

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 27/06/2017 | Item No: 5.12 |
| Report Originator | Richard Marlow Senior Development Officer | Application No: KET/2015/0551 |
| Wards Affected | St. Peters | |
| Location | Gipsy Lane (land west), Kettering | |
| Proposal | Update Report following the Committee Resolution of 5/4/17 to defer Gipsy Lane (land west), Kettering Outline Application: Residential development of up to 350 dwellings and associated access | |
| Applicant | Peterborough Diocesan Board Of Finance | |

Update

The outline application for residential development of up to 350 dwellings with associated access was considered at the Planning Committee of 5th April 2017. Members raised concerns regarding the access proposals for the site and in particular the junction of Warren Hill/ Gipsy Lane. The loss of trees along Gipsy Lane was also the subject of Member discussion. Following consideration of the scheme Members voted to defer the application to offer an opportunity for the applicants to engage with the Highway Authority, Local Planning Authority and any other relevant parties for a possible roundabout at the Warren Hill/ Gipsy Lane junction, which would provide a sustainable access arrangement.

Appeal

The applicant has chosen to appeal the application, with the appeal documentation having been formally lodged with the Planning Inspectorate on 8th June 2017. The appeal is made on the grounds that the LPA failed to give notice of its decision within the appropriate period and the applicant considers that the appeal process could take the form of written representations to the independent Planning Inspector.

Progress

Since the Committee deferral the Local Planning Authority and Highway Authority have sought to progress a roundabout proposal for the Warren Hill/ Gipsy Lane junction as requested by Members. Colleagues at Northamptonshire Highways design team have produced a detailed plan, as set out below, which ensures appropriate levels of highway capacity within

future year scenarios.

Site inspections and analysis of the draft scheme has allowed consideration to be given to the costings of the proposed roundabout in comparison to the signalised junction proposed by the applicant. The roundabout scheme itself includes two lanes for entry and exit on the Warren Hill arms, with revised single lane entry and exit points for the Crematorium and Gipsy Lane.

Whilst much of the scheme can be delivered within the existing highway, the proposal would require the use of third party land outside the Crematorium which is owned by the Borough Council. A cost for this land would need to be agreed but the principle of using some of the land outside the Crematorium, which may benefit its users, has been acknowledged.

There are cost differentials between the two schemes that are being explored at present. Initial analysis has shown that these differences could be closed with planning contributions previously secured and those likely to come forward as part of agreements likely to be secured in the short term from development within the locality.

Conclusion

Officers continue to work on an alternative sustainable access arrangement for off-site works at the Warren Hill and Gipsy Lane junction as requested by committee. This option can be presented to the Planning Inspector to inform their considerations of the appeal site.