

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Planning Committee</b>	<b>Item No. 5.0</b>
<b>Report Originator</b>		
<b>Wards Affected</b>	<b>All</b>	<b>27.02.14</b>
<b>Location</b>	<b>East Kettering Sustainable Urban Extension, East of Kettering</b>	
<b>Proposal</b>	<b>Overview Report</b>	

### 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 325 dwellings in relation to outline KET/2008/0274 – Committee Resolution to Approve (4<sup>th</sup> February 2014).

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. Demolition of vacant dwelling and substation. Replacement substation. Provision of access roads, roundabout, public open space, landscaping, foul pumping station, drainage works and other enabling works – PENDING.

KET/2013/0514 – Variation / Removal of Conditions (Tranche 1) in relation to outline KET/2008/0274 – Committee Resolution to Approve (24<sup>th</sup> October 2013).

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 – Committee Resolution to Approve (11<sup>th</sup> February 2014).

KET/2013/0781 – Approval of Reserved Matters: Surface water attenuation pond, drainage channels and associated works, with details of Great Crested Newt translocation area – Committee Resolution to Approve (4<sup>th</sup> February 2014).

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

KET/2013/0792 – Approval of Reserved Matters: 547 metres of road access to Parcels R22, R23, R24, R25, R26 and E3 (of the East Kettering development) with associated drainage and landscaping (off Access F) –

Committee Resolution to Approve (4<sup>th</sup> February 2014).  
 KET/2013/0836 – Hedgerow Removal within Parcel DC2 – APPROVED (23<sup>rd</sup> January 2014).  
 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 – Conditions 34 & 36 (Biodiversity) – PENDING.  
 AOC/0514/1302 – Condition 6(i) (Stage 2 Flood Risk Assessment) – APPROVED (29<sup>th</sup> January 2014).  
 AOC/0274/0801 – Condition 56 (Reptile Method Statement) – APPROVED.  
 AOC/0274/0802 – Condition 60 of KET/2008/0274 and Condition 34 of KET/2013/0514 (Foul Water Drainage Strategy) – APPROVED (7<sup>th</sup> February 2014).  
 AOC/274/0803 – Condition 75 of KET/2008/0274 and Condition 46(i) of KET/2013/0514 (Access D – Deeble Road/Warkton Lane) – Subject of this Committee Agenda (27<sup>th</sup> February 2014).  
 AOC/0274/0804 – Condition 75 of KET/2013/0274 and Condition 46(ii) of KET/2013/0514 (Access E – Warkton Lane/Barton Road junction) – Subject of this Committee Agenda (27<sup>th</sup> February 2014).  
 AOC/0274/0805 – Approval of Conditions 75 (iii) of KET/2008/0274 and Condition 46 (iii) of KET/2013/0514. Access F Barton Road South/Adjacent to A14 Junction 10 – Committee Resolution to Approve (4<sup>th</sup> February 2014).

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 24<sup>th</sup> 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: Ise Valley

### **Supplementary Planning Documents (SPD)**

- East Kettering Strategic Design SPD

### **Emerging Policies (Local Development Framework)**

- Emerging Core Strategy

### **Other Documents**

- Approved Design Code