

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/11/2013	Item No: 5.2
Report Originator	Fjola Stevens Development Officer	Application No: KET/2012/0511
Wards Affected	Burton Latimer	
Location	51 Finedon Road, Burton Latimer	
Proposal	Outline Application: 21 no. dwellings	
Applicant	Stirling Mortimer No 8 Fund UK Land Ltd	

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 entered into, and to the following conditions:-

1. Approval of the details of the landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: In order to secure a satisfactory development.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 1 year from the date of this planning permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

4. 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 of the North Northamptonshire Core Spatial Strategy.

5. No development shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels 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 of the North Northamptonshire Core Spatial Strategy.

6. Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation shall not commence until parts A - D have been complied with. If unexpected contamination is found after development has begun, development shall 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 part 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, shall 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,
- groundwaters 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 (referred to in PPS23 as a validation 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 part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 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 part C.

E. Long term maintenance and monitoring

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed in advance, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the local planning authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the local planning authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' (or any procedures revoking and replacing those model procedures with or without modification).

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.

7. Prior to the commencement of development, full details of lockable bin and cycle storage facilities including their design, materials, location, exact dimensions and openings shall be submitted to and approved in writing by the local planning authority. The bin and cycle stores shall be provided in accordance with the approved details prior to the first occupation of the development and shall be permanently retained in that form for the purposes of storing bins and cycles only.

REASON: To ensure adequate amenities are provided for this development in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

8. The landscaping details required by condition 1 above shall include a scheme of hard and soft landscaping works (including boundary treatments) 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.

9. Prior to the commencement of the development hereby permitted, a scheme for generating 10% of the predicted energy requirement of the development on-site or from decentralised renewable and/or low carbon sources shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out 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. Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste reduction/recycling and provision for water efficiency and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.

REASON: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy.

11. No development shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work 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 features of archaeological interest are properly examined and recorded, in accordance with NPPF paragraph 141.

12. No development shall take place until a scheme for the protection of all trees and hedgerows to be retained (as identified in the submitted Tree Survey, September 2012) produced in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the method of excavation, method of construction and protective fencing. The development shall not be carried out other than in accordance with these approved details and the protection measures shall be maintained throughout development.

REASON: To avoid detriment to the adjacent tree in the interests of visual amenity in accordance with policy 13 of the Core Spatial Strategy for North Northamptonshire.

13. No excavations, storage of materials or machinery, parking of vehicles, deposit of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved tree protection scheme.

REASON: To avoid detriment to the adjacent tree in the interests of visual amenity in accordance with policy 13 of the Core Spatial Strategy for North Northamptonshire.

14. The landscaping details required by condition 1 above shall include details of boundary planting to the rear of plot 6.

REASON: To protect the amenity of neighbouring occupants in accordance with policy 13 of the Core Spatial Strategy for North Northamptonshire.

15. No development shall take place until a scheme to address ecological interests within the site in accordance with the conclusions and recommendations specified within section 4 of the submitted Ecological Assessment Report (June 2009) and the Recommended Mitigation measures outlined in section 3 of the Ecological Mitigation and Enhancement Plan (August 2009) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: To protect ecological interests within the site in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

16. No occupation or use of the site shall commence until visibility splays of 2.4 metres by 43 metres have been provided at the junction of the access road with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.9 metres in height above carriageway level.

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

17. No development shall take place on site until details of the width, alignment, gradient, sight lines and type of construction proposed for the

roads, footways and accesses, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the use hereby approved is commenced, or buildings occupied, whichever is the sooner.

REASON: To ensure that the roads are constructed to a satisfactory standard in accordance with policy 13 of the Core Spatial Strategy for North Northamptonshire.

18. 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 building, structure or other alteration permitted by Classes A, E or F of Part 1 of Schedule 2 of the Order shall be constructed within the curtilage of plots 8, 9, 10, 11, 12, 13 or 14 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To avoid the risk of flooding in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

19. 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 means of enclosure permitted by Class A of Part 2 of Schedule 2 of the Order shall be constructed within the curtilage of plots 8, 9, 10, 11, 12, 13 or 14 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To avoid the risk of flooding in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

20. Prior to the submission of the reserved matters application, a National Planning Policy Framework compliant Flood Risk Assessment shall be submitted to, and approved in writing by the local planning authority. The approved Flood Risk Assessment shall be fully implemented, including any mitigation methods required and any assets maintained as agreed.

REASON: To ensure satisfactory fluvial and surface water flood risk management in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

21. No building works which comprise the erection of a building required to be served by water services shall commence until details of a scheme, including phasing and future management and maintenance arrangements, for the provision of mains foul water drainage has been submitted to and approved in writing by the local planning authority. The works shall be implemented prior to the occupation of any buildings within the relevant phase(s) of the development.

REASON: To prevent flooding in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

22. The development hereby permitted shall not be carried out other than in accordance with the approved plans.

REASON: To secure satisfactory development in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2012/0511

This application is reported for Committee decision because the application requires an agreement under s.106.

3.0 Information

Relevant Planning History

KET/2009/ - 21 dwellings – APPROVED 18/012/2009

KET/2009/0362 – 21 dwellings – REFUSED 18/09/2009

KET/1991/0611 – 10 bungalows – APPROVED 15/10/1991

KET/1990/0144 – 20 bungalows – APPROVED 10/04/1990

KET/1989/1224 – 22 bungalows – WITHDRAWN 09/02/1990

KET/1989/0186 – 15 bungalows – APPROVED 11/05/1989

Site Description

Officer's site inspection was carried out on 5th September 2013.

The site is located on the edge of Burton Latimer, within the settlement boundary for the town. The site was previously occupied by a detached bungalow set within a large site measuring 0.7Ha, however the dwelling has been demolished and the site is very overgrown. A hedgerow forms the boundary with the public highway (Finedon Road) while a further hedgerow runs along the southern boundary, beyond which is a public footpath. A small stream runs along the eastern boundary amongst a dense tree screen. The northern boundary is defined by a 1.8m close boarded fence and separates the adjacent modern development. The site slopes steeply downwards to the east.

Proposed Development

This is an outline planning application for 21 dwellings. Details of landscaping are reserved for subsequent consideration however details of Access, Appearance, Layout and Scale each form part of this submission.

Any Constraints Affecting The Site

C Road

Public Right of Way adjacent

Tree Preservation Order

Flood Plain adjacent

4.0 Consultation and Customer Impact

Parish/Town Council

Objection – Overbearing, not in keeping with street scene with four bed housing to original bungalow.

Highway Authority

No objection - The site access junction and the nearest existing junction work satisfactorily and because I would not be able to seek works at any

other junctions due to the low number of houses, I am content not to request any S106 contributions for this site.

2/10/12

The Transport Statement is 3 years old and the data used for the document will therefore be older still. This is too old to be considered as acceptable and an updated TS will be required.

Highways Agency

No objection

Environmental Health

No objection – contaminated land condition required.

Environment Agency

No objection – conditions requested to ensure that the buffer shown on the proposed plan is maintained, an NPPF compliant Flood Risk Assessment is submitted and a foul water drainage scheme is submitted. In addition, permitted development should be removed from specific plots to ensure control is retained over extensions, outbuildings and means of enclosure

Anglian Water

No objection – a condition is required for a surface water drainage strategy.

Natural England

No objection

Badger Group

No objection

KBC Housing Strategy

The Strategic Housing Market Assessment (SHMA) 2012 indicates a need for affordable housing. The overwhelming need is for rented accommodation as opposed to intermediate/shared ownership. Viability is recognised as a consideration but if there is any opportunity of securing some affordable housing on site, or by commuted sum which could be used on alternative developments it would help to meet housing needs in the Borough.

NCC Development Management

Contributions are required for:

Secondary Education £86,907 (approx. figure based on cost multipliers)

Primary Education £45,864

Fire and Rescue £1,932

Libraries £5,502

NCC Archaeology

No objection – condition required to secure an archaeological

programme of works.

Northamptonshire Police

No objection. Advice for reducing the likelihood of crime and anti-social behaviour provided.

Neighbours

1 objection

- increased traffic
- lack of parking
- concern about overshadowing from 2 storey dwellings on plots 3-7
- concern about overlooking from plots 3-7
- increase in noise
- concern about anti-social behaviour
- trees should be retained
- concern about affordable housing on site

5.0 Planning Policy

National Planning Policy Framework

Core principles

Policy 6 Delivering a wide choice of quality homes

Policy 7 Requiring good design

Policy 11 Conserving and enhancing the natural environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

6 – Infrastructure Delivery and Developer Contributions

7 – Delivering Housing

9 – Distribution and Location of Development

10 – Distribution of Housing

13 – General Sustainable Development Principles

14 – Energy Efficiency and Sustainable Construction

15 – Sustainable Housing Provision

Local Plan

35 – Housing: Within Towns

39 – Housing: Affordable Housing

K14 – Kettering: Affordable Housing

Supplementary Planning Documents

Sustainable Design – February 2009

Open Spaces – Adopted September 2008

6.0 Financial/Resource Implications

Section 106 agreement required in order to secure contributions towards/provision of the following:

- Education
- Open Space
- Community Centre
- Affordable Housing

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development following changes to planning policy
2. Viability and changes to the S106 Planning Obligation
3. Other material considerations

1. Principle of development

There have been changes to national planning guidance since the previous application was approved in 2010 due to the replacement of the Planning Policy Statements and Guidance with the NPPF. However, the local planning policies remain the same.

Paragraph 12 of the NPPF states that development that accords with an up to date local plan should be approved without delay, unless other material considerations indicate otherwise. Furthermore Policy 6 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Policies 1 and 9 of the CSS require new development to be directed to the existing urban core, and policy 1 identifies Burton Latimer as a Smaller Town which is a secondary focal point for growth within this urban core. The proposed development of 21 dwellings within the settlement of Burton Latimer is therefore in accordance with the growth strategy for Kettering Borough. The development of 21 dwellings will also further strengthen the Council's 5 year housing land supply which is currently 5.17 years.

There have been no changes to the design of the proposal since planning permission was granted. Although the NPPF has been introduced, the requirement for new developments to be of a high quality design that respects its context remains, and there have been no changes to the design policies contained within the CSS since the development was approved. It is therefore considered that the design of the proposed development still accords with the development plan.

Therefore, although planning policy has changed since the previous grant of planning permission, the development is still in accordance with the local planning policies and the objectives of the national planning policy.

2. Viability and changes to the S106 Planning Obligation

The applicant has submitted a viability appraisal which demonstrates

that the approved scheme would not be viable with the level of contributions secured previously. The viability appraisal has been assessed by the viability expert at North Northamptonshire Development Company (NNDC) and independent land valuations have also been sought from BNE Chartered Surveyors in order to carry out a rigorous assessment of the viability appraisal submitted with the applications.

Officers have also considered the requests for contributions in line with the Community Infrastructure Levy Regulations (CIL Regs) that came into force in April 2010, and therefore after the previous application was determined. These regulations provide a stricter framework within which local planning authorities can secure S106 contributions for new development. Furthermore, paragraph 205 of the NPPF states that where contributions are being sought or revised changes to market conditions should be taken into account and LPA's should be sufficiently flexible to prevent planned development being stalled.

The LPA has sought to secure the provision of affordable housing on site and appropriate financial contributions. However following the submission of additional evidence to support the viability appraisal submitted, for example, the invoices for the demolition works and details of the professional fees associated with the scheme, the LPA is satisfied that the viability appraisal submitted is an accurate reflection of the viability of the scheme.

The viability assessment submitted demonstrated that the developer could provide either:

- a) 2 intermediate affordable dwellings and a financial contribution of £40,000, or
- b) No affordable dwellings and a financial contribution of £149,254.

Although the LPA is committed to ensuring that affordable housing is secured in accordance with policy 15 of the CSS, the Council's SHMA identifies that rented affordable units would best meet the need of the Borough. The proposal from the developer would be to provide 2 shared ownership properties and a significantly reduced financial contribution. The choice is between a larger financial contribution which could be spread across a range of infrastructure provisions including education and community facilities, or a scheme delivering 2 shared ownership dwellings and a small financial contribution which would not be sufficient to cover the required education, open space and community facilities contributions.

Although on-site provision of affordable housing is usually preferred, policy 15 of the CSS does state that financial contributions towards affordable housing may be a robust way of securing the creation of mixed communities. In addition paragraph 50 of the NPPF provides for the use of commuted sums for affordable housing where it can be robustly justified and the approach contributes to the objective of creating mixed and balanced communities.

Therefore, in accordance with the NPPF, which requires local planning authorities to be sufficiently flexible to prevent planned development being stalled, it is recommended that the on-site affordable housing provision is waived and a larger financial contribution secured for this site.

Para. 50 of the NPPF does suggest that a contribution for affordable housing should be broadly equivalent in value to the on-site provision, however in this instance there is a need for school places to serve the development and it would not be viable for the developer to pay both contributions. It is therefore considered that a reduced affordable housing commuted sum is acceptable.

The table below sets out the changes to the S106 obligation. The table shows the contributions agreed by the developer and the justification for the changes.

Contribution	KET/2009/0587	KET/2012/0511	Justification for change
Secondary Education	£128,826	£91,821 based on cost multipliers provided by NCC.	The Education contribution has increased because the affordable units which previously benefited from a discount no longer form part of the scheme.
Primary Education		£45,864 based on £2,184 per dwelling	
Highways Infrastructure Sustainable Transport (HIST) Pooled contribution.	£78,561	£0	The Highways Authority has advised that this contribution is no longer required.
Open space (including indoor sports provision, open space and community facilities)	£27,320	£1,099 based on: £400 for enhancements to Kind George V Recreation Ground	The total request made by community services was reduced to £17,953 for the current application. However, the

		£699 for improvements to Burton Latimer Community centre	contribution requested for indoor sports provision was not considered to be CIL compliant. Therefore it is not possible to secure the contribution.
Affordable housing	4 x affordable rented units and 2 x shared ownership units	Commutated sum of £10,470	The viability appraisal demonstrates that it is not possible to secure on-site provision. Therefore the remaining financial contribution has been agreed for affordable housing provision in Burton Latimer
TOTAL	£234,707 + 6 affordable units	£149,254	

If the Planning Committee considers that either; option 1, which would deliver 2 on-site units and a contribution of £40,000 is preferable, or that the distribution of the S106 contributions as set out above is unacceptable then this should be considered at the committee meeting. The Planning Committee could defer the application for further consideration of the S106 if further discussions regarding the S106 are necessary.

Officers have recommended that a shorter period of time for commencement of development has been imposed. This is based on the development is commencing within a time that reflects current viability considerations and to encourage the development to come forward. If the development is not commenced as anticipated then the applicant will need to resubmit and provide an updated viability appraisal, thereby ensuring that any uplift in the market in the future is reflected in the S106 contributions received from the development.

Conclusion

The NPPF clearly sets out the presumption in favour of sustainable development, and also requires LPA's to be flexible when planning obligations are being sought or revised to ensure planned development

is brought forward. As established in section 1 of this report, the proposed development is located within the existing urban core of a town which is designated for secondary growth. The proposed development is therefore sustainable and accords with the adopted growth strategy for Kettering Borough, and in accordance with the NPPF should be approved without delay unless other material considerations indicate otherwise.

The developer has demonstrated that the scheme would not be viable if on-site affordable housing is required, and therefore in this instance it is considered that the use of a commuted sum for affordable housing is acceptable. The commuted sum secured as part of this application would be restricted to the provision of affordable housing provision in Burton Latimer and therefore it would help to meet the needs of the local community in accordance with the NPPF. It is therefore considered that the lack of on-site affordable housing provision would not warrant refusal of the application.

3. Other material considerations

Planning permission for the proposed scheme was approved under KET/2009/0587. There are no objections from consultees with respect to design, drainage, flood risk, ecology, archaeology or the impact upon highways, and there have been no significant changes to the site or the proposed development with regards to design or the impact upon neighbours, impact upon which would result in a different decision being reached for the current application. It is therefore considered that the proposed development is acceptable and there are no material considerations that would warrant refusal of the application. The planning conditions have however been updated as required to reflect the changes in national planning policy.

Conclusion

In recommending approval for the application with a reduced S106 package regard has been had for the positive effect the 21 dwellings would have upon the Council's 5 year housing land supply. In addition, as set out above, the development would provide these dwellings within an existing built up area which is the preferred location for new residential development. It is considered that the developer has submitted robust evidence that the scheme would not be economically viable without the agreed reduction in S106 contributions, and on balance for the reasons set out in this report it is considered that a financial contribution of £149,254 towards education, community facilities, open space and affordable housing is acceptable.

The proposed development therefore accords with policies 6, 7, 10, 11 and paragraph 205 of the NPPF, policies 1, 5, 9, 13 and 15 of the CSS and the Sustainable Design and Open Space SPD's and is therefore recommended for approval.

**Background
Papers**

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

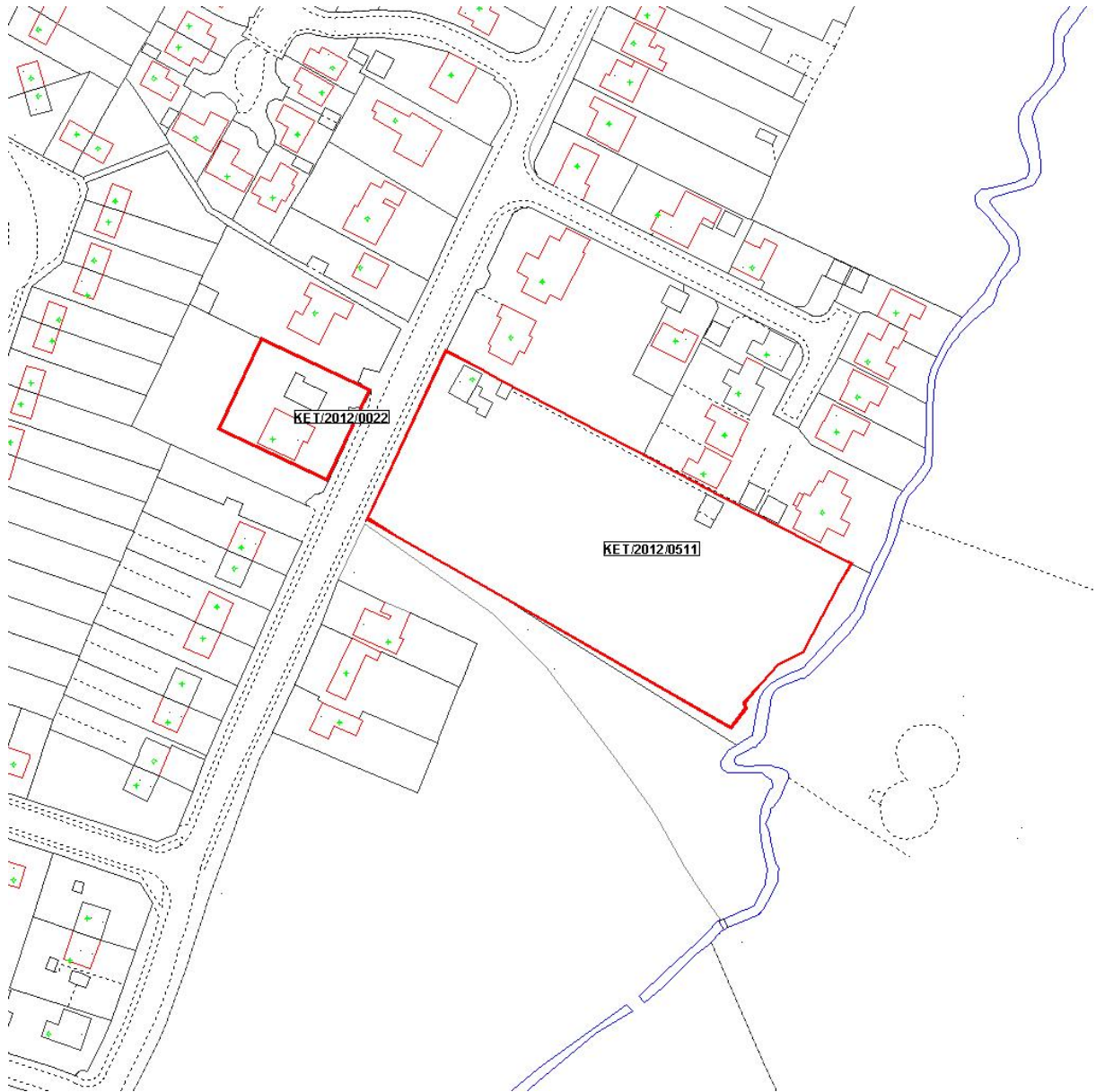
Ref:

Date:

Fjola Stevens, Development Officer on 01536 534316

SITE LOCATION PLAN

51 Finedon Road, Burton Latimer
Application No.: KET/2012/0511



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