

BOROUGH OF KETTERING

Committee	Full Planning Committee - 03/06/2014	Item No: 5.3
Report Originator	Julia Baish Development Officer	Application No: KET/2014/0139
Wards Affected	Desborough Loatland	
Location	Harborough Road (Land off), Desborough	
Proposal	Approval of Reserved Matters: Appearance, landscaping, layout and scale in respect of KET/2012/0528, residential development for up to 165 dwellings, with associated access, public open space and surface water balancing	
Applicant	Miss E Connolly Bellway Homes 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 the following Condition(s):-

1. Contaminated land - where only part d is required

In the event that contamination not previously identified in reports referenced D32009 dated 7th March 2012 by Geodyne and GEG-12-271 dated 8th April 2013 by Geo Environmental Group is found at any time when carrying out the development hereby approved, it must be reported in writing within 1 month to the Local Planning Authority. Works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the LPA, together with a scheme to remediate, if required, prior to further development on site taking place.

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 in accordance with policy 11 of the NPPF and policy 13 of the CSS.

2. 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 additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the side elevation or roof plane of plot 1, 15

and 23 or rear elevations of plots 5 to 14 and 16 to 22 as shown on drawing No 56924-101 Rev F.

REASON: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

3. The landing and bathroom windows at first floor level on the side elevation of plot 1 and 23 and rear elevation of plots 5 to 14 and 16 to 22 shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

4. The measures set out in the amended Travel Plan, reference 10168/TP/01 (29/04/2014), shall be implemented in accordance with the detail and phasing set out in the Travel Plan.

REASON: To ensure a modal shift is achieved in accordance with policy 13 (e) of the North Northamptonshire Core Spatial Strategy and to clarify the terms of this consent in particular with reference to one bedroom properties.

5. There shall be no external lighting at the rear car parking court serving plots 7 to 15 other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenity of occupants of neighbouring properties in accordance with policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

6. The dwellings shall be constructed so as to provide the level of sound reduction in accordance with the report 14/0020/R1// Revision 1 dated 3rd March 2014 by Cole Jarman to ensure that the guideline levels set out in British Standard 8233:2014 are complied with. Upon completion of all works and before occupation, a scheme detailing the methodology for monitoring the effectiveness of the sound reduction measures and the competency of the person carrying out the monitoring must be submitted to the local planning authority for approval.

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

7. No development shall take place until a full surface water drainage scheme for the site, based on the Flood Risk Assessment and Drainage Strategy (February 2014, Rev 1) prepared by Peter Brett Associates, 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 scheme.

REASON: To prevent the increased risk of flooding, both on an off site in accordance with the NPPF and Policy 13 (q) of the Core Strategy for North Northamptonshire.

8. No development shall commence until details of the proposed windows, including horizontal and vertical sections at a scale of no less than 1:20, details of the materials and colour 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 interest of good design in accordance with policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

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

REASON: In the interests of securing satisfactory development in accordance with policy 13 of the North Northamptonshire Core Spatial strategy.

10. No dwelling shall be occupied prior to the provision of its associated bin storage and/or bin collection point as shown on drawing no. 56924-105 Rev. B. The bin storage and bin collection points shall thereafter maintained as approved in perpetuity.

REASON: In the interests of amenity in accordance policy 13(I) of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0139

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

3.0 Information

Relevant Planning History

KET/0212/0528 Residential development for up to 165 dwellings, with associated access, public open space and surface water balancing. APPROVED 4th March 2013. (Appearance, Landscape, Layout and Scale reserved)

Site Description

Officer's site inspection was carried out on 20th March 2014.

The application site is a field which has outline planning permission for up to 165 dwellings. The site is located north of Desborough adjacent to Harborough Road. The site is adjacent to the railway line which runs along the south-western boundary of the site. To the south-east of the site is residential development and to the north-east of the site is industrial development. There is a Byway Open to All Traffic (BOAT) running along the north-west side of the site and beyond this is open countryside.

The site is approximately 6.8 ha and is currently used for grass cultivation. There is a pond located in the eastern corner of the site and hedgerows running along the north eastern and north western edges of the site. The site slopes gently from the south eastern edge of the site towards to the north west of the site.

Proposed Development

This application seeks the approval of the reserved matters (appearance, landscape, layout and scale) for 165 dwellings.

In addition permission is sought for the details pursuant to conditions 14 (Facing and Roofing Materials), 16 (Screen walls and Fences), 17 (Energy Strategy), 18 (Surface Water Drainage), 22 (Hard and Paved Surfacing Materials), 23 (Arboricultural Assessment), 27 (Ecological Management Plan) and 28 (Archaeology) of the outline permission (KET/2012/0528).

Amended Plans and documents have been received, these amendment include:

- Reduction in height of dwellings on plots 5-6 from 9.5m to 8.2m, plots 7-10 from 9.5m to 8.2m, plots 11-14 from 9.5m to 8.2m, plots 114-115 from 9.5m to 8.2m and plots 129-130 from 10.3m to 9.5m.
- Substitution of dwelling type on plots 16, 17 and 18. Changes include a reduction in height to 7.4m and the removal of bedroom windows at first floor level on the rear elevation. These units now only have 1 obscure glazed window at first floor on the rear elevation of the property.
- The bungalows on plots 19 and 20 have been reduced from 7m to 5.6m

and the roof has been hipped which will further decrease the impact of development on existing properties.

- Plots 21, 22, 23 and 24 have been redesigned. The dwellings are now two pairs of semi-detached properties rather than a corner building.
- Amendments to tenure layout plan.
- Minor amendments to the Waste Audit, Residential Travel Plan and Sustainable Design and Energy Statement.
- Amendments to external materials and boundary treatments plan, the most significant change in materials is a change from re-constituted stone to Epsom Rodruza facing bricks in the open space character area and two buildings at the entrance to the site. Stone details will be in Bathstone Reconstituted Cast stone.
- Addition of metal railings in the open space character area.

Any Constraints Affecting The Site

Byway Open to All Traffic (edge of site)

4.0 Consultation and Customer Impact

Parish/Town Council

Objection. Objections include:

- Tenure Mix
- Size of 1 bed accommodation
- House types – design of corner dwellings, security features, responsibility for green frontages
- Car parking – minimum 2 spaces, remove rear parking courts
- BOAT improvements required urgently
- Bus service inadequate and bus shelter not discussed
- No crossings provided for safer routes to school
- Travel Plan – no voucher for 1 bed properties
- Scope of TA, impact of Grange expansion, Road Safety Audit
- Hedgerow needs reinstating and significant replanting
- Restoration of pond not discussed
- On-going maintenance of landscaping
- Provision of dog bins, seating and maintenance of open space
- Confirm whether Code for Sustainable Homes level 3 will be applied to market dwellings
- Noise levels between flats and semi-detached properties
- Surface water handling solution needs to be found
- Bins need to be returned to plots following collection

Highway Authority

No objection. Highway within 5m of pond will need retaining structure to support highway construction.

Stagecoach

Request better pedestrian and cycle link east of plot 1 (3m link) and better linkage between plot 34 and the BOAT.

Natural England

No objection. Natural England satisfied development proposed would not damage or destroy the interest features of Stoke & Bowd Lane Woods SSSI for which the site has been notified. Refer to standing advice for protected species. The Local Authority should consider securing measures to enhance biodiversity e.g. opportunities for bats to roost or bird boxes.

Application may provide opportunities to enhance character and local distinctiveness of the surrounding natural and built environment.

North Northants Badger Group

No comments

Sport England

No comments

Wildlife Trust

Concern Ecological Management Plan and Landscape Management Plan are separate documents and in some instances at odds with each other. Reference to previous comments which raised concerns over the quantity and location of greenspace within the development

NCC Archaeology

No objection. Some archaeological investigation still required, can be dealt with by condition.

KBC Community Services

No objection.

KBC Environmental Health

No objection subject to contaminated land condition.

KBC Housing Strategy

Re-consultation on amended Tenure Layout Plan. Update will be provided at committee

Environment Agency

No objection. Update to condition 18 to reflect resubmitted FRA. Information not sufficient to discharge condition.

Anglian Water

No comments.

Natural Development Officer (NIA)

No objection. Requested changes to the planting schedules.

North Northamptonshire Design Action Manager

No objection. Layout is logical and internally well connected. Main concern is variety between the character areas.

Neighbours

5 letters of objection have been received. Objections include:

- Noise – concern over increased noise from roads on new development – bedroom on front of property overlooks development
- Concern over concentration of affordable housing along boundary with existing development – should be better distributed or moved to western boundary
- Request no play equipment on greenspace in front of 45, 47 and 49 Gapstile Close & sufficient planting to minimise visual impact
- Noise and light from car park for properties 10-14 will disturb young man with autism at night
- Car park will cause noise and light pollution and disturbance to family who sleep at the back of the property – too many spaces, find alternative parking solution
- Health and safety – residents may carry out car maintenance in the car park which would cause noise and fumes – would prevent enjoyment of garden.
- Potential for property to be overlooked by new development, proposed dwellings too close (46 Gapstile Close)
- Loss of light in property and garden particularly in late afternoon, early evening
- Significant noise, disturbance and fumes from 9 garages close to garden and home
- Garages cause issue with security as there will be direct access to rear of property
- Disregard for character of existing development
- Concern over noise and disturbance from open space
- Inconsistent design lines, location of buildings don't reflect those located on adjoining development
- Concern over risk of downstream flooding
- Concern over location of access into the site

5.0 Planning Policy

National Planning Policy Framework

Core principles

S. 4 Promoting sustainable transport

S. 6 Delivering a wide choice of high quality homes

S. 7 Requiring good design

S. 8 Promoting healthy communities

S. 11 Conserving and enhancing the natural environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

P. 5 Green infrastructure

P. 13 General sustainable development principles

- P. 14 Energy efficiency and sustainable construction
- P. 15 Sustainable housing provision

Sustainable Design SPD
Open Space SPD
Biodiversity SPD

6.0 Financial/Resource Implications

None – The S106 was dealt with at the outline permission stage.

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Compliance with the Outline permission
2. Access, movement and layout
3. Scale, design, character and appearance
4. Residential amenity
5. Housing mix
6. Landscaping and public open space
7. Parking
8. Noise and Contamination
9. Sustainable construction
10. Ecology
11. Archaeology
12. Drainage Strategy
13. Contaminated Land
14. Conditions

1. Compliance with the Outline permission

The principle of residential development was established through the approval of outline planning permission KET/2012/0528. The outline permission was for up to 165 dwellings. This application is for 165 dwellings.

The outline planning permission included conditions requiring the detailed design of the development to be provided in accordance with the Access and Movement Plan, Character Areas, and Layout and Form diagram contained within the Design and Access Statement (25/07/12) which was submitted with the application for outline consent. This reserved matters application has been submitted in accordance with these conditions, and this is demonstrated in the report below.

The matters that remain to be agreed are as follows:

Ecological Management Plan and Landscape Management Plan. These documents were submitted with the application to discharge condition 26 and 27. The applicants have been asked to update these documents to address concerns raised by the Wildlife Trust. This is dealt with by conditions 26 and 27

of the outline planning permission.

Drainage. A Flood Risk Assessment and Drainage Strategy was submitted with the application to discharge condition 18. The Environment Agency have no objection to the reserved matters application but additional detail is required to discharge condition 18. A new condition is recommended to reflect the updated drainage strategy.

Sustainable Design and Energy Statement. This document was submitted with the application to discharge condition 17 of the outline planning consent. In principle the proposals set out in this statement are acceptable however the condition requires details of the physical works and timing of the works which are not available at present. A new condition is recommended.

2. Access, movement and layout

Policy 13(n) of the CSS states that new development should not have an unacceptable impact upon the highway network or prejudice highway safety.

Access to the site was approved at outline stage. The vehicle access in to the site was approved from the roundabout on Harborough Road.

The proposed layout generally conforms to the Access and Movement plan shown on page 50 of the Design and Access Statement (25.07.12) as required by condition 7. The development is predominantly a block layout with the exception of development along the south western boundary which backs onto the railway line and development along the south eastern edge which backs onto existing development.

Two routes which were shown on the access and movement plan conditioned at outline stage are no longer included due to the replacement of 4 small development blocks with 2 larger development blocks. The site generally provides good connection for vehicles and pedestrians. The block sizes are small allowing ease of movement through the site. The layout provides pedestrian links to Harborough Road and the Byway Open to All Traffic (BOAT) which provide good links to the wider area and there are pedestrian routes along the north eastern and north western edges of the site. The attenuation area will also include mown paths which will allow pedestrian links between the BOAT and development along the south western edge of the site.

Northants Highways Authority have confirmed the layout is acceptable.

The proposed highway structure includes a major access, minor accesses, lanes/ mews and private drives. The width and surface materials proposed for the hierarchy of roads differ to provide legibility and define the character areas discussed in more detail below. The proposed materials of bitmac surfacing for the major and minor access route accesses and Marshalls Keyblok concrete block paving colour Burnt Ochre for the lanes/mews and Marshalls Keyblok concrete block paving colour Brindle for private drives are considered acceptable and will be conditioned. The major access provides access to three minor accesses and lanes/ mews. Private drives are provided along the green

corridor and central open space to provide a more informal road layout.

The proposals generally conform to the Layout and Form diagram shown on page 52 of the Design and Access Statement as required by condition 9 of the outline planning permission. Some minor changes to the form of development along the south eastern boundary have taken place. Most notably a new area of open space has been provided to reduce the impact on properties currently fronting onto the site. These changes conform to the principles established in the Access and Movement Plan, Character Areas and Layout and Form diagram and are considered to be acceptable.

Dwellings predominantly front onto highways and open space, although some are set back behind private driveways. This creates strong and active frontages. On dwellings which are located on corner plots fenestration is used on flank walls to maintain active frontages.

Bins

A Refuse Management Plan has been submitted with the application. This plan shows on plot refuse bin locations and routes to bin collection points. Properties which are accessed using a private drive have local refuse bin collection points. Bin storage is provided for the flats and the location of this is considered appropriate.

Security

The layout of the development and the design of the dwellings provide good natural surveillance of the streets and public open space. Dwellings which have side elevations that front onto the street or public open space have windows on these elevations which allow for increased natural surveillance.

3. Scale, design, character and appearance

The NPPF in Section 6 requires local planning authorities to deliver a wide choice of quality homes and Section 7 states that good design is a key aspect of sustainable development and it should contribute positively to making places better for people. All areas of a development should be of a high quality including the buildings and public and private spaces. Section 7 also sets out the objectives for good quality design as being; good functionality for the lifetime of the development; creation of a strong sense of place; optimisation of the use of the site; development that responds to local character; creation of a safe and accessible environment and visually attractive places with appropriate landscaping. Policy 13(h) of the CSS also requires new development to incorporate high quality design, landscaping and architecture and development that respects and enhances the character of the surrounding area.

The propose scheme would provide 159 two storey dwellings, 3 bungalows and 3 properties which are 1.5 storeys. Ridge heights vary from 5.6m to 9.9m.

The development provides a mix of detached, semi-detached and terraced properties and 8 flats which have been provided in four 2 storey properties which have been designed to appear as semi-detached dwellings. The two

pairs of four flats are linked with access to a parking court to the rear. Each flat has its own entrance. The mix of house types provides a good degree of variety and interest in the street scene.

The Design and Access Statement demonstrates how the character and appearance of house types in Desborough have influenced the scale, appearance and design of the proposal. Desborough has a variety of house types. Modern development to the south of the site on Gapstile Close and Bestwood Close is predominantly detached dwellings while those fronting on to Harborough Road include a mix of detached and semi-detached properties. Within the town centre and surrounding area terraced houses are a common feature and there are examples of flats within these areas. The Grange development located on the opposite side of Harborough Road contains a mix of detached, semi-detached and terraced properties. The proposed house types for the site therefore reflect the range of house types within the areas closest to the site and across Desborough as a whole.

The proposed dwellings are provided with a good range of architectural detailing appropriate to the area. The development incorporates bay windows which are a common feature on properties in Desborough. A variety of porch types and window and cill detailing have been used to create a varied street scene. Chimneys have also been used on over 50% of properties which add interest to the street scene and reflect the characteristics of historic properties within the town.

Condition 8 of the outline application required reserved matters applications to generally conform to the character areas shown on page 60 of the Design and Access Statement. The reserved matters application has been submitted in accordance with this condition as demonstrated below.

The proposed character areas shown on page 21 of the Design and Access Statement retain the four character areas shown at outline stage with some variation in the boundaries of the character areas. The most notable change is the consolidation of the core housing in the south of the site; this helps strengthen the variation between the character areas by focusing on the development of four discrete character areas.

Open space character area

This character area includes formal dwellings focused around the main open space in the centre of the development. The main material within this area is red brick with stone cills and headers. Stone quoins and brickwork corbel eaves detailing is used on the majority of dwellings in this area, this combined with the use of porch type 7 which is a formal porch with stone pillars and metal railings which create a formal character.

Green corridor character area

This character area is focused along the green corridors which run along the north western and south western boundaries of the site. The characteristics of this area are more informal. Large proportions of properties in this area are accessed from private drives and have more informal building lines. Within this

area porch type 4 which has mock columns and railings and type 6 which have brick pillars are used on, particularly along the north western edge of the site.

Core character area

The Core Housing character area is the focus for housing. This area is characterised by residential streets and includes a mix of detached, semi-detached, terraced properties, bungalows and flats. Within this area properties are predominantly built from Audley Red Mixture Brick and Leicester Multi Yellow Stock Brick which occasional use of Cream Monocouche smooth render at focal locations.

Spine Road Character Area

This character area provides the entrance into the development. This area has a formal character which leads into the open space character area. This area has a defined building line and the street is tree lined with grass verges.

Key buildings

The two dwellings which are located at the entrance to the site use the Epsom Rodruza red brick which is used in the open space character to create focal buildings at the entrance into the site and to provide a link through the spine road character area to the open space character area.

Throughout the site rendered dwellings are used at key focal locations to provide focal points within the development.

4. Residential amenity

The NPPF, paragraph 17, states that planning should always seek a good standard of amenity for all existing and future occupiers of land and buildings. CSS policy 13 (l) states that development should not result in an unacceptable impact on the amenity of neighbouring properties, or the wider area, by reasons of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The most sensitive boundary is the south eastern boundary which is adjacent to existing development. The existing dwellings adjacent to this boundary are predominantly 2 storey, although there are a small number of 2 ½ storey dwellings. Due to the layout of the existing development to the south of the site some of the existing dwellings lie quite close to the shared boundary, whilst other are side-on or back onto the site. There is a change in levels along this boundary and properties along Bestwood Close are located approximately 1m higher than the application site.

The development has been designed to protect the amenities of the occupiers of all dwellings adjacent to the site. For example three existing properties on Gapstile Close front onto the site, these properties are accessed by a private drive. To address this and to minimise the impact of the development on these dwellings, an area of open space has been sited in front of these properties. Open space has also been provided adjacent to 116 Harborough Road which has a small single storey extension to the site. Bungalows have been located on the south eastern boundary of the development to minimise impacts on

existing dwellings. In addition, to ensure there is no unacceptable impact in terms of overlooking on existing dwellings, flats which have been located along this edge of the development have been designed with habitable rooms only to the front.

Neighbours have raised concern over impact on amenity of the parking area for plots 7-15. Amended plans have been submitted which include a gap between the existing fence and the parking area to reduce impact of the parking area on existing dwellings. The applicant has been requested to provide landscaping in this area to reduce the impact on existing properties. An amended Landscape Plan has not been submitted to date but this can be dealt with by condition 25 of the outline planning consent. Environmental Health have advised that they do not have concerns in relation to noise from the parking area, however a condition to control external lighting is recommended to ensure that any external lighting is low level and does not cause light spillage that may impact upon adjacent dwellings.

Neighbours have raised concern over the impact in terms of overlooking of adjacent properties. Amended plans have been submitted with a number of changes to minimise the impact upon neighbours such as ;

- Reduction in height of dwellings on plots 7-10 from 9.5m to 8.2m, 11-14 from 9.5m to 8.2m, 5-5 from 9.5m to 8.2m
- Substitution of dwelling type on plots 16, 17 and 18 and removal of bedroom windows at first floor level on the rear elevation and reduction in height to 7.4m. These units now only have 1 obscure glazed window at first floor on the rear elevation of the property.
- Roofs of the bungalows on plots 19 and 20 have been reduced from 7m to 5.6m and changed to a hipped roof which will further decrease the impact of development on existing properties.
- Plots 21, 22, 23 and 24 have been redesigned. The dwellings are now two pairs of semi-detached properties rather than a corner building.

Gardens for plots along the boundary with existing development range from 7m to 11m in depth. Distances between new and proposed dwellings range from 10m (from rear elevation to side elevation which is blank or with obscured window) to 19m (back to back). As a result of the amendments and the distance between the existing and proposed dwellings the new dwellings would not result in significant overlooking.

The new dwelling proposed on plot 22 has one bedroom window to the rear which may result in some overlooking of 47 Bestwood Close. Applicants have been asked to move this window to the flank wall overlooking the parking area to address this. An update will be provided at committee.

The new dwellings are located north west of existing dwellings. Due to the orientation of development, separation distance between the existing and new properties and the height of the proposed dwellings it is considered that there would not be a significant loss of light or overshadowing to existing properties to the south.

A condition is attached to prevent additional openings in the rear elevations and roofs of properties along this boundary of the development to ensure amenity of existing properties is maintained.

Within the development dwellings have been designed with sufficient distances between windows to habitable rooms to prevent unacceptable overlooking.

5. Housing mix

The development provides 50 affordable units in accordance with the S106. These include three tenure types; affordable rent, social rent and shared ownership. The tenure split was agreed at outline stage. Amended plans have been submitted which reflect the tenure split agreed with Housing Strategy. Housing Strategy has been re-consulted on amended plans and an update will be provided at committee.

	Market	Affordable	Total
1 Bed Flats		8	8
1 Bed Houses		15	15
1 Bed Bungalows		2	2
2 Bed Houses		21	21
3 Bed Houses	35	3	38
3 Bed Bungalows		1	1
4 Bed Houses	71		71
5 Bed Houses	9		9
Total	115	50	165

The development provides a good mix of dwelling types and sizes. Dwellings range from 1 bedroom through to 5 bedroom providing accommodation to meet a range of housing needs. The housing mix is considered appropriate for the scale of the development.

Concern had been raised over the concentration of affordable housing along the southern boundary of the site. Amended plans have been submitted and plots 17 and 18 which were previously affordable units have now been swapped with 2 market units on plots 123 and 124 to break up the amount of affordable housing within this part of the development.

The affordable units are split into 3 clusters. Two of these are located along the southern edge of the site. Within each of these clusters there are a mix of tenures which include social rent, affordable rent and shared ownership. The affordable units include bungalows and flats and, as discussed above, locating these along the boundary with existing development reduces the impact on residential amenity of existing properties in terms of overlooking. The impact of overlooking would be difficult to mitigate if large detached dwellings were proposed along this edge of the site. In addition to this it is beneficial for the affordable units to be located along this edge because this edge is closest to the town centre and bus routes which is advantageous as car ownership in affordable units is likely to be lower than in market dwellings.

The affordable units are tenure blind and have the same detailing and

architectural features used across the scheme. The physical split of affordable units and their location within the site is considered acceptable for the scale of the development. Housing Strategy have been re-consulted on amended plans and an update will be provided to committee.

6. Landscaping and public open space

A Landscape Management Plan and Planting Plans have been submitted as part of the application. Alterations to the Landscape Management Plan have been requested. An update will be provided at committee but this is dealt with by condition 25 and 26 of the outline planning consent.

A central open space has been provided in the centre of the site, the play area will be located within this open space. This open space has been reconfigured as an additional area of open space has been provided along the south eastern boundary of the site to address existing properties fronting onto the site. In addition to this there are two corridors of open space along the north western and north eastern edges of the site and a balancing pond which is proposed as a wildflower and wetland meadow. Quantity of open space was determined through the outline planning consent and the accompanying S106.

7. Parking

The Plans demonstrate that adequate parking provision is proposed across the site with 1 space for 1 bedroom flats and houses, 2 spaces for 2 bedroom houses, 2-3 spaces for 3 bedroom houses and 2-4 spaces for 4 and five bedroom houses. NCC Highways have confirmed there is sufficient parking for the proposed development.

The majority of parking is provided to the side of dwellings with parking in front of dwellings limited to groups of no more than 4 spaces to minimise the visual impact of parking. There is one parking court for 9 vehicles which is proposed for plots 7-15. This courtyard is overlooked by lounge and bedroom windows of plot 15, 1 kitchen window ground floor of plots 11-14, and 2 kitchen windows of plots 7-10.

A bike store is provided for the flats, elsewhere cycle parking can be provided in sheds.

The majority of dwellings have garages and there are a small number of car ports. Single garages will be 3.3m x 6m internal dimensions and double garages will be 5.8m x 6m internal dimensions. The size of the garages is adequate.

8. Noise and Contamination

The Environmental Health officer has confirmed that they have no objection to the application subject to conditions. Updated noise and contaminated land conditions have been recommended.

9. Sustainable construction

The outline planning permission included a condition (17) requiring an energy

strategy to be submitted detailing how the development will provide a proportion of its energy supply through renewable sources. The condition required the strategy to demonstrate how a target of at least 10% of the demand for energy will be met on site through sustainable construction techniques and renewably and/or from decentralised renewable or low carbon energy supply.

This application is accompanied by a Sustainable Design and Energy Statement (February 2014, Issue 2). This statement proposes the use of solar thermal systems comprising roof-mounted solar thermal panels with a dual coil hot water cylinder as the preferred technology to meet the renewable energy requirement. This will be coupled with fabric energy efficiency measures such as minimising thermal bridges, energy-efficient light fittings and low energy mechanical ventilation fans set out in section 5.4 of the Energy Statement.

The proposal is acceptable in principle but the information submitted is not adequate to discharge the condition. The applicant has been asked to:

- provide details of the selected solar panels, such as a manufactures' brochure which also shows how they would be fixed to the buildings
- provide number of dwellings that will have solar panels and their plot numbers
- explain when the solar panels will be provided each house/phase of the development.

The applicant has confirmed that this information is not available at this stage so a condition is recommended.

10. Ecology

Condition 27 of the outline application requires submission of an Ecological Management Plan which is in accordance with the recommendations and mitigation measures set out in the Ecological and Nature Conservation Section of the ES. An Ecological Management Plan (February 2014) was submitted as part of the application.

The applicant has been asked to amend the Ecological Management Plan to address comments made by the Wildlife Trust. The Ecological Management Plan had not been re-submitted at the time of writing this report but an update will be provided at committee. The Ecological Management Plan can be dealt with by condition 27 of the outline planning consent.

In addition to comments on the Ecological Management Plan The Wildlife Trust referred to previous comments which raised concerns over the quantity and location of greenspace within the development. Their key concern in relation to the location of greenspace is that this has been pushed to the margins of the development, with concerns over the width of the corridors and the penetrations in this for access purposes. The quantity and location of open space was considered at outline stage and conditions which require the reserved matters to be in accordance with layout and access and movement

plans set out in the Design and Access Statement mean that it is not possible to alter the location of greenspace at this time. Both the outline planning permission and accompanying S106 agreement set out the quantity of open space

11. Archaeology

The application is accompanied by a written scheme of investigation for archaeological mitigation works as required by condition 28 of the outline planning permission. The scheme has been prepared by Northamptonshire Archaeology. Northamptonshire County Council have confirmed that some archaeological mitigation is still required and this can be dealt with by the standard condition.

The condition can be partially discharged in relation to the written scheme of investigation but cannot be fully discharged until the programme of archaeological works has been fully carried out.

12. Drainage Strategy

A flood risk assessment and drainage strategy has been submitted. The Environment Agency have advised that the flood risk assessment is acceptable but additional information is required to discharge condition 18. The applicant has confirmed the technical information is not available at this stage so a condition is recommended.

13. Contaminated Land

Contamination is assessed in reports reference D32009 dated 7th March 2012 by Geodyne and GEG-12-271 dated 8th April 2013 by Geo Environmental Group. The Environmental Health Officer has no objection to development subject to a condition which will be attached.

14. Conditions

The applicant has sought to discharge a number of conditions with this reserved matters application.

Condition 14 - The submission includes a detailed materials plan and sample materials have been provided. The materials shown on plan 56924-103 Rev C are considered appropriate for the application and it is recommended this condition is discharged.

Condition 16 – The submission provides details of the position, materials and type of screen walls and fences to be erected. The location and materials used are considered appropriate. Elevations have been requested and an update will be provided at committee.

Condition 22 - The surface materials plan 56924-104 B shows surface materials. The materials shown on this plan are considered acceptable for the application and it is recommended this condition is discharged.

Condition 23 – An Arboricultural Method Statement has been submitted with the application. This has been updated to reflect changes to the layout. An

update will be provided at committee.

Condition 27 – The Ecological Management Plan has been resubmitted. This has been re-consulted on and an update will be provided at committee.

Condition 28 - Condition can be partially discharged in relation to the written scheme of investigation but cannot be fully discharged until the programme of archaeological works has been fully carried out

A Travel Plan was approved at outline stage and condition 32 required implementation of measures set out in that Travel Plan. A minor amendment has been made to the Travel plan to include 1 bedroom properties in the voucher scheme as at outline stage no 1 bedroom properties were proposed. New condition

Conclusion

The proposed development would be laid out, designed and landscaped in such a way to ensure that the development provides good permeability and connections to the surrounding area, high quality street scenes and open spaces, whilst protecting the amenities of neighbours and the future occupiers of the dwellings. The proposal therefore accords with national and local planning policy and is recommended for approval.

In addition, the details submitted in respect of conditions 14, 22, 28 (partially) are acceptable and therefore approved.

Background Papers

Title of Document:

Date:

Contact Officer:

Julia Baish, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: