

BOROUGH OF KETTERING

Committee	Full Planning Committee - 14/01/2014	Item No: 5.1
Report Originator	Anne Dew Senior Development Officer	Application No: KET/2013/0597
Wards Affected	Burton Latimer	
Location	Finedon Road (land to the east of), Burton Latimer	
Proposal	Full Application: 35 no. dwellings with associated infrastructure, landscaping and areas of open space	
Applicant	Taylor Wimpey East Midlands	

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 a S.106 OBLIGATION being signed on or before 13th April 2014, else Refuse, and to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the amended plans noted below.

REASON: For the avoidance of doubt and in the interests of general amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been 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 the visual amenities of the area in accordance with policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

4. No development shall commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the adjoining buildings are first occupied.

REASON: In the interests of visual amenity in accordance with policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

5. No development shall take place until a cross-sectional plan of the site, prepared to a scale of not less than 1:500, showing the existing and intended final ground levels and land contours has been 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: To preserve the character of the area and to protect the privacy of the occupiers of adjoining properties in accordance with policies 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

6. No development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenities and privacy of the neighbouring property in the interests of amenity in accordance with policies 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

7. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- ground waters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 12 of the National Planning Policy Framework.

8. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- i. An overall strategy for managing environmental impacts which arise during construction;
- ii. Measures to control the emission of dust and dirt during construction;
- iii. Control of noise emanating from the site during the construction period;
- iv. Hours of construction work for the development
- v. A daily log of all vehicles attracted to the site shall be kept and made available for inspection at the request of the local planning authority.
- vi. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure within the site;
- vii. Designation, layout and design of construction access and egress points;
- viii. Directional signage (on and off site);
- ix. Provision for emergency vehicles;
- x. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials solely within the site;
- xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- xii. Details of measures to prevent mud and other such material migrating onto the highway from construction or demolition vehicles;
- xiii. Storage of plant and materials used in constructing the development within the site;
- xiv. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- xv. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

REASON: In the interests of amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

9. No development shall take place on site until a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste reduction and recycling, provision for water efficiency and recycling, and demonstrating that at least 10% of the demand for energy will be met on site and renewable and/or from a decentralised renewable or low-carbon energy supply, shall have been 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 energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy.

10. No development shall take place within the site until the implementation of a programme of archaeological works has been secured in accordance with a written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the recording and proper examination of any features of archaeological interest in accordance with paragraph 141 of the National Planning Policy Framework and policy 13(o) of the North Northamptonshire Core Spatial Strategy.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, the layout, contouring and surfacing of all open space areas. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development whichever is the sooner. 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: To improve the appearance of the site in the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

12. No development shall take place on site until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately-owned, domestic gardens, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

REASON: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal public, nature conservation or historical significance in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

13. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the area and adjoining residential properties in particular in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

14. Prior to the commencement of development, details of a scheme for the re-surfacing and lighting of the public right of way which runs through the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the development.

REASON: To preserve the right of way in accordance with policy 13 (e) of the North Northamptonshire Core Spatial Strategy.

15. No development shall take place on site until details of the method of construction of the means of access, including drainage, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the use hereby permitted is commenced, or the building is occupied, whichever is the sooner.

REASON: To ensure a satisfactory means of access to the highway in accordance with policy 13 (d) of the North Northamptonshire Core Spatial Strategy.

16. Prior to the commencement of development, details of the footway provision on the eastern side of Finedon Road connecting the site to the roundabout with Riverview as shown on drawing number STR-12-01-B shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the site.

REASON: In the interests of pedestrian safety and to encourage walking in accordance with the requirements of policies 13 (d) and (e) of the North Northamptonshire Core Spatial Strategy.

17. The development shall not be carried out other than in accordance with the approved Flood Risk Assessment and Drainage Strategy prepared by Waterman and received 12.11.2013, including the following mitigation measures identified below:-

a. All development to be located outside the floodplain as identified on Drawing SK03: Drainage Strategy Layout (Revision D)

2. Finished floor levels to be set no lower than 600mm above the 1% flood level with climate change

These approved mitigation measures shall be carried out in accordance with a phasing scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of flood risk in accordance with the requirements of policy 13 (q) of the North Northamptonshire Core Spatial Strategy.

18. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological 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% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Any attenuation required should include an allowance for climate change. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To prevent the increased risk of flooding in accordance with the requirements of policy 13 (q) of the North Northamptonshire Core Spatial Strategy.

19. 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 and approved in writing by the Local Planning 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 sustainable water infrastructure in accordance with policy 13 (l) and (q) of the North Northamptonshire Core Spatial Strategy.

20. Prior to the commencement of development, a waste management strategy and waste audit shall be submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the approved details.

REASON: To manage waste and ensure the efficient use of resources in accordance with policy CS8 of the Northamptonshire Mineral and Waste Development Framework Core Strategy and the adopted Development and Implementation Principles Supplementary Planning Document.

21. No development shall commence on site until details of a scheme for the storage of refuse and recycling within each plot has been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of general amenity in accordance with policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

22. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the occupation of any building or the development hereby permitted being brought into use shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

REASON: To ensure the continued well being of the trees in the interests of the amenity of the locality in accordance with policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

23. Prior to the commencement of development all retained trees on site shall be protected in accordance with a fencing scheme which shall have been first submitted to and approved in writing by the Local Planning Authority. Within the protected fenced off areas there shall be no digging, burning or other works; nor any storage of equipment, machinery, materials, waste or any other items, at any time. The protection scheme shall be retained and implemented at all times throughout the entire construction period.

REASON: To ensure the continued well being of the trees in the interests of the amenity of the locality in accordance with policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

24. Prior to the commencement of development, a scheme for the provision of bat and bird boxes for the development shall be submitted to and approved

in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of maintaining and improving habitats and biodiversity in accordance with policy 11 of the National Planning Policy Framework and policies 5 and 13 (o) of the North Northamptonshire Core Spatial Strategy.

25. Prior to the commencement of development an Ecological Management Plan and monitoring programme shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include long term objectives, management responsibility and maintenance schedules. The development shall not be carried out other than in accordance with the approved ecological management plans and monitoring programme.

REASON: In the interests of maintaining and improving habitats and biodiversity in accordance with policy 11 of the National Planning Policy Framework and policies 5 and 13 (o) of the North Northamptonshire Core Spatial Strategy.

26. Prior to the commencement of development, including site clearance, a Great Crested Newt Method Statement shall be submitted to and approved in writing by the local planning authority. This statement shall include details of how the site area will be searched and cleared of all Great Crested Newts prior to works commencing on site. The scheme shall also include details of how the site will be made newt proof during construction and these approved measures shall be put in place prior to the commencement of development and be retained for the duration of the construction works.

REASON: In the interests of safeguarding protected species in accordance with policy 11 of the National Planning Policy Framework and policies 5 and 13 (o) of the North Northamptonshire Core Spatial Strategy.

27. Prior to the commencement of development, a mitigation strategy for bats, which shall include a timetable, 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 mitigation measures.

REASON: In the interests of safeguarding protected species in accordance with policy 11 of the National Planning Policy Framework and policies 5 and 13 (o) of the North Northamptonshire Core Spatial Strategy.

28. The development shall not be carried out other than in accordance with the recommendations set out in sections 4 and 5 of the Ecological Appraisal prepared by FOCR and received on 11 September 2013.

REASON: In the interests of safeguarding protected species and maintaining and improving habitats and biodiversity in accordance with policy 11 of the National Planning Policy Framework and policies 5 and 13 (o) of the North Northamptonshire Core Spatial Strategy.

29. 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 first floor north west elevation of the dwelling serving plot 27 or roof plane of the building or the first floor or the first floor north east elevation of the dwelling serving plot 1 or roof space.

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

Officers Report for KET/2013/0597

3.0 Information

Relevant Planning History

Application Site

KET/2008/0339 Erection of 66 dwellings together with provision of access and open space. Refused 21.08.2008. This application covered the same site area as the current application and was refused on the grounds of:-

- Site is located in the open countryside
- Housing figures set out in the CSS for Burton Latimer have already been exceeded
- Layout treatment – poor design to Finedon Road
- Insufficient information included within the Transport statement, Flood Risk assessment and Ecological surveys
- Failure to meet energy efficiency and sustainable construction set out in CSS

Site to the north of 59 Finedon Road

KET/2012/0511 Outline Application 21 no. dwellings (Within town boundary). All matters are to be approved except for landscaping. Resolution to approve subject to the completion of a S106 obligation.

KET/2009/0587 Outline Application 21 no. dwellings. All matters were to be approved except for landscaping. Approved 18.12.2009

KET/2009/0362 Outline Application 21 no. dwellings. Refused 18.09.2009 on the grounds of the two storey dwellings proposed on the frontage being out of keeping and overbearing on Finedon Road.

Site Description

Officer's site inspection was carried out on 16 October 2013.

The site is a triangular piece of agricultural land which is located outside of the town boundary of Burton Latimer. The site is located on the eastern side of Finedon Road and has an area of 2.33 hectares. Three residential dwellings are located to the north of the site and residential dwellings are located to the west and south/ west on the opposite side of Finedon Road.

Latimer Brook runs parallel to the eastern boundary of the site and there is a public footpath that runs parallel with the north eastern boundary of the site which connects Finedon Road to Station Road. There are mature trees and hedgerows on the northern and western boundaries of the site. The site slopes in an easterly direction from the western boundary towards Latimer Brook and from north to south.

Proposed Development

Following discussions with the agent, revised plans have been

submitted to address concerns relating to amenity, character and highways. The scheme is for the erection of 35 dwellings, of which there is a mix of 2, 3 and 4 bed dwellings. Four vehicular accesses are proposed from Finedon Road, the main access is opposite Hollow Wood Road which serves 28 dwellings, three private access drives are also served off Finedon Road. The scheme provides for housing to the front (western) part of the site and provides for a frontage onto Finedon Road of larger detached dwellings. public open space is located to the rear (west) of the site.

Any Constraints Affecting The Site

C Road

Public Right of Way (UA15) which runs through the northern part of the site from Finedon Road

Nene Valley NIA Boundary

Flood Plain

Outside town boundary

300mm diameter public foul sewer runs through the site north east to south west

11kv Over head electricity cables running in a north / south direction

4.0 Consultation and Customer Impact

Burton Latimer Town Council (Comments on original submission)

Object to the application on the following grounds:-

- 2.5 storey dwellings having an over bearing impact
- Too high density
- High impact flood plain area
- Water run off from the site hard standing adding to and impacting adversely to this flood area
- New dwellings are not in keeping with existing established dwellings
- High increase in traffic movement from new development on an already well used Finedon Road
- Old Victorian sewage line insufficient to take the extra loads generated from the new dwellings
- New dwellings unable to be insured due to flood area
- New junction to proposed site, Finedon Road is in close proximity to a roundabout and considered to be dangerous
- Existing storm drainage is inadequate

Northampton County Highway Authority (Comments on original submission)

- requirement for a £35,000 contribution towards improving the bus service to be secured via a S106 obligation
- the existing right of way which runs through the site needs to be resurfaced and this can be secured by condition
- Layout- site needs to be tracked with a 4-axle 11.32 (tail lift up) refuse collection vehicles

- changes required to visitors parking in front of plots 21 to 25
- private curtilage spaces to be minimum 5.5 m spaces and 11 m for tandem spaces
- footpath width in front of plots 32 and 33 to be 1.8 m wide
- details of lighting to be conditioned
- further information needs to be provided in the Transport Assessment

Northamptonshire County Highway Authority (Comments on revised layout plan and Transport Assessment)

No objections subject to conditions covering the access road, drainage, construction management plan and footway provision. A contribution of £35,000 also needs to be secured for improvement the bus service.

Environmental Health No objections subject to conditions covering contaminated land and working hours.

National Grid National Grid has apparatus in the vicinity which may be affected by the development – low or medium pressure (below 2 bar gas pipes and associated equipment. It is highly likely there are gas services and associated apparatus in the vicinity. Various advisory comments are made in respect of the apparatus.

Environment Agency (Comments on the original submission)

Object to the scheme as the submitted Flood Risk Assessment does not comply with the requirements set out in the NPPF. The submitted Flood Risk Assessment does not provide a suitable basis for assessment to be made of the flood risks arising from the development. The response sets out the areas where the Flood Risk Assessment is deficient.

Environment Agency (Comments on revised submission)

The revised Flood Risk Assessment is now compliant with the requirements paragraph 9 of the Technical Guide to the NPPF. The objection from the Environment Agency is now withdrawn subject to conditions requiring the development to be in accordance with the submitted Flood Risk Assessment, submission and implementation of a scheme for surface water drainage and a scheme of mains foul sewage infrastructure.

Northamptonshire County Council (Archaeological Advisor)

The results of the submitted geophysical survey were inconclusive. The potential for the survival of the Roman Road needs to be addressed as it potentially passes through the entire development. Further trial trenching is required and this will need to be secured by condition. These are required to assess the presence and survival of archaeological remains after and this will inform a suitable mitigation scheme.

Natural Development Officer The site is located within the Nene Valley Nature Improvement Area. The submitted ecological appraisal is in keeping with the objectives of the Nature Improvement Area and will provide substantial accessible natural green space in a deficient area. Enhancements recommended in the Ecological Appraisal need to be secured by condition. Suggest landscaping scheme could be improved with changes to species and mixes uses.

Natural Development Officer Comments on revised submission)
Pleased to see changes in the landscaping to the wet woodland planting mix. Satisfied that the primary ecological concern has been addressed.

Anglian Water Anglian Water has assets within or close to the development boundary and an informative is required. Foul drainage is in the catchment of Broadholme STW which has available capacity for these flows. The surface water disposal strategy will need to be conditioned.

Natural England The proposal is unlikely to affect any statutorily protected nature conservation sites, bats or great crested newts. Have not assessed the survey for badgers, barn owls and breeding birds, water voles, white clawed clay fish or reptiles and Natural England's Protected Species Standing Advice should be used to assess these.

Would encourage the incorporation of GI into this development. The authority need to consider the impact on local wildlife sites and consider securing measures to enhance the biodiversity of the site., for example the incorporation of roosting opportunities for bats of bird nest boxes.

NHS Primary Care The development will result in 84 additional registrations. Burton Latimer Medical Centre is already operating at capacity. To increase capacity request a contribution based on build costs of £624 per dwelling.

Northamptonshire Waste Prior to development taking place, the applicant should demonstrate how it meets policies CS7 and CS8 of the Northamptonshire Minerals and Waste Development Framework Core Strategy which seek to utilise the efficient use of resources during construction and operation as well as the integration of waste management facilities on areas of significant new development.

Northamptonshire County Council – Development Infrastructure and Funding Contributions required for:-

- Primary Education £76,440.00
- Secondary Education £104,039.00
- Fire £3,220.00
- Condition requiring a scheme for fire hydrant provision to be

- submitted
- Library Services £7,994.00

North Northants Badger Group No objections.

The Wildlife Trust Concerns over lack of reference to the Nene Valley Improvement Area, Green Infrastructure and cumulative impact. The scope and content of the Ecological Appraisal are broadly acceptable and satisfactory. Recommend conditions requiring an Ecological Management Plan and a Mitigation Strategy for Bats. Sections 4 and 5 of the Ecological report also need to be conditioned. The landscaping scheme to the open space needs to incorporate more native species and a land use audit table would be beneficial for this area.

Disagree with the findings of the report in respect of Great Crested Newts. There are records of Great Crested Newts and possibly breeding Great Crested Newts on adjacent land. A condition is therefore required which provides for barrier exclusion fencing for Great Crested Newts during construction and require prior to site clearance the site is searched and cleared of any Great Crested Newts.

Housing (Comments on original layout)

The affordable houses proposed are very small. Instead of being 2 bedroom 3 person houses, the need is for 2 bedroom 4 person houses. Tenure split proposed is acceptable. Houses will need to meet HQI minimum scores and HCA Design and Quality Standards. Clarification required on EP standards. The units will be allocated in accordance with Keyways Allocations Scheme.

Housing (Comments on revised plans)

Larger dwelling are more appropriate. Other previous comments still apply.

Environmental Care Advice given on the bin storage provision required and collection pints on collection days.

Community Services A total off site contribution of £33,537 is required for enhancing community infrastructure. This will be split as follows:- Public Open Space £690, Community Facilities £1,151 and Sports Facilities £31,696.

The standard of the open space provided will need to comply with the 2008 adopted Open Space Supplementary Planning Document. The provision of open space will involve the payment of a commuted maintenance sum to cover maintenance costs for 15 years. If KBC are not to maintain this land, a comprehensive management plan will need to be included in the S106.

Northamptonshire Police Crime Prevention Design Advisor

Development should be built to attain the 'Secured by Design' award.

Suggest changes to plots 35 and 31 to provide for greater surveillance over the open space and public footpath. Alterations suggested to landscaping and boundary treatment. Advice given regarding standards for entry and exist doors and windows.

Neighbours (Comments on original submission)

6 third party representations received. Objections on the grounds of:-

- Land is boggy and liable to flooding and not just to the Brook area
- Development should not compromise the main sewer that crosses the site or the storm drain that serves much of Finedon Road
- Concerns over drainage
- Diverting water back into the brook may cause additional flooding problems
- Hedgerows should be preserved
- Site provides protected habitat for Great Crested Newts
- Medical centre and primary schools are at capacity
- Plans are not up to date as there is now a property and driveway at 106a Finedon Road
- 30 dwellings at Bosworths garden centre has planning permission with access from Finedon Road
- Housing density is too high creating a cramped appearance, particularly with plot 35
- 2 ½ storey houses would be overbearing and not in keeping with the existing bungalows
- Houses should front the open space rather than the road
- Concerns over unauthorised vehicular access to the open space
- Access and parking provision is insufficient and vehicles will have to reverse onto Finedon Road
- Increased traffic and road disruptions
- Finedon Road is at capacity and often problematic
- Vehicles speed along Finedon Road
- Introducing three further junctions on Finedon Road will increase accidents
- Further residents will put additional strain on X1 bus service
- Roundabout is required at main entrance road
- Overlooking into properties on Finedon Road, particularly with properties having to be built up
- Other suitable sites available where there would be no impact on existing residents
- Noise and dust
- Boundary walls servicing 63 Finedon Road will need to be reconstructed by the developer
- Rear boundary treatment to 59 – 63 Finedon Road should be a brick wall
- Overshadowing
- loss of light to side gable windows serving 63 Finedon Road

- Development will be overbearing on 59, 61 and 63 Finedon Road which it will wrap around
- Area is not included as land available in the local development plan
- This Greenfield site is used regularly for informal outdoor recreation as the pocket park is too far away
- Red line boundary is incorrect adjacent to 63 Finedon Road

5.0 Planning Policy

National Planning Policy Framework

Paragraph 17 Core Planning Principles

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Policy 8. Promoting healthy communities

Policy 10. Meeting the challenge of climate change, flooding and coastal change

Policy 11. Conserving and enhancing the natural environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the network of settlements

Policy 3. Connecting the urban core

Policy 4. Enhancing local connections

Policy 5. Green infrastructure

Policy 6. Infrastructure delivery and developer contributions

Policy 7. Delivering housing

Policy 9. Distribution and location of development

Policy 10. Distribution of housing

Policy 13. General sustainable development principles

Policy 14. Energy efficiency and sustainable construction

Policy 15 Sustainable housing provision

Local Plan

Policy 7. Protection of the Open Countryside

Policy 39. Affordable Housing

Policy RA5. Housing in the Open Countryside

Emerging Site Specific Proposals LDD (Options Paper March 2012)

Section 3.1 Location and scale of development

Section 4.1 Affordable housing thresholds

Section 4.2 Affordable housing tenure

Section 4.3 Housing mix

Section 7.1 Flood risk and sustainable water management

Section 7.2 Green infrastructure

Section 7.3 Biodiversity

Section 10.0.2 Preferred Option to meet housing requirement – Burton Latimer

Emerging Core Spatial Strategy DPD (emerging draft)

Policy 2. Landscape character

Policy 3. Biodiversity and Geodiversity

Policy 4. Water environment and flood risk management

Policy 5. Community assets

Policy 6. Designing sustainable places

Policy 7. Sustainable buildings

Policy 9. Provision of infrastructure

Policy 10. Network of urban and rural areas

Policy 11. Settlement design principles

Policy 15. Well connected towns, villages and neighbourhoods

Policy 19. Delivery of green infrastructure

Policy 28. Housing requirements and strategic opportunities

Policy 29. Distribution of new homes

Policy 30. Housing mix tenure

Policy 32. Delivering infrastructure and housing

SPGs

Open Space SPD

Sustainable Design SPD

Biodiversity SPD

6.0 Financial/Resource Implications

Section 106 Contribution:

- 30% affordable housing
- £35,000 bus service contribution
- Travel Plan
- £690 public open space
- £1,151 community facilities
- £31,696 sports facilities
- Transfer of open space to KBC and commuted sum for maintenance
- £76,440 primary education contribution
- £104,039 secondary education contribution
- £21,840 health care contribution
- 5% monitoring fee

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Affordable Housing
3. Highway safety implications and connectivity
4. Design and layout and impact on character of area
5. Impact on Residential amenity

6. Contamination
7. Flood Risk
8. Sustainability
9. Ecology
10. S106 Infrastructure and Implications

1. Principle of development

The site is located outside of the town boundary of Burton Latimer as defined by policy 35 of the Local Plan for Kettering Borough.

The National Planning Policy Framework (NPPF) is a material consideration in the determination of any future planning application. Paragraph 14 of the NPPF states that at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through plan making and decision making.

Whilst the site is not located within the town boundary of Burton Latimer, the site is considered to be in a sustainable location. The site immediately adjoins the market town boundaries to the west and the north and is located approximately 600 metres away from the edge of the town centre boundary. The site is also served by public transport with several bus services running past the northern part of the site or from within the nearby town.

The proper approach is to consider this in relation to the Development Plan. Whilst the site is outside the boundary of Burton Latimer, the Core Spatial Strategy is clear that the growth town of Kettering, followed by the smaller towns are the most sustainable locations for residential development: simply these have and can develop the wide range of services and infrastructure needed to support such managed growth.

Policies 1 and 10 of the North Northamptonshire Core Spatial Strategy identifies Kettering as a Growth Town where development will be principally developed, with the smaller towns (Burton Latimer, Rothwell and Desborough) providing a secondary focus for development, with limited development within the village boundaries and restricted development elsewhere. Policy 9 of the North Northamptonshire Core Spatial Strategy also states that preference for new development will be given to locations that are accessible by a choice of means of travel.

Policy 10 of the CSS sets out that Burton Latimer has an indicative housing requirement of 700 dwellings for the period 2001 – 2021. To date Burton Latimer has seen 628 dwelling completions, 77 dwellings are under construction, and it is estimated sites for a further 468 dwellings have planning permission. In the appeal at Hawthorn Road in Burton Latimer (KET/2009/0546) the inspector accepted that growth in Burton Latimer is an expected outcome of a strategy that involves concentrating development in a small number of settlements and restraining it elsewhere. It is considered that the provision of a further 35 dwellings will not give rise to significant adverse impact in Burton

Latimer.

There is also new policy in the form of the emerging Site Specific Local Development Document (LDD). This document is afforded weight in the following regard: consultation undertaken to date, the draft policies and options within these documents support the development. It is a material consideration. In the Site Specific Proposals Local Development Document (LDD) Options Paper, the site relates well to existing facilities and is identified as a preferred option to meet housing requirements (option 61). In this document the site is identified as having a yield of 35 dwellings. Since the consultation on this document, the Housing Allocations Assessment of Additional Sites and Update Paper was endorsed for consultation by Planning Policy Committee on 30th September 2013 this site was included as a potential housing site. This site is also identified and scores favourably in the North Northamptonshire Strategic Housing Land and Availability Assessment.

It is however important to note that the Authority does have a demonstratable 5 year supply of housing sites, so there is no overriding imperative to grant permission for this reason. However delivery of housing is a nationally recognised priority and Burton Latimer is identified in the North Northamptonshire Core Spatial Strategy as a market town which will provide secondary focal points for development. The role of the higher order settlements in accommodating some growth is therefore recognised.

In conclusion, the site is sustainable as an option for growth to a market town and therefore complies with the requirements of paragraph 14 of the National Planning Policy Framework which sets out the presumption in favour of sustainable development.

2. Affordable Housing

Policy 15 of the North Northamptonshire Core Spatial Strategy requires that developments provide for 30% affordable housing,

The proposed scheme provides for this level of affordable housing units, with 11 affordable units being provided in the north eastern corner of the site. The revised plans provide for larger two bedroom units as requested by KBC Housing. The applicant has advised that the scheme will provide a tenure split of 60% social rent and 40% shared ownership. KBC Housing have been consulted on the revised scheme and confirmed it is acceptable. A S106 obligation will be required to secure the affordable housing provision and tenure split.

3. Highway Safety Implications and Connectivity

Policy 13 (d) of the North Northamptonshire Core Spatial Strategy requires that developments have a satisfactory means of access and provide for parking, servicing, parking and manoeuvring in accordance with adopted standards. Criteria 13 (n) of the same policy requires that developments do not have an adverse impact on the highway network

and will not prejudice highway safety.

Four vehicular accesses are proposed from Finedon Road, the main access is opposite Hollow Wood Road which serves 28 dwellings, three private access drives are also served off Finedon Road, one is located opposite Hillcrest Avenue and serves 4 dwellings, a second is opposite 86 and 88 Finedon Road and serves 2 dwellings and the third is opposite 106 Finedon Road and serves 1 dwelling. Finedon Road has a 30mph speed limit with an average width of 6.0 metres. 1.5 m wide footpath on the western side of the carriageway. Concern has been expressed from third parties about the creation of additional accesses onto Finedon Road and the adverse highway safety implications that will result.

In terms of the proposed accesses and internal layout of the development, Northampton County Highways Department have been consulted on the plans and advised of no objections subject to detailed conditions regarding access road provision and provision of a construction management plan.

With respect to car parking, the scheme provides for 1.5 car parking spaces per dwelling and one cycle parking space. This is not considered an unreasonable level of parking provision for the site given its sustainable location close to public transport and local services. Northamptonshire County highways have raised no objections to this level of car parking provision in respect of highway safety implications.

In respect of the capacity of Finedon Road and other nearby junctions, a Transport Assessment has been submitted in support of the application. In terms of trip generation, the Transport Assessment concludes that a large proportion of journeys to facilities in Burton Latimer could be made via sustainable modes of transport and the development will have only a marginal impact on the operation of the local highway network.

The assessment states that the development would generate 29 vehicular trips in the morning peak and 26 vehicular trips in the evening peak hour. The impact of the development on the junctions noted below has been considered as part of the TA and has concluded that all of these junctions have capacity to accommodate the development up to the year 2026.

- site access i.e. Finedon Road/ Hollow Wood Road
- Finedon Road/ Hillcrest Avenue
- Finedon Road/ High Street/ Higham Road roundabout
- Higham Road/ A6 Priority 'T' Junction

Northampton County Highways have been consulted on the Transport Assessment and concur with these findings.

Policy 13 (e) of the North Northamptonshire Core Spatial Strategy is also a consideration in the determination of this application and requires that developments be designed to take full account of the transport user hierarchy of pedestrian – cyclist – public transport – private vehicle and incorporate measures to contribute to a target of 5% modal shift over the plan period.

The Transport Assessment sets out measures to encourage sustainable transport behaviour and emphasises the proximity of the site to local services, facilities and bus routes and sets out measures to further reduce the reliance on the private car. As part of this package the scheme provides for the footway to the east of Finedon Road to be extended from its current position north of Hillcrest Avenue to connect with the existing footways at the roundabout to the south. The applicant has also agreed to a financial contribution of £35,000 to improve the existing bus service. The layout of the scheme also provides for the retention and upgrading of the existing public footpath that runs through the site, parallel with its north eastern boundary.

Subject to conditions requiring new footways and surfacing of the public right of way alongside the financial contributions to improve the local bus service, it is considered that the site will positively contribute to the 5% modal shift target.

4. Design and layout and impact on character of area

Policy 13 (h) of the North Northamptonshire Core Spatial Strategy requires that developments be of a high standard of design, architecture and landscaping and respect and enhance the character of its surroundings.

Concern has been expressed by third parties that the development is too dense resulting in an overly cramped appearance. The scheme provides for a housing density of 30 dwellings per hectare. This is considered not to be an unreasonable density for the site and the layout provides for plots with a suitable level of amenity space along with a spacious frontage onto Finedon Road. This level of density is also consistent with the yield identified in the Site Specific Proposals Local Development Options Paper.

Careful consideration has been given the layout of the scheme with the houses relating well to the existing houses and built up area adjacent to Finedon Road and a large area of open space being located adjacent to the brook.

The scheme provides for an acceptable frontage onto Finedon Road, with dwellings being set within spacious plots which are set back from the road. House types on this frontage provide for a transition of one and a half storey development to two storey and this is considered to appropriate to the frontage is characterised by a mix of two, one and half and single storey dwellings. Internally within the site, the scheme

provides for an acceptable layout, with dwellings fronting the proposed area of open space providing for natural surveillance. Dwelling types within the site are of an acceptable design, and subject to the use of appropriate materials which can be secured by condition, will respect the existing character of the area. Concern has been expressed that two and a half storey dwellings are not appropriate for the development. Nine two and a half storey dwellings are proposed, however these are located within the site, where site levels reduce and it is for this reason considered that these dwellings will not result in an unduly dominant impact on the appearance of the development. Appropriate site levels will be secured by condition.

The scheme provides for the retention of the existing trees on the Finedon Road frontage as well as those on the western boundary adjacent to the brook. A suitably designed landscaping scheme will be required by condition which will provide for a good transition from the development to the brook and adjacent fields. Conditions relating materials, lighting, and site levels will ensure that the development will integrate well with its surroundings.

5. Impact on residential amenity

Policy 13 (l) of the North Northamptonshire Core Spatial Strategy requires that development should not result in an unacceptable impact on the amenities or neighbouring properties of the wider area, by reason of noise vibration, smell, light or other pollution, loss of light or overlooking.

The main properties which will be affected by the development are numbers 59, 61 and 63 Finedon Road for which the dwellings will wrap around. It is considered that all other existing dwellings are located sufficiently far away not to experience any adverse implications in respect of overbearing impact, overshadowing, noise or loss of privacy.

Number 63 Finedon Road is located immediately to the north and west of the site and the application proposes dwellings along its entire southern (side) and western (rear) boundary. To the western rear boundary three terrace dwellings are proposed. Each dwelling is two storey in height, with an eaves height of approximately 5.1 metres and a ridge height of approximately 7.8 metres. It is considered that given this two storey nature and the 12.5m to 13 metre separation distance to the shared rear boundary with number 63 Finedon Road, that no adverse overshadowing, overbearing impact or loss of privacy will result.

Four dwellings are proposed to the south of number 63 Finedon Road. Plots 17 -19 and located adjacent to the rear most part of the rear garden to number 63 Finedon Road. Each of these dwellings is two and a half storey with an eaves height of 4.8 metres and a ridge height of 9.9 metres. The scheme provides for staggered rear garden depths of between 13 and 14 metres, with the plots with the larger garden depths being located closest to the dwelling in place at 63 Finedon Road. It is

considered on balance that there is sufficient separation distance to avoid any significant adverse overshadowing, overbearing or overlooking. With respect to overlooking, overlooking from the second floor of these dwellings will be limited as the rear elevation is served by two high level roof lights. Fronting onto Finedon Road, immediately adjacent to the dwelling itself in place at 63 Finedon Road, a detached one and a half storey dwelling is proposed. The proposed dwelling is located approximately 8 metres from the shared boundary and has an eaves height of 4 metres and a ridge height of 7.2 metres. A single detached garage is proposed between the dwelling and the shared boundary with no. 63 Finedon Road and this at its closest point is located 3 metres from the shared boundary. It is considered that there is sufficient separation distance between the proposed garage and dwelling serving plot 1 and the shared boundary with number 63 Finedon Road not to result in any adverse impact in respect of overshadowing and overbearing impact. Concern has been expressed by the occupants of 63 Finedon Road that the scheme will result in adverse levels of light to the two ground floor windows on their southern side gable which serve a habitable room. Given the separation distance, and these windows being secondary windows, it is not considered that any significant loss of light will result. There will be no issues of overlooking as no windows are proposed on the side northern gable of the new dwelling.

The scheme proposes two dwellings which will be located to the rear of number 61 Finedon Road. These dwellings are two storey and with a separation distance of approximately 15 metres between the these dwellings and the shared boundary with number 61 Finedon Road, it is not considered that any adverse overshadowing, loss of light or loss of privacy will result. To the rear of 59 Finedon Road, the side gable of a two storey dwelling serving plot 27 is proposed. There are no side windows proposed on this gable and with a separation distance of 5.5 metres between this gable and the shared boundary with number 59 Finedon Road it is not considered that any adverse overshadowing, overbearing impact or loss of light will result.

There is a resolution to grant outline planning permission on the site immediately to the north of the site. Four dwellings are proposed adjacent to this boundary, however they provide for sufficient separation distance with the shared boundary to ensure that the amenity of nature occupiers of these dwellings will be compromised.

A potential source of noise to future occupiers of the site is from traffic noise on Finedon Road. In support of the application a noise assessment has been submitted. The assessment concludes that noise levels in garden areas across the site are acceptable, subject to boundary treatment. Some dwellings will require acoustic measure to achieve satisfactory internal noise levels as well as the use of acoustically treated trickle ventilation provision. Environmental Health has been consulted on the scheme and raised no objections.

6. Contamination

Policy 11 of the National Planning Policy Framework requires that developments should remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land.

In support of the application a Contamination – A Phase 1 Site Appraisal (Desk Study) has been submitted in support of the application and has been prepared by GRM Development Solutions. This report found the risk of ground contamination to be very low, however further ground investigation would be required prior to commencement of development.

Environmental Health have been consulted and advised that due to the underlying geology present throughout Northamptonshire, levels of naturally occurring contaminants found throughout the borough frequently exceed the levels at which the risk to human health is considered acceptable for residential land use. To prevent any unacceptable risk to human health to future occupiers of the site, further investigation on site will be necessary to assess the extent of contamination which will then inform a remediation scheme. This further investigation/remediation scheme can be satisfactorily secured by condition.

7. Flood Risk

The National Planning Policy Framework requires that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk of flooding, and where development is necessary, making it safe without increasing flood risk elsewhere. Policy 13 (q) of the North Northamptonshire Core Spatial Strategy also requires that development does not cause a risk to the quality of the underlying groundwater or surface water, or increase the risk of flooding on the site or elsewhere.

Following consultation with the Environment Agency, a revised Flood Risk Assessment and Drainage Strategy for the site has been submitted. The majority of the site is located in flood zone 1 which has a low risk of flooding and the dwellings are focused within this area. Land to the eastern part of the site is located within Flood Zones 2 and 3 and the public open space is proposed within this area. The Strategy states that surface water drainage will be implemented to be compliant with the Sustainable Drainage Systems best practice codes. Surface water runoff will be collected by a gravity drainage system, and a cellular underground storage chamber attenuated to Greenfield runoff using oversized pipes and discharged into the Latimer Brook.

The Environment Agency have been consulted on the revised flood risk assessment and have raised no objections subject to conditions requiring the development to be carried out in accordance with the Flood Risk Assessment, the submission of a surface water drainage scheme

and a mains foul sewage infrastructure scheme. The concerns about drainage elsewhere in Burton Latimer has been raised with the relevant authorities who have been asked to confirm that this does not affect their recommendation for this site. Full details of their responses will be reported in the update report.

Concerns have been raised by third parties about drainage and the capacity of existing sewers to accommodate the development. Anglian Water have been consulted on the scheme and raised no objections. Anglian Water have advised that the site falls within the catchment of Broadholme STW that at present has the available capacity for these flows as does the existing sewerage system. A condition is recommended, requiring a scheme for the provision of surface and mains foul sewerage infrastructure to be submitted for approval.

8. Sustainability

Policy 14 (b) of the North Northamptonshire Core Spatial Strategy requires that residential development involving 10 or more dwellings should demonstrate that at least 10% of the demand for energy will be met on site and renewably and/or from a decentralised renewable of low-carbon energy supply. Criteria b of the same policy also requires that developments incorporate techniques of sustainable construction and energy efficiency, provide for waste reduction/ recycling and provide for water efficiency and water recycling.

In support of the application, an Energy Statement has been submitted. This document states that the development will adopt fabric efficiency measures along with the use of efficient gas boilers, energy efficient light and extract system to reduce energy consumption. No information is provided within the statement about water recycling/ reduction and waste recycling/ reduction, however these details can be secured by condition.

In terms of renewable energy and the requirement for 10% renewable, this can be secured on site through the incorporation of solar thermal or photovoltaic panels within the development. This principle is considered to be acceptable, and a condition is recommended to secure its implementation as well as details of the scheme.

9. Ecology

The National Planning Policy Framework states that the planning system should minimise impacts on biodiversity and provide net gains in biodiversity where possible. Significant harm from development should be avoided, mitigated or compensated for. This is echoed in the authorities Biodiversity SPD. Policy 13 (o) of the North Northamptonshire Core Spatial Strategy requires that developments conserve and enhance biodiversity.

The site forms part of the Nene Valley Improvement Area. One of the key aims for this Improvement Area is to re-create and re-connect

natural areas along the Nene and its tributaries from Daventry to Peterborough.

In support of the application an Ecological Appraisal (Extended Phase 1 Survey) has been submitted. This survey found that trees on the site provided minimal roosting potential for bats, however they did provide potential nesting and feeding opportunities for a range of urban edge birds. Surveys of water bodies found no great crested newts or amphibians. The semi-improved grassland throughout the site was found to have limited suitability for reptile species. No evidence of water voles or badgers were found on site or within accessible land adjacent to the site. Plants on site were found to be of low species diversity. Hedgerows along the boundaries of the site are identified as Habitats of Principal Importance in England and found to be of moderately high conservation value and will be retained with any necessary breaches required for access should be compensated for by new hedgerow planting. The scheme sets out various mitigation measures which will need to be implemented to ensure that the ecological values of the site is preserved and mitigated.

The Wildlife Trust have been consulted and generally agree with the findings of the survey and have recommended conditions requiring an ecological management plan, a mitigation strategy for bats as well as the mitigation measures set out in the Ecological Report (native planting, bat and bird boxes, details of lighting, tree retention and tree planting). The Wildlife Trust do however disagree with the findings of the report in respect of Great Crested Newts as their records show their presence on an adjacent land. This matter can however be mitigated by a condition requiring barrier exclusion fencing for Great Crested Newts during construction as well the searching for and clearing of any Great Crested Newts on the site prior to site clearance.

The Wildlife Trust have raised concern that the application does not refer to Nene Valley Improvement Area (NVIA) nor does it look at the cumulative impacts of this development alongside other residential schemes in Burton Latimer have not been considered. However, with respect to the cumulative impacts of other proposed residential schemes in the area, it is not considered reasonable to expect the applicants to undertake this. It is considered that the survey work and mitigation measures required for each scheme will contribute cumulatively to the protection and conservation of biodiversity in the wider area. Subject to conditions requiring mitigation measures as well as the measures identified by the Wildlife Trust in respect of Great Crested Newts, it is considered that the impact on ecology will be minimised.

10. Infrastructure and S106 Implications

Policy 6 (Infrastructure Delivery and Developer Contributions) of the North Northamptonshire Core Spatial Strategy requires that new

development be supported by the timely delivery of infrastructure, service and facilities. Developers will either make direct provision or financial contributions towards the provision of local and strategic infrastructure required by the development alone or cumulatively or with other development.

The developer has agreed to the following S106 contributions requested, all of which meet the statutory tests set out in Regulation 122 of CIL ; 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.

- £35,000 bus service contribution
- Travel Plan
- £690 public open space
- £1,151 community facilities
- £31,696 sports facilities
- Transfer of open space to KBC and commuted sum for maintenance
- £76,440 primary education contribution
- £104,039 secondary education contribution
- £21,840 health care contribution
- 5% monitoring fee

The only requests that have not been secured as part of the development are the Fire and Rescue and Library contributions. These requests have been removed due to the lack of an evidence base to support these contributions in this instance and their inability to meet the tests set out in Regulation 122 of CIL.

Waste

Policies CS7 and CS8 of the Northamptonshire Minerals and Waste Development Framework Core Strategy are relevant to this application. The policies require that a Waste Audit and Waste Management Facilities Strategy are submitted with the application, to include details as set out in the Development and Implementation Principles SPD.

The policies and SPD require that a Waste Audit is submitted to cover the broad principles of waste minimisation and management for major development (over 10 dwellings). The waste management facilities strategy should address the broad principles of waste management and outline proposed facilities and design features for a medium development (less than 100 dwellings).

The County Waste Authority advise that a site specific Waste Audit and Waste Management Facilities Strategy are secured by condition. With the recommended condition, the application is considered to meet policies CS7 and CS8 and the adopted SPD.

Archaeology

Policy 13 (o) of the North Northamptonshire Core Spatial strategy requires that developments conserve and enhance historic landscape designated built environment assets.

In support of the application Geophysical Survey has been submitted which found that ridge and furrow cultivation and a possible ditch were the only archaeological features present. The results of this survey informed the Written Scheme of Investigation for Archaeological Trial Trench Evaluation which sets out a programme of works and methodology for the trial trench investigations. Northamptonshire County Council Archaeology have been consulted on the scheme and have advised the results of the submitted geophysical survey were inconclusive. The potential for the survival of the Roman Road needs to be addressed as it potentially passes through the entire development. Further trial trenching is required and this will need to be secured by condition which will further assess the presence and survival of archaeological remains after and will inform a suitable mitigation scheme.

Comments on other points raised by proposal

Concern has been expressed by a neighbour that the red application site outline is incorrect and includes a small section of their land. This matter has been raised with the agent and they have confirmed that the red site application outline accords with Land Registry records.

Conclusion

The principle of development has been examined in accordance with the National Planning Policy Framework and Government priority for growth, to support housing proposals where they represent “sustainable development”. The understanding of sustainability follows a ‘plan led’ approach. The Development Plan, the Northamptonshire Core Spatial Strategy identifies growth in North Northamptonshire to Towns (in this case Kettering) and the smaller market towns as the most sustainable locations. Whilst still emerging, the Site Specific Local Development Document (LDD) is a material consideration. The LDD update identifies this “preferred” option as a potential housing site. The site factors raised in consultation including the drainage issue will have to be addressed and conditioned where necessary. Based on assurances received or to be confirmed by the relevant agencies, infrastructure drainage will be satisfactory.

Background Papers

Title of Document:

Date:

Contact Officer:

Anne Dew, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

