

Middleton Parish Council

West Corby SUE – Planning References NC/23/00405/CON NC/23/00444/CON

Notes and questions for NNC Council Officers after the Developer Consultation Event on 12/13 January 2024

Middleton Parish Council (MPC) welcomes the opportunity to comment and would like to maintain regular contact with NNC and the developers throughout all stages of the West Corby SUE development.

Parish Boundaries

MPC requires clarification about the current and future Parish Boundaries and responsibilities, including the phasing of this responsibility. Ultimately MPC does not have the bandwidth to take on Parish Council responsibility for a community of 4,400 households. In the short term, we are particularly concerned about where responsibilities lie during the early phases of development and construction.

Schools

We can see that some financial provision has been made for new schools, but the proposed schools will not be built until the later phases of the development, if indeed the monies allocated to the Education Authority goes to building new schools at all? MPC is concerned about the first 349 houses in phase 1 and whether suitable provision can be made for the children that will reside in these homes? We question whether the existing schools within the surrounding areas would be able to cope with this volume of additional children? We strongly urge that NNC and all developers/partners liaise with the Education Authority and check the capacity of all surrounding schools prior to Phase 1 build? It is our understanding that Cottingham C of E Primary school is already at capacity with no opportunity for further expansion.

Medical Services and GP Surgery

The information provided to date is quite vague on the provision of medical services and facilities. This is a significant concern as the existing medical services in Corby are already under significant pressure. For example, it is difficult to obtain GP appointments and parking at the Lakeside facility can be difficult. We can see that there is some financial provision for a health facility but there is no detail about whether this includes a new GP practice, pharmacy provision, diagnostic testing facilities, a dental practice etc. We were told at the consultation event that the provision of medical services is the responsibility of local NHS partners and funding will be provided to the NHS Trust to meet needs (£2.5M accruing interest which actually doesn't seem a lot?), however, we feel that there needs to be urgent discussion between NNC, all developers/partners and the NHS Trust / local doctors surgeries at the earliest opportunity to make the necessary plans to meet the medical needs of this new community.

MPC would also question the capacity of Kettering General Hospital (closest large hospital to the development) and how an influx of 4,400 new homes will affect the services and standards at this already busy General Hospital. Again, MPC would urge NNC and the developers to enter robust

discussions with the Local NHS trust and KGH to ensure the medical needs of all new and existing residents can be met.

We question whether the medical needs of the first phase (349 households) could be accommodated within the existing health infrastructure.

We are pleased to note that provision has been made for a care home.

Transport – bus services

MPC recognises that adequate local bus services will be required throughout all phases of this development to ensure that residents of the new development will be offered good transport links to all local amenities. The addition of these services should only offer improvement to the local service already in place.

MPC would also like to understand what provisions will be made for footpaths and cycle lanes into the town from the new development. We understand the new Greenways plan is currently under discussion and this new development should definitely be considered as part of this plan.

Access Roads & Roundabouts

MPC is pleased to note that construction traffic for phase 1 will be using an entrance from the A6003 and not gaining access via the A427. However, the impact of using the A6003 will require careful consideration as this is a busy road and currently without speed restrictions. We were told at the consultation event that a speed restriction would be imposed and strongly support the introduction of speeding restrictions as soon as construction traffic starts to access the site for phase 1.

The BP Four Ways roundabout is also in the phase 1 plans for improvement. Can NNC and the developers ensure that discussions take place with the BP garage on this junction? The exit turning right out of this garage is already a potential hazard and MPC would like reassurance that along with the roundabout improvements, improving the entrance and exit to this busy garage and shop will be considered in phase 1 plans.

The junction from Cottingham onto the A427 is also currently a tricky junction and could become a serious hazard with increased traffic flow from a large new housing development. This will need careful consideration and improvement during phase 1.

The junction between Danesholme and the A6003 can be quite dangerous, especially at peak times. We understand that the proposed roundabout at this junction will not be implemented as part of phase 1. We question this decision but if this is the case, we ask what can be done to improve safety around this junction during phase 1?

Impact of additional traffic on villages

MPC is concerned that there will be increased traffic volumes through our village (and other villages) as commuters try to avoid traffic congestion on the main roads during the major road improvements that will take place during this development. What will be done to mitigate this issue which, as well as being extremely intrusive to the local community could cause accidents and higher noise pollution? Can we request traffic calming measures entering and exiting the village?

We would also request that construction traffic is not permitted to have access through our village as the main street is quite narrow and there are usually parked cars on both sides of the road making it even narrower. There are also several extremely important listed buildings in the village and the vibration from a regular flow of large construction vehicles could cause damage to such buildings. Construction traffic would also exacerbate existing problems especially during the busy school drop off and collection periods.

Impact on Corby Station Parking

MPC questions whether provision has been made for additional parking at Corby Mainline Railway Station. It is reasonable to assume that some residents of the proposed 4,400 houses will wish to commute to London and other employment centres by train and use the station's parking facilities.

Bridleway Diversion

We understand that the British Horse Society has raised an objection to the proposed bridleway diversion. MPC would like to understand the implications of this and to have clarification about the next steps. As previously communicated, MPC has no objection to the proposed diversion.

Sustainable Eco housing

Whilst MPC welcomes the consideration that has been given to the provision of electric vehicle charging points and to sustainability in the overall housing design, can the developers confirm that all houses will be eco-friendly, and all houses will have an EV charging point? Also will each house have adequate off road parking to utilise the charging points. There is a question regarding the initial development that was raised, stating that the first 100 houses may be supplied gas boilers rather than electric air source heating? Is this necessary?

In addition, what provision will be made for rainwater collection during all phases of the development?

Can the developers also confirm that the local electrical supply will be able to cater for an increased volume that this development will require. Also, what arrangements have been made for battery storage of electricity generated from the proposed solar panels on the new homes.

Drainage

MPC would welcome further discussion about drainage and road development on the construction site and any implications for our village. Middleton has experienced problems with flooding in recent years and so MPC is interested to understand plans to mitigate against additional water run-off throughout all phases of the development.

Sewerage

MPC would like to understand what provision has been made for the increased volume of sewerage from this new development. Where will it go and what discussions have taken place with Anglian Water regarding this important matter?

Wildlife corridors

MPC would like to understand what action is being taken to protect the local Flora and Fauna in the area (currently open farmland) and would like to be involved in discussions about wildlife corridors and improving biodiversity throughout all phases of the development. In the short term we would welcome further information on what provisions have been made to help maintain and improve habitats for protected birds (red and amber listed in the area), and protected mammals including bats, hedgehogs, and badgers. Have robust ecology surveys taken place yet? MPC would also like to understand if amphibians such as Great Crested Newts have been found in this area?