

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 29/04/2014</b>	<b>Item No: 5.3</b>
<b>Report Originator</b>	<b>Anne Dew Senior Development Officer</b>	<b>Application No: KET/2014/0064</b>
<b>Wards Affected</b>	<b>St. Peters</b>	
<b>Location</b>	<b>Westhill Development, Northampton Road (land off), Kettering</b>	
<b>Proposal</b>	<b>Approval of Reserved Matters: Appearance, landscaping, layout and scale in respect of KET/2006/0541, for residential development, district centre, school and public open space</b>	
<b>Applicant</b>	<b>Mr J Griffiths Kier Homes,</b>	

### 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

1. The development hereby permitted shall be begun either before the expiration of 22nd August 2016 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.

2. All of the dwellings hereby approved shall not be constructed other than in accordance with the Design Code received on 13 September 2012 in accordance with the approved statement demonstrating how this is the case.

REASON: To ensure a high quality of design in accordance with policy 7 of the National Planning Policy Framework and policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

3. The development shall not be carried out other than in accordance with the approval comprehensive and phasing programme identified under condition 5 of the outline permission.

REASON: In accordance with Policy 8 of the NPPF and Policy 3 of the North Northamptonshire Core Spatial Strategy.

4. The allotments required by condition 13 of the outline consent, shall thereafter be kept available for use in accordance with the approved management plan (approved pursuant to condition 8).

REASON: In order to provide and promote green spaces that promotes healthy living in accordance with policy 8 of the National Planning Policy Framework and policy 13 of the North Northamptonshire Core Spatial Strategy.

5. No development shall take place until a revised scheme for the storage of recycling/refuse bins for all terraced buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall not take place other than in accordance with the approved details.

REASON: In the interests of visual and residential amenity in accordance with policy 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

6. No development shall take place until a revised scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until its boundary treatments have been provided in accordance with the approved details.

REASON: In the interests of the amenities and privacy of the neighbouring property in the interests of amenity in accordance with policy 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

7. The development shall not be carried out other than in accordance with the revised Noise Assessment requirement. Those dwellings which will form an acoustic barrier to external noise sources, shall be constructed to water tight shell specification prior to any other dwelling within the site being first occupied.

REASON: In the interests of residential amenity of future occupiers in accordance with policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

8. The development shall not proceed other than in accordance with the approved recommendations of the protection to be given to bats and their habitats.

REASON: In the interests of safeguarding protected species in accordance with policy 11 of the National Planning Policy Framework and policies 5 and 13 (o) of the North Northamptonshire Core Spatial Strategy.

9. Prior to commencement of development, revised proposals showing all garages and parking spaces with a minimum internal width of 3.3m and minimum length of 6m, have been submitted to and approved by the Local Planning Authority. Development shall not proceed other than in accordance with the approved details.

REASON: In the interests of sufficient space for garaging in accordance with Policy 13 of the North Northants Core Spatial Strategy.

10. Prior to first occupation of the dwelling located adjacent to the hedgerow near the northern boundary of the site, boxes for swift and house martins shall be picked permanently to these properties, in accordance with specification details that have been first submitted to and approved by the Local Planning Authority.

REASON: In the interests of encouraging bio-diversity in accordance with policy 11 of the National Planning Policy Framework and policies 5 and 13 (o) of the North Northamptonshire Core Spatial Strategy.

## **Officers Report for KET/2014/0064**

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

### **3.0 Information**

#### **Relevant Planning History**

KET/2006/0541 Outline Application: Residential development, district centre, school and public open space. Approved 23.08.2013. This provided consent for 460 dwellings, with access only approved. This permission was subject to a S106 obligation.

KET/2013/0833 2 no. electricity substations. APPROVED. Both of these substations are located within the application site for phase 1

KET/2013/0841 Hedgerow removal north / south, removal of 5 no. lime trees, create two breaks in hedgerows for access, coppice hedgerow to 200mm. APPROVED. The areas of hedge removal fall within the application site area for phase 1.

#### **Site Description**

Officer's site inspection was carried out on 5 March 2014.

The application site forms the south eastern corner of the larger site that has outline consent. The application site has an area of 5.38 hectares in comparison to the larger site area of the outline consent of 11 hectares.

This area of land adjoins properties on Northampton road and West Furlong to the east / south east of the application site. Northampton road properties are in the main characterised by large detached properties set within large plots. Properties on West Furlong comprise a mix of low to medium density single and two storey detached and semi detached dwellings. The application site includes the existing tree lined public footpath that runs adjacent to the northern boundary of the site which enters the site from Westway and connects up with footpaths to Great Cransley and Thorpe Malsor. Site levels vary dramatically within the site, for example, site levels in the south eastern corner of the site are 92.95 metres AOD (above sea level) and this reduces to 66.31 AOD to the southern corner of the site adjacent to the A14.

Other constraints within the site include high and medium pressure gas pipelines which run north / south through the site. Within the wider site covered by the outline 132 kV overhead electricity cables and pylons also run north / south through the site. These cables are located to the west of the current site area.

#### **Proposed Development**

This is a reserved matters application for Phase 1 of the larger Westhill development and provides for the erection of 210 dwellings. All of the reserved matters (appearance, layout, scale and landscaping) were originally submitted

for consideration as part of this application. However, the landscaping has since been removed from this submission, and will form a separate reserved matters application in due course.

The scheme provides for 171 private dwellings and 39 affordable dwellings which comprise the following.

#### Private Homes

One bedroom - 7 dwellings

Two bedrooms - 63 dwellings

Three bedrooms - 49 dwellings

Four bedrooms - 52 houses

#### Affordable Homes

one bedroom - 8 dwellings

Two bedrooms - 28

Three bedrooms - 3

The scheme provides for a mix of detached, semi detached and terraced properties over two and two and half storeys and three storeys. In addition a 3 storey apartment block (providing for 6 units) is proposed in the south western corner of the site, adjacent to the local centre. Those dwellings proposed adjacent to existing dwellings on Northampton Road and West Furlong Way are all two storey in nature. Phase 1 also provides for a LEAP (locally equipped area of play) located adjacent to the northern boundary of the site as well as a wide strip of public open space which runs north to south through the site over the gas pipeline.

Revised plans have been submitted to address concerns over garage size, landscaping, shared alleyways and landscaping.

#### **Any Constraints Affecting The Site**

- Sloping site east to west
- Pylons and electricity lines run north to south through to the west of the site area for phase 1
- Gas Pipe Lines run north to west through the site
- Public Footpath running east to west through the site adjacent to the northern boundary of the site
- A14 to the west of the site

#### **4.0 Consultation and Customer Impact**

##### **Highway Agency** (comments received on 11.03.2014 on original scheme)

Works for this development are as originally assessed under the outline application KET/2006/0541. There were no highway objections to this outline application subject to a condition restricting the size of the development.

##### **Highways (Northampton County Council)** (comments on original scheme received on 13.03.2014 on original scheme)

The overall layout is acceptable and a satisfactory level of car parking is provided. The following minor issues need addressing:-

- Dwellings need be set back 1 metre from the adoptable highway
- Tracking details need to be submitted for the turning head near plot 73
- Garages are too narrow.
- Landscaping is required within large blocks of car parking spaces
- Red coloured asphalt is appropriate for the cycle track.

**North Northamptonshire Joint Planning Unit** (comments on original scheme received on 10.03.2014)

The layout works well and there are clear logical routes and character variation. Care and attention has been given to ensuring buildings turn corners well and the Northampton Road frontage should create a strong entrance. The house types have simple, robust detailing which varies from character area to character area.

The areas which still need improvement are:

- Front boundaries should reflect the character areas
- The play space is poorly overlooked and disconnected from the public open space
- More detail is required on the public open space
- Better landscaping and surface materials required for the parking areas
- Lane and Park edge need better soft landscaping and materials

Comments received on 09.04.2014 on revised plans)

- Parking spaces need to be a better material than black asphalt and red tarmac is not considered appropriate for the Home Zone
- Gulleys and kerbs need to be of a high quality. Gulleys should be granite.
- Further work is required on the central linear POS. Lack of pedestrian and visual connectivity between the central POS and the adjacent play area. Insufficient seating provided to this area. This area needs more character.
- Front boundary treatment is required for all plots. Planting alone on the boundary is not acceptable Plots 168 – 169 requires the close boarded fence to be replaced with a boundary wall
- Central Square – detailed design is good. One of the bollards should be replaced with a bench or an area for informal play
- Home zone – unclear if a shared surface. Better quality space treatment required.

**National Grid** (comments on original scheme received on 06.03.2014)

The site is within the vicinity of a high or intermediate pressure (above 2 bar) Gas Pipelines and associated equipment and Low or Medium pressure (below 2 bar) gas pipes and associated equipment. Advice and responsibilities are set out to the developer.

**Housing** (comments received on 9 April on original plans)

The proposed 2 bed town houses are only 2 bed/ 3 person homes. The need

is for 2 bed 4 person homes.

**Sport England** (comments on original scheme received on 06.03.2014)  
Do not wish to make any comments on this reserved matters application.

**Community Services (KBC)** (comments on original scheme received on 17.03.2014)

The application has already been considered by Community Services.  
Recommend Landscaping schemes are discussed with Environmental Care.

**Environmental Health (KBC)** (comments on original scheme received on 25.03.2014)

No objections subject to a condition requiring the development to be carried out in accordance with the Technical Note on Noise, the boundary treatment plan and the Site Layout Plan and no dwelling house to be occupied until plots 49 – 61 and 172 – 206 inclusive have been constructed to at least a watertight shell construction.

(comments received on 10.04.2014 on revised scheme)

Subject to the plot types for 49 – 61 and 172 – 206 being the same as the original submission, no objections subject to the two conditions already recommended.

**Natural Development Officer (Nene Valley Nature Improvement Area) NCC** (comments on original scheme received on 17.03.2014)

Recommend the use of native shrub planting mix. Further woody species are required for hedgerows and recommend an alternative mix for the shrub mix.

(comments on 04.04.2014 and 07.04.2014 on revised scheme)

No objections to the landscaping proposed. Please to see that swift and house martin boxes will be incorporated into some of the units

**Police** (comments received 20.03.2014 on original plans received)

No formal objections subject to informatives and conditions to reduce crime.

- Social housing should be in a smaller cluster and pepper potted through the site and should be distinguishable from private housing by its design
- Excessive numbers of rear alley ways should be avoided due to security and refuse transportation
- Alley ways are too long, particularly for the social housing. Preferable to change house types to have gated ginnels between the houses
- Car parking for some plots is not fit for purpose
- Advice given on landscaping and boundary treatment and gates to plots and LEAP

(comments received on 09.04.2014 on revised plans)

- Still concerns over the large cluster of affordable housing
- Not enough detail of the knee high fence forming a boundary to the LEAP, and needs to be of a robust design and not timber.

**Neighbours** (comments received on original scheme)

Three neighbour representations have been received. Objections are on the grounds of:-

- Location of new sewers
- Increase traffic, which is already very busy on Northampton Road
- Semi detached and bungalows would be more in keeping than the hotch potch of buildings proposed.
- Only one access in from Northampton Road will make traffic disastrous on top of existing traffic
- Access directly off the A14 would be better

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Paragraph 17 Core planning principles

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Policy 8. Promoting healthy communities

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 settlements

Policy 3. Connecting the urban core

Policy 4. Enhancing local connections

Policy 5. Green infrastructure

Policy 6. Infrastructure delivery and developer contributions

Policy 7. Delivering housing

Policy 9. Distribution and location of development

Policy 10. Distribution of housing

Policy 13. General sustainable development principles

Policy 14. Energy efficiency and sustainable construction

Policy 15. Sustainable housing provisions

#### **Local Plan**

Policy 35. Housing within towns

Policy 39. Affordable housing

#### **Kettering Town Centre Area Action Plan**

Policy 11. Public realm and public art

#### **SPGs**

Open Space SPD

Sustainable Design SPD

Biodiversity SPD

## **6.0 Financial/Resource Implications**

A Section 106 obligation was secured under the outline consent (KET/2006/0541) which secured the following:-

- 30% affordable housing
- 0.5 hectares of allotments to be provided on site
- Contribution of £550,000 to improving the bus service
- HIST contribution £1,270,000
- Financial Contribution for indoor sports (formula based)
- 1.1ha land for school which is suitably serviced and accessible to the adopted highway
- Education contribution for secondary school places (formula based)
- Financial contribution of £52,486 for NEAP and MUGA
- On site open space, including LEAP, long term management by management company
- Indoor sports contribution £500 per market dwelling, total contribution of £161,000
- Primary Care Trust financial contribution £130,410
- Town centre public realm contribution £373,000
- Site travel plan and monitoring fee of £10,000
- Financial contribution of £500 for cycle stands at Kettering Railway Station
- Monitoring contribution £20,000
- Fire and Rescue contribution of £45,080

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development
2. Layout and Design
3. Impact on Residential Amenity
4. Highways Safety and Parking Implications
5. Affordable Housing
6. Ecology

### 1. Principle of Development

The principle of residential development on this site has already been established under the outline consent KET/2006/0541 for 460 dwellings. It was concluded under this application that the site falls within the town boundary of Kettering and is consistent with policies 1 and 10 of the North Northamptonshire Core Spatial Strategy which focus development within the growth town. The scheme is also in compliance with the National Planning Policy Framework which is underpinned by a presumption in favour of sustainable development. Given the sites location within the town boundary of Kettering, the provision of local facilities and improvements secured to the bus service, the site was considered sustainable.

### 2. Layout and Design



Policy 13 (h) of the North Northamptonshire Core Spatial Strategy requires that developments be of a high standard of design, architecture and landscaping and respect and enhance the character of the surrounding area.

Part of the outline application included an indicative master plan, which has been heavily influenced by the various site constraints, including levels, the gas pipeline and electricity pylons. This master plan demonstrated a hierarchy of streets which assist in achieving a neighbourhood that has a clear sense of legibility. A primary street runs centrally, north to the south through the site, with a mix of secondary and tertiary streets coming off. Design codes were also submitted as part of the outline application which provided for seven different design areas within the overall site which would each have a sense of character and identity relevant to its setting. It was a requirement of condition 3 of the outline consent that each reserved matters application shall accord with the design code. It was also a requirement of condition 6 of this consent that the principles laid out in the indicative master plan are followed in any subsequent reserved matters submission.

The reserved matters application for phase 1 follow the parameters set out in the indicative master plan. Storey heights proposed are consistent with the master plan and the character areas as defined within the proposed layout plan for phase 1 are also consistent with the indicative master plan approved.

The scheme provides for 6 character areas within the scheme (Northampton Road, Avenue, Garden Square, Landscape Edge 1, Lanes and the Mews). Each character area has its own separate identity and character by taking on different house types, detailing, road types, landscaping, boundary and building materials. For example, the Northampton Road character area which covers that area fronting Northampton Road, provides for larger, detached two storey dwellings, which generally have chimneys, bay windows, 2 storey casement windows, fascias and brick heads. This detail proposed respects the detailing and scale of buildings currently in place along this section of Northampton Road. It is considered that the dwellings proposed for each of the character areas will provide for a good quality environment, which will vary from character area to area and will overall respect the existing residential character of the surrounding area.

Further attention needs to be given to the boundary treatments, materials and surface materials and these elements will need to be approved as part of the discharge of conditions under the outline application. In addition, consideration of the landscaping of phase 1 will be subject to a separate reserved matters application.

Concern has been raised by the Police about security of the site, particularly in respect of the affordable houses. The applicant has made revisions to the scheme to reduce the number and length of shared alley ways to access rear gardens and to improve boundary treatment. An indicative boundary treatment plan has been submitted as part of the application which provides for many of the security measures required. Some additional boundary treatment provision is still required, however this matter can be addressed in the discharge of the

boundary treatment condition under the original outline application. To ensure crime and fear of crime does not become an issue, careful consideration will need to be given to boundary treatment and landscaping and ensuring the palette of building materials and hard surfacing materials are of the same quality as proposed for the remainder of the site. Conditions in place on the original outline consent will ensure that this quality is provided, both in the interests of visual amenity and crime and security

For those mid terraced units within the scheme, bin storage areas are proposed to the front of these dwellings. The principle of this is considered acceptable as it will mean bins will not be out on view to the front of the properties, however the design of these bin stores requires further attention. Accordingly, a condition is recommended requiring revised details to be submitted.

In conclusion subject to the use of appropriate materials both to the dwellings themselves and hard surfacing and boundary treatment, alongside appropriate landscaping which will be considered under a separate reserved matters application, it is considered the scheme will provide for a good quality development which will preserve and enhance this residential area of Kettering.

### 3. Impact on Residential Amenity

Policy 13 (l) of the North Northamptonshire Core Spatial Strategy requires that development should not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

In terms of the physical impact of the development on occupiers of existing dwellings, very few properties will be directly affected, with only numbers 158 Northampton Road and 24 and 35 West Furlong be located immediately adjacent to the application site area for Phase 1. All other dwellings are considered to be located sufficiently far away not to be impacted in respect of overshadowing, overbearing or loss of privacy. Numbers 1 – 5 Westway are separated from phase 1 by a section of land which will form phase 2 and as such no adverse impact will result to residents of these dwellings.

Number 158 Northampton Road is located to the east of the application site and the dwelling itself is set in approximately 11 metres from this shared boundary. Plot 150 is located immediately to the west of this dwelling which comprises a large two storey detached dwelling. This dwelling generally respects the existing building line of number 158 Northampton Road and the dwelling itself is set in excess of 3 metres from the shared boundary. Given this juxtaposition, it is not considered that any adverse overshadowing or overbearing impact will result. Two bedroom windows (one of which is a smaller secondary window) are proposed on the rear projection to this dwelling. These windows are set in approximately 8 metres from the shared boundary with number 158 Northampton Road. Given this separation distance, the juxtaposition of the dwellings and existing planting on this boundary, any overlooking which may be experienced into 158 Northampton Road is considered to be at a permitted level. Plot 153 is located to the rear of plot 153

and will also share a boundary with number 158 Northampton Road. The plot serving this dwelling is set in approximately 5.5 metres from the shared boundary with number 158 Northampton Road and at an angle there is an angled rear to rear separation distance of in excess of 25 metres. This is considered a sufficient separation distance to avoid any adverse overlooking, overbearing impact or over shadowing. No habitable room windows are proposed in the side gable of the dwelling proposed for this plot, thus no direct overlooking will result.

Numbers 24 and 35 West Furlong are located to the east of the application site and both immediately adjoin phase 1. Number 35 West Furlong is located on southern side of West Furlong and the dwelling itself is set in approximately 12 metres from the shared boundary with the application site. Plot 165 is located to the west of this dwelling, with a gable end facing which is in line with the existing front and rear building line of number 35 West Way. The dwelling proposed for plot 165 is set in just under 3 metres from the shared boundary with number 35 West Furlong and has no side windows facing towards number 35 West Furlong. Given this relationship and separation distances between the dwellings it is not considered that any adverse overshadowing, overbearing impact or loss of privacy will result. Plot 154 is located to the rear (south) of plot 165 and also forms part of the shared boundary with number 35 West Furlong. The dwelling proposed for plot 154 is set in approximately 3 metres from the shared boundary. At the closest angled point, there is a separation distance of 27.5 metres between the built structures and this combined with the juxtaposition ensures that no overlooking, overbearing impact or overshadowing will result.

Number 24 West Furlong is located on the northern side of West Furlong. Plot 166 is located to the west of no. 24 West Furlong. With a separation distance of in excess of 20 metres between the two dwellings, the juxtaposition and no windows in the side gable of the proposed dwelling, no adverse overshadowing, overbearing or overlooking will result.

One of the major constraints of the site is the potential for noise disturbance for future occupiers of the site from traffic noise to the A14 which is located to the west of the application site. In support of the outline application a noise mapping assessment had been undertaken alongside the indicative master plan. This indicative master plan proposed 2 and 2 ½ storey dwellings provided in 3 long rows. Both the assessment and Environmental Health concluded that this row of dwellings would provide for an acoustic screen to the other buildings on the site as well as providing for an acceptable level of amenity for future occupiers of dwellings within this row.

The A14 is located in excess of 100 metres from the western boundary with the A14. The layout plan submitted with the application provides for a continuous row of dwellings for those houses fronting towards the A14, with few gaps which will form an acoustic noise barrier to the development. The house types proposed for these rows of dwellings have been carefully designed to ensure that no habitable rooms face towards the A14. In support of the application an updated noise mapping assessment has been undertaken to reflect this new

layout. This assessment concludes that the residential buildings nearest the A14 will provide some acoustic screening to other dwellings within the development with all of the housing exposed to levels lower than 70dB Laeq. The assessment states that the layout also provides for all private amenity garden spaces to meet the design ranges recommended in BS standards. Suitable treatment for the majority of the development will be standard thermal double glazing and trickle vents. For those dwellings nearer to or facing the A14 which are exposed to greater noise levels, high performance acoustic double glazing and acoustically attenuated trickle vents will need to be provided.

Environmental Heath have been consulted on the revised plans and subject to the development being carried out in accordance with the revised Noise Assessment and those dwellings which form an acoustic barrier to the site being built to water tight shell level prior to any other dwellings being occupied within the site have raised no objections. These requirements can be addressed via condition.

The scheme provides for an acceptable level of amenity for future occupiers of the development in respect of private amenity space to meet their immediate amenity needs with typical gardens having a depth of 10 metres. The wider outline scheme also provides for a large expanse of public open space adjacent to the west of the site, adjacent to the A14. The provision of the strip of public open spaces which runs north to south through the site ensure that the necessary easement is provided for the gas pipe line that runs through the site.

#### 4. Highway Safety and Parking Implications

Policy 13 (d) of the north Northamptonshire Core Spatial Strategy requires that developments have a satisfactory access and provide for parking, servicing and manoeuvring in accordance with adopted standards. Criteria (n) of the same policy requires that developments do not have an adverse impact on the highway network and will not prejudice highway safety.

As part of the outline permission, the access into the site from the Lake Avenue / Northampton Road roundabout was approved. Internal access arrangements within the site form part of the consideration of this application.

A Master Plan was submitted with the original application which set out the scheme would provide for a hierarchy of streets which would provide for a clear sense of legibility. The Master Plan set out that there would be a primary street running centrally through the site, with a mix of secondary and tertiary streets coming off. It was a requirement of condition 6 of the outline consent (KET/2006/0541) that these principles were followed. Whilst this current application covers less than half the site that has outline approval, these principles are followed with different levels of streets provided in each of the character areas.

Northamptonshire County Council Highways have been consulted and have

overall advised they have no objections to the proposed internal access arrangements. One small concern which has been raised by NCC Highways relates to the usability for refuse lorries of the turning head adjacent to plot. In response to this the applicant has submitted tracking drawings of this turning head and these are currently being considered by NCC Highways. Full details of NCC Highways response will be included in the update to committee.

NCC Highways also raised concerns in their comments about the usability of the garage car parking spaces, both integral and detached spaces. The internal width of these spaces on the original plans submitted varied between 2.6 metres and 2.9 metres, with none of the garages providing sufficient width to easily park a car. In response to the request from NCC Highways for garages with minimum internal width of 3.3 metres, the applicant has submitted revised plans which in part address this issue, however further attention needs to be given to the widths of the integral garages to ensure their compliance. The applicant has advised this is achievable without impacting on either external appearance of these dwellings or the overall layout and will submit revised plans to demonstrate this prior to committee. Full details of the revised plans and the comments from NCC Highways will be included within the update report to committee. Subject to this issue being resolved, NCC Highways are content with the level of car parking provided throughout the site.

Whilst objections have been raised by third parties that only one access is proposed to the development from Northampton Road, this access arrangement into the site was agreed at outline stage. The issue also raised by third parties about extra traffic on Gipsy Lane and Northampton Road was also considered acceptable at the outline stage.

#### 5. Affordable Housing

Policy 15 of the North Northamptonshire Core Spatial Strategy states that to deliver sustainable residential communities, a balanced mix of housing tenures and types should be provided. Policy 15 also states that development within Kettering should provide for 30% affordable housing to meet local need as identified in the North Northamptonshire Strategic Housing Market assessment 2007.

It was a requirement under the outline approval that the scheme provides for 30% affordable housing. Based upon the 460 dwellings proposed for the overall site this outline permission provides for the provision of 138 affordable dwellings.

The current reserved matters scheme for 210 dwellings provides for 39 affordable dwellings which equates to 18.5% affordable dwellings. This will mean that a higher percentage of affordable dwellings will need to be provided within subsequent phases, however the provision of these affordable houses is provided for within the S106 obligation. KBC Housing have been consulted on the scheme and have raised no objections in principle, however are currently in discussion with the applicant and the registered provider regarding the internal size standards for the 2 bedroom units. The outcome of these discussions will

be included within the update report to committee.

Concern has been raised by the Police in respect to the affordable housing units in one location to the west of the application site. Whilst it would normally be appropriate to seek for affordable housing units pepper potted across the site, given the constraints on this site, it was accepted under the outline application that the affordable housing would be provided in this location. KBC Housing have been involved in discussions since the first submission in respect of the location of the affordable housing units and are content with location.

#### 6. Ecology

The National Planning Policy Framework states that the planning system should minimise impacts on diversity and provide net gains in biodiversity where possible. Policy 13 (o) of the North Northamptonshire Core Spatial Strategy requires that developments conserve and enhance biodiversity.

Issues relating to ecology and biodiversity have all been addressed with the consideration of the outline consent provided for conditions in respect of survey and mitigation, ecological and landscape enhancement plans as well as long term management plans. In addition to this, the applicant has agreed to provide for swift and house martin boxes for a number of dwellings which are located adjacent to the hedgerow which runs east to west through the site, adjacent to the northern boundary of phase 1. The provision of these boxes has been secured by condition.

#### 7. Other Matters

Issues raised by third parties in respect of sewers have been considered as apart of the outline consent. As part of this outline consent, details of the sewers will need to be submitted for approval by the Local Planning Authority.

#### Conclusion

It is considered the scheme is in accordance with national and local policy and will respect and enhance the existing residential character of the area. The layout of the scheme has been carefully considered to address the constraints on the site as well as proving for an acceptable layout in respect of visual amenity, residential amenity and highway safety.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

#### **Previous Reports/Minutes**

Ref:

Date:

Anne Dew, Senior Development Officer on 01536 534316