Land South of Higham Road, Burton Latimer
Design and Access Statement
Issue Date: May 2014
Doc Ref: CSa/2289/05

On behalf of:

Prepared by:
CSa Environmental Planning
Dixies Barns, High Street,
Ashwell, Herts, SG7 5NT
email: ashwell@csaenvironmental.co.uk

<table>
<thead>
<tr>
<th>Date</th>
<th>Prepared by</th>
<th>Authorised by</th>
<th>File reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRAFT</td>
<td>22.05.2014</td>
<td>SG/RR</td>
<td>RR</td>
</tr>
<tr>
<td>A</td>
<td>04.06.2014</td>
<td>SE</td>
<td>SG</td>
</tr>
<tr>
<td>B</td>
<td>11.06.2014</td>
<td>SE</td>
<td>SG</td>
</tr>
<tr>
<td>C</td>
<td>13.06.2014</td>
<td>SG</td>
<td>RR</td>
</tr>
<tr>
<td>D</td>
<td>18.06.2014</td>
<td>SG</td>
<td>RR</td>
</tr>
</tbody>
</table>
## Contents

<table>
<thead>
<tr>
<th></th>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Introduction</td>
<td>1</td>
</tr>
<tr>
<td>02</td>
<td>Planning Policy Background and Community Engagement</td>
<td>3</td>
</tr>
<tr>
<td>03</td>
<td>Context and Site Analysis</td>
<td>5</td>
</tr>
<tr>
<td>04</td>
<td>Opportunities and Influences</td>
<td>25</td>
</tr>
<tr>
<td>05</td>
<td>Development Proposals</td>
<td>27</td>
</tr>
</tbody>
</table>

Concluding Evaluation Table
Figure 1.1: Site Location Plan

Development currently under construction

Resolution to grant planning permission for proposed development

To Irthlingborough

To Wellingborough

To Huntingdon

To M1

To Irthlingborough

To Town Centre

KETTERING

BURTON LATIMER

Site
01. Introduction

Purpose

This Design and Access Statement has been prepared by CSa Environmental Planning in support of the outline planning application (all matters reserved except for access) for residential development of up to 180 dwellings, including affordable housing, access and associated works, open space including strategic landscaping, allotments, play areas and sustainable drainage features and associated infrastructure together with land reserved for the potential extension of the adjacent Burton Latimer Medical Centre site."

The scope and contents of this document meet the requirements of the Communities and Local Government’s (CLG) publication entitled ‘Guidance on Information Requirements and Validation’ published in March 2010. The document is set out in the following manner:

Section 1: Introduction.

Section 2: The policy background and summary of the public consultation exercise.

Section 3: The context of the site and the surrounding area in terms of its physical characteristics and wider context of Burton Latimer.

Section 4: The opportunities and constraints the development of the site presents.

Section 5: The final proposals including amount, use, layout, scale, landscape, access and appearance of the development. This is concluded with an assessment of the proposal’s sustainability credentials using the North Northamptonshire sustainable design checklist.

The Site

The site measures approximately 10.31 hectares and is located on the south eastern edge of Burton Latimer, within Kettering Borough Council. The site comprises three fields in arable and pastoral use located to the south of Higham Road. The existing residential areas of Burton Latimer adjoin the site to the north, with allotments and an open field separating the site from the existing houses along Finedon Road to the west. Arable fields adjoin the site to the east and south.

The town of Burton Latimer has a population of approximately 7,500 people and lies around 2.7 km (1.7 miles) south of Kettering, and 1km (0.6 miles) south of the A14. The A14 serves as an important national road link between the east coast and the Midlands, helping to support employment opportunities within Burton Latimer.

The town has a good range of local facilities and services, including schools, a medical centre, places of worship, a community centre, supermarkets, shops and offices.
Planning Policy Background and Community Engagement

Planning Policy Background

The NPPF

The National Planning Policy Framework (NPPF) is a material consideration in the determination of the planning application. The NPPF was published on 27th March 2012 and sets out the Government’s planning policies for England and how these are expected to be applied. It is intended to refocus planning policy on encouraging growth, and thus includes a presumption in favour of sustainable development at paragraph 14.

Government expects that the presumption should be seen as a ‘golden thread’ running through all plan making and decision taking processes. Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

North Northamptonshire Core Spatial Strategy – June 2008

Corby, Kettering, Wellingborough and East Northamptonshire Councils have worked with Northamptonshire County Council to create a Core Spatial Strategy (CSS) for the region as part of the Local Development Framework for North Northamptonshire. The CSS was first published in 2008 and is currently being reviewed to cover the period to 2031. It sets out the long-term vision and objectives for the area, including strategic policies for steering and shaping development, and identifies broad locations for new housing and employment growth and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development should be limited.

Local Plan for Kettering Borough (1995)

The Local Plan for Kettering Borough was adopted in 1995 and sets out the Borough’s policies and proposals to provide a basis for planning decisions. Much of the Local Plan is out of date and has been superseded by the NPPF, the CSS and Supplementary Planning Documents which form part of the Local Development Framework. However policies that have been ‘saved’ remain relevant insofar as they are in accordance with the NPPF.

Affordable Housing

The adopted Core Spatial Strategy requires 30% of all housing to be ‘affordable’. While Burton Latimer has been the subject of other recent housing applications, we consider that the development of land to the south of Higham Road can make a significant and timely contribution to addressing the Borough’s housing needs.

The Benefits of Delivering New Housing

The proposed 180 dwellings will help address the housing need that exists within the Borough of Kettering. At the same time, therefore, it can help deliver those affordable housing units that have been unable to be delivered in recent years to help bring forward the housing that is needed to support all sections of the local community. It can also provide other local infrastructure improvements including greenspace, play areas, an extension to the existing allotments and land for future extension to the medical centre. The development as a whole can also create an attractive entrance into Burton Latimer that can be visually integrated with the existing development that already exists to the north.
Community Engagement

A public exhibition was held at Burton Latimer Community Centre on Friday 28th March 2014 between 14:30 and 20:00. The exhibition provided local residents with an opportunity to view the emerging proposals for the site.

Digital versions of the exhibition boards were also publicised on a dedicated website for two weeks after the event. The website also provided a facility for consultees to submit comments in respect of the proposals and a number of representations were received in this manner.

During the course of the exhibition, Hallam Land Management and their consultant team spoke to local residents and local Councillors on topics including housing need, highways, drainage, layout and ecology.

The responses received from the public consultation exercise provide a mixture of views with regard to the proposed development. Some respondents provided a negative response with regard to even the principle of more development within the town; this is common to all such consultation exercises with regard to the new development. The Planning Statement however sets out why the applicant consider that the principle of development can and should be supported.

The public responded positively to the proposals for the creation of new areas of informal green space as well as the parkland and habitat areas. Several comments were received in favour of extending the area for the Medical Centre as well as the proposed allotment extension, and the proposed landscaping shown on the Illustrative Masterplan was also well received.

The Illustrative Masterplan has been adapted to respond to many of the points raised. For example, an expansion area for the medical centre has been provided, while the open space and landscape strategy has been informed by the feedback received. The access strategy has been developed to make sure the site is as accessible as possible. The impact of the development on local services, including education provision, has also been fully scoped out with appropriate mitigation measures identified.

The consultation process has met the requirements of the North Northamptonshire JPU’s Statement of Community Involvement and has given the local community the opportunity to comment on the proposals in advance of the submission of the planning application. The consultation process has also been a valuable exercise in the formation of the Illustrative Masterplan and the final planning submission.

Figure 2.1: Exhibition boards displayed in March 2014
03. Context and Site Analysis

Site Context

Burton Latimer is one of five small towns in the Borough that provide a secondary focus of growth outside of Kettering. It provides a significant number of homes and jobs for the local population.

Burton Latimer benefits from its close proximity to the A14, which has seen the development of a large employment area on the northern side of the town which is home to the Weetabix food company. The Alumasc Group PLC and an WM morrisons supermarket distribution centre.

Figure 3.1: Illustrates the site's close proximity to facilities and services.

1. Latimer Park Industrial Estate
2. Meadowside Primary School and Children’s Centre
3. St Mary’s C of E Primary School
4. Medical Centre
5. Places of worship
6. Existing allotments

There are a number of shops and facilities within the town centre, including a small supermarket, library, hairdressers and restaurants.
The Site

Higham Road
A6
A14
Burton Latimer Conservation Area

Development currently under construction

Resolution to grant planning permission for proposed development

Burton Latimer Conservation Area

Town Centre

Finedon Road

Development currently under construction

Resolution to grant planning permission for proposed development

Burton Latimer Conservation Area

The Site
The A6 is located to the east of the town, with the A14 passing to the north, between Burton Latimer and Kettering. These roads link the town with Kettering in the north, Felixstowe in the east and the M1 and M6 motorways in the Midlands.

The site lies on the south eastern edge of Burton Latimer, on the eastern slope of the land which rises up from the Latimer Brook, with the centre of Burton Latimer located along the western slope of the valley. To the north of the site, on the opposite side of Higham Road, a new residential development of 285 homes and associated open space is under construction. To the east of the development under construction, there are a further two outline applications for up to 110 and 199 dwellings which have a resolution to grant planning permission by the Council.

An agricultural field lies to the east of the site, with the A6 which runs in a north-south direction, bounding the field to the east. Buccleuch Farm with its associated barns, stores and farmhouse, lie to the south east of the site, west of the A6. Beyond the A6, to the north east of the site is a wind farm which is visible from the site.

Agricultural fields lie to the south of the site, with Station Road which connects Burton Latimer and Finedon, located approximately 900m south. Barnfield Lodge Farm is located roughly 300m to the south west.

Adjacent to the western boundary lie existing allotments, an open field and Latimer Brook which divides the allotments and forms the open field. The houses along Finedon Road lie to the west of the brook and comprise detached and semi-detached properties ranging from 1 to 2 storeys in height. The wider area of Burton Latimer is located beyond.

A recent residential development lies to the north west of the site, north of Higham Road, and access to the allotments is provided through it. A small work yard is located to the north of the westernmost part of the northern site boundary, with the rear gardens of the properties on Addis Close bounding the site adjacent to the yard. A range of older 1 and 2 storey detached properties are located along the northern side of Higham Road, to the north west of the site.

Burton Latimer Medical Centre is indented into the north western corner of the central field. The medical centre is a 2 storey building, has an associated car park and also houses a pharmacy. Burton Latimer is located on a local ridge which is formed between the River Ise valley and Finedon Brook valley, with the main part of the settlement sited on the eastern, southern and western slopes of the ridge, between 60m and 80m AOD. Parts of the settlement also occupy the opposite side of the valley along Latimer Brook, rising up along the valley’s eastern slopes.

A series of tributaries to the River Ise run in an east-west direction to the west of the river, creating four distinct valleys located to the north west, west and south west of Burton Latimer, and also four corresponding ridges. These ridges are located at Hill Top along Kettering Road to the south west of Burton Latimer, around Isham village further north, Pytchley village to the north west of Isham and Boughton Grange to the north of Pytchley.

In terms of topography, the site is located on the eastern valley side of the Latimer Brook, approximately 100m west of the site. The land rises to the east to a plateau of around 90-95m AOD, which reaches from Kettering in the north through Barton Seagrave, and arches around the east of Burton Latimer, continuing south to Finedon before sloping down to the Nene Valley further south.
Modern development on Addis Close

David Wilson Homes development overlooking Higham Road opposite site

Development (north west of site) on Ashby Close

View of Burton Latimer Medical Centre and car park from the site

Barratt Homes development on Higham Road opposite site

White Lodge Farm (Grace Homes development) on Higham Road opposite site

Modern development on Jacques Road

LAND SOUTH OF HIGHAM ROAD, BURTON LATIMER
Historical Urban Form

The settlement originally developed around what is now Church Street, High Street and Kettering Road, with a linear settlement form centred around St. Mary’s Church. It expanded around this historic core to become a nucleated village in the late 1800s. During the 20th Century, the clothing factories were relocated to the west of the village, with new housing to accommodate the workforce constructed nearby, producing the mainly Victorian terraced streets to the west of the town centre. The historic core around Church Street and the High Street, as well as the former industrial core to the west, together form the Burton Latimer Conservation Area, located roughly 550m to the north of the site.

Church Street appears to be the earliest surviving element of the original village settlement. A large number of its buildings date back to the 18th century, with the Manor House dating back to the 17th century.

A good number of mature trees along Church Street make a significant contribution to the character of this part of Burton Latimer.
The main industries in the late 19th and 20th centuries were the boot and shoe industry, clothing manufacturing and ironstone quarrying. The factory buildings were located west of the original village settlement with housing to accommodate the related workforce constructed nearby. These form the Victorian terraced streets of Duke Street, Finedon Street, Alexandra Street and Spencer Street. Many of the clothing factories have since been demolished.

The High Street displays a variety of architectural styles making it difficult to define a cohesive character. Its role as a historic turnpike has influenced the development of Burton Latimer. It is evident to see that this area has adapted to meet the needs of a growing population and to provide the services expected by the residents of the town.

During the second half of the 20th century the town expanded with a series of housing estates built within a network of estate roads and cul-de-sacs.

Many of these areas lack the verdant characteristics of the original village core and typically fail to utilise building materials and features reflective of the local vernacular and traditions.
Urban Grain Characteristics

We have studied the built-up areas of the town in order to identify the characteristic and specific aspects of architectural design, style, layout and form that are evident within Burton Latimer, in order to gain an understanding of the local character and to ensure that the new development sympathetically reflects the local vernacular of the area.

Church Street

- Dominated by the spire of St Mary’s Church.
- Stone buildings which abut the highway.
- Dense development along the street with gaps between buildings the width of a traditional farm gate.
- Mostly low, two storey farm houses and workers cottages.
- Typical building materials here include ironstone, limestone and coursed rubble stone walls.
- Steep pitched roofs, historically thatched, but since replaced by modern roofing materials.
- Combination of high and low stone walls, as well as railings, mark the boundaries along the highway edge.
- Simple built form, with characteristic horizontal ironstone banding to create detail, and quoins common. Several buildings have datestones.
- Timber sash or casement windows, often beneath black or white timber lintels.
- Distinct sense of greenery and rural character retained by the open space to the rear of the properties.
High Street

- Reflects its importance as a main route through the town and as a commercial street.
- Mix of building styles with no dominant architectural style.
- Linear form with buildings abutting the highway, with service yards set behind the frontages.
- Buildings are lower than most other high streets, being mostly two storeys high.
- Few gaps between buildings and few trees.
- Limestone buildings with ironstone banding, quoins and detailing around windows are common, as are red brick buildings.
- Buildings have a simple form with simple pitched roofs, often in slate.
- White and cream render, often only to one floor.
- Ironstone, limestone and timber gables are characteristic, with sash and casement windows, as well as shop front windows.

20th Century Developments

- A suburban identity marked by a mix of mostly detached and semi-detached 2 storey houses.
- Highway dominated layouts with streets often ending in cul-de-sacs.
- Repetitive character and little variation in the streetscene as similar house types are grouped together.
- A variety of materials and styles are present, but they do not reflect the traditional local vernacular.
- Lack of variety in the use of aspect, views and integrated landscaping.
- Deep front gardens, often with no vertical delineation between the street and garden.
Architectural Context

Our analysis based on site visits to Burton Latimer and desk-based research of the ‘Burton Latimer Conservation Area Appraisal’ has helped us to gain an understanding of the town’s architectural context. This understanding will be vital to ensuring that the development’s new homes respect the local vernacular.

Architectural elements evident in Burton Latimer:

Vernacular Character
- Buildings constructed of ironstone, limestone and coursed rubble stone
- Traditional wooden window frames
- Typically thatched roofs, however many have been replaced

Victorian Character
- Late 19th and early 20th Century high density red-bricked houses
- Welsh slate roofs
- Prominent chimney stacks provide interest to rooftops
- Decorative soldier courses and window headers.

18th century house constructed from coursed limestone rubble. Timber lintels above six casement windows.

Turned gables introduced adding interest along streetscene. Above is Jacobean influenced Victorian building displaying an ornamental gable.

Ironstone detailing: quoins, door and window surrounds.

Terraced properties have detailing specific to each group, such as a decorative string course.

1. Stone boundary walls are a characteristic of the town of Burton Latimer.
Terraces constructed of red brick create a uniform appearance

Original doors and windows on older properties have been replaced by modern uPVC versions.

Dressed stone and coursed ironstone gable elevations.

Recessed doorways and windows framed by decorative brickwork.

Different coloured render creates interest along a uniform street.

Large chimneys articulate the roofscape of the terraced houses and create vertical rhythm along the street.

St Marys School dates back from the 20th century and is constructed of red brick and slate.

LAND SOUTH OF HIGHAM ROAD, BURTON LATIMER
Landscape and Visibility

A Landscape and Visual Appraisal has been prepared as part of the planning application.

National Landscape Character

The Character Map of England (a national assessment of landscape character by the Countryside Commission (now the Countryside Agency) and English Nature (now Natural England) identifies the site as lying within the Northamptonshire Vales landscape character area (Character Area 89).

This character area includes the areas surrounding the main settlements of Northampton, Wellingborough, Market Harborough, Rushden, Thrapston and Oundle. It is described as having great diversity in landscape and settlement pattern.

Key characteristics of this area include:

- Gentle clay ridges and valleys with little woodland and strong enclosure patterns;
- Large town of Northampton dominates much of the landscape, with frequent small towns and large buildings, which are often characterised by red brick buildings;
- Prominent parks and country houses;
- Hedges are low but well maintained;
- Small woodland areas mainly confined to valley sides or copses on the ridges;
- Frequent imposing, spired churches; and
- Attractive stone buildings in older village centres.

Local Landscape Character

The Northamptonshire Current Landscape Assessment was produced in 2003 and provides a detailed review of Northamptonshire’s landscape characters. The site falls within Landscape Character Type 4, Rolling Ironstone Valley Slopes and Landscape Character Area 4g, Irthingborough Slopes. Distinguishing features of this area can be summarised as:

- Distinctive landscape of rolling valley slopes with extensive views and a sense of exposure on some prominent locations;
- Productive arable farmland in medium and large scale fields on elevated land, with pasture prevalent in smaller fields often adjacent to watercourses;
- Hedgerows and hedgerow trees combine to give an effect of a well wooded landscape in long views;
- Low, well clipped hedgerows with some signs of decline evident in intermittent areas; and
- Landscape directly and indirectly influenced by the close proximity of the urban areas.

The assessment notes that despite the close proximity of large urban areas, a rural character is retained with the landscape perceived as busy, settled and primarily agricultural, with most views encompassing extensive areas of productive arable farmland. The condition of the landscape is described as generally good, with settlements and isolated farms generally well integrated with their surroundings as a consequence of the well treed character of the surrounding landscape. The assessment also notes that while individual hills and ridges have distinctive profiles, few are of sufficient prominence to be regarded as landmarks.

Character Area 4g, Irthingborough Slopes, is also described as allowing wide, uninterrupted open views from the upper slopes, including views to the surrounding urban areas which are often prominent on rising landform and ridgelines.
**Landscape and Visual Effects**

The site is not covered by any statutory or non-statutory designations for landscape character or quality, nor are any of the adjoining areas. The site is well related to the existing and emerging area of Burton Latimer and development here would complement the urban form.

The site has a rolling landform, with part of it located on the lower slopes along the Latimer Brook in the west, with parts of it located on higher ground, notably parts towards the south and south east of the site.

The visual appraisal identified that opportunities to view the site from public vantage points in the surrounding area are mainly limited to near and middle distance views from adjoining roads, the public footpath to the west, the medical centre and a number of residential properties, due to the existing intervening vegetation and the undulating topography. There are some long distance views from the higher ground to the west of the site, but in these views the development will be seen in the context of the existing built up area of Burton Latimer and will not appear out of character.

The landscape quality of the site is influenced by the adjoining built up areas which are clearly visible from within the site. Although parts of the fields have a pleasant character, the site has a medium landscape quality overall.

The wider landscape to the east is influenced by the A6 road as well as the presence of the wind farm beyond. To the north and west the wider area is characterised by residential development and is not of any particular landscape or townscape merit. The land to the south of the site is in agricultural use and is of a similar landscape quality to the site.

Overall the assessment found that development at the site, in accordance with the Illustrative Masterplan, would provide a well-considered extension to the settlement that would not result in any significant harm to the character of the local or wider landscape.
Site Description

The site comprises two agricultural fields and a part of a third field (easternmost field). The westernmost field is in pastoral use while the two fields to the east are in arable use.

The western field is bound to the north by a 1.8m high timber closeboarded and trellis fences, with the rear gardens of the houses on Addis Close beyond. The part of the boundary adjacent to the small workshop is bound by a low post and wire fence.

The western site boundary to the allotments is marked by a mature hedge with hedgerow trees, mainly comprising hawthorn and elder species with semi-mature and mature ash trees. Further south, the hedge becomes gappy with only the mature and semi-mature ash trees remaining, allowing grazing animals to move between the field and the adjacent open land to the west.

The southern boundary of the western field is marked by an outgrown hawthorn hedge of approximately 4-6m in height, which includes species of elder and dogrose. The outgrown hedgerow separating the western and central field is mainly hawthorn and elder, approximately 4-6m in height.

The northern boundary of the central field is marked by a 1.2m high post and rail timber fence, separating the field from the medical centre. The boundary along Higham Road is marked by a 2m high hawthorn hedge, with species of elder and rose present, and a drainage ditch beyond. There is a gap in the hedge to allow for field access.

The southern boundary of the central field is similarly marked by an outgrown hawthorn hedgerow of around 2-4m in height. A hawthorn hedgerow of approximately 2m in height separates the central field from the easternmost field.

The eastern field is bound to the north by a hedgerow similar in height and species composition to the one present along the central field, with Higham Road and the new residential development beyond.

Field access is available through a gap in the hedgerow which runs alongside Higham Road. The access is through the northeast corner of the site, whereby a semi-mature ash tree sits within a small section of hedgerow to the east of the access just outside the site boundary. The eastern site boundary is marked by a dense hawthorn hedge with elder and blackthorn also present, which has been managed to approximately 2m in height.

The southern site boundary within the eastern field follows a line formed by the extension of the hedgerow along the south of the central field, and is unmarked. The field boundary to the south of the southern site boundary within the easternmost field, is formed by an outgrown hawthorn hedgerow of around 2-4m in height.
Topography

The landform of the site is gently undulating, and rises from a low point of around 65m AOD in the north western corner up to the east to a high point of around 80m AOD on the south eastern corner of the site boundary. Within the site there is a series of roughly east-west aligned local ridges and troughs, with the site sloping down slightly from Higham Road in the north to a shallow trough, before rising to the south to a local ridge roughly in the centre of the site. The site then slopes down gently into a shallow trough before rising again further south along the southern site boundary to a local ridge.

The land to the south, beyond the site, continuous to rise to a more prominent ridge roughly 200m south of the site, and this ridge rises further to the south east to form the plateau that stretches to Finedon and beyond.

Land to the north of Higham Road rises up to the north east and east to a high point around the junction of Higham Road with the A6, before falling down further north and west to a valley along a tributary of Latimer Brook, to the south of the cemetery and Wold Road. The land rises north beyond Wold Road to the plateau which arches around the east of Burton Latimer, and east to the wind farm east of the A6.

To the west of the site, the land continues to fall to Latimer Brook before rising up to the west and north west within the settlement of Burton Latimer, to the plateau north of the town.
Archaeology

A desk based archaeological assessment was carried out to consider whether there would be any archaeological impacts arising from the proposed development. The assessment highlights the moderate potential for medieval remains and present evidence suggests it is unlikely prehistoric remains of significance are present. Therefore, archaeology will not be a constraint on development.

The presence of prehistoric remains cannot be ruled out, so it is anticipated that future archaeological investigation including trail trenching will be carried out and results forwarded to the council prior to the determination of the planning application.

Conservation Area, Listed Buildings and Scheduled Monuments

The Burton Latimer Conservation Area lies around 550m to the north of the site and is separated from it by the intervening housing.

There are no Listed Buildings on or adjacent to the site. The nearest Listed Building is located over 300m from the site along the High Street, and there is no intervisibility with it. There are no Scheduled Monuments within 2km of the site.

Trees

No trees on or adjacent to the site are covered by any Tree Preservation Orders and this was confirmed via email by Kettering Borough Council on 26 November 2013.

The fields of the site are divided by predominantly hawthorn hedgerows, and a hawthorn hedgerow marks the northern site boundary along Higham Road. The hedges along the arable fields are maintained, low hedges, while those along western field have seen little maintenance in recent years.

There are few significant trees other than along the western boundary of the site, where there is a row of middle-aged to mature Ash. The latter, typical of Ash in this area, are in decline with many bearing signs of the stem decay fungi.

New tree planting should be incorporated to increase the overall level of tree cover and biodiversity within the area.
Ecology

An ecological appraisal has been undertaken to assess the site’s ecological value. No designated wildlife sites occur within or adjacent to the site and the ecological value of wildlife sites within the wider area are not anticipated to be impacted.

The site does however fall almost completely within the Nene Valley Nature Improvement Area (NIA). The key aim of this NIA is to re-create and re-connect natural areas along the Nene and its tributaries from Daventry to Peterborough.

The majority of habitats at the site are considered to be of low nature conservation value. However, the hedgerow/mature trees to the western boundary are of local value.

The majority of the site provides relatively limited opportunities for foraging bats comprising open arable fields and short-cropped pasture. Hedgerows may provide increased opportunities for bats to foraging and commute along, with greater opportunities available off-site to the west along the riparian and wetland habitats present.

No aquatic habitats are present on site suitable for breeding amphibians. However, a single pond (filter beds of a disused sewage works) is situated approximately 90m to the west. Surveys in 2014 revealed a breeding population of great crested newts within the pond. A European Protected Species mitigation licence will be sought from Natural England with any necessary mitigation undertaken prior to the commencement of works, to ensure that potential impacts to great crested newts will be avoided, and loss of suitable habitat will be mitigated as part of the development proposals.

Further surveys are being undertaken for bats to allow a robust evaluation of the site for these species, and to inform the detailed design of lighting and any further mitigation or enhancement considered necessary. However, as a precaution the site has been designed to avoid or mitigate for impacts on potentially important habitats/features for bats, should any be identified.

Figure 3.3: Habitat Plan

Flooding and Drainage

A Flood Risk Assessment (FRA) has been completed which shows the land to lie in Flood Zone 1. The site is therefore located in a preferable location for residential development when considered in the context of the NPPF Sequential Test. The site has a low probability of flooding from overland flow, ground water and sewer flooding. As part of the FRA process, means to discharge storm and foul water drainage have been established that comply with current guidance and requirements of Anglian Water.

The proposed development will be required to incorporate sustainable drainage measures (SuDS) to reduce run-off to the present day conditions and improve water quality by combining a range of features including permeable paving and an infiltration basin. A new on-site pumping station is required in order to discharge foul sewerage to the existing network north of the site.

Figure 3.4: Flood Plain Map (source: www.environment-agency.gov.uk)
Utilities

As part of the development planning process, searches have been undertaken with all of the local service providers including National Grid, UK Power and British Telecom. A services supply statement has been produced which demonstrates that the proposed development at Burton Latimer can be supplied with normal network service supplies without the need for prohibitive reinforcements to the existing networks. Some localised reinforcements may be necessary to serve the proposed development.

Noise Assessment

A detailed noise survey has been undertaken. The main source of noise was found to be road traffic noise from the A6, with road traffic noise along Higham Road also contributing intermittently. The wind farm to the east of the A6 is not expected to be a significant noise issue due to its substantial distance from the site. The noise climate was found to be suitable for residential development, with the BS8233:2014 design range for internal ambient noise levels being easily achievable within all internal living rooms and bedrooms. Guideline noise levels for external amenity, based on World Health Organisation guidance, are already being met across the majority of the site.

Air Quality

The Air Quality Assessment, prepared as part of the outline planning application, concludes that additional traffic will have an insignificant impact on air quality and that the site is thus suitable for residential development. Construction has the potential to create dust impacts, but these can be controlled by a Construction Environmental Management Plan so as not to significantly impact on local residents.
Highway Network

The site benefits from direct access to both the A6 and A14, the A6 can be reached by car in under 5 minutes via Higham Road and the A14 is approximately a 10 minute drive from the site via the A509, which highlights how the site is appropriately located to major road junctions without the need to travel through the town centre. The site’s close proximity to the town centre will help to encourage the new residents to walk and cycle into the town centre and to use the local shops and services.

As part of the Outline Application, a full Transport Appraisal has been undertaken which assesses the key junctions on the local highway network, the scope of which has been agreed with the Local Highway Authority.

Public Transport

The site is well located in relation to existing bus services, with existing bus stops located on either side of Higham Road just to the north and north west of the site. These bus stops are served by a number of bus services that between them provide connections to Peterborough, Bedford, Rushden and Kettering.

Walking and Cycling

No public rights of way cross the site. There are however two public footpaths in the vicinity of the site. Beyond the site there is a public footpath which links Finedon Road west of the site with Station Road to the south, passing over a footbridge over Latimer Brook and passing around 70m to the south west of the south western corner of the site.

A further public footpath leads north from Higham Road opposite the north eastern corner of the site boundary. This path leads through the residential area which is currently under construction, to the cemetery further north.
Existing public footpath
Existing cycleway
Existing bus stops
Railway line

Figure 3.5: The site is well located in relation to existing modes of transport