

BOROUGH OF KETTERING

Committee	Planning Committee	Item No. 5.0
Report Originator	Louise Holland, Senior Development Officer	
Wards Affected	All	04.02.14
Location	East Kettering Sustainable Urban Extension, East of Kettering.	

1.0 GENERAL SITE OVERVIEW

Relevant Planning History

KET/2007/0694 – Outline for 5,500 dwellings and related development - APPROVED

KET/2008/0274 – Outline for 5,500 dwellings and related development - APPROVED

KET/2012/0747 – Request for an Environmental Screening Opinion (Parcel R19)

KET/2013/0212 – Extension of time for KET/2007/0694 – PENDING

KET/2013/0213 – Reserved Matters (all details) for Parcels R7, R9 and R10 for 334 dwellings in relation to outline KET/2008/0274 - PENDING

KET/2013/0214 – Extension of time for KET/2008/0274 - PENDING

KET/2013/0232 – Reserved Matters (all details) for Parcels R23 and R26 for 308 dwellings in relation to outline KET/2008/0274 - PENDING

KET/2013/0314 – Full Application for Parcel R19 for 153 dwellings in relation to outline KET/2008/0274 - PENDING

KET/2013/0514 – Variation / Removal of Conditions (Tranche 1) in relation to outline KET/2008/0274 - PENDING

KET/2013/0695 – Variation / Removal of Conditions (Tranche 2) in relation to outline KET/2008/0274 - PENDING

KET/2013/0780 – Reserved Matters for 580m of road from Access E to Parcels R19, R20 and DC2 in relation to outline KET/2008/0274 - PENDING

KET/2013/0782 – Request for an Environmental Screening Opinion (Parcel R19)

KET/2013/0836 – Hedgerow Removal within Parcel DC2

AOC/0694/0701 – Condition 91 (Archaeology) – APPROVED

AOC/0694/0702 – Condition 58 (Green Infrastructure) – APPROVED

AOC/0694/0703 – Condition 39 (Low Zero Carbon) – APPROVED

AOC/0694/0704 – Condition 43 (Open Space) - APPROVED

AOC/0694/0705 – Condition 28 (Retail Strategy) – APPROVED

AOC/0694/0706 – Condition 73a (Traffic Impact Assessment for Junction 10/10a) - APPROVED

AOC/0694/0707 – Condition 40 (Waste Audit) – APPROVED

AOC/0694/0708 – Condition 41 (Waste Management Facility) - APPROVED

AOC/0694/0709 – Condition 63 (Water Efficiency) - APPROVED

AOC/0694/0710 – Condition 7 (Design Code) - APPROVED

AOC/0694/0711 – Condition 84 (Walking and Cycling Audit) - APPROVED

AOC/0694/0712 – Condition 85 (Weekley/Warkton Avenue Traffic Impact Assessment) - APPROVED

AOC/0694/0713 – Condition 86 (Elizabeth Road Traffic Impact Assessment) - APPROVED

AOC/0694/0714 – Condition 83 (Access Phasing) - APPROVED
AOC/0694/0715 – Condition 65 (Stage Two Flood Risk Assessment) - APPROVED
AOC/0514/1301 – Condition 6(i) (Biodiversity) - PENDING
AOC/0514/1302 – Conditions 34 & 36 (Stage 2 Flood Risk Assessment) - PENDING
AOC/0274/0801 – Condition 56 (Reptile Method Statement) – PENDING
AOC/0274/0802 – Condition 60 of KET/2008/0274 and Condition 34 of KET/2013/0514 (Foul Water Drainage Strategy) - PENDING
AOC/0274/0804 – Condition 75 of KET/2013/0274 and Condition 46(ii) of KET/2013/0514 (Access E – Warkton Lane/Barton Road junction)

The 2007 outline permission is held in abeyance. The applications for Reserved Matters and Approval of Conditions relate to the 2008 outline permission which has been taken forward.

Site Description

Kettering East is an area of 328.5 hectares to the east of Kettering and Barton Seagrave. The site is positioned adjacent to existing development on the town's eastern edge, bounded by the A14 trunk road to the south and open countryside to the north and east. The site currently comprises arable farmland, allotments and some woodland. The only buildings located within the site are those at Poplars Farm within the northern part of the site.

Constraints Affecting the Site

Flood Zones 2 and 3
Protected Species
Trees and Hedgerows
Archaeology
Contaminated land
Bridleways and footpaths
NWT Potential Wildlife Sites

Environmental Impact Assessment

As the original outline planning applications (KET/2007/0694 and KET/2008/0274) were EIA development, these applications are also regarded as an EIA application. Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (which came into force on 24th August 2011) subsequent EIA applications include reserved matters and matters requiring approval before development can commence e.g. approval of conditions.

As part of the requirements contained within the Regulations, a Screening Opinion has also been carried out for these applications. The local planning authority has adopted the screening opinion that the proposed developments as described by the applicant is EIA development but that the original Environmental Statement (ES) (original dated July 2007) as amended August 2008 and January 2009 accompanying KET/2007/0694 and KET/2008/0274 adequately addresses the environmental effects of the proposals. 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 these applications, the officers recommendations and therefore there determination.

2.0 PLANNING POLICY

National Planning Policy Framework

Policy 1 – Building a strong competitive economy

Policy 2 – Ensuring the vitality of town centres

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

Policy 12 – 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 5 – Green Infrastructure

Policy 6 – Infrastructure delivery and developer contributions

Policy 7 – Delivering housing

Policy 8 – Delivering economic prosperity

Policy 9 – Distribution and location of development

Policy 10 – Distribution of housing

Policy 11 – Distribution of jobs

Policy 12 – Distribution of retail development

Policy 13 – General sustainable development principles

Policy 14 – Energy efficiency and sustainable construction

Policy 15 – Sustainable housing provision

Policy 16 – Sustainable urban extensions

Saved Local Plan Policies

Policy K3 – Kettering: the valley

Supplementary Planning Documents (SPD)

East Kettering Strategic Design SPD

Emerging Policies (Local Development Framework)

Emerging Core Strategy

Other Documents

Design Code