

BOROUGH OF KETTERING

Committee	Planning Committee	Item No. 5.5
Report Originator	Louise Holland, Senior Development Officer	KET/2013/0792
Wards Affected	All	04.02.14
Location	East Kettering Sustainable Urban Extension, East of Kettering.	
Proposal	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).	
Applicant	Alledge Brook Ltd.	

1. PURPOSE OF REPORT

Outline planning permission was granted for the East Kettering development in April 2010 (references KET/2007/0694 and KET/2008/0274). The application site is an area of 328.5 hectares to the east of Kettering and Barton Seagrave. The permission is in outline (with all matters reserved) for 5,500 dwellings and related development. This includes a secondary school, primary schools, retail, employment, hotel, health, leisure and community uses and formal and informal open space.

Conditions were attached to the planning permission (91 in total) and a S106 agreement was completed (subsequently revised). Work started early in 2012 to discharge pre-commencement conditions and this is continuing. A variation of condition application was submitted in 2013 and has a committee resolution to approve subject to a number of elements including the completion of a deed linking the new permission to the existing S106. Applications for three housing sites are being considered by the local planning authority.

This reserved matters application seeks approval for 547 metres of highway from Access F (*application reference AOC/0274/0805 - Barton Road South/adjacent to A14 Junction 10*) and associated drainage and landscaping. Appendix 5 of this committee agenda shows the red line for this reserved matters and the general arrangement drawing for the proposed highway.

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following conditions and that any minor changes to condition wording is delegated to officers:-

1. The development shall be carried out in accordance with the amended Construction Management Plan – Access E, Access F & Attenuation Pond 03/06/07 Reserved Matters Applications Project Ref: 25134/001 Document Ref: (*to be updated at Planning Committee*) received (*also to be updated*).

REASON: In the interests of residential amenity, highway safety, visual amenity and waste minimisation in accordance with the National Planning Policy Framework, Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Strategy DPD (2010) and Policies 13 and 16 of the North Northamptonshire Core Spatial Strategy (2008).

2. Prior to the commencement of development an Ecological Construction Management Plan shall be submitted and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved management plan.

REASON: To ensure ecology is protected during the construction phases of development in accordance with the Wildlife and Countryside Act (1981), the National Planning Policy Framework and Policies 5 and 13 of the North Northamptonshire Core Spatial Strategy (2008).

3. The development shall be carried out in accordance with the Arboricultural Report, including Draft Arboricultural Method Statement, Ref: 13-2056/3156/D01 V3 dated January 2014 received 27th January 2014.

REASON: To ensure the continued well-being of the trees on the site in the interests of the visual appearance of the locality and the preservation of biodiversity in accordance with the National Planning Policy Framework and Policies 5 and 13 of the North Northamptonshire Core Spatial Strategy (2008).

4. The development shall be carried out in accordance with the Ecology Statement Ref: 13-1665/3156/D01 V4 dated January 2014 received 27th January 2014.

REASON: To ensure the necessary ecological mitigation measures and management regimes are implemented in accordance with the National Planning Policy Framework and Policies 5, 13 and 16 of the North Northamptonshire Core Spatial Strategy (2008).

5. Prior to commencement of development a programme of archaeological mitigation in accordance with the approved Written Scheme of Investigation for the East Kettering site (CgMs May 2012) received 5 September 2012 (pursuant to AOC/0694/0701) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To protect and conserve historic assets in accordance with the National Planning Policy Framework.

6. The carriageway, footway, cycleway and kerbs on the Primary Street and Barton Square shall be surfaced in accordance with the materials specification set out at Page 39 of the approved East Kettering Design Code prepared by David Local Associates dated March 2013 and approved by the local planning authority on 26th March 2013.

7. Any street furniture installed shall be in accordance with the street furniture specification at Page 39 of the approved East Kettering Design Code (prepared by David Local Associates dated March 2013 and approved by the local planning authority on 26th March 2013).

8. The development shall be carried out in accordance with the following approved plans:

(i) Site Location Plan Drawing Number 25134-020-013C received 27th January 2014.

(ii) Planning Boundary Drawing Number 25134/020/001E received 27th January 2014

(iii) Access 'F' General Arrangement Drawing Number 25134/020/010F received 27th January 2014

(iv) Drainage Layout Sheet 1 of 3 Drawing Number 25134/020/002B received 27th January 2014

(v) Drainage Layout Sheet 2 of 3 Drawing Number 25134/020/003B received 27th January 2014

- (vi) Drainage Layout Sheet 3 of 3 Drawing Number 25134/020/004 received 27th January 2014
- (vii) Drainage Manhole Details Drawing no. 25134/020/006 Rev A received 16th December 2013
- (viii) Long Section drawing Number 25134/020/009 Rev A received 16th December 2013.
- (ix) Landscape Proposals Sheet 1 of 5 Drawing Number CSa/2278/103 Rev A received 27th January 2014.
- (x) Landscape Proposals Sheet 2 of 5 Drawing Number CSa/2278/104 Rev A received 27th January 2014.
- (xi) Landscape Proposals Sheet 3 of 5 Drawing Number CSa/2278/105 Rev A received 27th January 2014.
- (xii) Landscape Proposals Sheet 4 of 5 Drawing Number CSa/2278/106 Rev A received 27th January 2014.

3. Background Information

3.1 Relevant Planning History

A site wide planning history for the East Kettering development is set out at the start of the committee agenda at Item 5.

A Foul Water Drainage Strategy planning reference **AOC/0274/0802** was approved by Members at a Planning Committee on 19th December 2013.

Current Related Applications

AOC/0274/0805 – Approval of Condition Application for Access F. Condition no. 75 of KET/2008/0274 and condition no. 46(iii) of KET/2013/0514 - Access F (Barton Road/A14 Junction 10). This application is also being considered as part of this committee agenda.

KET/2013/0781 also being considered with this committee agenda seeks permission for the main surface water attenuation pond, associated drainage channels and new translocation area.

3.2 Site Description

A site wide description for the East Kettering development is set out at the start of the committee agenda at Item 5.

The reserved matters for Access F and the road into the site covers an area of approximately 11.5 hectares. The site boundary for this application is generally triangular in shape and includes parcels R22, R25 and E3 as shown on the strategic master plan. The site lies immediately to the north and north east of the A14 and the eastern Junction 10 slip road. The site is currently in agricultural use.

3.3 Site Constraints

Site wide constraints set out at the start of the committee agenda at Item 5.

3.4 Environmental Impact Assessment

Please see Item 5 at the start of the committee agenda.

3.5. Proposed Development

This reserved matters application seeks approval for 547 metres of highway from Access F (*application reference AOC/0274/0805 - Barton Road South/adjacent to A14 Junction 10*) which will run adjacent to parcels E3, R23, R24 and R26, associated drainage and landscaping.

4. Consultation

Environment Agency

No objection as the application accords with the Stage Two flood Risk Assessment.

Highways Agency

The principle of development and its impact has been agreed. Mitigation for this development is as originally assessed. No further comments to make.

Natural England

No objection.

NCC Archaeology

A condition can be imposed to secure archaeological mitigation.

Environmental Health (KBC)

No comment or objection.

National Grid

There is apparatus in the vicinity of the site. The contractor for the works should contact National Grid before works start to ensure this apparatus is not affected.

No third party comments have been received. 392 notification letters were sent to neighbours and local residents.

5. Planning Policy

National Planning Policy Framework

Policy 1 Building a Strong, Competitive Economy

Policy 4 Promoting Sustainable Transport

Policy 6 Delivering a Wide Choice of High Quality Homes

Policy 7 Requiring Good Design

Policy 10 Meeting the Challenge of Climate Change, Flooding and Coastal Change

Policy 11 Conserving and Enhancing the Natural Environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 5 Green Infrastructure

Policy 6 Infrastructure Delivery and Developer Contributions

Policy 7 Delivering Housing

Policy 8 Delivering Economic Prosperity

Policy 13 General Sustainable Development Principles

Policy 16 Sustainable Urban Extensions

6. Financial/Resource Implications

This Reserved Matters application (if approved) is to be read in conjunction with the outline permission KET/2008/0274 and KET/2013/514 (when approved) and relevant Section 106 Agreements.

7. Planning Considerations

The key issues for consideration in this application are:-

- (a) Principle of Development
- (b) Layout, Design and Appearance of the Primary Street
- (c) Relationship with Persimmon Homes Site
- (d) Landscaping
- (e) Ecology
- (f) Drainage
- (g) Funding
- (h) Other Matters

(a) Principle

The principle of the East Kettering development was established by the outline

planning permissions KET/2007/0694 and KET/2008/0274. This accepted the principle of access points in particular locations and approved a strategic master plan for the development. This reserved matters seeks approval for necessary highway infrastructure within the development namely part of the primary street network which links Access F (Barton Road South/adjacent to A14 Junction 10) to development parcels within the urban extension.

Details have been submitted for the first 547 metres of the Central Avenue (as named in the Design Code), part of the primary street network. Access F and the proposed road will open up the southern part of the site and specifically employment parcel E3 and residential parcels R22-R26 (inclusive). This access will facilitate the delivery of both employment and residential sites and enable these to come forward early in the development programme. This application is therefore key to delivering economic growth, prosperity and new housing, along with other development objectives. The principle of the proposed road is therefore established.

(b) Layout, Design and Appearance of the Primary Street

A general arrangement drawing for the proposed highway (Primary Street) is included as Appendix 5 of this committee agenda. The route and alignment of the proposed road is considered to be in accordance with the approved Strategic Master Plan and Design Code for the development. The road meets highway requirements, ensuring for example there is sufficient capacity for all modes of transport and safety requirements are met. The new road will also be designed in accordance with those key, approved design documents which will help to create unique identity and character within the development and a high quality public realm. This part of the primary street network falls within the Barton Character Area as set out in the Design Code. Within this area the primary streets will establish a regular geometry synonymous with the garden suburb style.

The primary street will be surfaced in accordance with the approved Design Code specification. The carriageway will be surfaced in black asphalt with buff or light stone chips (to the standard of the local highway authority). Footways and cycleways will be resin or bitumen bonded in grey or buff to fit with the character area palette. Key crossing points will be differentiated by a contrasting material for example buff surfaced dressed asphalt. A condition is recommended to ensure the primary street is surfaced in accordance with the Design Code.

Detailed technical drawings will be needed as part of the Section 38 process with the Local Highway Authority.

The proposed design, layout and appearance will result in a high quality and well-designed public realm in accordance with Policy 13 of the Core Spatial Strategy (CSS) and Policy 6 of the National Planning Policy Framework (NPPF).

(c) Relationship with Persimmon Homes Site (Parcels R23 and R26)

The proposed primary street crosses the Persimmon Homes site (application reference KET/2013/0232). Persimmon has informally raised a concern about how the new street would fit with their proposals going forward. Amended plans for the proposed road will ensure that the design of Persimmon's parcels is not prejudiced and that there is sufficient flexibility when further detailed design discussions take place with Persimmon regarding their layout and design. Both parties are having discussions to move matters forward.

(d) Landscaping

The proposed primary street will be tree lined; an avenue of trees will assist in developing the character of this network of streets. The tree species is in accordance with the design code. Evenly planted rows of small leafed lime will line the southern and northern sections of the road with London Planes positioned in between this on the approach to, and parallel to, Barton Square. This will ensure there is some visual change and interest along the street to signify a change in character. Other planting is proposed within the reserved matters site to the north and south of Access F and along the southern site boundary adjacent to the A14. This will have visual and ecological benefits and will also provide a visual break between the properties on Barton Road and the access and development. The landscaping proposals are considered to be acceptable and in accordance with the design principles set for this part of the East Kettering development. The proposals are considered to be in accordance with Policies 5 and 13 of the Core Spatial Strategy (CSS) and Policy 6 of the National Planning Policy Framework (NPPF).

(e) Ecology

The outline planning permission requires that the development be carried out in accordance with a number of ecological mitigation strategies and recommendations. Currently there are a number of updated mitigation strategies being considered which are likely to be approved shortly under delegated powers. The reserved matters will have to accord with these updated mitigation strategies once approved. An ecological report has also been submitted with this reserved matters application and it is considered that a condition should be imposed to ensure that the development is carried out in accordance with the recommendations of that report. This together with the outline condition requirements will ensure no adverse ecological impact occurs. Some limited tree and hedgerow removal will need to take place, which was indicated on the Master Plan and considered at the outline approval stage. This is restricted to what is necessary to facilitate the construction of this key piece of infrastructure and is considered to be acceptable given their low landscape value. With the mitigation strategies and recommendations being followed, no harm will result.

Conditions on the outline permission KET/2008/0274, and varied outline permission KET/2013/0514, require details of pollution prevention and control measures to be submitted and approved before works start on site. Implementation of these measures will ensure that there is no adverse impact from surface run-off during the construction phase. It is considered that it is also appropriate to impose a condition on this reserved matters requiring a specific ecological construction management plan to ensure construction activities do not cause any harm. The proposed development is considered to be in accordance with Policies 5 and 13 of the CSS and Policy 11 of the NPPF.

(f) Drainage

Drainage infrastructure will be laid as part of the proposed works and will form part of the wider strategic scheme for the site, already approved at committee in December 2013. The sewers will generally follow the highway corridor. The proposed infrastructure and overall approach taken is in accordance with the strategic drainage scheme for the development. The Environment Agency has confirmed that the application is in accordance with the Stage Two Flood Risk Assessment and therefore they have no objection to the application. The reserved matters application is therefore in accordance with Policy 6 and 13 of the CSS and Policy 10 of the NPPF.

(g) Funding

Funding in the region of £17.34 million (loan) has been secured for the East Kettering development which will forward fund key infrastructure works. Access F will be delivered through funding from the South East Midlands Local Enterprise Partnership (SEMLEP) and Northamptonshire Local Enterprise Partnership (NEP). £1.75 million will allow the Access F works to be completed together with the road into the site up the edge of the Persimmon Homes site (parcel R23 and R26 on the strategic master plan). A further £1 million will allow that road to be taken from that point up to beyond the Persimmon site.

(h) Other Matters

The current traffic congestion associated with the Pytchley Road bridge closure and the A14 online widening works and the concerns of local people are recognised. The Local Highways Authority and the Highways Agency are aware of the situation and are working with the developers to ensure that these works and other highway improvements (including those associated with the Redrow Homes site in Barton Seagrave) required do not happen all at the same time. A programme is being put together to manage this process and will include a timetable to seek to minimise the disturbance and traffic issues in the coming months.

It will take time for the proposed landscaping of Access F to take effect however it is the developer's intention to complete these works as soon as possible. The timetable for implementation will need to consider the planting season.

Conclusion

Access F and the primary street from here into the site is a key element of the East Kettering development and its delivery will help to bring forward employment and residential parcels early in the development programme. Facilitating access to employment parcel E3 is key to supporting economic growth, prosperity and delivering jobs.

Delivery of key stretches of the primary street network, including the section from Access F proposed here, and accesses at Barton Road South (Access F), Deeble Road/Warkton Lane (D) and Warkton Lane/Barton Road (E) will start to create a network of streets which will open up more parcels within the site including those within the District Centre and the first primary school site. Access F and the proposed road from that access is therefore a key part of delivering this overall picture.

The details submitted as part of this reserved matters are considered to be acceptable and in accordance with both Development Plan policy and the National Planning Policy Framework. The proposal will facilitate the East Kettering development and will support economic growth and housing delivery. This reserved matters application is therefore recommended for approval.