

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held – 8th July 2014**

Present: Councillor Shirley Lynch (Chair)  
Councillors Linda Adams, Maurice Bayes,  
Steve Bellamy, Terry Freer, David Howes,  
And David Soans.

**14.PC.12 APOLOGIES**

Apologies for absence were received from Councillors Keli Watts and Cliff Moreton.

**14.PC.13 DECLARATIONS OF INTEREST**

None.

**\*14.PC.14 ITEMS OF URGENT BUSINESS**

None.

**\*14.PC.15 APPLICATIONS FOR PLANNING PERMISSION**

The Committee considered the following application for planning permission which was set out in the Head of Development Control's Report and which was supplemented verbally at the meeting. Two speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The report included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-

### Proposed Development

### Decision

\*4.1 S.73 Application: variation of Conditions 5 (MP/other plans/documents), 8 (Employment), 13 (Local Centres), 39 (Air Quality), 42i, 42ii, 42iii, 43, 48 (Access & Movement) of KET/2013/0514 with new condition 42iv in relation to Access & Movement at East Kettering Development, Cranford Road, Barton Seagrave for Alledge Brook LLP  
Plan No: KET/2013/0695

That planning permission be granted subject to a S.106 OBLIGATION being entered into, and to the following conditions:-

### Speakers:

Alan Wordie attended the meeting and spoke on the application as the applicant.

Councillor Christopher Lamb attended the meeting and spoke on the application as ward member.

1. Details of the access, appearance, landscaping, layout and scale (hereinafter called the Reserved Matters) for each development parcel (or part thereof) as shown on the Strategic Masterplan and detailed in the approved Land Use Schedule (see Condition 5) shall be submitted to and approved in writing by the local planning authority before any development begins on the land to which it relates. The development shall be carried out in accordance with the approved details.
2. All applications for the approval of Reserved Matters for Phases 1 and 2 as shown on the approved Phasing Plans (see Condition 5) shall be made to the Local Planning Authority no later than 31st March 2020.
3. The development hereby permitted shall be begun before the expiration of two years from the final approval of Reserved Matters for the first fully approved development parcel in Phase 1 as shown on the approved Phasing Plan (see Condition 5).
4. Reserved Matters applications for approval of details required under Condition 1 of this permission shall be accompanied by the following additional details:
  - (i) Infrastructure and construction sequence comprising details of the following for the relevant parcel or part thereof:

- (a) Road junctions and junction alterations, road improvements, carriageway widening, new roads, footpaths, bridleways, cycleways, bridges, traffic signalling, highways signage, the treatment of all surfaces and any traffic calming measures;
  - (b) Lighting, signage and street furniture;
  - (c) Foul and surface water drainage;
  - (d) Details of services (including the adequacy/availability/details of gas, water and electricity supplies, cables, telecommunications, sub-stations, poles, cable runs and other utilities);
  - (e) Security infrastructure and equipment;
  - (f) Vehicle parking;
  - (g) Publicly accessible open space;
  - (h) Waste recycling, disposal and management measures including a statement of conformity with the approved Waste Audit and Waste facilities Management Strategy (approved document set out in Condition 6);
- (ii) Existing and proposed site levels and finished floor levels for all buildings;
  - (iii) Travel Plans;
  - (iv) Cycle parking facilities;
  - (v) A schedule of floorspace and uses proposed within the relevant phase or development parcel;
  - (vi) A Statement of conformity to the Design Code (see Condition 6);
  - (vii) Sustainability Report (pursuant to Condition 21) which shows how environmental sustainability issues have been addressed in the design process and shows how Code for Sustainable Homes (CSH)/BREEAM and Lifetime Homes Standards (pursuant to Conditions 18, 19 and 20) will be achieved based on the actual design of units on the Reserved Matters site;
  - (viii) Construction Management Plan (see Condition 41);
  - (ix) Noise Impact Assessment (pursuant to Condition 51);
  - (x) Schedule of building materials;

- (xi) A written statement of conformity which demonstrates compliance with the approved foul water drainage strategy (approved document set out at Condition 6); and
- (xii) A written statement of conformity which demonstrates compliance with the approved Stage 2 FRA (referred to in Condition 6).

The development shall be carried out in accordance with the approved details.

5. The development to which this permission relates shall be carried out only in accordance with the revised Strategic Master Plan (Drawing No. BBD034\138 E), the revised Phasing Plans (Drawing Nos. BBD034/136 B – Phase 1 and BBD034/137 – Phase 2), and the revised Land Use Schedule dated November 2013 or in accordance with a revised Strategic Masterplan, Phasing Plans and Land Use Schedule which shall first be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
6. The development shall be carried out in accordance with the following approved documents listed (a) to (n) below. Reserved Matters applications submitted pursuant to Conditions 1 and 2 of this permission shall accord with the principles set out in these approved documents:
  - (a) The Design Code dated March 2013 approved on 26 March 2013 under application reference AOC/0694/0710.
  - (b) The Retail Strategy (Final Report) dated September 2012 and Appendix 1 Retail Impact Assessment (Final Report) dated September 2012 approved on 20 September 2012 under application reference AOC/0694/0705.
  - (c) The Green Infrastructure Strategy (reference 12-0076/3156/D01) dated September 2012 approved on 20 September 2012 under application reference AOC/0694/0702.
  - (d) The Open Space Strategy (reference 12-0385/3156/D01) dated September 2012 approved on 20 September 2012 under application reference AOC/0694/0704.
  - (e) The Archaeological Written Scheme of Investigation dated May 2012 approved on 19th September 2012 under application reference AOC/0694/0701.
  - (f) The Waste Audit and Waste Management Facilities Strategy Ref: 25134/003/Rev 3 dated March 2013 approved on 1st March 2013 under application reference AOC/0694/0707.

- (g) The Low or Zero Carbon Feasibility Study 2012 Project Ref: 25134/ Doc Ref: R8/rev 8 dated October approved on 22nd October 2012 under application reference AOC/0694/0703.
- (h) The Water Efficiency Strategy for Non Residential Buildings Project Ref: 25134 Doc Ref: 25134/003/Rev1 dated December 2012 approved on 26th February 2013 under application reference AOC/0694/0709.
- (i) The Stage 2 Flood Risk Assessment (FRA) document reference 25134/010/01E Revision E dated May 2014 received on 21st May 2014 under application reference AOC/0514/1302.
- (j) The Traffic Access and Impact Assessment (A14) Project Ref: 25134/001 Doc Ref: Rev 1 dated October 2012 approved on 19th December 2012 under application reference AOC/0694/0706.
- (k) The Walking and Cycling Audit Version 4 Project Ref: 25134/011, Doc Ref: 001 dated February 2013 approved on 21st February 2013 under application reference AOC/0694/0711.
- (l) The Traffic Access and Impact Assessment Weekley-Warkton Avenue and associated junctions and Elizabeth Road access junction and link road) Project Ref: 25134/001 approved on 21st March 2013 under application reference AOC/0694/0712 and AOC/0694/0713.
- (m) The Traffic Access and Impact Assessment (Phasing) Revision 5 Project Ref: 25134/001 Doc Ref: 001 dated 12th March 2013 approved on 28th March 2013 under application reference AOC/0694/0714.
- (n) The Foul Water Drainage Strategy, document reference 25134/008/01I dated December 2013, prepared by Peter Brett Associates on behalf of Alledge Brook Ltd approved on 7th February 2014 under application reference AOC/0274/0802.

Any revisions to the approved documents referred to in this condition shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Each Reserved Matters application shall be accompanied by a written statement of conformity which demonstrates compliance with the approved Design Code.

- 7. The residential development hereby permitted shall not comprise more than 5,500 dwellings (use class C3).
- 8. Construction of Employment Parcels E1 and E2 as shown on the approved revised Strategic Master Plan (see Condition 5) shall not be carried out other than in accordance with the phasing shown in the Employment Areas

Table in the approved revised Land Use Schedule (see Condition 5). No residential development shall take place on Phase 2 of the development unless and until the employment developments required in Phase 1 of the development, as set out in the approved Land Use Schedule (see Condition 5), have been practically completed, as defined by the Royal Institute of Chartered Surveyors (RICS).

9. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that Order with or without modification, the Class B1 office employment floorspace to be provided as part of the development shall be retained as such and shall not be used for any other purpose.
10. Prior to the completion of 1000 dwellings on the site or the submission of any Reserved Matters Application(s) for the District Centre, whichever is the earliest, a programme for the delivery of the District Centre within Phase 1 of the development shall be submitted to and approved in writing by the Local Planning Authority. The programme of delivery shall be informed by the approved Retail Strategy (see Condition 6b) and shall identify and justify the timing of completion of the floorspace specified for each use class contained within the District Centre as shown in the approved Land Use Schedule (see Condition 5). The development shall be carried out in accordance with the approved programme of delivery.
11. A building with net floorspace of 750 square metres of D1 community use shall be provided at the District Centre within Phase 1 of the development.
12. Prior to the submission of any Reserved Matters application(s) for the District Centre, details of the nature, scale and extent of the D2 floorspace, as set out in the approved Land Use Schedule (see Condition 5), shall be submitted to and approved in writing by the Local Planning Authority. The Reserved Matters applications for the District Centre shall accord with these approved details. The development shall be carried out in accordance with the approved details.
13. No development shall commence on Phase 2 of the development as shown on the approved Phasing Plan (BBD034/137 – Phase 2) unless and until a programme of delivery for the Local Centres of the development has been submitted to and approved in writing by the Local Planning Authority. The programme of delivery shall be informed by the approved Retail Strategy (see condition no. 6(b)) and shall identify and justify the timing of completion of the floorspace specified for each Use Class contained within the Local Centres as shown in the approved revised Land Use Schedule. The development shall be carried out in accordance with the approved programme.
14. No more than 1500 dwellings shall be occupied until a serviced site of 0.25 hectares for a public healthcare facility (to accommodate a maximum of 2000sqm of floorspace) is provided at the District Centre as shown on the approved Strategic Masterplan (see Condition 5).

15. No development shall take place on development parcel PS1, PS2, PS3, PS4 or SS1 as shown on the approved Strategic Masterplan (see Condition 5), unless and until a strategy for that parcel has been submitted to and approved in writing by the Local Planning Authority that sets out how the school and its facilities in that parcel will be made available for community use during the day, evening, weekends and school holidays. The strategy shall detail the total floorspace and facilities to be made available for community use. The development shall be carried out in accordance with the approved strategies.
16. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that Order with or without modification, the floorspace to be provided for Class D2 purposes at the District and Local Centres shall be used for sports and community leisure uses only, and for no other purpose within Class D2.
17. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that Order with or without modification, the floorspace to be provided for Class D1 purposes at the District and Local Centres shall be used for community uses only, and for no other purpose within Class D1.
18. Those dwellings completed on the development during the period 1 January 2013 to 31 December 2015 shall achieve Level 4 of the Code for Sustainable Homes (CSH) as a minimum and those dwellings completed from 1 January 2016 onwards shall meet CSH Level 6 (or the equivalent standard which may replace CSH and is to be the assessment in force when the residential units concerned are registered for assessment purposes).
19. The design and layout of all residential units shall accord with the 'Lifetime Homes' standard (or any standard(s) which replaces the 'Lifetime Homes' standards in force when the residential units concerned are commenced). Each Reserved Matters application for residential development shall be accompanied by a written statement of conformity which demonstrates compliance with the relevant 'Lifetime Homes' standards.
20. Non-residential buildings shall achieve a minimum of Building Research Establishment Environment Assessment Method (BREEAM) level "very good" (or the equivalent standard which replaces BREEAM and is to be the assessment in force at the time when the non-residential unit or units concerned are registered for assessment purposes). In the event that the BREEAM standard achieved for the actual building falls short of the "very good" standard (or the equivalent standard which replaces BREEAM and is to be the assessment in force at the time when the non-residential unit or units concerned are registered for assessment purposes) achieved at design stage, a programme of remediation works shall be agreed in writing

by the Local Planning Authority and carried out in accordance with a timetable to be agreed.

21. Reserved Matters applications for the layout, scale and/or appearance of the development shall be accompanied by a Sustainability Report that demonstrates how environmental sustainability issues have been addressed during the design process and sets out the way in which the credits under the relevant BREEAM Rating and relevant CSH level (or the equivalent standards which replace BREEAM or CSH and is to be the assessment in force at the time when the non-residential or residential units concerned are registered for assessment purposes) will be achieved based on the actual design of the non-residential or residential units.
22. Prior to the commencement of development within a development parcel or part thereof, as shown on the approved Strategic Masterplan (see Condition 5), a copy of the Interim Design Stage Assessment Certificate shall be provided to the Local Planning Authority to demonstrate that any residential or non-residential units to be constructed within that parcel or part thereof will achieve the required CSH and BREEAM levels (pursuant to Conditions 18 and 20).
23. Within six months of the completion of any unit(s) a copy of the Post Construction Final Certificate shall be provided to the Local Planning Authority to prove that the unit(s) has/have been constructed in accordance with the Sustainability Report (see Conditions 4 and 21) and that the development has achieved the relevant BREEAM and CSH level (pursuant to Conditions 18 and 20).
24. A waste management facility shall be provided at the District Centre within Phase 1 of the development. This facility shall be provided in accordance with the approved Waste Audit and Waste Management Facilities Strategy (see Condition 6f).
25. Prior to the occupation of any dwelling within any development parcel as shown on the approved Strategic Masterplan (see Condition 5) or part thereof, the arrangements for the ongoing management of the public realm within that development parcel (excluding areas of open space), street furniture and any unadopted roads 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/management arrangements.
26. Prior to submission of a Reserved Matters application for Access C serving the development and/or its link road into the development (shown as Ise Avenue within the approved Design Code (see Condition 6a), a strategy for relocating the existing 'Green Patch' facility to the development site or other location as first agreed with the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall include details of the new site location (as close to the existing site as possible), its size and design, site characteristics (including the quality of the land and soil), facilities and amenities to be provided on site and a



timetable for completion and transfer of the new facility to the Local Authority. The size and quality of the land within the new site shall as a minimum be commensurate with the existing 'Green Patch' site. The strategy shall include evidence of consultation with users of the existing 'Green Patch' facility on the contents of the strategy. The development shall be carried out in accordance with the approved strategy.

27. No development shall take place on a phase of the development, as shown on the approved Phasing Plans (see Condition 5) unless and until a scheme for strategic landscape works for that phase, including landscaping of key access routes (motorised and non-motorised routes), the Primary Street network (i.e. Central Avenue, Eastern Avenue, Poplars Farm Avenue and Ise Avenue set out in the approved Design Code (see Condition 6a) and strategic open spaces as shown on the approved Strategic Masterplan (see Condition 5) has been submitted to and approved in writing by the Local Planning Authority.

Such a scheme shall specify:

- (i) the species, position, diameter, approximate height and canopy spread of all existing trees, shrubs and hedges and an assessment of their general state of health and stability;
- (ii) which trees, shrubs and hedges outlined in (i) are to be retained;
- (iii) the protection measures to be used during the construction stages for the trees, shrubs and hedgerows to be retained in accordance with British Standard 5837 (Trees in Relation to Construction 2005: recommendations);
- (iv) the layout of all new planting including species, plant sizes, spacing and numbers to be planted;
- (v) existing contours and any proposed alterations to the land such as earth mounding; and
- (vi) timetable for implementation of works.

Any trees or plants which within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The development shall be carried out in accordance with the approved scheme.

28. No development shall take place on a development parcel as shown on approved Strategic Masterplan (see Condition 5) or any part thereof, unless and until a scheme of hard and soft landscaping, for that parcel or part thereof which includes the items listed (i) - (v) in Condition 27 has been submitted to and approved in writing by the Local Planning Authority. The approved scheme(s) shall be carried out in the first planting and seeding

seasons following the occupation of the buildings on the development parcel(s) or sub parcel(s) to which the landscaping scheme relates. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species

29. No works shall take place on a development parcel including any tree felling, tree pruning demolition works, soil moving, temporary access construction/widening, or any operations involving the use of motorised vehicles or construction machinery shall take place within that parcel unless and until a detailed Arboricultural Method Statement for that parcel has been submitted to and approved in writing by the Local Planning Authority. The development and all other operations shall not take place other than in accordance with the approved Method Statement. The Method Statement shall include details of the following:
  - a) Implementation, supervision and monitoring of the approved tree protection measures outlined in Condition 27(iii).
  - b) Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved tree protection measures outlined in Condition 27 (iii).
  - c) Timing and phasing of Arboricultural works in relation to the approved development.
30. The existing hedgerows which are identified for retention within approved landscaping schemes submitted and approved pursuant to Conditions 27 and 28 shall be retained in perpetuity and shall not be cut down, grubbed out or otherwise removed, or topped or lopped so that the height of the hedge falls below 2 metres at any point, without the written consent of the Local Planning Authority. Any hedges removed without such consent or which die or become severely damaged shall be replaced in the next planting season with hedging plants of such size and species as approved in writing by the Local Planning Authority.
31. Prior to the occupation of each phase as shown on the approved Phasing Plans (see Condition 5) a landscape management plan for the strategic landscaping works in that phase approved under Condition 27 shall be submitted to and approved in writing by the Local Planning Authority. Such management plan(s) shall include long term objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small, privately-owned, domestic gardens. The development shall be carried out in accordance with the approved landscape management plan(s).
32. Prior to the occupation of any development parcel or part thereof as shown on the approved Strategic Masterplan (see Condition 5) a landscape management plan for the hard and soft landscaping of development parcels required by Condition 28 shall be submitted to and approved in writing by the Local planning authority. Such management plan(s) shall include long term objectives, management responsibilities and maintenance schedules

for all landscaped areas, other than small, privately owned domestic gardens. The development shall be carried out in accordance with the approved landscape management plan(s).

33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order) no additional fencing, walling or other means of enclosure shall be erected in the approved landscaping or amenity areas other than that approved by details pursuant to Conditions 27, 28, 31 and 32.
34. Development shall only take place in accordance with:
  - Great Crested Newt Mitigation Strategy reference 13-1442 3156 D01 V4 received 3rd March 2014 under application reference AOC/0514/1301.
  - Bat Mitigation Strategy reference 13-1557 3156 D01 R V1 received 19th November 2013 under application reference AOC/0514/1301.
  - Badger Mitigation Strategy 13-1471 3156 D01 R V3 received 3rd March 2014 under application reference AOC/0514/1301.
  - Reptile Method Statement reference 13-1216 3156 D01 R V3 dated October 2013 prepared by Lockhart Garratt on behalf of Alledge Brook Ltd under application reference AOC/0274/0801.

Unless written consent is given by the Local Planning Authority for any variation to these mitigation strategies. Development shall be carried out in accordance with the approved details.

35. Development shall only take place in accordance with the approved Combined Landscape and Ecological Management Plan reference 13-1369/3156/D01 V5 received on 6th March 2014 under application reference AOC/0514/1301. Unless written consent is given by the Local Planning Authority for any variation to this Strategy. The Ecological Management Plan shall be in accordance with the Green Infrastructure Habitat Creation Plan (submitted September 2009) unless written consent is given by the Local Planning Authority for any variation to this Plan. The development shall be carried out in accordance with the approved Ecological Management Plan.
36. No development shall commence on a development parcel of the development as shown on the approved Phasing Plans (see Condition 5) unless and until details of pollution prevention measures for all surface water drainage facilities and details of a scheme for pollution control during groundworks and construction, including surface water runoff management within that parcel have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

37. No built development (excluding the access bridge over the River Ise) shall take place within Flood Risk zones 2 and 3 as defined in the Technical Guidance to the National Planning Policy Framework (March 2012) and identified in the approved Stage Two Flood Risk Assessment (see Condition 6i).
38. No development shall take place other than in accordance with the scheme for the mitigation of air quality impact as detailed in the Environmental Statement Chapter 12 Air Quality (January 2009) and the Addendum Air Quality document dated November 2009.
39. In the event of the Weekley Warkton Avenue not being open to traffic prior to the commencement of Phase 2 as shown on the approved revised Phasing Plans (see Condition 5) a further assessment of air quality shall be submitted to and approved in writing by the Local Planning Authority. Any further mitigation identified in this assessment shall be implemented in accordance with the assessment prior to any Phase 2 development being commenced.
40. Development on any parcel or part thereof as shown on the approved Strategic Masterplan (see Condition 5) other than that required to be carried out as part of an approved scheme of remediation must not commence until points A to E below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until point D has been complied with in relation to that contamination. In submitting the scheme for approval regard shall be given to Chapter 10 of the Environmental Statement (July 2007) as amended.

A. Site Characterisation

- (i) An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

The report of the findings must include:

- (ii) a survey of the extent, scale and nature of contamination;
- (iii) an assessment of the potential risks to:
  - human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iv) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11.

#### B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### C. Implementation of Approved Remediation Scheme.

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (also known as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

#### D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of point A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of point B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with point C.

E. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed in advance, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11.

41. No development shall take place on a parcel of the development as shown on the approved Strategic Masterplan (see Condition 5) unless and until a Construction Management Plan for that parcel has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify provision to be made for the following:
- (i) Overall strategy for managing environmental impacts which arise during construction;
  - (ii) Measures to control the emission of dust and dirt during construction;
  - (iii) Control of noise emanating from the site during the construction period;
  - (iv) Hours of construction work for the development;
  - (v) Location, scale and appearance of contractors' compounds, materials storage and other storage arrangements, for cranes and plant, equipment and related temporary infrastructure;
  - (vi) Designation, layout and design of construction access and egress points;
  - (vii) Internal site circulation routes;
  - (viii) Directional signage (on and off site);
  - (ix) Provision for emergency vehicles;

- (x) Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- (xi) Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- (xii) Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- (xiii) Routing agreement for construction traffic;
- (xiv) Enclosure of phase or development parcel and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; and
- (xv) Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works on that parcel.

- 42(i) Vehicular access to the development from the A14 shall not be carried out other than in accordance with the approved document Traffic Access and Impact Assessment (A14) project reference 25134/001 Doc. Ref: Rev 1 dated October 2012 approved on 19 December 2012 under App. Ref. No. AOC/0694/0706 (see Condition 6 (j)) and the Option C scheme identified within this approved document as being the preferred option for the A14 access to the development unless written consent is given by the Local Planning Authority for any variation to this approved document and preferred option.
- 42(ii) Prior to works commencing on the permanent Access F (Barton Road South/A14 Junction 10) into the site, the following details of the A14 Junction 10 mitigation works and the new A14 Junction 10A (including link roads or other associated works) shall be submitted to and approved in writing by the Local Planning Authority along with:
  - (i) Detailed design, lighting, engineering, layout and constructional drawings of the permanent Access F into the site and Option C scheme, all associated works and mitigation measures in general accordance with drawings contained within the Traffic Access and Impact Assessment (A14) Project reference 25134/001 Doc. Ref: Rev 1 dated October 2012 approved on 19 December 2012 under App. Ref. No. AOC/0694/0706 (see Condition 6(j)), current DMRB and departmental policies (or approved relaxation/departures from standards;
  - (ii) Details of implementation, including phasing and timing of all works;

(iii) Independent Stage One and Stage Two Road Safety Audits.

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

- 42(iii) No more than 2700 dwellings shall be commenced on the development until a programme for the provision of the permanent Access F into the site, A14 Junction 10 mitigation works and new Junction 10A (including link roads and other associated works), which shall include a timetable for letting contracts for the construction of these access and junction mitigation/improvement works and commencement of such works, has been submitted to and approved in writing by the Local Planning Authority. The permanent Access F and the A14 Junction 10 mitigation/new A14 Junction 10A works shall be carried out in accordance with the approved contract letting and construction programme.
- 42(iv) No more than 2700 dwellings shall be occupied on the development until the permanent works to Access F into the site, A14 Junction 10 and A14 Junction 10A have been completed in accordance with the details approved under Condition 42.ii and are fully operational to traffic.
43. No more than 375 dwellings shall be occupied on the development until the scheme of improvement to A14 Junction 9 (as shown on Drawing No. 25134/001/051/B and referred to in the PBA Technical Report 19 entitled 'A14 Junction 9 VISSIM Assessment of Proposed Road Marking Improvements' dated 6 January 2014) or other scheme that shall be submitted to and approved in writing by the Local Planning Authority has been undertaken and is open to traffic.
- 44(i) Prior to the occupation of the first dwelling on Parcel R4, R5, R6, R7, R8, R9, R10, R11, R12, R13 or R14, or the occupation of non-residential Parcel PS2, as shown on the approved Strategic Master Plan (Drawing No. BBD005/105 Revision A), Access D (Warkton Lane/Deeble Road) shall be completed in accordance with the following plans and details:
- Access D Internal Road Layout Detailed Design - Full Roundabout Planning Boundary. Drawing Number 28135/100/009 Rev A received 12th February 2014.
  - Access D Internal Road Layout Detailed Design - Full Roundabout General Arrangement. Drawing Number 28135/100/007 Rev C received 6th March 2014.
  - Access D Internal Road Layout Detailed Design - Full Roundabout Drainage Layout. Drawing Number 28135/500/006 Rev A received 12th February 2014.
  - Access D Internal Road Layout Detailed Design - Full Roundabout Swept Path Analysis. Drawing Number 28135/100/008 Rev A received 12th February 2014.
  - Illustrative 3-D Visuals received 12th February 2014.



- Site Location Plan Drawing Number 28135/TN2/001 received 12th February 2014.
- Transport Technical Note 2 (Job No: 28135) and Appendices received 13th February 2014.

under application reference AOC/0274/0803 or an alternative scheme that shall first be approved in writing by Local Planning Authority before the access works are commenced.

44(ii) Prior to the occupation of the first dwelling on Parcel R16, R17, R18, R19, R20, R21 or R22, or the occupation of non-residential Parcels PS4, DC1, DC2 or DC3, as shown on the approved Strategic Masterplan (Drawing No. BBD005/105 Revision A), Access E (Barton Road/Warkton Lane) shall be completed in accordance with the following plans and details:

- Access E Signalised Junction Plan reference 25134/001/028 H received 18th February 2014.
- East Kettering Access E Signalised Junction Vehicle Swept Path Manoeuvres Plan reference 25134/001/031 B dated 19th June 2013
- Transport Technical Note 21 received on 19th February 2014
- PBA VISSIM Assessment Outputs dated 21st February 2014
- PBA Notes received 14th February 2014
- Technical Note 8D received 14th February 2014
- Technical Note 15 Revision A received 14th February 2014
- Ecology Statement Access E received on 27th February 2014
- Arboricultural Report dated November 2013
- Construction Management Plan received 18th February 2014
- Planning Statement dated November 2013
- Addendum Planning Statement received 14th February 2014

under application reference AOC/0274/0804 or an alternative scheme that shall first be approved in writing by Local Planning Authority before the access works are commenced.

44(iii) Prior to the occupation of the first dwelling on Parcel R23, R24, R25 or R26, or non-residential Parcel E3, as shown on the approved Strategic Masterplan (see Condition 5), Access F (Barton Road South/A14 Junction 10) shall be completed in accordance with the following plans and details:

- Access F Site Location Plan 25134/020/015 E received 27th January 2014
- Access F Interim Roundabout Arrangement reference 25134/020/014 B received 16th December 2013
- Landscape Proposals received 27th January 2014
- East Kettering SUE Access F Phasing Plan reference 25134/020/011 C
- Technical Note Access F Reserved Matters Application TN03 received 17th December 2013

- Technical Note TN11 dated 21st October 2013
- Ecology Statement Access F received on 28th January 2014
- Arboricultural Report received 27th January 2014
- Construction Management Plan received 18th February 2014
- Planning Statement received 4th December 2013

under application reference AOC/0274/0805 or an alternative scheme that shall first be approved in writing by Local Planning Authority before the access works are commenced.

45. Prior to the occupation of the first dwelling on Parcel R7, R8, R9, R10, R11, R12, R13, R14 or R15, as shown on the approved Strategic Masterplan (see Condition 5), Windmill Avenue/Deeble Road (junction c) shall be completed in accordance with full engineering, drainage, signal, construction details and capacity calculations which shall be submitted to and approved in writing by the Local Planning Authority before the junction works are commenced.
- 46(i) On or before 30th June 2016 or the occupation of 500th dwelling, whichever is sooner, full details of the following offsite works shall be submitted to and approved in writing by the local planning authority. No occupation of the 876th or subsequent dwellings on the development shall take place until these works have been completed in accordance with the approved details.
- Improvements to the roundabout at the junction of Stamford Road/Windmill Avenue (junction a)
  - Improvements to the roundabout at the junction of St.Mary's Road/Windmill Avenue (junction b)
  - Improvements to the roundabout at the junction of London Road, Barton Road and Pytchley Road (junction d)
  - Improvements to the junction of Barton Road/Windmill Avenue (junction e)
- 46(ii) Prior to the commencement of development parcels R21, R22, R23 or R26 as shown on the approved Strategic Masterplan (see Condition 5) a Transport Assessment for Cranford Road/Barton Road (junction g) including full details of the required engineering works, drainage, signals, construction details and capacity calculations and triggers for when these highways works will be required and shall be submitted to and approved in writing by the local planning authority. The required works outlined in the approved Transport Assessment (TA) shall be fully implemented in accordance with the triggers set out in the approved TA.
47. Prior to the occupation of the 876th dwelling of the development hereby permitted, the following offsite highway works shall be completed in accordance with full engineering, drainage, signal, constructional details and capacity calculations which shall be submitted to and approved in writing by the Local Planning Authority before the occupation of the 500th dwelling of the development.

- Bus Priority Scheme (f).
48. No more than 375 dwellings shall be occupied on the development unless and until an assessment has been undertaken of an interim scheme of improvement to A14 Junction 10 (which shall be generally in accordance with Drawing No. 25134/001/038 in Appendix B of the submitted PBA Technical Note 09 entitled 'A14 J10 Interim Enhancements' dated 17 September 2013) or other such other scheme as may be approved along with details of the timing programme (i.e. occupation of dwellings) for its implementation and completion have been submitted to and approved in writing by the Local Planning Authority. The interim scheme of improvement to A14 Junction 10 shall be undertaken in accordance with detailed design, engineering, layout and constructional drawings that have first been submitted and approved in writing by the Local Planning Authority and shall be implemented and open to traffic in accordance with the timing programme approved by the Local Planning Authority.
  49. No more than 1750 dwellings shall be occupied until all the mixed use area, (which shall include a minimum of 4,500 square metres of A1, A3, A4 and A5 uses and a total maximum of 5,400 square metres of these uses), employment areas, schools and health clinic approved within Phase 1 as shown on the approved Phasing Plan (see Condition 5), including the related Land Use Budget table, are constructed and available for occupation.
  50. No more than 1750 dwellings shall be occupied until the mainline widening of the A14 between Junctions 7 and 9 has been constructed by the Highways Agency, acting for the Secretary of State for Transport.
  51. All applications for the approval of reserved matters shall include a noise impact assessment for the proposed development, having regard to all noise sources existing or having planning approval at the time of the reserved matters application. The noise impact assessment shall include a review of the data provided within the Environmental Statement and Addendum Noise Report (accompanying the original outline application), be informed by further noise monitoring and modelling where necessary, and where necessary include a noise mitigation scheme. All mitigation schemes shall demonstrate compliance with the standards contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice; and for residential dwellings the good standards as contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice, or any subsequent British Standard which replaces this. The development shall be carried out in accordance with the approved noise mitigation scheme(s).
  52. Prior to the completion of the new link road over the River Ise as shown on the approved Strategic Masterplan (see Condition 5) and its junction with Elizabeth Road (Access C), a Noise Impact Assessment in respect of the use of the access link and its effect upon residential properties and gardens in the Elizabeth Road area shall be submitted to and approved in

writing by the Local Planning Authority. The assessment shall have regard to the baseline noise conditions referred to in the original Environmental Statement, the baseline noise conditions for the year of opening of the access link, and predicted noise levels for fifteen years after the year of opening. The assessment shall be undertaken in accordance with the Calculation of Road Traffic Noise (CRTN) methodology. Where necessary, a scheme of mitigation designed to satisfy the requirements of the Land Compensation Act 1973, BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice and for residential dwellings the good standards as contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice, or any subsequent British Standard which replaces this, shall be submitted to and approved in writing by the Local Planning Authority. The access link shall not be opened for vehicular traffic until the approved scheme of mitigation has been implemented and a validation report has been submitted to and approved in writing by the Local Planning Authority.

53. Prior to the completion of Barton Road/Warkton Lane (Access E) a Noise Impact Assessment in respect of the use of the new access and its effect upon residential properties and gardens in the Barton Road/Warkton Lane area shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall have regard to the baseline noise conditions referred to in the original Environmental Statement, the baseline noise conditions for the year of opening of the access link, and predicted noise levels for fifteen years after the year of opening. The assessment shall be undertaken in accordance with the Calculation of Road Traffic Noise (CRTN) methodology. Where necessary, a scheme of mitigation designed to satisfy the requirements of the Land Compensation Act 1973, BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice and for residential dwellings the good standards as contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice, or any subsequent British Standard which replaces this, shall be submitted to and approved in writing by the Local Planning Authority. The access link shall not be opened for vehicular traffic until the approved scheme of mitigation has been implemented and a validation report has been submitted to and approved in writing by the Local Planning Authority.
54. Prior to the completion of Barton Road (South) (Access F) a Noise Impact Assessment in respect of the use of the new access and its effect upon residential properties and gardens in the Barton Road/Acorn Close area shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall have regard to the baseline noise conditions referred to in the original Environmental Statement, the baseline noise conditions for the year of opening of the access link, and predicted noise levels for fifteen years after the year of opening. The assessment shall be undertaken in accordance with the Calculation of Road Traffic Noise (CRTN) methodology. Where necessary, a scheme of mitigation designed to satisfy the requirements of the Land Compensation Act 1973, BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code

of Practice and for residential dwellings the good standards as contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice, or any subsequent British Standard which replaces this, shall be submitted to and approved in writing by the local planning authority. The access link shall not be opened for vehicular traffic until the approved scheme of mitigation has been implemented and a validation report has been submitted to and approved in writing by the Local Planning Authority.

*(Voting: For 6; Against 0)*

*\*(The Committee exercised its delegated powers to act in the matters marked \*)*

*(The meeting started at 7.00 pm and ended at 7.40 pm)*

Signed: .....  
Chair

RP/JSM