

BOROUGH OF KETTERING

Committee	Full Planning Committee - 11/02/2014	Item No: 5.5
Report Originator	Rebecca Collins Senior Development Officer	Application No: KET/2013/0780
Wards Affected	Queen Eleanor and Buccleuch	
Location	East Kettering Development, Cranford Road, Barton Seagrave	
Proposal	Approval of Reserved Matters: 580m of road from Access E into Parcels R19, R20 and DC2, with associated drainage and a linear park	
Applicant	Mr A Wordie Alledge Brook LLP	

RECOMMENDATION:	APPROVED subject to the following conditions and that any minor changes to these conditions be delegated to Officers:-
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Subject to the following conditions/for the following reasons:

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: 25134/001/CMP01B dated February 2014 and received 4th February 2014.
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: 13-1966/3156/D01 R v4 dated November 2013 received 13th December 2013.
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: 13-1650/3156/D01 V4 dated January 2014 received 28th 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 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.

REASON: To maintain a high quality public realm and to ensure the safety of the public highway for its users in accordance with policy 13 of the CSS and policies 4 and 7 of the NPPF.

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).

REASON: To maintain a high quality public realm in accordance with policy 13 of the CSS and policies 7 and 8 of the NPPF.

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

(i) Site Location Plan Drawing Number 25134-010-011D received 13th December 2013

(ii) Planning Boundary Drawing Number 25134/010/001A received 2nd December 2013

(iii) Access 'E' General Arrangement Drawing Number 25134/010/010G received 29th January 2014

(iv) Drainage Layout Sheet 1 of 3 Drawing Number 25134/010/007B received 13th December 2013

(v) Drainage Layout Sheet 2 of 3 Drawing Number 25134/010/008B received 13th December 2013

(vi) Drainage Layout Sheet 3 of 3 Drawing Number 25134/010/012 A received 13th December 2013

(vii) Drainage Manhole Details Drawing no. 25134/010/005 Rev A received 13th December 2013

(viii) Long Section drawing Number 25134/010/009 Rev A received 13th December 2013.

(ix) Landscape Proposals Sheet 1 of 2 Drawing Number CSa/2278/100 Rev C received 13th December 2013.

(x) Landscape Proposals Sheet 2 of 2 Drawing Number CSa/2278/101 Rev C received 13th December 2013.

REASON: To define this permission in the interest of design and amenity in accordance with policy 13 of the CSS.

9. Prior to installation of any piece of public art, full details shall be first submitted to and approved in writing by the Local Planning Authority. Details shall include the exact position, design and a maintenance schedule for the long-term maintenance of the piece.

REASON: To protect the public realm, local amenity and highway safety in accordance with policy 13 of the CSS and policy 7 of the NPPF.

10. Prior to the commencement of development full details of the LEAP to be included in open space shall be submitted to and approved by the Local Planning Authority. Details shall include the location, specification, design and equipment for the LEAP. The LEAP shall be constructed in accordance with the approved details.

REASON: To ensure the open space is of a high standard and to help create healthy and inclusive communities in accordance with policy 8 of the NPPF and policy 13(h) of the CSS.

Officers Report for KET/2013/0780

3.0 Information

Relevant Planning History

AOC/0274/0804 – Approval of condition 75 of KET/2008/0274 and condition 46(ii) of KET/2013/0514 – Access E (Barton Road/Warkton Lane Junction) (PENDING)

KET/2013/0514 – Variation of Condition (PENDING with resolution to approve)

KET/2007/0694 – Outline application for 5,500 dwellings and related development (APPROVED) - 1st April 2010

KET/2008/0274 – Outline application for 5,500 dwellings and related development (APPROVED) - 1st April 2010

AOC/0694/0701 – AOC/0694/0715 – Various approvals of condition applications (APPROVED) - September 2012 and March 2013 (Specifically AOC/0694/0715 – Stage 2 Flood Risk Assessment (APPROVED)).

There are a number of other applications for approval of conditions and reserved matters applications for this site. Specifically AOC/0274/0804, which is now due to go to committee on the 27th February 2014. The Taylor Wimpey revised application as a Reserved Matters application is expected towards the end of February/early March.

Site Description

Officer's site inspection was carried out on 17/1/2014.

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 edge, bounded by the A14 trunk road to the south and open countryside to the north and east. The site comprises arable farmland, allotments and some woodland. The only buildings located within the development site are those at Poplars Farm within the northern part of the site.

Proposed Development

Approval of Reserved Matters for 580 metres of road access to parcels R19, R20 and DC2, with associated drainage and a linear park.

Access E does not form part of this application and will be considered by the planning committee on 27th February 2014. The Reserved Matters Application for the primary street from Access E is the only matters for consideration.

Any Constraints Affecting the Site

Mineral consultation area 2004, flooding, protected species, trees/hedgerows, archaeology, contaminated land, bridleways and footpaths, potential wildlife sites.

Environmental Impact Assessment

As the original outline planning applications (KET/2007/0694 and KET/2008/0274) were EIA development, this application is also regarded as an EIA application. Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (which came into force on 24th 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 been carried out for this application. The local planning authority has adopted the screening opinion that the proposed development 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 this application, the officer recommendation and therefore its determination.

4.0 Consultation and Customer Impact

Parish Council

Barton Seagrave Parish Council – 29th January 2014

No objection.

Burton Latimer Town Council – 3rd February 2014

Would like Kettering Borough Council to review their decision to have Access E as a roundabout not a signalled junction.

Officer Comment –this issue is related to the Approval of Condition application for Access E (AOC/0274/0804), which is to be determined at the 27th February Planning Committee.

Highways Agency – 16th January 2014

The principle of development and its impact has already been agreed. Mitigation arrangements for this development are as originally assessed and therefore no further comments.

Highway Authority – 16th January 2014

Has suggested some minor amendments to the proposed scheme including upgrades to the public footpath as it enters the site, changes to the street alignment as they meet the primary street to improve visibility and radii and the removal of ramps at junctions.

4th February 2014

The necessary changes have been made to the proposed general arrangement. Therefore, the Highways Authority have no objection.

Natural England – 7th January 2014

No objection and refers LPA to current standing advice.

Environmental Health – 3rd January 2014

No comments.

Environment Agency – 20th January 2014

No objection.

Northamptonshire Police – 16th January 2014

No comments to make.

Northamptonshire Archaeology – 24th January 2014

A scheme to secure archaeological mitigation is required in accordance with the submitted WSI section 1.6 (CgMs May 2012) as submitted with the outline submission.

National Grid – 9th January 2014

National Grid has identified its apparatus in the vicinity of the site. The contractor is required to consult National Grid prior to works being carried out.

Neighbours

Letters have been received from 3 neighbouring properties, their points of objection are summarised as follows:

- Do not support the change from a roundabout to signalled junction.
- There is a lack of information provided with regards to public transport priority, which can not be achieved due to the limitations of the site
- The revised access will cause traffic delays
- The proposal is a mediocre compromise and fails to give pedestrian priority
- The applications will result in eight traffic light controlled junctions and pedestrian crossings between A14 and Barton Road/Pytchley Road/London Road mini roundabout.
- The assessment fails to consider peak weekend traffic associated with Wicksteed Park.
- Access to residential properties adjacent to the junction have not been considered and would create significant safety implications for cars entering and leaving these properties, effecting their quality of life.
- The proposal will result in further congestion.

Officer Comment – majority of these issues are related to the Approval of Condition application for Access E, which is to be determined at the 27th February Planning Committee.

5.0 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 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 1 – Strengthening the Network of Assessments

Policy 5 – Green Infrastructure

Policy 6 – Infrastructure Delivery and Developer Contributions

Policy 7 – Delivering Housing

Policy 8 – Delivering Economic Prosperity
Policy 13 – General Sustainable Design Principles
Policy 16 – Sustainable Urban Extensions

SPGs

Biodiversity SPD
East Kettering SPD

Other Approved Documents

Design Code

6.0 Financial/Resource Implications

This reserved matters application (if approved) is to be read in conjunction with the outline permission KET/2008/0274 and KET/2013/0514 (when approved) and relevant Section 106 Agreements. As well as, if approved, AOC/0274/0804, which is due to go to Planning Committee on the 27th February 2014.

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Character
3. Highway Safety
4. Relationship to neighbouring parcels
5. Green Infrastructure
6. Ecology
7. Drainage
8. Archaeology
9. Funding

1. Principle of development

Outline planning permission was granted for the East Kettering development in April 2010 (references KET/2007/0694 and KET/2008/0274). 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. Work started early in 2012 to discharge pre commencement conditions. Condition 7 required a detailed design code to be submitted and approved, which was approved by Members of the Planning Committee on 26th March 2013. The detailed design code and strategic master plan shows a primary street, broadly in the location of the proposed application layout. The benefit of this proposal is that it opens up the potential for multiple plots to commence construction including housing plots R19 and R20 as well as DC2, which comprise facilities and services making up the District Centre e.g. shops, services, community facilities etc. In accordance with policy 16 of the CSS this will help to create sustainable communities early on in the development through the bringing forward of mixed use development at the same time as the construction of houses in accordance with paragraph 17 of

the NPPF. Policy 6 of the NPPF encourages the delivery of a wide choice of quality homes.

The proposal is to construct part of the primary street located within the approved outlined application site otherwise known as 'Kettering East' and following broadly the route as shown in the approved design code and strategic master plan. 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 and considered in accordance with policy 13 and 16 of the CSS and policy 6 and paragraph 17 of the NPPF.

2. Character

The proposal is for part of the primary street leading from Access E, the access off Barton Road/Warkton Lane into the application site. The design code requires the primary streets to establish a regular geometry that is synonymous with the garden suburb style. This style will be further re-enforced through a richly planted public realm. This street will help facilitate movement through this part of the development to be used by all modes of transport. These will be the most visible and shared spaces within the development.

The submitted plans show significant landscaping most notably to the south of this proposed primary routeway, which corresponds with the requirements of the design code. The creation of this linear park to the south of the proposed road will provide:

- Avenue street tree planting
- A shared walking and cycling route away from the public highway.
- Retention and enhancement of existing hedgerow and trees along the southern boundary
- Site for a LEAP (play area)
- Shrub planting and low grass mounding
- Street furniture including seats and picnic tables
- Scope for public art

Also, significant appropriate planting is also proposed to along the highway, as outlined in the design code specifically for the Primary streets and to be accordance with the species specified in the Design Code and to the north of the access point, junction E. Planting here is reasonably formal and contains both native and non-native species as outlined in the Design Code.

The approved Open Space Strategy as required by condition 6 of KET/2012/0514 and condition 43 of the original outline planning permissions KET/2007/0694 and KET/2008/0274, requires a LEAP (a Locally Equipped Area of Play) to be located within the linear park as shown on the submitted plans. However, the plans within the Open Space Strategy are illustrative only and therefore a condition has been added to this permission requiring further details to be submitted and approved. Further guidance with regards to the LEAP is outlined in the Open Space Strategy which is a requirement to follow from the outline permission.

The proposed design for the highway is considered appropriate to meet the requirements of a multi-modal highway and the approval of this application would allow early access to new residential development to the north of the

application site, open space and to the first phase of the district centre. The proposal is considered to be in accordance with the adopted design code and will form an important part of the wider character of the site in accordance with policy 13 of the CSS and policy 7 of the NPPF.

3. Highway Safety

Policy 13(n) of the CSS states that new development should not have an adverse impact on the highway network and will not prejudice highway safety. This application is for a 580m stretch of road which will run from Access E into the application site and provide access for parcel R19 (Taylor Wimpey's parcel proposed for housing development), R20, another housing parcel and DC2, part of the district centre.

The regulatory plan within the Design Code shows five local side street junctions off this proposed Primary Street into parcel R19, to the north of the Primary Street (the Taylor Wimpey parcel). The submitted general arrangement plan only shows four local side street junctions. The loss of one junction here is not considered significant to either negatively impact accessibility into parcel R19 or the surrounding development and will provide space for additional frontage development to survey the linear park. It will be important to ensure that once the revised drawings for parcel R19 are submitted that the access points correspond.

The Design Code sets out the surfacing to be used on Primary Streets such as this shall be black asphalt with buff or light stone chips. Key crossing points will be marked with a contrasting material. Condition 7 of the outline permission (Condition 6(a) of variation of condition application KET/2013/0514) requires all new development to accord with the requirements as set out in the Design Code.

The highways authority suggested a number of minor alterations be made to the originally submitted plan with regards to visibility and radii and public footpaths, the appropriate changes have been made.

Neighbouring properties have raised concerns with regards to the proposed use of signals at the access point into the site Access E. This is the subject of an approval of condition application which will be brought before Members of the Planning Committee on 27th February 2014. Other issues with regards to the proposal for Access E have also been raised such as congestion, the ability to turn out of properties on Barton Road and the road layout as shown on the indicative layout. These matters will all be considered as part of that application (AOC/0274/0804) and do not form part of the considerations for this reserved matters application. This application relates to the internal primary street only.

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.

Detailed technical drawings for the primary street 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).

4. Relationship to neighbouring parcels

This access will provide connecting points into development parcel R19. Taylor Wimpey has a current planning application (KET/2013/0314) for residential development of 153 houses, which currently sits adjacent to the application site. This development is to be served by Access E, primary street and associated drainage. Taylor Wimpey homes are currently in discussion with Officers and plan to revise their submitted drawings and submit a reserved matters application shortly. The revised layout will align with the proposed arrangement of the primary street (and the design code) as shown on the submitted plans for this application.

As previously stated the benefits of approval of this application is that it opens up parcels for development including providing early access into parcel DC2 of the District Centre, which includes retail, financial and professional services, restaurants and cafes, takeaways, offices and some flats. This stretch of road will also be important for providing the first part of a connecting route to the proposed schools. This application is therefore important for delivering economic growth, prosperity and new housing in accordance with policy 13 and 16 of the CSS and policy 6 and paragraph 17 of the NPPF.

5. Green Infrastructure

Policy 5 of the CSS seeks to obtain a net gain in green infrastructure through the protection and enhancement of assets and the creation of new multi functional areas of green space that promote recreation, tourism, public access, green education, biodiversity, water management, the protection and enhancement of the local landscape and historic assets and mitigation of climate change. The proposed linear park to the south of the proposed road will form part of the wider green infrastructure corridor as shown in the design code, the green infrastructure strategy (approved under condition 58 – approved 18th September 2012) and open space strategy (approved under condition 43 – approved 18th September 2012) which will link across the development and provide walking and cycling routes, commuting routes and habitat for local ecology. Eventually this will link into the formal and informal open space associated with the main surface water attenuation pond (application to be considered at planning committee on 4th February 2014), which will be a feature in the centre of the site and have multiple uses for recreation and habitat as well as serving as an important drainage facility.

The development would result in the loss of up to 8 individual trees, 1 group of trees and 3 short sections of hedgerow. This was indicated in the outline application. The application includes with it an arboricultural method statement which outlines proposals to mitigate measures for remaining trees and hedgerows and significant additional replanting across the site. A condition can be applied to this application to secure the appropriate works as outlined in the arboricultural method statement. Permission has already been granted for

the removal of a hedgerow (KET/2013/0836) which would cut directly through the centre of the parcel DC2 of the District Centre. However, a significant hedgerow is to be retained to the south of the linear park and this is to be widened and supplemented with native species to improve its quality and presence within the application site both for visual and ecology purposes.

6. Ecology

The application has been submitted with an accompanying Ecology statement which makes reference to survey works and mitigation measures for local habitat, badger, bats, breeding birds, Great Crested Newts and Reptiles. A strategy for reptile mitigation measures has already been approved by Members of the Planning Committee on 6th November 2013. The measures as outlined in the approved reptile mitigation strategy will be employed if any are found as works continue in this location, although from the survey works no reptiles are anticipated in this area. Approval of condition applications are currently being considered for bat, badger and great crested newt mitigation strategies, subject to some minor alterations these strategies are likely to be approved shortly under delegated powers. This reserved matters application will have to accord with these updated mitigated strategies once approved. In the interim it is considered that a condition is required to ensure the mitigation measures as outlined in the submitted ecology report are followed. This will ensure no adverse ecological impact occurs. As outlined above, some limited tree and hedgerow removal will need to take place. Any removal will only be done where necessary, trees and hedgerows will be checked for likely habitat provision and removed outside of bird nesting season, as outlined in the mitigation strategies.

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.

7. 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.

8. Archaeology

Northamptonshire Archaeology has requested a scheme be submitted to secure archaeological mitigation in accordance with the submitted WSI section 1.6 (CgMs May 2012) as submitted with the outline submission. This can be required by condition. The proposal is therefore considered in accordance with policy 13 (o) of the CSS and policy 12 of the NPPF.

9. 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. For Access E HCA LIF funding will be in the region of £3 million to deliver the new junction and the road up to the district centre, this will include some works to the aid the delivery of the drainage system and the SUDs. This funding will aid an early start on the development to install key infrastructure to open up development parcels and start house-building and the delivery of homes, jobs and investment in 2014.

Conclusion

The proposed primary street from Access E into the site, up to the District Centre, is a key element of the East Kettering development and its delivery will help to bring forward facilities and services to be located within the district centre as well as employment and residential parcels early in the development programme.

Delivery of key stretches of the primary street network, including the section from Access E proposed here, and accesses at Barton Road South (Access F) and Deeble Road/Warkton Lane (D), 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. The proposed road from Access E 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.

Background Papers

Title of Document:

Date:

Contact Officer:

Rebecca Collins, Senior Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: