

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 17/12/2013</b>	<b>Item No: 5.2</b>
<b>Report Originator</b>	<b>Rebecca Collins Senior Development Officer</b>	<b>Application No: KET/2013/0329</b>
<b>Wards Affected</b>	<b>Barton</b>	
<b>Location</b>	<b>Polwell Lane (land west of), Barton Seagrave</b>	
<b>Proposal</b>	<b>Approval of Reserved Matters: All details in respect of KET/2008/0785 (Phase 3) for 165 dwellings and related development</b>	
<b>Applicant</b>	<b>Mrs L Webber Redrow Homes,</b>	

### **1. PURPOSE OF REPORT**

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

### **2. RECOMMENDATION**

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall not be carried out other than in accordance with the following plans:

Site Layout - Phase 3 Plan reference SL-3-01 B received on 18 November 2013

Floor plans and elevations Avon AV-3-01 Rev B and AV-3-02 Rev C dated 18 November 2013

Floor plans and elevations Broadway BRO-3-01 Rev A and BRO-3-02 Rev B dated 18 November 2013

Floor plans and elevations Cambridge CAM-3-01 Rev B and CAM-3-02 C dated 18 November 2013

Floor plans and elevations Dart DAR-3-01 Rev B, DAR-3-02 A, DAR-3-02 Rev C and DAR-3-03 Rev A received 18 November 2013

Floor plans and elevations Evesham EVE-3-01 Rev B and EVE-3-02 Rev C received 18 November 2013

Floor plans and elevations Kenilworth KEN-3-01 Rev B, KEN-3-02 Rev B and KEN-3-03 Rev B received 18 November 2013

Floor plans and elevations Kensington KENS-3-01 Rev B, KENS-3-02 Rev B, KENS-3-01 Rev A, KENS-3-04 Rev A, KENS-3-05 Rev B and KENS-3-06 Rev B received 18 November 2013

Floor plans and elevations Letchworth LET-3-01 Rev B, LET-3-02 Rev B and LET-3-03 Rev B received 18 November 2013

Floor plans and elevations Oxford OXF-3-01 Rev B, OXF-3-02 Rev B and OXF-3-03 Rev B received 18 November 2013

Floor plans and elevations Shrewsbury SHR-3-01 Rev C, SHR-3-02 A and SHR-3-03 Rev C received 18 November 2013

Floor plans and elevations Snowdon SNO-3-01 Rev C, SNO-3-02 Rev C, SNO-3-03 Rev C, SNO-3-04 Rev C and SNO-3-05 Rev C received 18 November 2013

Floor plans and elevations Stratford STR-3-01 Rev C, STR-3-02 Rev A, STR-3-03 Rev C and STR-3-04 Rev C received 18 November 2013

Floor plans and elevations Tavy TAV-3-01 Rev C and TAV-3-02 Rev C received 18 November 2013

Floor plans and elevations Tweed TWE-3-01 Rev B and TWE-3-02 Rev B received 18 November 2013

Floor plans and elevations Warwick WAR-3-01 Rev B, WAR-3-02 Rev B and WAR-3-03 Rev B received 18 November 2013

Floor plans and elevations Welwyn WEL-3-01 Rev B and WEL-3-02 Rev B received 18 November 2013

Floor plans and elevations York YOR-3-01 Rev B, YOR-3-02 Rev B received 18 November 2013

Landscape Proposals - Phase 3 Overview L14 C received on 18 November 2013

Landscape Proposals - Phase 3 Planting and Kerb Schedule L13 C received on 18 November 2013

Landscape Proposals - Phase 3 Sheets 1 - 5 (L8, L9, L10, L11 and L12) received on 18 November 2013

REASON: To define the terms of the permission in the interests of design and amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

2. The approved landscaping as shown on plan reference L14 C received on 18 November 2013 shall be carried out in the first planting and seeding seasons following the occupation of any dwelling within Phase three (as shown on Site Layout - Phase 3 Plan reference SL-3-01 B received on 18 November 2013). Any trees or plants, which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

REASON: In the interests of the securing a high quality design, an attractive and interesting public realm and amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Prior to first occupation of any within Phase Three (as shown on Site Layout - Phase 3 Plan reference SL-3-01 B received on 18 November 2013) a landscape management plan, including management responsibilities and maintenance schedules for all landscape areas, other than domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

REASON: To secure the ongoing maintenance of amenity afforded by landscape features and a high quality design and public realm in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. The facing materials to be used in the construction of the dwellings hereby approved, shall be as shown on plan reference ML3-01 C received on 18 November 2013. Prior to the construction of first dwelling on Phase Three (as shown on Site Layout - Phase 3 Plan reference SL-3-01 B received on 18

November 2013) full details of all windows and doors and tile and timber accents shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of securing a high quality design in accordance with the approved Design Code for the site and Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) there shall be no removal of any window or door inserted within an elevation which faces the highway, footpath or parking area permitted by Class A of Part 1 of Schedule 2 of the Order.

REASON: To secure active frontages and natural surveillance of public areas in accordance with the approved Design Code for the site and in the interests of securing a safe development and high quality design in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy and Policy 7 of the NPPF.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the east or west elevations or roof plane of plots 237 and 238, the northern elevation of plot 222, 161 and 162, the southern elevation of plot 170 or 152, the western elevation of plot 147, 266, 273, 251 and 256 or the eastern elevations of plots 264, 275 and 258.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no side or front extensions, buildings or structures forward of the approved garages (as shown on the amended Site Layout - Phase 3 Plan reference SL-3-01 B received on 18 November 2013) permitted by Class A or Class E of Part 1 of Schedule 2 of the Order shall be constructed on Plots 123-287 (inclusive).

REASON: To secure the character of The Primary Street in accordance with the approved Design Code for the site and in the interests of securing a high quality design in accordance with Policy 3 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

8. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no gates, fences, walls or other means of enclosure permitted by Class A of Part 2 of Schedule 2 of that order, other than that shown on the approved landscape plans (L8, L9, L10, L11 and L12 received on 18 November 2013), shall be erected to the

front or side boundaries adjacent to the highway or footpath on plots 123-287 (inclusive), 147-151 (inclusive), 171-175 (inclusive), 190-193 (inclusive), 249-251 (inclusive) and 264-266 (inclusive).

REASON: To secure the character of The Primary Street and long park in accordance with the approved Design Code for the site and in the interests of securing a high quality design in accordance with Policy 3 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

9. Prior to the commencement of development, a scheme detailing the security measures/standards to be incorporated within the development, including windows, doors, garage doors, gates, bin and cycle storage, cycle racks and lighting shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with these approved details.

REASON: To reduce the potential for crime in accordance with policy 13 of the Core Spatial Strategy for North Northamptonshire.

## **Officers Report for KET/2013/0329**

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

### **3.0 Information**

#### **Relevant Planning History**

##### **KET/2007/0475**

Construction of up to 500 dwellings with associated landscaping, public open space, highway works and ancillary development. (Refused)

##### **KET/2008/0785**

Erection of up to 450 market and affordable dwellings together with associated landscaping, green space, highway works and potential mixed-use development. (Approved)

The Planning Committee resolved to approve this outline planning application, on 18<sup>th</sup> June 2009, subject to planning conditions and a Section 106 agreement. This application proposed the residential use of the land to the west of Polwell Lane (a maximum of 450 dwellings) with an on-site community centre, the opportunity for some mixed use development and open space. Access was the only matter considered at the outline stage (the primary access was approved as part of the outline planning permission – planning condition number 23). All other matters were reserved for later approval. An Environmental Statement (ES) (a detailed appraisal of a development proposal that considers its potential positive and negative impacts in environmental and social terms) accompanied the planning application.

A number of planning conditions have been discharged including the submission and approval of a design code. Each reserved matters should accord with this design document.

##### **KET/2011/0390**

Reserved Matters for Primary infrastructure (roads and sewers) in respect of KET/2008/0785 - Erection of up to 450 market and affordable dwellings and associated works. (Approved)

##### **KET/2011/0534**

Reserved Matters for Open space infrastructure. (Approved)

##### **KET/2012/0085**

Reserved matters for all details relating to access, appearance, scale, layout and landscaping of Phase One for 122 dwellings (37 affordable units). The positioning and layout of dwellings, house types and detailed design of each dwelling (including materials), access to plots and parking arrangements, layout and design of streets and pedestrian links, hard and soft landscaping and boundary treatments. (Approved)

##### **KET/2012/0686**

1 no. non illuminated free standing sign. (Approved)

**KET/2012/0771**

Variation of Conditions 1 and 3 of KET/2012/0085 in relation to approved plans. Changes were made to the approved materials, site layout, house types and Air Source Heat Pumps were replaced by photovoltaic panels. (Approved)

**KET/2012/0769**

Temporary sales office with associated parking and landscaping and four showhomes with garages. (Approved)

**KET/2013/0330**

Reserved matters for all details relating to access, appearance, scale, layout and landscaping of Phase Four for 135 dwellings (27 affordable units). (Approved)

**Site Description**

Officer's site inspection was carried out on 26/06/2013.

The application site is located approximately 3 kilometres from Kettering town centre, to the south of Barton Road and west of Polwell Lane. The existing built up edge of Barton Seagrave is positioned to the east of the site whilst the River Ise is positioned to the west. The Ise Valley is defined by the North Northamptonshire Core Spatial Strategy (CSS) as a Sub-Regional Green Infrastructure Corridor. Wicksteed Park, a Grade II Park and Garden of Historic Interest, is also found to the west. A disused railway line, with wooded embankment, bounds the southern edge of the site with the A14 positioned beyond this. A wooded area is found adjacent to the most northern tip of the site. Castle Field, a Scheduled Ancient Monument (SAM), is located to the north of the site. The Conservation Area of Barton Seagrave is found to the north east. The site is also located adjacent to the existing allotments accessed from Polwell Lane and many rights of way.

The site is agricultural land within the Ise Valley corridor. The land slopes down from the defined built up edge of Barton Seagrave towards the River Ise. The topography of the site is undulating with a visible dip in the land found approximately in the north western area of the site. A line of poplar trees is found along the north eastern site boundary, to the rear of properties fronting Polwell Lane.

The site (south west corner) incorporates part of the Southfield Farm Marsh, Site of Special Scientific Interest (SSSI). The SSSI extends from the site to the south, over the A14 and beyond. The part of the SSSI found within the site is currently within the Environment Agency's flood zone 3a which has the highest level of risk (land assessed as having a 1 in 100 or greater annual probability of river flooding). In addition to the SSSI there are two other wildlife designations in this area, Southfield Farm Marsh Wildlife Trust Nature Reserve and a non-statutory County

Wildlife Site. These three areas are overlapping in part but are not necessarily coincident. A primary and secondary school are found to the east of the site beyond Gray's Field (an existing play area). The school grounds incorporate a community centre which is bounded by the educational buildings.

Phase One, which is under construction currently, is located in the northern part of the site and includes a small number of residential properties and the site entrance from Polwell Lane.

Phase Four was granted planning permission earlier this year and works are commencing on this phase. It runs from the south of the site, up through the site crossing the linear open space (already approved) and partially marking the eastern boundary of the site with vehicular accesses from Denford Drive and pedestrian access from Brington Drive, Blackwell Road and Sherwood Drive.

Phase Three is the central element of the site which spans the already approved linear open space which runs through the centre of the site. The site runs behind the backs of properties off Polwell Lane, leaving an empty piece of land for the proposed community centre. Other new properties will be located behind dwellings off Sherwood Drive and Arden Close, with vehicular and pedestrian access to Phase Three through Phase's one and four, and a pedestrian footpath as existing which runs in between properties 46 and 48 Polwell Lane into the application site.

Polwell Lane consists of a mix of house types including single and two-storey, detached and semi-detached with the majority of the properties occupying reasonably sized plots. Sherwood Drive consists of 1.5/2 storey semi-detached properties either chalet style or roof slope fronting onto the public highway. Properties here are set back from the public highway with parking to front. Arden Close consists of single storey properties at the entrance to the close and two-storey double bay fronted semi-detached dwellings in the arc of the Close.

### **Proposed Development**

The principle of residential development of the site (up to 450 dwellings) was established by outline planning permission KET/2008/0785. This reserved matters application seeks approval for:

- Reserved matters for all details relating to access, appearance, scale, layout and landscaping of Phase Three for 165 dwellings (62 affordable units).
- The positioning and layout of dwellings, house types and detailed design of each dwelling (including materials), access to plots and parking arrangements, layout and design of streets and pedestrian links, hard and soft landscaping and boundary treatments.

### **Any Constraints Affecting the Site**

Site of Special Scientific Interest (SSSI), wildlife site, flooding, public rights of way, biodiversity, protected species, trees/hedgerows.

#### **4.0 Consultation and Customer Impact**

##### **Parish/Town Council**

Barton Seagrave Parish Council – 12<sup>th</sup> July 2013

This Phase should include the proposed new Community Centre and its construction should coincide with the construction of houses.

##### **Highway Authority**

No comments received.

##### **Environment Agency**

No comments received.

##### **Wildlife Trust – 17<sup>th</sup> July 2013**

No objection subject to the inclusion of further native planting in the proposed landscaping.

##### **English Heritage – 12<sup>th</sup> July 2013**

This application should be determined in accordance with national and local policy guidance.

##### **Northamptonshire Police – 12<sup>th</sup> July 2013**

The design and layout is compliant with the requirements of the planning statement and does not give any serious concern, subject to the following:

- Landscaped and public areas should be overlooked with good natural surveillance
- Development should be built to secure by design standards
- The CfSH compliance level should be min level 3
- All ground floor/accessible windows, doors, garage doors should be certified to the required standards
- Access control to be provided for apartments with visual capacity to each apartment
- Discussions are held to determine how mail and deliveries are handled for apartments
- Lockable gates 1.8m high are provided as near to the front of the building line as possible for shared access routes leading to rear gardens
- A maximum of four plots should be accessed off one rear access point
- The tertiary road loop will help to slow vehicles down
- Shared bin/cycle stores should have lockable doors and measures to prevent climb-overs
- Cycle racks should conform with Sold Secure Silver standard and have solid walls and no windows to prevent break ins
- Further consultation is carried out to find out how defensible



- space will be created to the front of dwellings
- Information for lighting is provided.

**Anglian Water – 25<sup>th</sup> June 2013**

No comments.

**Northants Badger Group – 2nd July 2013**

Prior to construction, the applicant should re-survey for badgers and appropriate mitigation be required if necessary.

**Neighbours**

Three neighbour comments were received objecting to the original application plans, their comments have been summarised as follows:

- Impact on amenity from loss of privacy and overlooking, noise and disturbance
- Impact on trees
- The development is too dense with not enough parking leading to overcrowding
- The ground levels within this part of the site are higher than the surrounding area resulting in overlooking and loss of privacy
- There is a lack of other facilities on the site making it unsustainable.
- Concern has been raised about the existing works taking place outside working hours, dust and noise from works onsite.

No further comments have been received with regards to amended plans submitted on 18<sup>th</sup> November 2013. Neighbouring properties have until 9<sup>th</sup> December 2013 to make any further comments with regards to the revised plans.

**5.0 Planning Policy**

**National Planning Policy Framework**

National Planning Policy Framework (specifically policies relating to achieving sustainable development, core planning principles, delivering a wide choice of high quality homes, requiring good design, promoting healthy communities and meeting the challenge of climate change, flooding and coastal change).

The NPPF is a material planning consideration in the determination of planning applications. At the heart of the NPPF is the presumption in favour of sustainable development; proposals that accord with

Development Plan policies should be approved without delay.

### **Development Plan Policies**

#### **North Northamptonshire Core Spatial Strategy**

Policy 1 Strengthening the network of settlements

Policy 7 Delivering Housing

Policy 13 General Sustainable Development Principles

Policy 14 Energy Efficiency and Sustainable Construction

Policy 15 Sustainable Housing Provision

#### **Other Material Considerations**

Sustainable Design SPD

Manual for Streets 1 and 2

Northamptonshire County Council's (NCC) Place and Movement Guide

### **6.0 Financial/Resource Implications**

None

### **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Outline Planning Permission and Design Code
2. Scale, Design and Appearance
3. Access, Layout and Movement
4. Residential Amenity
5. Sustainable Construction and Renewable Energy
6. Affordable Housing Provision
7. Landscaping
8. Ecology
9. Flooding and drainage
10. Environmental Impact Assessment
11. Crime
12. Other Matters

#### **1. Outline Planning Permission and Design Code**

The principle of residential development was established through approval of the outline planning application KET/2008/0785. As part of the outline planning conditions a design code was required; a design code is a set of illustrated design rules and requirements that instruct and may advise on the physical development of a site or area. A design code for this site was approved in April 2011. This identifies key design principles, which will help to guide reserved matters and secure a high quality design.

#### **2. Scale, Design and Appearance**

Across the development and Phase Three there will be a variety of

building types with flats, semi-detached properties, terraced properties and some detached properties, positioned depending on the character area they are a part of, as outlined in the approved design code. Dwellings within Phase Three range from 1 and 2-bed flats to 2 to 4-bed properties, which represents a good housing mix to meet local need and provide choice. Phase Three largely lies within 'the core' character area as outlined in the approved Design Code.

The adopted Design Code says that 'the Core', which is the central part of the site and lies behind properties off Polwell Lane (excluding an area set aside for the proposed community centre) and behind properties off Sherwood Drive and Arden Close, is to take reference from the town centre and other suburban influences. As such it is typified by a variety of building typologies and materials. The proposed mix of property types will respond to the rectilinear block structure that is part of the design of this character area. Properties in the Core will be a mix of 2-3 storey with only two storey properties at the boundaries of the site. Typically parallel building lines will be adopted with varied set-backs from the public highway.

Amended plans have been received changing the following:

- The re-design and make up of the two remaining blocks of flats and removing one block of flats and replacing it with housing,
- The re-position of the affordable housing to avoid large clusters and pepper-potting the required units across phase 3,
- The introduction of dual frontages,
- A small reduction in the numbers of car parking for affordable units where need is much lower allowing the introduction of further screening and planting to effectively 'break-up' large areas of hard-standing and improve the streetscene,
- Re-alignment of the highway to create a strong linear building line to ensure that phase 3 is in accordance with the approved Design Code,
- The loss of units across the site and changes to plot numbers.

In accordance with the Design Code, the design primarily consists of a grid of roads intersected by the long linear open space running through the centre of the development with properties fronting onto the highway in a linear fashion with a variety of set backs.

Proposed facing and roofing materials have been submitted as shown on amended drawing reference ML3-01 C dated 18<sup>th</sup> November 2013. There are two types of facing brick and roof tile proposed along with render (white/ivory) and timber and hanging accents for some plots,

which will be used in a number of combinations. It is considered that the external appearance of the dwellings will respect their surroundings and reflect the character of the wider area, as is the aspirations of the design code. Materials are considered to play an important role in creating interest within the streetscene and variety across the development yet also allow a holistic development to be developed through the adoption of some common elements.

Active frontages contribute significantly to the quality of the environment. They add interest and promote vitality within the public realm. They also help to provide natural surveillance and discourage criminal or anti-social behaviour. The development layout, positioning of dwellings and their openings and treatment of corner buildings are important elements to consider. The drawings for Phase Three have been amended to include active frontages facing public spaces to develop natural surveillance of the public realm and to address the street frontage, footpaths, open spaces and green edges. They have also been designed with habitable rooms or doors animating the public realm. The design code states that where dwellings are located at corners, care should be taken to ensure there are no blank side elevations. It is considered that the revised amended plans demonstrate a good relationship between buildings and the public realm can be achieved.

Scale varies across the entire site depending on the character area which dwellings are positioned within. This will help to create interest in the streetscene and variety across whole development. For example the two blocks of flats, either side of Long Park, the linear open space running through the centre of the development, create a strong focal point, opposite the community centre, and provide natural surveillance for the open space. Elsewhere three-storey development has been used to accent corners or provide a strong entrance into this character area. The hipped roof design on these three storey elements helps the transition between 3 to 2/2.5 storey properties. The scale of dwellings is considered to be in accordance with the building heights parameters set out for 'the Core' character area.

Density in 'the Core' is at its highest across the site, largely due to the concentration of fewer beds properties. Despite this the density remains within the parameters of the Design Code and s.106 applied to the Outline permission. It also has the highest proportion of Affordable Dwellings. The proposed mix responds well to the latest housing needs survey. The amended plans reduce the number of two-bed flats significantly, which there is limited local need for, and introduce one bed flats for which there is a greater local need.

In the interests of securing a high quality design and preserving the character that the Design Code and this reserved matters application is seeking to achieve, it is considered that some restrictions need to be put in place with regard to boundary treatments and extensions. These will

be limited to key areas, namely adjacent to the linear open space where boundary treatment and extensions could negatively impact upon the rhythm within the streetscene and legibility of the development.

The re-design of the flats was key to improving the character of this part of the site and the amended plans show reduced 'massing' through a reduction in scale, the clever use of materials and dormers to break up the roof line. Also, the design of the entrance has been changed so as it does not appear at odds with the existing unit.

The resultant design is of a high standard and will respect its context and create a strong sense of place and a community where people will want to live; the proposed homes and amended design for Phase Three is considered to meet the aspirations set out in the approved Design Code. Delivering a wide choice of high quality homes and securing high quality design are important elements of the NPPF, therefore the design is considered to be in accordance with Policy 6 and 7 of the NPPF and meets the criteria as outlined in the development plan Policy 13 of the CSS.

### 3. Access, Layout and Movement

The vehicular access to the site will be from Polwell Lane and later Denford Drive also. Access off Polwell Lane will run through the under construction Phase One and link into this site. Phase Four which was granted planning permission earlier this year will provide the link roads from Denford Drive to this phase. These accesses were granted planning permission at the outline planning stage. Pedestrian access will be gained from an existing footpath link off Polwell Lane and Sherwood Drive which are currently temporarily closed.

The perimeter block approach, promoted at the outline stage, has been retained and contributes to forming a permeable development. Phase Three includes the different street types set out within the design code (secondary, tertiary streets and green lanes/edges). Use of different street types, materials and trees will help to create a legible and interesting environment.

The Primary Street runs along the western edge of Phase Three and around its periphery from Phase One to Phase Four. The Primary Street runs across the linear open space with a shared surface giving pedestrians the priority, it then runs through the neighbouring phases. A secondary 'loop road' links properties in Phase Three with Primary Street, Tertiary Streets and Green Lanes, which run through the rest of this phase. The Primary Street is to be a tree planted avenue which is pedestrian and cycle friendly and the main connecting spine through the development. The Primary Street will be 'black top' in appearance, to illustrate position within the street hierarchy and levels of activity. The footways will be tar spray, with conservation kerbs to give some differentiation between the footways and carriageways and will help to visually lift the appearance of these streets. Developing a high quality

public realm, of which the streets are a vital element, is considered essential to a successful development.

The Secondary Street will incorporate hard landscaping with occasional street trees between bays. The surfacing will be black top to mark the status of the road.

Tertiary streets and green lanes/edges will be shared surface areas; there will be no differentiation between pavements and carriageway within these streets and pedestrians will have priority. A shared surface will allow pedestrians more space and freedom and drivers will become more aware of other users and will drive more slowly. Manual for Streets 1 and 2 advises that shared surfaces can act as a form of psychological traffic calming. This is preferred to physical measures that could detract from the high quality of the public realm and the overall development. With regard to materials, three main types of block paving (three colours) will be used with different size blocks and bond patterns used to deliver subtle variation in shared surface areas. This will create both interest and cohesiveness across the development.

Overall it is considered that a road dominated environment will be avoided and the pedestrian has been given first consideration within the design; full account has been taken of the transport user hierarchy pedestrian-cyclist-public transport-private vehicle. The design approach and proposed materials for the streets, shared surface areas and footpaths are supported. With regard to access, layout and movement the development is in accordance with Development Plan policy and specifically CSS Policy 13 and the NPPF, which highlights the importance of giving pedestrian and cycle movements priority and creating safe and secure layouts. The design is also considered to accord with the principles of Manual for Streets.

A mix of parking solutions is proposed as set out in the design code. Garages, hardstanding and surveyed parking courts are included within this phase of development. Parking areas have a good level of natural surveillance and are well related to the dwellings they serve. It is considered that through design a good balance has been struck between providing sufficient parking, limiting nuisance parking in the future and encouraging walking and cycling. The development is considered to be in accordance with Policy 13 of the CSS.

#### 4. Residential Amenity

CSS Policy 13 states that developments should not result in an unacceptable impact on the amenities of neighbouring properties or the wider area by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

Neighbouring occupiers have raised objections to this reserved matters application, which include concern about the impact on living conditions

namely overlooking and loss of privacy. All new dwellings along the boundary shared with existing occupiers will be two storey and no higher and have rear gardens that range in depth from 10 metres to 15 metres. There is a minimum distance of approximately 45metres from proposed dwellings in phase 3 to existing residential properties leaving more than adequate distances to protect existing resident's privacy and amenity. The site is on a slightly higher ground level than the surrounding area but the difference is not so significant to impact the amenity of neighbouring properties.

Good back to back and elevation to elevation relationships are maintained across Phase Four and a good level of amenity will be afforded to the new residents. It is considered that the development will not significantly harm the living conditions of existing occupiers and new residents will benefit from a good quality of life and living conditions. The development is considered to be in accordance with CSS Policy 13.

#### 5. Sustainable Construction and Renewable Energy

A site wide energy strategy was required as part of the outline planning conditions (submitted and approved). The aim of this was to investigate different technologies and ways of meeting 30% of the demand for energy on site, renewably and/or from decentralised renewable/low carbon supply (in line with Policy 14 of the CSS).

All homes will need to meet the code for sustainable homes, the level depending on when they are completed. Those dwellings completed between 2013 – 2015 will be code level 4 and any completed after 2016 are required to meet code level 6, zero carbon. The development is required to meet the parameters outlined in this condition, unless the condition on the outline permission is varied. In this case a further application for planning permission would be required, which would be considered in accordance with relevant material considerations.

Condition 30 of the outline permission requires the applicant to submit a sustainability report demonstrating how environmental sustainability issues have been addressed, in accordance with policy 14 of the CSS.

#### 6. Affordable Housing Provision

38% affordable housing is to be provided within Phase Three, which equates to 62 units. This is within the parameters of the s.106 tied to the outline permission which requires 30% affordable housing in accordance with Policy 15 of the CSS, across the whole site. However, within each given phase the affordable housing provision should be no less than 20% and no more than 40%. Phase Three will provide the remaining necessary units to provide 30% affordable housing across the whole site.

There is a range of house types including 2-storey dwellings and flats, which will meet the above affordable housing requirements. The location and design of the affordable units are considered to be acceptable and

indivisible from the market properties and will contribute to a sustainable community being created. The re-positioning of the affordable homes and reduced numbers in the clusters will provide a good mix of units across this phase in accordance with Policy 15 of the CSS. The delivery of affordable homes is essential to meeting needs and creating an inclusive and sustainable community in accordance with policy 6 of the NPPF.

#### 7. Landscaping

The proposed locations for planting appear well designed, full of variety and in accordance with the design code. It is considered that this will create a visually interesting public realm and will also have some biodiversity benefit. The primary street includes trees positioned at regular intervals to create a rhythm and sense of continuous frontage along the street scene with less regular planting along the secondary and tertiary streets. Provided the Landscape Proposals – Phase 3 Overview plan is implemented as required by the condition on this permission then the proposed landscaping is considered acceptable and contains a suitable mix of native vegetation in accordance with Policy 13 of the CSS.

The separate reserved matters application, phase 2 (KET/2011/0534) includes details of the parks and play areas within the site.

#### 8. Ecology

The North Northants Badgers Group have requested further survey work for badgers is undertaken prior to the commencement of development. This is controlled through planning condition number 42 of the outline permission (KET/2008/0785). Therefore, no further conditions are required.

#### 9. Flooding and Drainage

The local planning authority has approved a Stage Two Flood Risk Assessment for the site, which includes a surface water strategy (submitted pursuant to condition 19 of the outline permission). A condition on the outline planning permission also requires the submission and approval of a foul drainage scheme before any works start on site. These conditions therefore do not need to be repeated within any reserved matters approval for the development.

#### 10. Environmental Impact Assessment

Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (came into force on 24<sup>th</sup> August 2011) subsequent EIA applications include reserved matters. As the original outline planning application KET/2008/0785 was EIA development, this reserved matters is regarded as an EIA application. A screening opinion has been carried out further to the submission of reserved matters for this proposal. The Local Planning Authority has adopted the Screening Opinion that the proposed development as described by the applicant is EIA development, but that the original Environmental



Statement (ES) as amended on 20<sup>th</sup> February 2009 submitted with the outline planning application KET/2008/0785 adequately addresses the environmental effects of the proposal. Therefore in accordance with Regulation 8 (2) no further ES is required. Under Regulation 8 (2) where the environmental information before a local planning authority (submitted with an original application) is adequate to assess the environmental effects of the development, that information shall be taken into consideration in the determination of a subsequent application. The original ES has therefore been taken into account and considered in the assessment of this reserved matters, the officer's recommendation and therefore the determination.

#### 11. Crime

Northamptonshire Police have raised a number of design measures which should be incorporated into the future design of the site to improve the safety and security and feeling of safety across the site, in accordance with policy 13 of the CSS. A condition can be added to any subsequent approval to ensure these measures are incorporated into the development.

#### 12. Other Matters

Devaluation of property is not a material planning consideration in the determination of this application.

#### Conclusion

Subject to conditions this reserved matters application is considered acceptable and is recommended for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Rebecca Collins, Senior Development Officer on 01536  
534316

#### **Previous Reports/Minutes**

Ref:

Date: