

BOROUGH OF KETTERING

Committee	Full Planning Committee - 12/03/2013	Item No: 5.2
Report Originator	Christina Riley Senior Development Officer	Application No: KET/2011/0235
Wards Affected	Desborough Loatland	
Location	North Desborough (Land at), Desborough	
Proposal	Outline Application with EIA: Residential development of up to 700 dwellings including provision of a local centre, primary school, green infrastructure and creation of accesses	
Applicant	CJC Development Co. Ltd	

The DEVELOPMENT CONTROL MANAGER RECOMMENDS that the application be APPROVED subject to a S106 Obligation and planning conditions.

Officers Report

This application was reported to the Planning Committee on 6 November 2012 when Members resolved to approve the application subject to a S106 obligation being agreed and a number of planning conditions (see Appendix C). Some minor changes are required to the wording of the conditions for clarity and to allow flexibility over the build out of the development. This can be delegated to officers.

Further discussion and negotiations with the applicant have taken place to ensure that the Council's S106 requirements for the site are provided. These have now been accepted and agreed by the applicant and are set out in the table below.

Contribution	Detail
Affordable Housing - 20% of total on site	Agreed
Applicant to provide Phase 2 as shown on KET/2009/0500 (adjacent current site of Leisure Centre)	Agreed
Applicant to provide pedestrian footbridge over railway line	Agreed
£80,000 enhancement of existing pedestrian routes	Agreed
Provision of 2.2ha of land within application site for a primary school site	Agreed
Contribution towards cost of building primary school - £4.05 million (cost of 1f/e school) less value of additional land for a 2 f/e school	Agreed
£717, 500 contribution for secondary and Sixth Form education	Agreed
£374,182 for environmental improvements to Desborough town centre	Agreed
£138,000 for improved bus services	Agreed
£100, 000 for travel Plan delivery and administration	Agreed
0.66ha of land for allotments	Agreed
4 LEAP's to be provided and maintained by the applicant in accordance with an agreed management scheme	Agreed
Structural Landscaping areas in accordance with an agreed management scheme. Applicant to maintain.	Agreed

£10, 000 public art contribution	Agreed
£20, 000 monitoring contribution	Agreed

Background Papers

Title of Document:

Date:

Contact Officer:

Christina Riley, Senior Development Officer on 01536
534316

Previous Reports/Minutes

Ref: Planning Committee

Date: 06.11.2012

SITE LOCATION PLAN

North Desborough (Land at), Desborough
Application No.: KET/2011/0235



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



LA078344

Date: 15/04/2011 Do not scale from this map. For illustrative purposes only.