No 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.

Reason: To ensure the future maintenance of drainage systems associated with the development. Policy 5 of the North Northamptonshire Joint Core Strategy refers.

Contamination

- 18) Prior to each phase of development approved by this planning permission, no development approved by this planning permission, (or such other date, or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, to the Local Planning Authority :

- a. A preliminary risk assessment which has identified :

All previous uses

Potential contaminants associate with those uses

A conceptual model of the site, indicating sources, pathways and receptors, potentially unacceptable risks arising from contamination at the site.

- b. A site investigation scheme based on (i) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;
- c. The results of the site investigation and detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- d. A verification plan providing details of the data that will be collected in order demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that a degree of soil sampling should be undertaken in order to characterise the soil in areas known to have received imported soil, in areas where there is a viable surface water or groundwater receptor. Policy 6 of the North Northamptonshire Joint Core Strategy refers.

- 19) No occupation of any part of the permitted development/each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure if any remediation work is needed for land affected by contamination, that it is done in accordance with the approved Method Statement and that a Verification Report is produced in accordance with CLR11 'Model procedures for

the management of land contamination'. Policy 6 of the North Northamptonshire Joint Core Strategy refers.

- 20) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: To ensure that any soakaway or other infiltration drainage systems are not located in potentially contaminated ground unless they are constructed in a way that will mitigate any additional risk posed to groundwater quality. Policy 6 of the North Northamptonshire Joint Core Strategy 2011-2031 refers.

Flood Risk Assessment

- 21) The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Reference Oakley Vale Phases 8 and 9, 50400849 Rev 1, March 2015, WSP UK Ltd and the following mitigation measures detailed within the FRA:

- i) No build development or ground raising within Flood Zones 2 (0.1%) or 3 (1%) as shown on Map 4 – Modelled flood extents (with defences) within Appendix D of the Flood Risk Assessment;
- ii) Finished floor levels are set no lower than 83.63m above Ordnance Datum (AOD) or 150mm above average surrounding ground levels whichever is higher.

The mitigation measures shall be fully implemented prior to occupation of any built development and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To maintain the existing flood flow routes and flood storage volumes; ii) To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy 2011-2031.

Ecology

- 22) Prior to commencement of development, the applicant shall submit in writing to the Local Planning Authority details of how the Assessments of Effects, Mitigation and Residual Effects as outlined in Chapter 9 [Biodiversity] of Volume 1 of the Environment Statement dated October 2015 by WSP Parsons Brinckerhoff are to be met. This information should include clear mitigation in respect of habitats, as given in para 9.6.13 to 9.6.13 inclusive; existing designated site areas as given in para 9.6.23; species, as given in paras 9.6.34 to 9.6.44 and resulting increased pressure on the natural environment as given in paras 9.6.56 and 9.6.57 of the above Environment Statement. The scheme hereby approved shall also include an ecological management plan. The approved scheme shall be installed prior to the first occupation or in accordance with a timetable agreed in writing by the Local Planning Authority and shall be retained, maintained and monitored thereafter for so long as the development remains in existence.

Reason: To ensure that the existing ecological features are appropriately retained, protected and enhanced in accordance with Policy 4 of the Joint Core Strategy.

Landscaping

- 23) Prior to the commencement of the relevant phase of the development as hereby permitted, a scheme for the landscape works and treatment of the surroundings of the relevant phase of the development shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented as approved unless otherwise agreed in writing by the Local Planning Authority. Such a scheme shall include:

- a) the position and spread of all existing trees, shrubs and hedges in compliance with BS 5837:2012;
- b) new structural planting including species, plant sizes and planting densities;
- c) means of protection for existing trees, shrubs and hedges in compliance with BS 5837:2012;
- d) existing contours and any proposed alterations such as earth mounding;
- e) areas of hard landscape works including paving and details, together with samples, of proposed materials;
- f) trees to be removed; and
- g) details of how the proposed landscaping scheme will contribute to wildlife habitat (ranging from ground cover to mature tree canopy).

Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. Policy 8 of the North Northampton Joint Core Strategy 2011-2031 refers.

- 24) No part of each relevant phase of the development as hereby permitted shall be first occupied until the approved landscaping scheme under Condition 23 has been completed or is being carried out in accordance with a programme submitted to and agreed in writing by the Local Planning Authority. For a period of not less than five years from the date of planting, all planted material shall be maintained unless otherwise agreed in writing by the Local Planning Authority. This material shall be replaced if it dies, is removed or becomes seriously damaged or diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme.

Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area. Policy 8 of the North Northampton Joint Core Strategy 2011-2031 refers.

- 25) a) The specification and layout of the open space proposed for the site plus the timescale for implementing them and the arrangements for their ongoing management shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and these details shall cover:
- Formal Playing Fields;
 - Informal Open Space
 - Children’s Play Areas (including numbers and specification)
 - Unadopted roads, footpaths and cycleways
 - Hard and soft landscaping, and furniture, within the urban realm and vehicle parking areas
 - Woodland and hedgerows
 - Community buildings, gardens and parkland
 - Water bodies (including SUDS ponds) and watercourses
- b) Prior to the carrying out of any works within any phase of development a detailed survey and working design method statement and timetable of works to mitigate any adverse effects on protected species (including bats and badgers) relating to that phase of the development shall be submitted to and agreed in writing by the Local Planning Authority, and shall be carried out as part of the development. No development shall take place except in accordance with the agreed details.
- c) No development shall commence until details of a scheme for ecological compensation and mitigation has been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the details so approved.

Reason: To ensure that the existing ecological features are appropriately retained, protected and enhanced in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy 2011-2031.

- 26) Prior to commencement of any phase of development a programme of re-engineering and remodelling works shall be submitted to the Local Planning Authority for approval. The following works should include :
- a) Works to re-engineer and reform the ground prior to development;
 - b) All cut and fill operations;
 - c) Ground compaction, ground surcharging and earth mounding works;
 - d) Details of final finished site levels and contours;

The re-engineering works shall be implemented in accordance with the approved details.

Reason: To allow the planning authority to retain control over the details of potentially significant engineering operations.

Highways

- 27) Prior to the commencement of development hereby approved, details of the provision of the priority working access off Lewin Road and the off-site junction improvements should to and approved by the Local Planning Authority and the approved details shall be completed and open to traffic prior to the first occupation or bringing into use of any buildings on the development.

Reason: To ensure that the development is undertaken in a manner not prejudicial to highway safety and residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

- 28) No development shall commence until details of the access, egress, parking and circulation of construction traffic and details of all construction related vehicles and wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority.

Such details shall comprise the following:

- i) Designation, layout and design of construction access and egress points;
- ii) Internal site circulation routes;
- iii) Vehicular parking;
- iv) The location of wheel washing plant and equipment;
- v) Directional signage (on and off site);
- vi) Provision for emergency vehicles;
- vii) Hours of working;
- viii) Measures for the control of dust; and
- ix) Compounds, materials storage, cranes and plant, equipment and related temporary infrastructure;

Reason: To ensure that the development is undertaken in a manner not prejudicial to highway safety and residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

- 29) No development shall commence in any of the parcels until a Code of Construction Practice has been submitted to and approved in writing by the Local Planning Authority. The development shall not be undertaken other than in accordance with the Code of Construction Practice. The Code shall be regularly updated throughout the development as agreed in writing by the Local Planning Authority. Any amendments to the Code shall include the following:

- a) An overall strategy for managing environmental impacts which arise during construction, (including how the Code would be implemented and the liaison and consultation strategy);
- b) Requirements for managing the construction impacts of all site operations;
- c) A strategy for reducing waste during site preparation and construction and encouraging the use of sustainable local materials;

d) Requirements for monitoring the construction activities.

Reason: To mitigate the negative effects of construction.

- 30) A Routing Agreement in respect of construction traffic shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The development shall be carried out in accordance with the approved Agreement.

Reason: To ensure that construction traffic is directed along routes which are satisfactory and which minimise the impact of construction on others. Policies 15, 16 and 17 of the North Northamptonshire Joint Core Strategy 2011-2031 refers.

- 31) The development hereby approved shall not be commenced until the necessary off-site highway works required as a result of the development have either been installed or programmed for installation, at the developer's expense, in accordance with a timetable agreed with Northamptonshire Highways. Written notification of the completion of the required works shall be provided to the Local Planning Authority before the buildings hereby approved are occupied.

Reason: In the interests of effective traffic management in the surrounding area. Policies 8, 15, 16 and 17 of the North Northamptonshire Joint Core Strategy 2011-2031 refers

Transport Assessment

- 32) The development shall be carried out in accordance with the details of all necessary highway works identified within the Oakley Vales Phases 8 and 9 Transport Assessment document submitted by Great Oakley Farms Limited dated March 2015 (as amended) or as otherwise approved by the Local Planning Authority in consultation with the Highway Authority. Development shall not proceed other than in accordance with the approved details.

Reason: To ensure all necessary road works and improvements take place at the appropriate time in the interests of the safety and convenience of road users. Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031 refers

Travel Plan

- 33) Prior to the commencement of development a Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority. Prior to the commencement of development on any parcel shall be submitted to and agreed in writing by the Local Planning Authority. The mitigation measures identified shall be implemented to accord with the approved Travel Plan.

Reason: To ensure that the development takes place in accordance with the principles of sustainability by reducing the use of the Private Motor Car. Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031 refers

Footpaths

- 34) Prior to commencement of development a Connectivity Strategy to deal with footpaths, bridleways and cycle routes shall be submitted to and approved in writing by the Local Planning Authority. The development shall not proceed other than in accordance with the approved Connectivity Strategy.

Reason: To ensure rights of way are accommodated and improved and appropriate access is achieved by means other than the Private Motor Car in the interests of achieving a sustainable development. Policies 15, 16 and 17 of the North Northamptonshire Joint Core Strategy 2011-2031 refers.

Planning Nos:

- 35) The development hereby permitted shall not be carried out other than in complete accordance with the approved plans and specifications as follows: Planning Statement (March 2015), Development Specification (March 2015), Design and Access Statement (March 2015), Environment Statement October 2015 (WSP Parsons Brinckerhoff);

Parameter Plan 1: Movement Framework, Rev B (June 2016); Parameter Plan 2: Land Use Rev B (June 2016), Parameter Plan 3: Urban Design Principles, Parameter Plan 4: Green Infrastructure (Rev B) (June 2016), Statement of Community Involvement (March 2015), Transport Assessment, Noise Assessment, Archaeological Desk-Based Assessment, Flood Risk Assessment, Bennett Road Existing Parking (0849-ATR-003 Rev A), Bennett Road Existing Parking (0849-ATR-004 Rev B), Indicative Spine Road (Lewin Road) (0849-SK-005 Ref C), Indicative Spine Road (Bennett Road) (0849-SK-023 Rev B), Lewin Road Access (0849 – SK-038 Rev B), Village Hall Car Park Option 1 (0849-SK-009 Rev A), Village Hall Car Park Option 2 (0849-SK-010 Rev A), Chepstow Road Access (0849-SK-035 Rev B), Ditch Crossing Culvert and Bridge Cross Section (0849-SK-040 Rev A), Ecological Statement (Lockhart Garratt Ltd), Arboricultural Assessment (Lockhart Garratt Ltd), Geo-technical and Geo-environmental Desk Study (Geotechnics Ltd), Context Plan (Sept 2016), Site Sections (Sept 2016), Heritage Assets and topography (Sept 2016).

INFORMATIVE:

- i) 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.
- ii) An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of any such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under Section 111 of the Water Industry Act 1991.

- iii) A Great Crested New Licence would need to be applied for and this should be obtained from Natural England.
- iv) There should be no direct discharge to groundwater. All infiltration structures (permeable pavements, infiltration trenches, soakaways etc) to be a shallow a depth as possible to simulate natural attenuation. The base of the infiltration structures to be at least 1m above the highest seasonable water-table.
- v) Under the terms of the Water Resources Act 1991, the Anglian Local Land Drainage byelaw prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 9 metres of the top of the bank of the Harper's Brooke or the flood storage reservoir defences, design a 'main river'.
- vi) The Water Framework Directive (WFD) came into force in December 2000, and was transposed into UK law in December 2003. The first principle of the WFD is to prevent deterioration in aquatic ecosystems. No deterioration requires that a water body does not deteriorate from its current ecological or chemical classification, and applies to individual pollutants within a water body. Near the proposed area for the proposed development, there is Harper's Brook; GB105032045230 which is currently at 'Moderate' Ecological Potential (2015 classification). Any development within the boundary of the proposed residential community should be undertaken in a way which does not cause deterioration to the above water body. Some developments may also present opportunities to contribute to improvements.

Reasons for Approval:

The Environmental Impact was assessed by the Local Authority. Responses to consultations including Natural England, Historic England, the Local Wildlife Trust, the Highway Authorities and the Environment Agency were taken into account. The Planning Authority concluded that the requirements for relevant mitigation would be achieved through the imposition of conditions and S106 obligations. Outline Planning Permission is subject to a range of conditions and substantial S106 obligations to ensure the relevant infrastructure will be in place at the appropriate time and that the development will meet the requirements for a Sustainable Community. Subject to the conditions set out above, the proposed development would contribute to the provision of housing within the borough as well as a school and other community facilities which would benefit both the existing and future users of the facilities.

Statement of Applicant Involvement

In accordance with paragraphs 186 and 187 of the NPPF, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant and has focused on seeking solutions to the issues arising from the development proposal. In this case, following the receipt of a revised Environment Statement and additional plans/clarification, the application was considered to be acceptable as submitted, and has been dealt with without delay. Policy 1 of the adopted North Northamptonshire Joint Core Strategy recommends working proactively with applicants jointly to find solutions in order that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area meeting the challenges of climate change and protecting and enhancing the provision of ecosystems services.

Officers to contact:

Anne James

Tel. No: 01536 464155

Email: Anne.james@corby.gov.uk