

BOROUGH OF KETTERING

Committee	Full Planning Committee - 20/01/2015	Item No: 5.4
Report Originator	Andrew Smith Senior Development Officer	Application No: KET/2014/0532
Wards Affected	Welland	
Location	Woodside (North East of), Stoke Albany Road, Desborough	
Proposal	Full Application: 1 no. dwelling to replace mobile home and 5 no. pitches with creation of hard standing	
Applicant	Mr & Mrs F Smith C/O Ferguson Broadbent LLP	

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. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details referenced as follows: Plan 1; Plan 2B; Plan 3B; Plan 4B; Plan 5A; Plan 6A; Plan 7A; Design & Access Statement 1; Sustainability and Energy Statement 2; SPD Checklist 3.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions A to D 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 condition D has been complied with in relation to that contamination.

A. Site Characterisation

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:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) 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;
- (iii) 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(or any model procedures revoking and replacing those model procedures with or without modification'.

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, unless otherwise agreed in writing by the Local Planning Authority. 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 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 part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 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 condition C.

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.

4. Prior to the first occupation of the development hereby approved, a scheme for the storage and collection of waste shall be submitted to and approved in writing by the Local Planning Authority and subsequently implemented in accordance with the approved details and retained at all times thereafter.

REASON: In the interest of public health and general amenity in compliance with Policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

5. The site shall not be occupied by any persons other than gypsies and travellers defined in paragraph 15 of ODPM Circular 01/2006.

REASON: This open countryside site is acceptable in policy terms for this use but not for general residential use.

6. No development shall take place on site until a scheme for boundary treatment (including the details of any new gating) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenities and privacy of the neighbouring property and in the interests of highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Prior to the commencement of development a scheme for the provision of surface and waste water drainage shall be 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 pollution of the water environment in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

8. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, 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 interests of the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

9. There shall be no external illumination on the site at any time 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 of the North Northamptonshire Core Spatial Strategy.

10. No development shall take place on site until details of the method of construction of the means of access have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the use hereby permitted is commenced, or the building is occupied, whichever is the sooner.

REASON: To ensure a satisfactory means of access to the highway in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

11. No development shall commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the adjoining buildings are first occupied.

REASON: In the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

12. 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 building, structure or other alteration permitted by Class B of Part 5 of Schedule 2 of the Order shall be erected on the application site.

REASON: To control the appearance of the site in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0532

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

3.0 Information

Relevant Planning History

KET/2008/0423 Erection of agricultural / maintenance building and siting of mobile home for traveller family (Approved subject to conditions)

KET/2005/0496 Outline for demolition of existing derelict structure and construction of new dwelling (Refused)

Site Description

Officer's site inspection was carried out on 10th December 2014. The site constitutes primarily grassed agricultural land that roughly forms a rectangular shape of approximately 140m in length (north to south) and 70m in width (east to west). Access is drawn from the northern end of the site from the minor road that links to the southern side of Stoke Albany Road (B669), this serves, among other commercial uses, the existing KBC-owned traveller site at The Pastures. The B669 and minor road run adjacent the north western and northern boundaries of the application site respectively.

The eastern boundary of the application site is demarked by an existing low-level laurel hedge. The same hedge runs across the site from east to west; further grassland is located to the south of this hedge and is contained within the application site. A public right of way (HA5) runs south from Stoke Albany Road adjacent to the western boundary of the application site; this forms a grassed corridor of around 10m in width. The wider Woodside Business Estate is located to the west of the right of way, which contains a variety of uses predominated by a commercial and light-industrial character.

Within the site there are selected areas of hardstanding in place; i.e. at the vehicular access point and in positions where previously approved outbuildings and a mobile home would be sited (KET/2008/0423). There was no actual built form (either permanent or temporary) on site at the time of the officer's site visit.

Proposed Development

It is proposed that a single-storey dwelling be constructed within the site. This would be set approximately 45m back from the Stoke Road frontage to the site and would be positioned in close proximity to where an extant approval is in place for the siting of a mobile home (KET/2008/0423). The new dwelling would replace the consented mobile home and would be occupied by the existing occupier, who would manage the site. It is proposed that the previously approved outbuildings (to the northern side of the site) would come forward, as

originally envisaged, to provide ancillary amenity to the dwelling on site.

To the southern side of the site it is proposed that 5no. pitches for traveller families be created. Each pitch would cover an area of 20m x 20m and would contain areas of hard standing for the placement of a mobile home and a small amenity block (5m x 5m in footprint) for each plot. A concreted access route and turning area would be provided adjacent to the pitches – this would link to a hardcore track that would be created to run the eastern boundary of the site and would connect to the existing access point at the northern end of the site.

Any Constraints Affecting the Site

Public Right of Way (HA4 & HA5)

4.0 Consultation and Customer Impact

Desborough Town Council: The proposed replacement bungalow is of the same scale as that already approved. Additional sites would comply with government policy and would contribute significantly with the Borough Council's need to locate appropriate sites. Concerns that the application will provide 21 no. parking areas; there is a lot of potential for movements close to Stoke Road, which could be dangerous.

Stoke Albany Parish Council: Objection to the application on the basis of the equality of dealing with planning applications for homes outside of the village boundary. The application should not be dealt with as a special case as it involves traveller homes that could lead to the potential for a further increase in homes on the site in the future.

Wilbarston Parish Council: Support for the application on the understanding that there are now no other current unutilised permissions for traveller site pitches in the vicinity.

Braybrooke Parish Council: Strong support for the application. The applicants have demonstrated appropriate conduct in regard to following due planning process and running traveller sites.

KBC Environmental Health: No objection to the application subject to conditions being applied to secure the investigation of the site for potential land contamination, a scheme for the storage and collection of waste. Construction works audible at the site boundary shall require Environmental Health permission when outside of the hours of 0800-1800 Monday to Friday and 0830-1330 on Saturdays. A site licence would be required to use the land as a caravan site.

Local Highway Authority: No objection subject to the existing field access being upgraded to serve the newly proposed use in line with the Authority's Standing Advice. I.e. the access needs to be no less than 4.5m in width, address the road at 90 degrees and remaining straight for 10m surfaced in a hard bound material. Gates should be set no closer

than 10m to the highway and turning facilities should be provided within the site. Public right of way HA5 must be kept clear at all times (having a minimum 5m clear width) – any works to HA5 would need to be agreed in writing by the Local Planning Authority.

Environment Agency: No objection to the application, but an informative for the applicant is requested to make it clear that an Environmental Permit from the Agency would be required for the discharge of effluent associated with this development.

Neighbours: **4no.** letters of **support** for the application have been received from 5 Newland Street, Braybrooke; Griffin House, Newland Street, Braybrooke; 17 Newland Street, Braybrooke; Wantage Farm, Harborough Road, Braybrooke and can be summarised as follows:

- Correct planning procedure has been followed on this site and the nearby traveller sites of The Pastures and The Laurels; the sites have been well run and trouble free.
- The Borough has suffered from cumulative unauthorised developments elsewhere; this scheme could help to alleviate that issue by providing further authorised pitches for travellers.

Furthermore, **1 no.** letter of **objection** has been received and can be summarised as follows:

- There are a high number of pitches available in the area, which raises the question as to whether additional pitches would be appropriate. No policy or local need justification has been submitted.
- The application site has at no point been considered as part of the traveller site allocation process; the application could therefore be considered premature in light of no decision having been taken by the Council as to the most appropriate site(s) to take forward.
- Only part of the site benefits from a previous 2008 permission for a mobile home. It is not clear if all of the relevant planning conditions have been discharged on this consent.
- The majority of the site falls outside of the site area that was the subject of the 2008 application, and therefore these areas constitute greenfield land.
- No details have been provided of the intended occupiers of the proposed pitches.

5.0 Planning Policy

National Planning Policy Framework

Policy 7. Requiring good design

Policy 11. Conserving and enhancing the natural environment

Planning Policy for Traveller Sites

Policy H: Determining planning applications for traveller sites

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1: Strengthening the Network of Settlements

Policy 9: Distribution & Location of Development

Policy 13: General Sustainable Development Principles

Policy 17: Gypsies and Travellers

Local Plan

Policy 7: Protection of the Open Countryside

Policy 35: Housing within Towns

Policy RA5: Housing in the Open Countryside

Emerging Policies (Local Development Framework)

Site Specific Proposals Local Development Document Gypsy and Traveller Accommodation – Options Paper Consultation (June 2013)

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle & Policy Considerations
2. Design & Visual Impact
3. Residential Amenity
4. Access & Rights of Way
5. Flood Risk & Drainage
6. Other Environmental Matters

1. Principle & Policy Considerations

Planning Policy for Traveller Sites (PPTS) requires that applications are determined in accordance with it, and the presumption in favour of sustainable development and other policies in the NPPF. In terms of sustainable development, consideration needs to be given to the three dimensions of sustainable development, economic, social and environmental.

The PPTS requires consideration to be given, alongside other matters, to:

- Level of local provision and need for sites.
- Availability of alternative accommodation for the applicants.
- Other personal circumstances of the applicant.
- Locally specific criteria used to guide the allocation of sites.
- That applications should be determined from any travellers not

just those with local connections.

The PPTS states that local authorities should strictly limit new traveller development in the open countryside that is away from existing settlements or outside areas allocated in the Development Plan. The PPTS also states that sites in rural areas should respect the scale of and not dominate the nearest settled community, and avoid placing undue pressure on local infrastructure. The site that is the subject of this application is in the open countryside to the north of Desborough.

Level of local provision and need for sites

The North Northamptonshire Gypsy and Traveller Accommodation Assessment Update 2011 (October 2011) (GTAA) identified a need for 3 residential pitches in the period 2012 – 2017 (assuming 7 pitches are delivered at The Laurels) and 10 residential pitches 2017 – 2022.

Paragraph 25 of the PPTS states that if the local planning authority cannot demonstrate an up to date five year supply of deliverable sites this should be a significant material consideration when considering applications for the grant of temporary planning permissions. This application is for a permanent permission but a condition could be used to grant temporary consent.

Table 1 shows the five year requirement for Kettering Borough based on the 2011 GTAA and the supply of sites identified.

Table 1	
Level of need	
No. of pitches required up to 2017	10
No. of pitches required 2017 – 2020	6 (based on average of 2 per year)
Total additional pitches required up to 2020	16
Supply of sites	
No. of additional permanent pitches granted since the October 2011 GTAA update	2 Northampton Road, Broughton - KET/2011/0363 7 pitches at The Laurels 1 pitch at Stoke Albany Road, Desborough * - KET/2008/0423 1 pitch at Springfields - KET/2013/0376 1 pitch at Woodcroft, Stoke Albany Road,

	Desborough - KET/2014/0028
Total supply of sites	12
Remaining Requirement	4

An additional 10 pitches have been granted planning permission at Stoke Albany Road, Desborough. However through the work on the Site Specific Proposals LDD in relation to allocation of sites it has been assumed that this site will not be delivered because funding is not currently available to deliver it. Therefore the site has not been included in the five year supply of sites.

Table 1 demonstrates that while significant progress has been made in identifying sites a five year supply of sites cannot be demonstrated. However if the 10 pitch site at Stoke Albany Road or this site was brought forward a five year supply could be demonstrated.

Availability of alternative accommodation for the applicants

Part of the proposed site has planning permission for 1 pitch as identified in the supply of sites above*. The current application is for 1 no. dwelling and 5 no. pitches with creation of hard standing, to replace the mobile home proposal.

Work is underway in identifying sites to be allocated for gypsy and traveller accommodation through the Site Specific Proposals LDD. The Council consulted on the Site Specific Proposals LDD Gypsy and Traveller Accommodation – Options Paper in June 2013. This consultation document identified potential sites, alternative options and discounted sites. Following the consultation a report was taken to Planning Policy Committee and as a result 1 pitch at Woodcroft, Desborough was recommended to be progressed as an allocation, additional work was required to be carried out at Highcroft Farm, Broughton and Land at Junction 4 of the A14, Rothwell and another site, Black Paddocks, Braybrooke remains under consideration. Progress has been made in completing additional work in relation to Highcroft Farm, Broughton and Land at Junction 4 of the A14, Rothwell, and the results of this work will be reported to the Planning Policy Committee once finalised.

This site was not put forward as a site to be considered as a potential allocation through work on the Site Specific Proposals LDD and has therefore not been compared to other potential allocations. However work in identifying and assessing sites through this process sought to provide a more even distribution of sites across the Borough than currently exists. This site would result in provision of additional pitches in a location which is already well provided for in terms of sites.

Sites allocated in the Site Specific Proposals LDD will meet the need identified in the GTAA to 2022.

The applicant has planning permission for 1 pitch at this location and for a further 10 pitches at Stoke Albany Road, Desborough which, as discussed above, has not been delivered. No information has been submitted indicating the families who will occupy the additional 5 pitches and it is not clear why this need could not be met by developing the site which already benefits from planning permission. Therefore there is no evidence to suggest that the need which this site would meet could not be met on sites which currently exist or have planning consent.

Other personal circumstances of the applicant

No information is available to suggest there are any personal circumstances which should be taken into account.

Locally specific criteria used to guide the allocation of sites

The North Northamptonshire Core Spatial Strategy (CSS) sets out the over arching development strategy. Policy 17 of the Core Spatial Strategy sets out criteria to be met by applications for gypsy and traveller accommodation. The policy requires that:

- a) It should be in accordance with the locational guidance set out in Policy 9 and should meet the criteria set out in Policy 13 where relevant
- b) The site is not in an area designated as environmentally sensitive
- c) The site is closely linked to an existing settlement with an adequate range of services and facilities in order to maximise the possibilities for social inclusion and sustainable patterns of living.

Policy 9 states that development will be distributed to strengthen the network of settlements as set out in Policy 1 of the CSS, which focuses development at the Growth Towns with smaller towns providing a secondary focus for development and limited development in the rural area. Policy 9 states that new building development in the open countryside, outside the Sustainable Urban Extensions, will be strictly controlled. Policy 9 gives priority to previously developed land within urban areas and gives preference to locations that are accessible by a choice of means of travel.

The site is located outside the settlement boundaries contained in the Local Plan and it therefore constitutes open countryside. Saved Policy 7 of the Local Plan states that planning permission for development in the open countryside will not be granted except for where otherwise provided for in that plan. Saved Local Plan Policy RA5 states that planning permission for residential development will not normally be granted and lists exceptions to this, one of which is gypsy sites (criteria vi); however the related Policy 119 has not been saved.

The site is located in the open countryside; the nearest settlement is Desborough which is identified as a secondary focus for growth and

contains an adequate range of services and facilities. The site is located approximately 650m as the crow flies outside the settlement boundary for Desborough and is approximately 2400m from the Town Centre by road. Access to facilities would improve when the Desborough North development comes forward as this will include a local centre and a site for a primary school. Footpath links exist between the site and Desborough; these are however across fields and therefore not surfaced or lit. There are no bus routes which provide access to the site. Access to the site is therefore likely to be predominantly by car.

There is an industrial estate located approximately 125m to the south west of the site and built development on the opposite side of Stoke Albany Road. There are also two existing local authority gypsy and traveller sites 'The Pastures' and 'The Laurels' (these sites are run by the applicant for this application) which contain 15 and 7 pitches respectively in close proximity further along Stoke Albany Road, in addition to this there is planning permission for a further 10 pitches to the south west of Bottom Farm, Stoke Albany Road which is between the application site and the existing sites and 1 pitch at Woodcroft, Stoke Albany Road. The site is a relatively short distance from a settlement with an adequate range of facilities and while the majority of travel would be by car this would be a relatively short journey compared with other locations in the open countryside.

The PPTS states that local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate the nearest settled community, and avoid placing an undue pressure on the local infrastructure. There are currently planning permissions for 34 pitches in this area, if this application is also granted this would increase to 38 pitches and 1 dwelling. However, as discussed above, 10 of these pitches may not be delivered. The estimated population of Desborough was 10,697 at March 2013.

Therefore, whilst the site is not accessible by a range of modes of transport it is relatively well related to Desborough which has an adequate level of services and facilities. The site is located close to existing sites and therefore, in principle, the provision of pitches in this location has been considered acceptable. Given the size of Desborough and the relatively small increase in the number of pitches it is not considered that the number of pitches would dominate the nearest settled community.

The GTAA identifies a need for additional pitches in the Borough and work on the Site Specific Proposals LDD will make provision to meet this need. The site has not been put forward as a site to be considered as a potential allocation through work on the Site Specific Proposals LDD and has therefore not been compared to other potential allocations. However work in identifying and assessing sites through this process sought to provide a more even distribution of sites across the Borough than currently exists. This site would result in provision of additional pitches in a location that is already well provided for in terms

of sites.

The PPTS requires local authorities to strictly limit new traveller development in the open countryside that is away from existing settlements or outside areas allocated in the Development Plan. A recent Government consultation: Planning and Travellers (September 2014) proposes to amend this section of the PPTS to say very strictly limit new traveller development in the open countryside.

The applicants currently have a pitch on an existing site and have permission for an additional pitch in this location. Therefore alternative accommodation is available on existing sites for the applicants. No information has been submitted to indicate which families would occupy the remaining pitches.

On balance, there is an identified need for pitches in the Borough and, while alternative accommodation exists for the applicant, provision of pitches on this site would provide additional pitches which would contribute towards meeting the need identified in the GTAA. While the site is located in the open countryside it is not in an environmentally sensitive location and relatively well related to Desborough which has a good range of services and facilities. Therefore the principle of development in this instance is considered to be acceptable.

2. Design & Visual Impact

It is important to note the recent planning history at the site and the 2008 consent (KET/2008/0423), which has been lawfully implemented for the erection of an agricultural / maintenance building and the siting of a mobile home. The present situation on site is that areas of hardstanding are in place indicating the position of the built form approved under KET/2008/0423. It is however considered that this scheme should be assessed in visual terms on the basis of what has already been approved and could lawfully be constructed upon the site.

As indicated upon the submitted plans (and confirmed by the applicant) it would be the intention to build out the single-storey agricultural / maintenance building (as approved under KET/2008/0423) with the newly proposed dwelling replacing the previously approved mobile home pitch. In this context it is considered that the proposed scheme as a whole would not unduly impact upon the wider rural open countryside setting. The newly proposed dwelling would be set immediately behind the agricultural / maintenance building when viewed from the Stoke Albany Road. The dwelling would be of a single storey in height and constructed in a simplistic style with brick/ stone walls and a dual-pitched tiled roof. It is considered that this proposed design would appropriately assimilate with the appearance of the agricultural / maintenance building. A full schedule of material samples would be secured via condition.

The topography of the site, which slopes gently down to the south,

would further assist in mitigating the visual impact of the development. The 5no. proposed pitches are proposed to the southern (rear) area of the site some 70m away from the nearest highway route to the north. Potential views of the pitches, which would consist of areas of hardstanding for the placement of mobile homes as well as small amenity blocks and amenity areas, would be further softened by the existence of a strong hedgerow buffer at the northern end of the site. Furthermore, the pitches would be situated within the immediate vicinity of the Woodside Industrial Estate (to the west) and would not represent a harmful intrusion in to the open countryside in this context. It is considered that the scheme complies with Policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

3. Residential Amenity

Although there are elements of residential use existent within the Woodside Industrial Estate, there is not an active residential presence in the immediate vicinity of the application site and it is not considered that the scheme offers any undue concerns in the context of safeguarding neighbouring residential amenity in compliance with Policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

4. Access & Rights of Way

The site already has an access in place at the northern end of the site. The Local Highway Authority (LHA) has suggested in their consultation response that this access requires an upgrade to cater for the proposed intensification of the use of the site. Following a visit to the site, it is apparent that limited works would be required to the access to achieve something that is fit for purpose. Its width comfortably exceeds the 4.5m minimum width suggested by the (LHA) whilst there is hard surfacing in place that runs directly into the site. Notwithstanding the position of mature tree specimens to either side of this access, it is considered that appropriate levels of vehicular and pedestrian visibility would be provided in light of the generous width of the access.

It is proposed that a further internal vehicular route (connected to the main access) be provided to run the northern and eastern internal perimeter of the site in order to provide access to the 5no. proposed traveller pitches that are proposed to the southern end of the site. This track, it is proposed, would be surfaced in hardcore and tar. To ensure that appropriate access arrangements are provided (and in the interests of visual amenity) planning conditions should be attached to secure full details of the means of access and the proposed hard surfacing within the site in the event that planning permission is granted. Vehicle parking opportunities would be provided within the pitches and within a communal turning area (20m x 16m) that would be constructed adjacent to the pitches; the proposed layout appears acceptable in this regard. The site is located in close proximity to two public footpaths. Route HA4 is positioned to the east (running north-south) whilst route HA5 runs alongside the western boundary of the application site and links to Stoke Albany Road at the northern end of the site. The Local Highway

Authority has stated that public rights of way must be kept clear of gates or obstruction, whilst a clear 5m wide corridor should be maintained for route HA5. A visit to the site has confirmed that a grassed corridor of at least 10m in width is in place to the western side of the site; the proposed scheme would not result in any alterations within this area of the site. The standard or usability of the aforementioned routes would not be compromised by the proposed scheme. The scheme would comply with Policy 13 (n) of the Core Spatial Strategy.

5. Flood Risk & Drainage

The site is not located within a high-risk Flood Zone. The Environment Agency was consulted upon the scheme and stated no objection. In the interests of prudence and to ensure that pollution of the local water environment is guarded against, a planning condition should be applied to any approval to secure a scheme for the provision of surface and waste water drainage.

6. Other Environmental Matters

The Council's Environmental Health Department has been consulted upon the scheme and has identified the potential for land contamination; an investigation of the site (and any subsequent remediation) would need to be secured via planning condition. A scheme for the storage and collection of waste has also been requested in addition to various informatives for the applicant.

Conclusion

The proposed development would make an important contribution towards an identified local need for traveller pitches in an appropriate location, which respects the landscape character of its surroundings, safeguards residential amenity and highway safety in compliance with Policies 1, 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy, Policies 7 and RA5 of the Kettering Local Plan and the guidance contained within the National Planning Policy Framework and Planning Policy for Traveller Sites.

Background Papers

Title of Document:

Date:

Contact Officer:

Andrew Smith, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: