

PLANNING COMMITTEE

Tuesday 23rd March 2021 at 6.00pm
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This is a virtual meeting of the Planning Committee to be held using Zoom and live-streamed via YouTube.

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A G E N D A

1. Apologies
2. Declarations of Interest
 - (a) Personal
 - (b) Prejudicial
3. Minutes of the meetings held on 16th February 2021 to be approved as a correct record and signed by the Chair
4. Any items of business the Chair considers to be urgent
5. Planning Application Reports

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held: 16th February 2021

Present: Councillor Mark Rowley (Chair)
Councillors Linda Adams, Scott Edwards, Clark Mitchell,
Mark Rowley, Lesley Thurland, Greg Titcombe, David
Howes and Cliff Moreton.

20.PC.92 APOLOGIES

None.

20.PC.93 DECLARATIONS OF INTEREST

None.

20.PC.94 MINUTES

RESOLVED that the minutes of the meetings of the Planning Committee held on 15th December 2020 be approved as a correct record.

20.PC.95 ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT

None.

20.PC.96 PLANNING APPLICATION REPORTS

The Committee considered the following applications for planning permission, which were set out in the Head of Development Control's Reports and supplemented verbally and in writing at the meeting. Three Speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy, two written statements were also submitted.

The reports 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:-.

20.PC.96.1 KET/2020/0318

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Change of use of part of application site from unused land to use as an extension to a residential caravan site and taken together with the existing site would be for 12 traveller families, each with one caravan/mobile home including laying of hardstanding and construction of retaining wall at The Old Willows, 10 The Old Northampton Road, Broughton for Mr F Doran.</p> <p>Application No: KET/2020/0318</p> <p><u>Speaker:</u></p> <p>None.</p>	<p>Members received a report which sought the Change of use of part of the application site from unused land, to use as an extension to a residential caravan site. Taken together with the existing site, the proposal would be for 12 traveller families, each with one caravan/mobile home including the laying of hardstanding and construction of retaining wall.</p> <p>Cllr Titcombe raised concerns surrounding the size of the existing site and the inability, in his view, to accommodate the amount of caravans/mobile homes proposed on the site.</p> <p>Cllr Thurland raised concerns surrounding the health and safety at the site, concurring with the planning officer's report.</p> <p>Cllr Howes added his agreement with the planning officer's report.</p> <p>After debate it was proposed by Cllr Thurland and seconded by Cllr Titcombe that the application be refused as per the officer's recommendation. This motion was passed with a unanimous vote in favour of the recommendation.</p> <p>It was agreed that the application be REFUSED for the following reasons:-</p>

1. The proposed site layout would be cramped and dominated by hardstanding, there is minimal room for parking and turning; no room for utility/amenity blocks, touring caravans and space for the storage of equipment; and, absence of any landscaping within the site enclosed with 1.8m fencing. The site layout is therefore considered to provide insufficient amenity for occupiers contrary to paragraph 26 of the Planning Policy for Travellers Sites [2015] and with Policy 31 of the North Northamptonshire Joint Core Strategy.

2. The opening up of the site by removal of screen planting along the east boundary and the likely loss of screen planting along the west boundary, due to excavation works into the embankment, have and will result in the site and its infrastructure being clearly visible from the public highway [Broughton Road and the A43] and a Public Rights of

Way footpath [GW14] such that have/will result in an incongruous appearance in this rural landscape contrary to Policies 3, 19 and 31 of the North Northamptonshire Joint Core Strategy and Policy 7 of the Kettering Local Plan Saved Policies.

3. The loss of the hedgerow and associated trees have an adverse impact on the green infrastructure and ecological network, by causing habitat fragmentation and biodiversity net loss contrary to Policies 4 and 19 of the North Northamptonshire Joint Core Strategy.

4. The removal of the eastern hedgerow, the cutting into the western embankment and the covering of the whole site with hardsurfacing represent intentional unauthorised development which is considered was undertaken with the sole purpose of undermining the full and proper consideration of the impact of the proposed development contrary to Government Policy.

5. Insufficient information has been submitted to assess the suitability and appropriateness of the proposed retaining wall in terms of protecting the structural stability of the A43 to ensure that it is to the necessary standard to fulfil its function as part of the strategic road network contrary to Policy 17 of the North Northamptonshire Joint Core Strategy.

6. The Council considers that there is a five year supply of pitches for Gypsies and Travellers within the Borough and there is a lack of evidence for the need for the additional pitches. Having regard to the harms identified above it is considered there is a lack of weight to be attached to need such that it is sufficient to outweigh the strong objections to the use of the land in the manner proposed.

Voting: For - Unanimous

20.PC.96.2 KET/2020/0659

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: New access with alteration to land levels at 17 Kettering Road for Mr P Chamberlain</p> <p>Application No: KET/2020/0659</p> <p><u>Speaker:</u></p> <p>The committee heard a written speech from a third Party objector (Nicola Wright). The statement offered objections on multiple neighbours due to numerous risks. The statement raised concerns regarding lack of communication from the applicant relating to relevant deeds. Further concerns were raised that BLTC had not been consulted on this application. In addition, the statement raises concerns surrounding the restriction of space for vehicle movements. The statement raises objections on the basis that the works would increase the risk of damage from lack of water drainage.</p> <p>The committee then heard from the applicant for the development (Mr P Chamberlain). Mr Chamberlain explained that he is very open to questions should members have any. The applicant also wished to add that highways had not objected to this proposal, and appreciated that there has been concerns from the residents. Mr Chamberlain confirmed that concerns surrounding security of a gated road was a misunderstanding, and that there would be no access through the property. Mr Chamberlain also expressed that evidence had been provided by his lawyer regarding the right of way in the property, and that this had been distributed and received by concerned neighbours.</p>	<p>Members received a report which sought the full application for a new access to the existing site, along with alterations to the land levels.</p> <p>The Committee heard no update.</p> <p>The chair asked the Planning Officer whether BLTC were consulted in relation to this. The Planning officer confirmed that this had been undertaken.</p> <p>The chair also confirmed whether by granting permission for this application, the committee would be granting permission for use of the road. The Planning Officer confirmed this was not the case.</p> <p>Cllr Thurland referred to a previous application for the barn conversion, and a discrepancy between parking provisions for the previous application which was approved, and this current application. Concerns were raised that the proposed space would not be large enough for the vehicle movements outlined in the application. Cllr Thurland also raised concerns surrounding the JCS policy 8, not having undue disruption to neighbouring properties, and argues that the current proposal would not adhere to this.</p> <p>The planning officer advised the committee that each application should be judged on its own merits. There was also advice given surrounding the Highways Department cannot comment on the private drive aspect of the application.</p> <p>Cllr O'Hara agreed with Cllr Thurland, and also raised concerns that the area is one that floods quite frequently, and the works proposed will likely increase this risk.</p> <p>Cllr Edwards asked whether the tree work could be undertaken without planning</p>

	<p>permission, the planning officer advised that the ahrdstanding works could be done without planning permission. Cllr Edwards echoed Cllr O'hara's points regarding flooding and the effect of taking the trees away. The Planning Officer also confirmed that the trees fall within the conservation area, however any works to those trees would require a separate application.</p> <p>Cllr Titcombe raised concers surrounsing the proposed driving arrangements, and the lack of space on the application for vehicular movements.</p> <p>Cllr Howes asked why additional access is needed for the applicant when there is already access. The chair advised that it isn't a planning consideration, and this was confirmed by the Legal representative.</p> <p>Cllr Moreton also raised concerns over the lack of space for proposed parking.</p> <p>After debate it was proposed by Cllr Thurland and seconded by Cllr Titcombe that the application be refused contrary to the officer's recommendation, on the basis of detrimental impact to the highway, contradiction to Policy 8 of the JCS and detrimental impact on local parking.</p> <p>This motion passed with a unanimous vote in favour of the amendment to refuse.</p> <p>It was agreed that the application be REFUSED for the following reasons:-</p>
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20.PC.96.3 KET/2020/0746

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Change of use from dwelling (C3a) to children's care home (C2) at 7 Forest Glade, Kettering for Mr T Cox, Esland Care.</p> <p>Application No: KET/2020/0746</p> <p><u>Speaker:</u></p> <p>Cllr Davies addressed the committee as Ward Councillor for the area. Cllr Davies advised that it is vital that the development is located adequately, and this is the views of many neighbours who had contacted him. Cllr Davies advised there would be significant impact on the neighbours, and that there is no mention of how the applicants would adequately look after the residents and neighbours. Cllr Davies also raised concerns that there are current crime issues in the area, specifically county lines operations, to which the applicant company states are the residents they work with are at risk to these operation. Further issues were raised surrounding potential parking issues, specifically around school pickup and drop off times. Further arguments raised concerns surrounding the lack of information outlining the specified movement times of carers etc. Cllr Davies also refers to a separate application in Rothwell which shows similarities.</p> <p>The Committee also heard from Aida McManus who was the agent for the applicant. Aida advised the committee that the applicants successfully operate numerous care homes across the country, and that there have been no issues with any other care home or the care quality commission. The committee also heard that some children may be placed there for their own safety. Aida</p>	<p>Members received a report which sought the change of use from a dwelling into a children's care home.</p> <p>The committee heard an update which was a statement from the applicant. This confirmed the ages of the children in the property, and the process before children are accepted into the property. Facilities usage was also explained by the applicant. This requires condition 2 to be amended, and there is a typing error on the report that suggests there are 4 bedrooms, this should read 5.</p> <p>Cllr Howes asked where 6 cars would propose to be parked, and referred to the photographs of the existing property in the report. The planning officer advised that the applicant had changed the original application to read 4 parking spaces, which would be parked as such – 2 cars in the garage and 2 on the driveway. Cllr Howes advised that this would still be unsustainable.</p> <p>Cllr Thurland raised concerns surrounding the quality of life of the proposed residents at the property. This also included the proposed care plan in place and the amount of carers needed for the residents at all times. Further concerns were raised surrounding the current lack of space in order for the residents to have enough as well as carers. In addition, the proposed age gap between potential residents (8-18year olds) would require further space due to having different needs.</p> <p>The planning officer advised that the potential residents would be grouped by age, therefore there shouldn't be the size age gap that Cllr Thurland was alluding to. The planning officer also advised that the residents would not be allowed out of the property unaccompanied. Furthermore, there would be no third parties entering the property, therefore reducing the movement of</p>

made the argument that this cannot be classed as overdevelopment as there are no additions to the current property, and that Highways had given no concerns surrounding parking. Regarding the County Lines concerns, the agent advised that the applicants would work closely with the police, and the children would be accompanied at all times.

traffic to the care home.

Cllr O'Hara raised concerns surrounding the County Lines issues. In addition, concerns were raised surrounding how the residents would travel to and from places of education. Cllr O'Hara also echoed Cllr Thurland's concerns surrounding lack of space for the residents at the property

Cllr Titcombe raised concerns surrounding the potential impact on the amenities of neighbouring properties, therefore contradicting Policy 8 of the JCS.

The Head of Development services advised the committee not to second guess the company providing these services as the relevant checks had been made. The concerns surrounding contradiction to Policy 8 was not a valid argument in his view.

Cllr Adams raised that if the property remained a family home there could still be a high volume of vehicles if fully occupied. The Councillor also advised the committee that these properties are well-regulated, and the position of the property is acceptable for the proposal.

Cllr Moreton raised concerns surrounding the proposed safety of the residents, and the surrounding woodland being a concern for the vulnerability of the potential residents.

Cllr Thurland added to her original comments, that the concerns surrounding the vehicle movements to and from the property for the proposed residents.

The planning officers advised the committee that they were aware of the current crime issues in the area, but these are not planning considerations, and that the police came back with no comments when consulted on the proposal.

After debate it was proposed by Cllr Adams and seconded by Cllr Mitchell that the

	<p>application be approved as per recommendation. This motion fell with 2 votes for, 4 against and 2 abstentions.</p> <p>An amendment was proposed by Cllr Thurland and seconded by Cllr O'Hara that the application be refused contrary to recommendation, on the basis that it contradicts Policy 8 of the JCS, and would have a detrimental impact to parking and highways in the local area. This motion passed with 4 votes for, 2 against and 2 abstentions.</p> <p>It was agreed that the application be REFUSED for the following reasons:-</p>
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1. The proposal would result in unneighbourly form of development which would have a detrimental impact on local residents amenity by virtue of increased disturbance from traffic movement and general comings and goings due to the intensification of use as a care home, contrary to Policy 8 of the North Northants Joint Core Strategy.
2. The proposal allows for the on-site parking for 4 vehicles which, given the amount of staff to be employed on or attending the site, is considered to be insufficient, resulting in on-street parking which is likely to contribute to parking congestion and potential highway hazard to other road users including pedestrians. The proposal is contrary to Policy 8 of the North Northants Joint core strategy in this regard.

*Voting (Officers recommendation) – For – 2
Against – 4
Abstentions - 2*

*Voting (Amendment to Refuse) – For – 4
Against – 2
Abstentions – 2*

20.PC.96.4 KET/2020/0824

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Demolition of existing 2 storey dwelling and erection of new 2 storey building at 46 Polwell Lane, Barton Seagrave for Mr R Hall Mortar & Co. Ltd.</p> <p>Application No: KET/2020/0824</p> <p><u>Speaker:</u></p> <p>The committee heard a written statement from the co owner of the property. The statement read that the original application had been withdrawn on the advice of the agent, and the new application shows changes which have rectified any concerns of the planning authority and neighbours. The committee heard that the applicant has been a builder for over 40 years and believes the quality of build will be high.</p>	<p>Members received a report which sought the demolition of the existing 2 storey dwelling, with the erection of a new 2 storey dwelling.</p> <p>The committee heard no update.</p> <p>Cllr Thurland raised concerns surrounding the single storey aspect of the proposed development. The Councillor asked whether a condition could be added that this could not be built on in the future. Further concerns were made surrounding disabled access, and whether this is acceptable.</p> <p>The Planning officer advised that disability aspects would be picked up by Building Regulations. Confirmation was also given that the development will be built as planned, and therefore no further development on the single storey part is permitted without a further application.</p> <p>Cllr O'Hara raised concerns surrounding energy efficiency. The planning officer advised there were policies in place for amenities such as water usage. Cllr O'Hara also raised concerns surrounding parking, however the planning officer confirmed that the new, current application addressed these concerns from the original application.</p> <p>Cllr Edwards raised concerns surrounding the loss of light for neighbours. The planning officer explained that the room suffering from the loss of light is a utility room therefore not habitable.</p> <p>After debate it was proposed by Cllr Titcombe and seconded by Cllr Adams that the application be approved as per the officer's recommendation. This motion passed with 6 votes for and 2 votes against.</p> <p>It was agreed that the application be APPROVED for the following reasons:-</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development 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 Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.
4. No development above building slab level 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.
5. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.
6. The dwellinghouse hereby approved shall be constructed to achieve a maximum water use of no more than 105 litres per person per day in accordance with the optional standards 36(2)(b) of the Building Regulations 2010 (as amended) as detailed within the Building Regulations 2010 Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition).
7. The windows at first floor level on the side (northwest and southeast) elevations shall be glazed with obscured glass and any portion of the window that is within 1.7m of the floor of the room where the window is installed shall be non-openable. The windows shall thereafter be maintained in that form.
8. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A, B or C shall be made at first floor level in the side (northwest and southeast) elevations or in any roof plane of the building.

*Voting: For – 6
Against - 2*

20.PC.96.5 KET/2020/0868

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Application for Listed Building Consent: Replace specified windows, repairs to specified windows, render, stone plinths, flashing and front door joinery, redecorate external wall surfaces, refurbish signboard at Chesham House, 53 Lower Street, Kettering for Mr D Smith, Kettering Borough Council.</p> <p>Application No: KET/2020/0868</p> <p><u>Speaker:</u></p> <p>None.</p>	<p>Members received a report which sought the Listed Building consent for Replace specified windows, repairs to specified windows, render, stone plinths, flashing and front door joinery, redecorate external wall surfaces, refurbish signboard</p> <p>The committee heard no update.</p> <p>The committee did not debate this item, therefore it was proposed by Cllr Edwards and seconded by Cllr O'Hara that the application be approved as per the officer's recommendation. This motion passed with a unanimous vote for the amendment.</p> <p>It was agreed that the application be APPROVED for the following reasons:-</p>

1. The works to which this consent relate shall be begun before the expiration of 3 years from the date of this consent.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and information detailed below.
3. Replacement and repaired window frames shall be timber with a final painted finish, to match the existing, applied by hand when the frames have been installed on site and shall remain in that state thereafter and any other repair works shall be carried out in matching materials and shall remain in that form thereafter.

Voting: For – Unanimous

The meeting concluded at 20:17

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Tuesday, 23 March, 2021

No. 5 Planning Application Reports

5.1	KET/2020/0745	SBE	Kettering South (land at), Off A509 North of Isham, Approval of Reserved Matters (EIA): Reserved matters application following Outline Application KET/2018/0965 (Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage) in relation to landscape and layout for the estate road, together with flood compensation, foul and surface water drainage, and structural and soft landscaping. Expiry date: 12-February-2021	1
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Application Reference Numbers and Expiry Dates in bold type are within the permitted time frame

The Planning Officer's initials are in the third column. For further details please refer to the end of the individual reports.

The membership for this Full Planning Committee is as follows:-

Councillors:- M Rowley (Chair), S Edwards (Deputy), J O'Hara, L Adams, C Mitchell, C Moreton, L Thurland, G Titcombe

Substitutes:- Councillors D Howes, I Jelley, A Lee, J West

BOROUGH OF KETTERING

Committee	Full Planning Committee - 23/03/2021	Item No: 5.1
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2020/0745
Wards Affected	Slade	
Location	Kettering South (land at), Off A509 North of Isham	
Proposal	Approval of Reserved Matters (EIA): Reserved matters application following Outline Application KET/2018/0965 (Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage) in relation to landscape and layout for the estate road, together with flood compensation, foul and surface water drainage, and structural and soft landscaping.	
Applicant	Tritax Symmetry (Kettering) 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 not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 37 of the North Northamptonshire Joint Core Strategy.

2. Prior to occupation of the first unit within the red-line of the approved location plan 13-170 P001 P7 and notwithstanding the approved plans full details of a lighting scheme to run alongside the east-to-west aligned shared Cycle/Footpath shown to the top edge of approved plan 70061010-SYMK-WSP-HGN-000-002-P02, in the event that such a lighting scheme is deemed to be necessary, shall be provided to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to first occupation and remain in place for the duration of the development.

REASON: To create safe cycle and pedestrian routes in accordance with Policy 37 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2020/0745

This application is returned to the Committee so that it has the opportunity to reconsider the resolution to refuse planning permission at the 02 March 2021 Planning Committee following the receipt of legal advice.

No decision notice has been issued for this application and therefore the matter can be reconsidered.

The item was originally reported to committee as there were unresolved, material objections to the proposal (this remains the case). The committee report presented on 02 March is attached as **Appendix 1**.

3.0 Information

Section 3.0 is unchanged from the Officer's original report (02 March 2021) – please see Appendix 1.

4.0 Consultation and Customer Impact

No further responses have been received between the committee meeting on 02 March and at the time of writing this report. Section 4.0 therefore is unchanged from the Officer's original report (02 March 2021) – please see Appendix 1.

5.0 Planning Policy

This section is unchanged from the Officer's original report (02 March 2021) – please see Appendix 1.

6.0 Financial/Resource Implications

This section is unchanged from the Officer's original report (02 March 2021) – please see Appendix 1.

7.0 Climate Change Implications

This section is unchanged from the Officer's original report (02 March 2021) – please see Appendix 1.

8.0 Planning Considerations

The key issues as set out in the Officer's original report to Committee on 02 March 2021 still stand; the officer's assessment of the key issues is unaltered, and the scheme is considered acceptable and recommended for approval (two previously recommended conditions have been removed as they are unnecessary).

Further to the Committee held on 02 March where the Committee resolved to refuse the scheme, contrary to officer recommendation, and prior to any decision being issued the applicant has set out their legal position to the Council; subsequently the Council instructed and received their own legal advice.

The resolution to refuse was based on flood risk and drainage impacts.

Whilst the original Officer's report is unchanged, it is considered that specific clarification on the law and also the parameters within which the current application can be determined, will assist Members. This report adds clarity to the original report and draws out those key elements in more detail.

This addendum report provides clarification on matters which have already been approved through the discharge of conditions pursuant to the outline planning permission and matters which were approved as part of the outline consent itself.

1. Legality and Soundness of Committee Resolution of 2 March 2021

The resolution made by the Committee on 02 March 2021 was refused on the matters of flood risk and drainage, notwithstanding that the Council have already approved these matters and they were not before members to consider.

The reasoning for this conclusion will be explained below together with key background information.

The outline permission was granted in respect of the site for the following description of development:

Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage.

All matters were reserved save for access.

The application for reserved matters indicated that it was seeking approval for landscaping, layout and scale. The development description on the application form was:

- (i) The layout of the road, storm water drainage, including flood compensation works
- (ii) Structural landscaping and landscaping of the estate road.

Reserved Matters – Law and Policy

Reserved matters are details which come forward after an outline planning permission is granted. It adds detail to the principle of the development which has already been accepted.

Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines the 5 reserved matters as:

- 'Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

Access was determined at the outline stage and cannot be re-opened for debate as part of the current reserved matters

- ‘Appearance’ – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.
- ‘Landscaping’ – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;
- ‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development.
- ‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.

It can be seen, therefore, that drainage is not a reserved matter. Article 2 of the Development Management Procedure Order defines the 5 issues that can be reserved matters. These are set out above.

The acceptability of the drainage proposals was therefore not an issue before the Committee to consider as part of this application. Only the location of the drainage could be considered as a reserved matter, as part of ‘layout’. But the layout of the proposal was not a reason to refuse. Accordingly, members have resolved to refuse the application on the basis of issues they were not being asked to consider. Furthermore, there is no technical basis for concluding that there is any difficulty with the drainage proposals in any event.

Outline Conditions Approval

The drainage solution was approved when discharging conditions 16 (approval of surface water drainage scheme) and 21 (approval of detailed scheme for floodplain compensatory storage) attached to the outline permission. As these were matters that had already been approved they did not require any further approval from the Local Planning Authority and cannot be re-opened via this current application.

Evidential Basis

Even if the above were not the case, there is also no evidential basis for concluding that the drainage proposed is unacceptable in any event. Consultation responses and the officer’s assessment makes clear the acceptability of the drainage proposals.

2. Clarification of matters approved by condition and agreed as part of the outline planning permission.

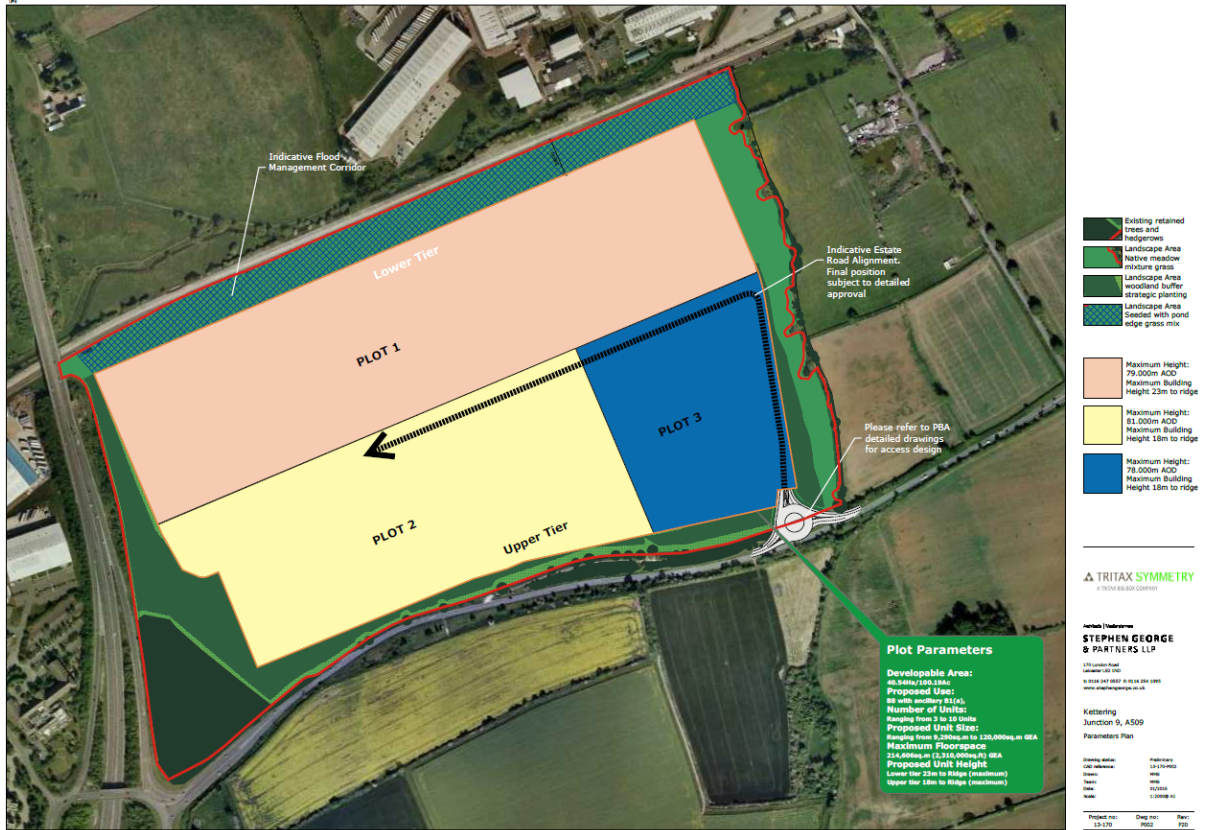
Approved conditions associated with KET/2018/0965 the outline planning permission for the development

“Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage at Kettering South (land at) (Off A509 north of Isham), Kettering by Tritax Symmetry (Kettering) LLP.”

Condition reference	Outline condition number	Brief description	Approved date
AOC/0965/1801	15	Approval of Archaeological Written Scheme of Investigation	19/10/2020
AOC/0965/1802	9	Badger Mitigation Strategy	09/11/2020
AOC/0965/1803	7	Construction Management Plan incorporating a Construction Traffic Management Plan	30/11/2020
	8	Construction Environmental Management (Biodiversity) Plan	22/02/2021
	11	Landscape, Ecology and Arboricultural Management Framework	22/02/2021
	12	Landscape, Ecology and Arboricultural Management Plan	22/02/2021
	14	Finished Floor Levels	30/11/2020
	16	Surface Water Drainage	30/11/2020
	17	Maintenance of Surface Water Drainage scheme	30/11/2020
	18	Foul Water Drainage	16/02/2021
	19	Noise Assessment	30/11/2020

	21	Floodplain Compensatory Storage scheme	16/02/2021
	22	Phasing Plan	30/11/2020
	23	Details of public transport turning facility and bus stop infrastructure within the development	30/11/2020
	26	Details of temporary and permanent footway/cycleway	30/11/2020
AOC/0965/1804	24	Details of bus stop and lay-bys on the A509	11/02/2021
	34	Details of Highway Mitigation Measures for A509/Station Road Junction	11/02/2021
	35	Details of Highway Mitigation Measures for A509/ Finedon Station Road Junction	11/02/2021
AOC/0965/1805	10	Contamination	22/02/2021

Parameters Plan approved under Condition 2 of the Outline KET/2018/0965 and subsequently varied under Non-Material Amendment KET/2019/0752 which was Approved 21 November 2019:



(Not to Scale)

Consequently, the following details have already been considered and approved under the Outline Planning Permission (KET/2018/0965):

- Developable area - 40.54ha
- Proposed Use – B8 with ancillary B1(a)
- Number of units (3-10)
- Proposed unit sizes (9,290sqm-120,000sqm)
- Maximum Floorspace – 214,606sqm
- The width of the Structural Landscaping area around the edges of the site including along its southern edge (to the right edge on the above image)
- Access location and details of the access roundabout
- Alignment of the Estate Road
- Location and extent of the Flood Management Corridor
- Maximum heights of the buildings ridge heights on the identified plots taken from Above Ordnance Datum (AOD)
 - Plot 1 (Lower Tier) – Maximum Height 79 AOD – Maximum Building Height 23m to Ridge

- Plot 2 (Upper Tier) – Maximum Height 81 AOD – Maximum Building Height 18m to Ridge
- Plot 3 (Upper Tier) – Maximum Height 78 AOD – Maximum Building Height 18m to Ridge

The current reserved matters has come forward in a way that wholly aligns with the provisions detailed in the 'Parameters Plan' which was considered and approved as part and in association with the Outline Planning Permission (KET/2018/0965). As such these already approved matters cannot be re-opened and are not matters for debate.

No additional or updated representations have been received to this application since the drafting of the appended Committee Report. As such and with no reason to come to a different conclusion the findings of that report are maintained and the recommendation to approve is unchanged.

Conclusion

The application seeks Reserved Matter approval (for landscaping and layout) following grant of application KET/2018/0965.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposal is in accordance with the development plan; most notably site-specific North Northamptonshire Joint Core Strategy Policy 37 and is consistent with the parameters laid out in the Outline permission. There are no material considerations that would support coming to a different conclusion. Thereby under such circumstances and consistent with paragraph 11 of the NPPF, which details the presumption in favour of sustainable development, the proposal is considered to be a sustainable form of development and should be approved without delay as it comprises the right type of development in the right place and at the right time to support growth in a way that is plan-led.

The application thereby is recommended for approval, subject to imposition of the conditions laid-out.

Background Papers

Title of Document:

Date:

Contact Officer:

Louise Holland, Development Manager
 Sean Bennett, Senior Development Officer
 on 01536 534316

Previous Reports/Minutes

Ref:

Date:

BOROUGH OF KETTERING

Committee	Full Planning Committee - 23/03/2021	Item No: 5.1
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2020/0745
Wards Affected	Slade	
Location	Kettering South (land at), Off A509 North of Isham	
Proposal	Approval of Reserved Matters (EIA): Reserved matters application following Outline Application KET/2018/0965 (Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage) in relation to landscape and layout for the estate road, together with flood compensation, foul and surface water drainage, and structural and soft landscaping.	
Applicant	Tritax Symmetry (Kettering) 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 not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 37 of the North Northamptonshire Joint Core Strategy.

2. Prior to occupation of the first unit within the red-line of the approved location plan 13-170 P001 P7 and notwithstanding the approved plans full details of a lighting scheme to run alongside the east-to-west aligned shared Cycle/Footpath shown to the top edge of approved plan 70061010-SYMK-WSP-HGN-000-002-P02, in the event that such a lighting scheme is deemed to be necessary, shall be provided to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to first occupation and remain in place for the duration of the development.

REASON: To create safe cycle and pedestrian routes in accordance with Policy 37 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2020/0745

This application is returned to the Committee so that it has the opportunity to reconsider the resolution to refuse planning permission at the 02 March 2021 Planning Committee following the receipt of legal advice.

No decision notice has been issued for this application and therefore the matter can be reconsidered.

The item was originally reported to committee as there were unresolved, material objections to the proposal (this remains the case). The committee report presented on 02 March is attached as **Appendix 1**.

3.0 Information

Section 3.0 is unchanged from the Officer's original report (02 March 2021) – please see Appendix 1.

4.0 Consultation and Customer Impact

No further responses have been received between the committee meeting on 02 March and at the time of writing this report. Section 4.0 therefore is unchanged from the Officer's original report (02 March 2021) – please see Appendix 1.

5.0 Planning Policy

This section is unchanged from the Officer's original report (02 March 2021) – please see Appendix 1.

6.0 Financial/Resource Implications

This section is unchanged from the Officer's original report (02 March 2021) – please see Appendix 1.

7.0 Climate Change Implications

This section is unchanged from the Officer's original report (02 March 2021) – please see Appendix 1.

8.0 Planning Considerations

The key issues as set out in the Officer's original report to Committee on 02 March 2021 still stand; the officer's assessment of the key issues is unaltered, and the scheme is considered acceptable and recommended for approval (two previously recommended conditions have been removed as they are unnecessary).

Further to the Committee held on 02 March where the Committee resolved to refuse the scheme, contrary to officer recommendation, and prior to any decision being issued the applicant has set out their legal position to the Council; subsequently the Council instructed and received their own legal advice.

The resolution to refuse was based on flood risk and drainage impacts.

Whilst the original Officer's report is unchanged, it is considered that specific clarification on the law and also the parameters within which the current application can be determined, will assist Members. This report adds clarity to the original report and draws out those key elements in more detail.

This addendum report provides clarification on matters which have already been approved through the discharge of conditions pursuant to the outline planning permission and matters which were approved as part of the outline consent itself.

1. Legality and Soundness of Committee Resolution of 2 March 2021

The resolution made by the Committee on 02 March 2021 was refused on the matters of flood risk and drainage, notwithstanding that the Council have already approved these matters and they were not before members to consider.

The reasoning for this conclusion will be explained below together with key background information.

The outline permission was granted in respect of the site for the following description of development:

Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage.

All matters were reserved save for access.

The application for reserved matters indicated that it was seeking approval for landscaping, layout and scale. The development description on the application form was:

- (i) The layout of the road, storm water drainage, including flood compensation works
- (ii) Structural landscaping and landscaping of the estate road.

Reserved Matters – Law and Policy

Reserved matters are details which come forward after an outline planning permission is granted. It adds detail to the principle of the development which has already been accepted.

Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines the 5 reserved matters as:

- 'Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

Access was determined at the outline stage and cannot be re-opened for debate as part of the current reserved matters

- 'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.
- 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;
- 'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development.
- 'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.

It can be seen, therefore, that drainage is not a reserved matter. Article 2 of the Development Management Procedure Order defines the 5 issues that can be reserved matters. These are set out above.

The acceptability of the drainage proposals was therefore not an issue before the Committee to consider as part of this application. Only the location of the drainage could be considered as a reserved matter, as part of 'layout'. But the layout of the proposal was not a reason to refuse. Accordingly, members have resolved to refuse the application on the basis of issues they were not being asked to consider. Furthermore, there is no technical basis for concluding that there is any difficulty with the drainage proposals in any event.

Outline Conditions Approval

The drainage solution was approved when discharging conditions 16 (approval of surface water drainage scheme) and 21 (approval of detailed scheme for floodplain compensatory storage) attached to the outline permission. As these were matters that had already been approved they did not require any further approval from the Local Planning Authority and cannot be re-opened via this current application.

Evidential Basis

Even if the above were not the case, there is also no evidential basis for concluding that the drainage proposed is unacceptable in any event. Consultation responses and the officer's assessment makes clear the acceptability of the drainage proposals.

2. Clarification of matters approved by condition and agreed as part of the outline planning permission.

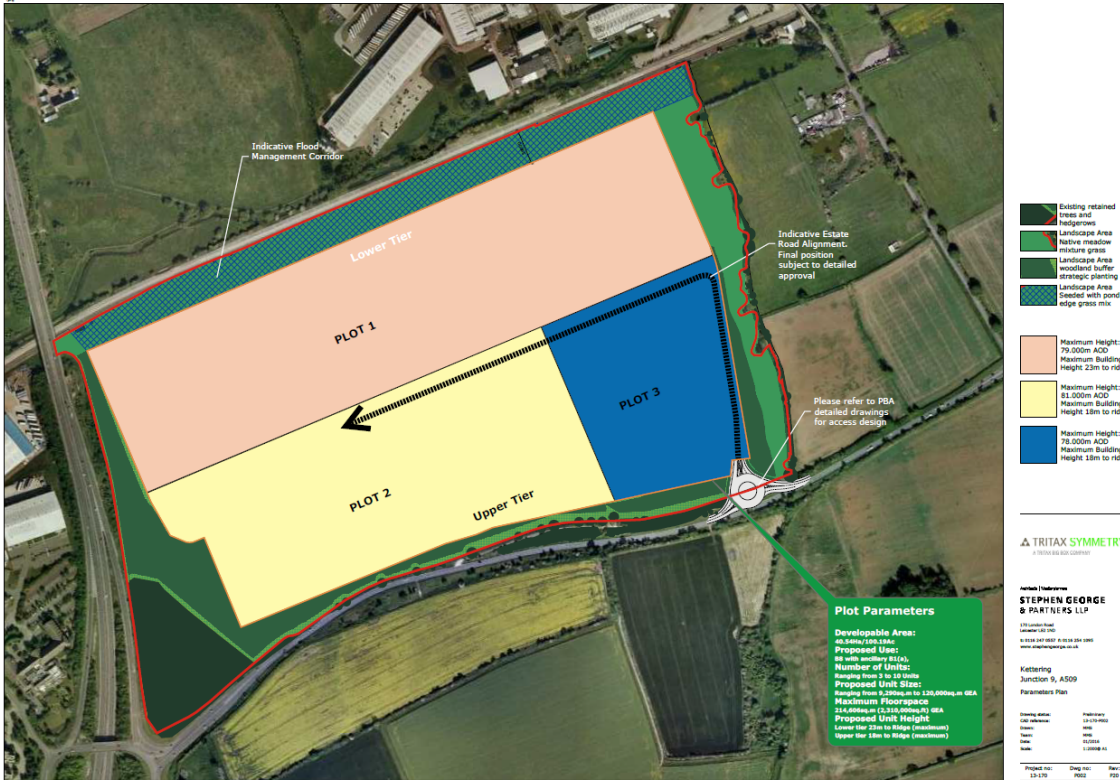
Approved conditions associated with KET/2018/0965 the outline planning permission for the development

“Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage at Kettering South (land at) (Off A509 north of Isham), Kettering by Tritax Symmetry (Kettering) LLP.”

Condition reference	Outline condition number	Brief description	Approved date
AOC/0965/1801	15	Approval of Archaeological Written Scheme of Investigation	19/10/2020
AOC/0965/1802	9	Badger Mitigation Strategy	09/11/2020
AOC/0965/1803	7	Construction Management Plan incorporating a Construction Traffic Management Plan	30/11/2020
	8	Construction Environmental Management Plan (Biodiversity)	22/02/2021
	11	Landscape, Ecology and Arboricultural Management Framework	22/02/2021
	12	Landscape, Ecology and Arboricultural Management Plan	22/02/2021
	14	Finished Floor Levels	30/11/2020
	16	Surface Water Drainage	30/11/2020
	17	Maintenance of Surface Water Drainage scheme	30/11/2020
	18	Foul Water Drainage	16/02/2021
	19	Noise Assessment	30/11/2020

	21	Floodplain Compensatory Storage scheme	16/02/2021
	22	Phasing Plan	30/11/2020
	23	Details of public transport turning facility and bus stop infrastructure within the development	30/11/2020
	26	Details of temporary and permanent footway/cycleway	30/11/2020
AOC/0965/1804	24	Details of bus stop and lay-bys on the A509	11/02/2021
	34	Details of Highway Mitigation Measures for A509/Station Road Junction	11/02/2021
	35	Details of Highway Mitigation Measures for A509/ Finedon Station Road Junction	11/02/2021
AOC/0965/1805	10	Contamination	22/02/2021

Parameters Plan approved under Condition 2 of the Outline KET/2018/0965 and subsequently varied under Non-Material Amendment KET/2019/0752 which was Approved 21 November 2019:



(Not to Scale)

Consequently, the following details have already been considered and approved under the Outline Planning Permission (KET/2018/0965):

- Developable area - 40.54ha
- Proposed Use – B8 with ancillary B1(a)
- Number of units (3-10)
- Proposed unit sizes (9,290sqm-120,000sqm)
- Maximum Floorspace – 214,606sqm
- The width of the Structural Landscaping area around the edges of the site including along its southern edge (to the right edge on the above image)
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- Alignment of the Estate Road
- Location and extent of the Flood Management Corridor
- Maximum heights of the buildings ridge heights on the identified plots taken from Above Ordnance Datum (AOD)
 - Plot 1 (Lower Tier) – Maximum Height 79 AOD – Maximum Building Height 23m to Ridge

- Plot 2 (Upper Tier) – Maximum Height 81 AOD – Maximum Building Height 18m to Ridge
- Plot 3 (Upper Tier) – Maximum Height 78 AOD – Maximum Building Height 18m to Ridge

The current reserved matters has come forward in a way that wholly aligns with the provisions detailed in the 'Parameters Plan' which was considered and approved as part and in association with the Outline Planning Permission (KET/2018/0965). As such these already approved matters cannot be re-opened and are not matters for debate.

No additional or updated representations have been received to this application since the drafting of the appended Committee Report. As such and with no reason to come to a different conclusion the findings of that report are maintained and the recommendation to approve is unchanged.

Conclusion

The application seeks Reserved Matter approval (for landscaping and layout) following grant of application KET/2018/0965.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposal is in accordance with the development plan; most notably site-specific North Northamptonshire Joint Core Strategy Policy 37 and is consistent with the parameters laid out in the Outline permission. There are no material considerations that would support coming to a different conclusion. Thereby under such circumstances and consistent with paragraph 11 of the NPPF, which details the presumption in favour of sustainable development, the proposal is considered to be a sustainable form of development and should be approved without delay as it comprises the right type of development in the right place and at the right time to support growth in a way that is plan-led.

The application thereby is recommended for approval, subject to imposition of the conditions laid-out.

Background Papers

Title of Document:

Date:

Contact Officer:

Louise Holland, Development Manager
 Sean Bennett, Senior Development Officer
 on 01536 534316

Previous Reports/Minutes

Ref:

Date:

BOROUGH OF KETTERING

Committee	Full Planning Committee - 02/03/2021	Item No: 5.2
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2020/0745
Wards Affected	Slade	
Location	Kettering South (land at), Off A509 North of Isham,	
Proposal	Approval of Reserved Matters (EIA): Reserved matters application following Outline Application KET/2018/0965 (Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage) in relation to landscape and layout for the estate road, together with flood compensation, foul and surface water drainage, and structural and soft landscaping.	
Applicant	Tritax Symmetry (Kettering) 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 not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 37 of the North Northamptonshire Joint Core Strategy.

2. The development shall not be carried out other than in accordance with the approved drainage information and flood mitigation measures located within the following hereby approved documents:

1) Hydraulic Modelling Report dated February 2021, referenced 70061010 - HMR001 (RV4) as compiled by WSP.

2) Symmetry Park Site Infrastructure-Foul and Surface Water Drainage Proposals, report ref. no. SYMK-WSP-DRA-RPT-001, Rev. 2, dated 15/10/2020, & prepared by WSP.

REASON: To offset the developments flood risk and to provide the required drainage arrangements in accordance with Policy 5 and 37 of the North Northamptonshire Joint Core Strategy.

3. The development shall be carried out in accordance with approved 'Landscape, Ecology and Arboricultural Management Plan' referenced edp3613_r024b dated November 2020 as compiled by The Environmental Dimension Partnership Ltd

REASON: In the interests of biodiversity and landscape enhancement in accordance with Policy 37 of the Northamptonshire Joint Core Strategy.

4. Prior to occupation of the first unit within the red-line of the approved location plan 13-170 P001 P7 and notwithstanding the approved plans full details of a lighting scheme to run alongside the east-to-west aligned shared Cycle/Footpath shown to the top edge of approved plan 70061010-SYMK-WSP-HGN-000-002-P02, in the event that such a lighting scheme is deemed to be necessary, shall be provided to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to first occupation and remain in place for the duration of the development.

REASON: To create safe cycle and pedestrian routes in accordance with Policy 37 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2020/0745

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

3.0 Information

Relevant Planning History

KET/2011/0632 - Construction of the A509 Isham bypass, to include associated roundabout junctions and side roads (Northamptonshire County Council, reference 11.00030.EXT) – No objection - 14/10/2011 – Planning Permission expires on 7th September 2021 and has not been commenced

Northamptonshire Highways Bypass Update March 2020 -

A bid for Major Road Network funding has been submitted to the Department for Transport and we have been invited to progress this by submitting a Strategic Outline Business Case. The Borough Council of Wellingborough is providing funding to progress the necessary work on the scheme.

The first section of the road, south of the A14, will be constructed as part of the DB Symmetry development adjacent to A14 junction 9. This will require a repositioning of the roundabout junction of the bypass with the existing A509 Kettering Road. A modification of the current planning permission will be needed.

KET/2018/0965 - Outline Application with EIA - Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping, and drainage – APPROVED by Planning Committee – 19/03/2019

KET/2019/0752 – Non-Material Amendment - Proposed variation to condition 2 and the approved Parameters Plan (13-170 P002 Rev P14) with changes to the wording associated with maximum heights and finished floor levels associated with KET/2018/0965 – APPROVED – 21/11/2019

KET/2020/0198 – Non-Material Amendment - Amendment to condition 21 to include reference to Flood Risk parameters, Hydraulic Modelling Reports together with implementation and maintenance provisions associated with KET/2018/0965 – APPROVED – 25/03/2020

KET/2020/0361 – Non-Material Amendment – Amendment to condition 32 (Details of on-line dualling to be carried out in accordance with KET/2019/0666 details) associated with KET/2018/0965 – APPROVED – 30/06/2020

KET/2019/0666 - Full Application with EIA - Construction work for the dualling of A509 between A14 jct 9 and Symmetry Park employment site, with new roundabout,

associated drainage, lighting and landscaping – APPROVED by Planning Committee – 10/03/2020

Site Visit

Officer's site inspection was carried out on 15/01/2021

Site Description

The rectangular site comprises approximately 55ha of agricultural land with an area of planted woodland to its north-west corner. The site is to the south of the A14 and to the south-east of its Junction 9 with Kettering Parkway mixed-use commercial development beyond the A14 to the north.

Forming its eastern boundary is the Midland Main Line Railway with the River Ise and Weetabix factory beyond. The southern edge of the site is formed by a meandering drainage ditch which also delineates Kettering Boroughs administrative boundary with agricultural land and Station Road beyond. The western edge is formed by the A509 with farmland beyond. The village of Isham, which is within the Borough of Wellingborough is approximately 500m to the south.

The site comprises agricultural land split across three fields with boundary hedging. There are variances in levels across the site with a drop of 12m down to the east and 10m down to the south – the site is tilted from its north-west corner down to its south-eastern extent.

The site does not include public footpaths although Public Right of Way (PROW) footpaths HL10, UA22, GW22 and UA2 travel north to south beyond the sites eastern edge following the course of the River Ise linking Burton Latimer and Isham with the southern edge of Kettering and more widely provides a rural-pedestrian link between Kettering and Wellingborough. Beyond the sites southern edge running east to west is PROW TM10 which together with footpath UA3 provides a cross-field route from the western side of Burton Latimer to Pytchley to the west. Bridleway GW15 is also to the west of the site beyond the A509.

Some preparatory work including Archaeological Trenching has taken place in association with the Outline Permission to which this Reserved Matter relates.

Proposed Development

The application seeks Reserved Matter approval following grant of application KET/2018/0965 which gained Outline Planning Permission for *Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage*, under the terms of its condition 6.

In accordance with the Town and Country Planning (Environmental Impact Assessment (EIA)) (Amendment) Regulations 2017 as Outline approval been granted under the Regulations this Reserved Matters application is deemed a 'subsequent application'. As such there are requirements within the Regulations to set out the need or otherwise for EIA at subsequent application stages which are set out (in this case) within Regulation 9. To deal with this matter the application has

been accompanied by an 'EIA Compliance Statement' and therefore the report will also consider the proposal in terms of its acceptability under The EIA Regulations.

The Reserved Matters (RM) seeking approval relate to Landscape and Layout for the proposed estate road, together with flood compensation, foul and surface water drainage, and structural and soft landscaping and constitute Phase 1 of the development approved by the Phasing condition (22) on the Outline Permission. The specifics of the proposal, provided in the Applicants 'Planning Statement' are as follows:

Construction of the Estate Road

The Estate Road runs from the site access in an easterly direction to meet an internal junction, and then runs in a northerly direction for about 2/3rd of the length of the Site. A bus turning point is located where the spine road terminates. The Estate Road will be illuminated. A combined 3m cycle and footpath (CFC) runs parallel to the estate road.

The CFC at the termination the Estate Road runs in a westerly direction to meet the western site boundary, and then continues in a northerly direction to meet the cycle way on the A509, that continues into Kettering... There is additional Highway (S278) works that will extend the cycle and footpath from the site entrance in a southerly direction to Station Road, that connects to the footpath that extends into Isham to the south (not part of this RM application).

Green Infrastructure: Structural and Landscaping

Ground reprofiling:

Earthworks will be undertaken to create a plateau to accommodate the building plots. This will require a significant land movement operation with the existing east to west slope being reduced from its highest level (at the A509 boundary) toward the sites south-west edge by approximately 9m before levelling off to existing levels and that earth being moved to bring the levels on the eastern side of the site up by approximately 4m to create the development's plateau level over a 682m distance. Earthwork from north to south will require increasing the site levels by approximately 2.5m from existing levels over a 920m distance before aligning with existing levels toward the sites southern edge. These proposed changes in levels are shown in the submitted 'Site Infrastructure Works Site Sections' Plan.

Landscaping and tree planting:

The application is accompanied by a set of comprehensive Landscape Plans and include the following works:

- Landscaping to the southern boundary - Early mature tree planting is proposed along the southern boundary, between the Pytchley Brook and the access road, with some trees being planted at a minimum height of 2.5-3m and selected species planted at 4-4.5m tall in this area. This area also includes a number of Scots pine trees to add an evergreen element, and areas of wet woodland understorey are included.

- Landscaping to the estate road - Avenue planting is proposed along the southern side of the access road (until just after the left turn up the spine road) and along the central spine road. These avenue trees will be planted at 2.5m – 3.5m and comprise a mix of native deciduous and evergreen (Scots pine) trees – Scots pine are only proposed along the access road. A hedgerow runs the length of the Estate Road from the access to the edge of the plateau, and along the western side of the spine road.
- Habitat enhancement has been proposed alongside the landscape strategy which has created the opportunity for the following ecological enhancements:
 - Creation of new habitats including new woodland, grassland, wet grassland/marsh and more open tree planting areas.
 - Planting mixes include species of native origin chosen for their value to wildlife that include fruiting and flowering trees, species-rich wildflower grassland and wet grassland mixes.
 - Log-pile/brush-pile features are proposed within the areas of open space and existing woodland edge.
 - Where safe to do so, habitat piles sited in south facing locations incorporating more dead wood will be designed to increase their value for bees.
- Access to the green infrastructure - In designing the Landscape Strategy, the amenity value that could occur from the green infrastructure was considered. A 'trim trail' is proposed for the use of employees and the general public via the shared footpath/cycleway running through the site. The trail will form a loop of approximately 1 km along the northern and western boundaries connecting back through the site via the footpath/cycleway. Interspersed along the route will be a series of outdoor gym stations including a variety of aerobic and bodyweight stations. Potential locations of these have been provided in the submission.

Flood compensation and drainage

Flood mitigation measures include a Flood Management Channel located on the eastern boundary of the Site and minor work to the Pytchley Brook.

The surface water drainage system will be managed by a pumping station. The pumping station restricts flows to the equivalent greenfield runoff rates that have been agreed with the Lead Local Flood Authority (LLFA) to ensure rates of discharge are no higher than existing. Flows in excess of the discharge rates are stored within a large swale that run the length of the long arm of the estate road, and within below ground tank within the development plots.

A gravity based foul drainage strategy is proposed, connecting individual plots to a new sewer located within the Spine Road. The spine road sewer will connect to the public sewer.

Crime prevention and security measures

- The Estate Road will be lit to ensure surveillance of the wider site is not compromised.
- The design of the CFC agreed by the LHA ensures safe uses of cycle and pedestrians' users.
- Landscape to the Estate Road has been designed to ensure that natural surveillance on the road is not compromised.

Whilst this Reserved Matter was not subject to a pre-application in advance of its submission many of the above features of the proposal have been provided in response to third party, Isham Parish Council and Statutory Consultee comments. Such amendments include the provision of a greater level planting to the southern edge of the site including more semi-mature tree planting and Scots Pine as an evergreen, timing of planting to coincide with construction rather than occupation and the provision of a 'trim-trail'. As such the proposal has evolved from its original submission. The proposal is considered based on these amendments.

Any Constraints Affecting the Site

Access onto an A-Road (A509)

Adjacent to a Trunk Road (A14)

SSSI (Southfield Farm Marsh)

Nene Valley NIA Boundary

Flood Plain Nearby

Listed Buildings – notably – Grade II* Listed Church of St. Peter at Isham and the Grade II Listed Building at Southfield Farmhouse to the east

4.0 Consultation and Customer Impact

KBC – Environmental Protection: State '*no comments or recommendations to make*'.

Isham Parish Council: Across two letters (14th December 2020 and 12th January 2021) provide the following summarised grounds of objection:

Road layout

- Generally acceptable although has a bearing on landscaping
- The raised and banked nature of the road from the access roundabout, because of the proposed site 'tiering' would make vehicles more visible from Isham – particularly at night

Storm water drainage including flood compensation work

- Concerns with respect to flooding downstream – the relevant authority will be relied upon to check and advise on these works
- Fear of flooding especially the ability of Pytchley Brook to deal with more water
- Note that the central 'swale' proposed would drain into Pytchley Brook via a pumping station – fear of flooding downstream should the pumping station fail

- Unable to establish how the water flow would be controlled in the 'Swale' on the east side – assumed that it is gravity via a hydrobrake – the capacity of the Swale should therefore be able to cope with this arrangement
- Defra calculations appear to be greater than those provided and question whether the +20% adjustment to the 1:100-year storm is sufficient

Structural landscaping

- Maintain that the proposed landscaping on the east and south side of the development is not sufficient and inconsistent with Policy 37 of the JCS.
- The steep slope down to the Brook will mean that the effectiveness of planting will be considerably reduced as a screen for the development toward the south.
- The amount of screen planting along the southern edge is insufficient and its lack of evergreen will reduce its effectiveness as a screen.
- Little attempt to make the landscaping available for recreation.

Landscaping of the estate road

- Should be lined on the south side by trees such as Leylandii to create a better screen particular for night-time activity
- The landscaping on the south side should be widened which would mean that the accessed would be further north

Borough Council of Wellingborough: The application was presented at its 6 January 2021 Planning Committee where it was resolved *'to raise no objection, subject to statutory consultees raising no objections.'* Together with the following comment:

"As stated previously, whilst no objections are raised to the principle of development, strong concerns are raised regarding the impacts of the development on Isham and the potential coalescence and visual impact on the village as well as potentially severe highway impacts in relation to the A509. In order to minimise these impacts strategic landscaping should be provided in accordance with Figure 27 of the Joint Core Strategy. This should be provided within phase 1 of the development".

NCC – Local Highway Authority (LHA): State *'no objection'* in their response noting that the *'internal estate road (bus route) will include a vehicle restraint system adjacent to the swale'* and that *'the application site is not affected by a Public Right of Way'*

NCC – Ecology: Say that the relevant conditions with respect to Landscape, Ecology and Arboricultural Management have been considered and accepted in relation to condition 11 and 12 on the Outline and therefore have no additional comments to make.

NCC – Lead Local Flood Authority (LLFA): Say that they have considered and accepted relevant conditions 16 and 17, with respect to surface water drainage and drainage maintenance, on the Outline – with sufficient information available.

Environment Agency: State *'no objection'* adding that the Hydraulic modelling is *'fit for purpose.'*

Anglian Water: Provide the following summarised comments:

- The impacts on the public foul sewerage network are acceptable at this stage
- The proposed method of surface water discharge does not relate to Anglian Water Assets and therefore are outside of our jurisdiction.

Northamptonshire Police – Crime Prevention Design Advisor: No objection and welcome the illumination of part of the Cycle/Footpath that runs along the embanked A509. Adding that it is vitally important that the east/west aligned Cycle/Footpath is similarly illuminated depending on how the buildings are located and arranged in subsequent reserved matters. A condition is recommended to deal with this matter.

Historic England: Say that they *'do not wish to offer any comments.'*

Natural England: State *'no comments.'*

Network Rail: State *'no objection'* but provide a series of requirements, which must be met to protect the electrified railway in relation to:

- Fail safe use of crane and plant
- No interference in relation to excavation/ earthworks
- Security of the mutual boundary – including fencing
- Provision of method statement when/if appropriate by agreement – including use of vibro-impact machinery
- Contact must be made prior to commencement
- No scaffolding to over-sail railway or encroachment
- Trees/ shrubs should have a limited height and a certain species type
- Lighting should not 'dazzle' drivers
- Accesses to the railway should be maintained

Neighbours: Twelve third party letters of objection received from residents of Isham; they mirror the reasons set out above received from Isham Parish and are summarised:

- Adverse impact to the village caused by increased traffic including highway safety implications and impacts relating to noise, pollution, light pollution and vibration
- The development should not become before the Isham Bypass
- The landscaping when taken together with the 'tiered' levels would be ineffective as a screen and have a harmful impact on the landscape – in consistent with Policy 37 of the Joint Core Strategy
- Evergreen trees species should be considered together with trees of a greater planting height and an increase in their overall number
- Planting should be secured as soon as possible
- Increased risk of flooding

- Adverse impact on wildlife
- Adverse impact on visual amenity resulting in an industrial landscape – buildings are too high
- No parking off-site should be permitted

Officer comments: In response to the third party and Isham Parish Council objections the application has been amended from its original submission including additional planting, provision of Scots Pine (evergreen species), timing of planting to coincide with construction and provision of a 'trim trail' as detailed under the 'Proposed Development' section above. In addition, and to capture the amendments the Applicant has provided a response to the objections; these are summarised below:

Road layout

- It is inevitable that there will be some views of HGV's travelling along the estate road
- The landscaping strategy will minimise visual impact with the inclusion of an enhanced southern boundary which will filter some of the views together with some existing vegetation
- The levels are consistent with those approved in the Outline approval – and therefore have already been assessed

Storm water drainage including flood compensation works

- Off-site discharge will be managed by a pumping station – which restricts flows to greenfield run-off rates and have been agreed with the Lead Local Flood Authority (LLFA) (see their comments above) and are no higher than existing with any excess held in the swales and below ground tanks
- The pumping station has 3 pumps (including a standby) – the likelihood of failure is very small however should it occur the water can be held in the swale (18,000m³ capacity) and in the tanks until the pumps are restored
- Maintenance strategy of the water infrastructure has already been agreed with the LLFA with the relevant condition on the outline (17) discharged
- No objection from the LLFA or the Environment Agency

Structural landscaping

- The landscaping complies with Policy 37 of the Joint Core Strategy
- The land to the eastern edge of the site is required as a flood plan compensation area and complies with the Outline approval and provides grassland
- The development provides 'multi-functional' greenspaces including flood prevention areas, areas of wet and native woodland, areas of amenity grassland and areas of formal avenue planting and includes the planting of over 7000 native trees offering landscape and biodiversity enhancement
- Measures to enhance protected species habitat
- Provision of a cycle way through the development to encourage sustainable travel and including provision of a 'trim trail' for the use of employees and residents
- The site is not currently accessible as a recreational resource
- Scots Pine (47) added to give an evergreen element to the screen planting

- Overall, the width of the planting areas, site levels and the visual impacts of the proposal were considered in the Outline application and approved
- The 550m long southern boundary will be planted with a substantial number of trees 2.5-3.5m in height with selected trees planted at 4-4.5m in height in an organic form with allowance for canopy spread and has increased from the initial 65 to more than 100 together with additional planting on the access road embankment
- The trees are mostly deciduous and are most appropriate to the context as native species and when established shall create a woodland boundary with longevity and character
- To ensure the landscaping a long-term managements plan has been agreed

Landscaping of the estate road

- The amendments provide early nature trees of 2-3.5m in height along the southern access road which means an additional 47 trees to provide further screening from the south in addition to the structural landscaping discussed above
- Leylandii would be inappropriate and appear discordant

Conclusion

- *“The principle of the Kettering Employment Site has been established in the outline grant of planning approval KET/20180965. The approved Parameters Plan sets out the parameters in which the detailed design subject of future Reserved Matters application should follow. The infrastructure elements included in this Phase 1 Reserved Matters application is in accordance with the approve Parameters Plan.”*

5.0 Planning Policy

National Planning Policy Framework (NPPF):

2. Achieving sustainable development
4. Decision-making
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
10. Supporting high quality communications
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS)

1. Presumption in favour of sustainable development
2. Historic environment
3. Landscape character
4. Biodiversity

5. Water environment, resources and flood management
 6. Development on brownfield land and land affected by contamination
 7. Community services and facilities
 8. Place shaping
 9. Sustainable buildings
 10. Provision of infrastructure
 11. Network of urban and rural areas
 15. Well-connected towns, villages and neighbourhoods
 16. Connecting the network of settlements
 17. Strategic connections
 18. HGV Parking
 19. Green infrastructure
 20. Nene and Ise Valley
 22. Delivering economic prosperity
 23. Distribution of new jobs
 24. Logistics
 26. Renewable and low carbon energy
37. Land at Kettering South (parcel B)- Site Specific:

DEVELOPMENT OF PARCEL B SHOULD:

- f) Focus on the delivery of B8 (logistics) development and ancillary B1 (office) and B2 (general industrial) uses;
- g) Ensure that development within the site boundary is directed to areas of lowest risk of flooding, consistent with the sequential test, and that extensive flood mitigation measures are provided to the east of the site. Built development on areas of Flood Zones 2 and 3 will only be acceptable subject to technical modelling and solutions being agreed with the Environment Agency, which demonstrate that flood risk has been satisfactorily addressed;
- h) Be of a high standard of design with buildings arranged to limit the visual impact on Isham and designed to incorporate sustainability measures such as green roofs, renewable energy generation, sustainable drainage systems and rainwater harvesting;
- i) Provide a connected network of high quality landscaping which minimises visual impact. Proposals should include the delivery of strategic landscaping at the southern edge of the development at the earliest opportunity to limit the visual impact on Isham;
- j) Provide an accessible network of green infrastructure which includes opportunities provided by the Ise-Valley corridor to integrate the development into the countryside, enhance the character and ecological value of the development, including buffering the adjacent Site of Special Scientific Interest, and create accessible, usable green space;
- k) Safeguard the route of the Isham bypass and provide vehicular access from the A509; and
- l) Include a permeable network of roads and paths.

THE DEVELOPMENT OF PARCELS A AND B SHOULD TOGETHER:

- m) Contribute towards off-site highway works to accommodate traffic arising from the development and ensure that the impact on neighbouring settlements is minimised; and
- n) Provide strong connectivity to the urban area of Kettering and links to neighbouring settlements and countryside. Proposals should include significant walking and cycling infrastructure provision to, and through, the site and an improved public transport service.

6.0 Financial/Resource Implications

The financial provisions of the development were secured under the requirements of the Outline permission.

7.0 Climate Change Implications

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site-Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaptation to, climate change.

8.0 Planning Considerations

Preliminary Matters

Submission of this Reserved Matters application follows Outline approval granted under KET/2018/0965 for Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage. The Outline approval considered the principle of a development of this scale on the site and its impacts (including highway implications) and approved Access as a reserved matter at the same time.

This Reserved Matter application also follows approval (KET/2019/0666) of the associated dualling of the A509 between the approved site access and the A14 which was a requirement of the Outline approval.

It is therefore not for this report to re-open the debate on the merits of the wider development, which has been accepted. But rather to concentrate on the specific merits of the applied Reserved Matter, although the wider development proposal will be referenced as necessary and to provide background.

The key issues for consideration in this application are: -

1. The principle of the development
2. Impact on character and appearance
3. Impact on heritage assets
4. Impact on residential amenity
5. Impact on highway safety
6. Impact on flooding and drainage
7. Impact on biodiversity
8. Impact on pipelines and the railway
9. Sustainability implications
10. Response to Isham Parish Council and third-party objectors

1. The principle of the development

The basic tenet of development was set by the inclusion of the site in the North Northamptonshire Joint Core Strategy (JCS) which in Policy 37(f) allocates the site (parcel B) for industrial use.

The principles of the development, including Access arrangements was then established through the grant of Outline planning permission (KET/2018/0965) and included Environmental Impact Assessment (EIA) approval. The Outline permission, in its approved documents, included a 'Parameters Plan' which provided the basic components for which any subsequent Reserved Matters (RM) submission would be expected to follow. Illustrative 'Masterplans' were also provided. The Reserved Matters should also be submitted in accordance with the conditions outlined in the Outline approval and are a requirement of its condition 6.

To establish compliance of this RM with the Outline permission an '*EIA Compliance Statement*' and '*Planning Statement*' have been provided. These documents together with the overall submission demonstrate that the application complies with the provisions and constraints imposed in the Outline permission. Thereby the proposal is acceptable in principle and accords with the Outline.

2. Impact on character and appearance

JCS Policy 37 (h) amongst other things seeks '*a high standard of design with buildings arranged to limit the visual impact on Isham*' which would be largely provided through the parameters laid out in policy 37 (i) that seek '*high quality landscaping which minimises visual impact and the inclusion of strategic landscaping at the southern edge of the development at the earliest opportunity to limit the visual impact on Isham*'. Criterion (j) also seeks '*...to integrate the development into the countryside, enhance the character and ecological value of*

the development, including buffering the adjacent SSSI, and create accessible, usable green space;'

The application essentially proposes structural landscaping, the main L-shaped estate road off the approved access and flood compensation & drainage works.

The above referenced 'Parameters Plan' considered and approved in the Outline is shown below:



(A full version is provided as an appendix to this report)

As part of Outline considerations, the width of the strategic landscape strip to the southern (bottom of the above image) was held to be significant at over 60m in width

in places and therefore complied with the provisions of the Policy 37 as its requirement for strategic landscaping to limit the visual impact of the development from Isham, which is to the south. The submission is consistent with this overarching document.

To further deal with this matter the application is accompanied by detailed drawings of the proposed soft landscaping and a 'Landscape, Ecology and Arboricultural Plan'. To the critical 550m long southern edge of the site over 100 trees of varying species will be planted with many ranging from a planting height of between 2.5-4.5m and whilst predominately consisting of native deciduous species, Scots Pine have also been added following comments made and to provide some year round leaf screening. These trees have been organically arranged and spaced appropriately to allow for canopy spread so that they have longevity and create a natural landscape character over time. Wet woodland understorey and general native shrubs are also proposed within this area. This woodland belt is in addition to a linear row of trees to the southern edge of the embanked estate road together with low level native hedgerow.

As discussed in the submitted 'Landscape, Ecology and Arboriculturally Plan' the planting in this area, as in other parts shall take place during the construction phase where possible. This is considered to meet the 'earliest opportunity' requirements laid out in the Policy (37).

The tiered nature of the proposal and the provision of a plateau, which reduces existing land heights to the sites western edge and increasing levels toward its eastern edge, albeit with provision of a highway embankment to serve the first stretch of the estate road are arrangements that were known when the Outline was approved and would not have an increasing impact to the overall development's prominence in the landscape. And in actual fact is likely to have a lessening effect in that respect as the development levels to its eastern edge (which are more visible from the south) shall be reduced by nearly 9m at its highest part – effectively sinking the development down in the landscaping.

It is acknowledged that the planting proposed along the southern edge will not provide full instant screening to the proposal as perceived from the south, even with the early mature nature of some of the trees. It is also acknowledged that the planting will not provide full screening to the development, which includes building ridge heights of 18m on the upper tier closest to Isham. Overtime however the high quality planting scheme proposed, including the provision of some evergreens will provide significant visual relief to the industrial massing of the development and importantly provide a new and pleasant landscape character rather than simply performing a 'screening' function. Notably the planting lining the southern edge of the east-west aligned estate road will provide screening from HGV's, headlights and the roads lighting columns, which is important given its embanked nature. It is therefore considered that the proposal meets the requirements of Policy 37 to limit the visual impact of the development as experienced from the south and from the northern edge of Isham. The distance for the proposal from the edge of Isham (400m) together with topography and existing planting will also have a lessening affect to the schemes visual influence experienced from the south.

Along the western A509 edge of the development woodland planting is proposed to provide a landscape screen along that boundary and the existing woodland copse to the site's north-west corner shall be enhanced as necessary.

The eastern edge of the site, up to the boundary with the rail line will function as a flood compensation area and thereby is not suitable for hedgerow or trees and therefore together with the swale toward the centre of the site shall consist of a mix of meadow wetland planting or meadow planting. This would fulfil the requirement of the development to have a buffer (50m width) with the SSSI (Southfield Farm Marsh) which is to the east and the other side of the railway line. A hedgerow together with occasional trees are proposed to the western edge of the north-south section of the estate road to provide an Avenue and some soft structural landscaping within the development.

Overall, and distributed throughout the site the scheme will provide:

- 7244 Trees; including approximately 2000 (maple, elder and oak) between a planting height of 2.5-4.5m and nearly 2000 Scots Pine
- 4398 native shrubs
- Over 8000 native hedge plants, which shall be double staggered
- Approximately 2000sqm of Meadow for water edge
- 60000sqm of Meadow mix for wetlands
- 40000sqm species-rich meadow
- The amount of meadow planting equates to the area of approximately 14 football pitches

It is understood that the areas of landscaping proposed, will be available for recreational use and would enable a person to walk around the majority of the site and access the 'trim trail' which is proposed (outside of planning requirements) to the northern edge of the site or otherwise to utilise the internal foot/cycle way.

The proposal has also considered 'secured by design' measures and is acceptable to the Police subject to imposition of a condition requiring details of a lighting scheme to line the east/west section of the Cycle/Footpath (if necessary) as the development progresses. Such a condition is proposed with details required prior first occupation. This would fulfil the Policy 37 requirement for the scheme to create accessible and usable greenspace.

Turning to the other elements of the proposal; the flood compensation areas visible above ground including the swales contribute toward the high-quality structural landscaping discussed above. The proposed estate road and earthworks are in complete accordance with the approved 'Parameters Plan' shown above, are not excessive, and are appropriately landscaped to the edges and are necessary to deliver the development given the drop in levels across the site.

Consequently, and with the details having been agreed by the County Ecologist and with no convincing reason to take a different approach the proposal is considered to provide the high quality landscaping required under the terms of the Outline permission and Policy 37 of the JCS and in particular will minimise impacts of the development from the south, in the direction of Isham. As such and together with

the other elements of the proposal the application ensures that the overall development integrates successfully within the landscape and the surrounding area. The application is acceptable in this regard.

3. Impact on heritage assets

Policy 2 of the JCS consistent with Chapter 16 of the NPPF seeks to protect the significance of heritage assets.

Whilst the site does not include any designated heritage assets and with none in close, because of the extent of the proposal and its landscape influence it has the potential to impact the setting of nearby heritage assets. These notable Assets include the Grade II Listed Southfield Farmhouse to the west, Grade II Listed Park at Wicksteed, the Grade II* Listed Church of St, Peter in Isham and the Grade I Listed Churches in nearby Pytchley and Burton Latimer.

The proposal thereby also falls to be considered under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities (when considering whether to grant planning permission for development which affects a listed building or its setting) to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In addition given that the site is located within reasonable proximity of the village Conservation Areas of Pytchley and Isham it also falls to be considered under Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

This matter was comprehensively considered when then the Outline planning application was determined and included consideration of a Landscape and Visual Impact Assessment that identified nearby Heritage Assets and a Heritage Statement. The immediate submission acknowledges these documents in the submitted 'EIA Compliance Statement'.

Officers and Historic England agreed with the findings of the Heritage Statement and in particular considered that, with respect to the closest Grade II Listed Building at Southfield Farmhouse approximately 400m to the east (beyond the Railway Line) that there would be no harm to the significance of Listed Buildings or Conservation Areas or toward their setting.

This proposal is consistent with the Outline permission and as such the lack of harm identified to these Heritage Assets continues to be the case.

Turning to the impact on archaeology, again this matter was addressed in the Outline permission, which included provision of a 'Trial Trench Evaluation' and with agreement of the County Archaeologist a suitable condition was imposed (15) which required approval of an archaeological written scheme of investigation prior to commencement. The pre-commencement element of this condition has been

approved. As such this matter has been dealt with through provisions associated with the Outline permission.

Thereby, the proposal preserves the significance of heritage assets consistent with Policy 2 of the JCS and Chapter 16 of the NPPF and thereby is acceptable in this regard.

4. Impact on residential amenity

Policy 8 (e) of the JCS consistent with paragraph 127(f) of the NPPF seek development to protect residential amenity. JCS Policy 37 (m) also seeks to ensure that the impact on neighbouring settlements is minimised. The impact on residential amenity because of the proposal's visual intrusion (specifically toward Isham residents) has been considered above. Any impacts of the proposal that could have detrimental impact on residential amenity were comprehensively addressed and found to be acceptable when the Outline application was approved. The report associated with the Outline therefore should be referred to for full details.

In terms of direct impacts associated with the physical form of the proposal; the Outline considerations found that due to the separation distances involved with at least 300m distance between the closest dwelling on Station Road to the south and one of the illustrated buildings shown on the MasterPlan. This gap together with the provision of a landscape (treed) buffer is considered to protect the affected dwellings from any significant loss of light, overlooking or overbearing. This RM is entirely consisted with the Outline findings and would deliver the treed buffer envisaged.

Further the Outline considered all impacts of the development towards residential amenity with respect to noise, vibration, light, and air pollution and impacts associated with construction.

The Outline application was acceptable on these matters and as such found that the proposal would not exert detrimental harm to the amenities of nearby residential occupiers subject to the imposition of safeguarding conditions. Such conditions included the requirement to have a Construction Management Plan and a Construction Traffic Management Plan (including routing) approved by its condition 7. These Plans have been approved and the conditions discharged.

The immediate submission is within the parameters of the Outline approval on this matter as demonstrated by the drawings submitted and its 'EIA Compliance Statement'. In particularly the alignment of the proposal road is consistent with the alignment approved in the Outline Parameters Plan shown above.

As such the proposal is acceptable in this regard and would safeguard residential amenity.

5. Impact on highway safety

Policy 8 (b) of the JCS seeks to provide satisfactory means of access and to resist development that prejudices highway safety. Policy 37 on this matter says in its part (k) that the development should *safeguard the route of the Isham bypass and provide vehicular links from the A509*. The Policy goes on to state in its part (n) that the proposal would be expected to *contribute towards off-site highway works to*

accommodate traffic arising from the development and ensure that the impact on neighbouring settlements is minimised. This approach within the development plan is consistent with Chapter 9 of the NPPF, which promotes sustainable transport.

This matter was a key consideration when determining the Outline application and was found to be in accordance with Development Plan requirements highlighted in the preceding paragraph subject to conditions. Notably, this included the provision of a condition (3) requiring approval of a 'Framework HGV Route Management Strategy' and the requirement for the A509 dualling to be open to traffic prior to first occupation. As such and as the Outline application included consideration of the Access arrangements (including the roundabout) the impact of the development, because of its traffic generation on the local highway network has been accepted. Its Access arrangements have also been accepted.

Essentially, therefore it is therefore for this application to consider the safety arrangements associated with the proposed L- shaped Estate Road. The proposed estate road is approximately 700m long. It starts from the site's south-west corner from the approved access roundabout on the A509 and travels east toward the centre of the site for approximately 300m accommodating a 7m drop in development land levels through provision of an embankment which will limit the highway drop in levels to approximately 1.5m before levelling out at the existing site levels and the created plateau of development.

The proposed road will then turn sharply northward at the centre of the site for approximately 400m at the site's plateau development level and culminate at a proposed bus/HGV turning circle toward the middle of the site.

The application was accompanied by a lighting layout, vehicle tracking and splays plans. This shows that 6m high lighting columns set approximately 15m apart are proposed along the southern edge of the first section of the proposed estate road that travels east to west and along the eastern edge of the north to south spine road.

The proposed road offers good visibility along its length and at the turn and provides an effective turning circle (one-movement) for the size of vehicles that would use it and therefore is considered to provide appropriate arrangements to enable vehicles to access the various industrial units that would operate within the development. The individual access arrangements associated with the units shall be considered when further phases come forward in subsequent reserved matters.

To the northern edge of the east to west road and to the western edge of the north to south estate road a shared 3m wide footway/cycle way is proposed. This will enable users to access the site on foot and will also link up with a 3m wide footway/cycleway spur that will continue to the north of the site and eventually cross the Junction 9 of the A14 and link up with the south of Kettering.

These arrangements have been considered by the Local Highway Authority and are acceptable. As such and as it complies with the terms laid out in the Outline permission the proposal consists of a safe piece of highway infrastructure and will deliver a component of the sites wider sustainable transport options offer. The proposal is acceptable in this regard.

6. Impact on flooding and drainage

Due to the size of the site and because of the eastern part of the site being in Flood Zones 2 and 3 the impact of the proposal on flood risk should be considered. Policy 5 of the JCS consistent with Chapter 14 of the NPPF seeks development to contribute towards reducing the risk of flooding. In addition, Policy 37 (g) aims for development to satisfactorily address flood risk.

The Outline application was accompanied by a Flood Risk Assessment (FRA), which concluded that the appropriate strategies can be put in place to ensure no off-site impacts in terms of flood-risk and discharge and that there are no adverse flood implications on or off-site. The findings of the FRA were agreed by the Lead Local Flood Authority and the Environment Agency subject to the imposition of certain conditions. These conditions included a specific condition (4) tying the development to the provisions provided in the agreed FRA (including finished floor levels for each building being set no lower than 55.5m Above Ordnance Datum). In addition, conditions (14 and 16) requiring approval of surface water drainage and maintenance details and details of the Flood Compensation arrangements (Condition 21) were also imposed. Condition 14 and 16 have been approved and therefore the proposals surface water drainage arrangements have been found to be acceptable.

Condition 21 on the Outline were being considered concurrently with this application as this RM phase also seeks approval of the flood compensation arrangements for the site. This application and the discharge of condition application were accompanied by a robust Hydraulic Modelling Report, which included site-specific modelling, hydrology and discussion on climate change and is a refinement to the FRA approved in the Outline and the terms of its condition 4 (mentioned above).

The main components of the Flood Compensation measures include:

- Provision of a Flood Management Channel located on the eastern boundary of the Site and minor work to the Pytchley Brook
- The surface water drainage system will be managed by a pumping station consisting of three pumps (including a stand-by). The pumping station restricts flows to the equivalent greenfield runoff rates that have been agreed with the Lead Local Flood Authority (LLFA) to ensure rates of discharge are no higher than existing.
- Flows more than the discharge rates are stored within a large swale that run the length of the long arm of the estate road, and within below ground tank within the development plots. Water storage capacity of 18,000m³ capacity.

The Hydraulic Modelling Report concludes '*...that the current proposals meet the key criteria agreed at outline planning stage which comprises:*

- *Continues to accept the same inflow (or greater) from the River Ise across a range of flood events*
- *Does not give rise to elevated flood levels on the Pytchley Brook upstream of the A509*

- *Does not give rise to elevated flows or flood levels in the area south of the Pytchley Brook*
- *Does not give rise to elevated flows or flood levels in the area south of Station Road*
- *Does not give rise to elevated flows or flood levels in the River Ise...'*

The findings and conclusions of the Hydraulic Modelling Report and its proposed flood mitigation measures have been agreed by the Environment Agency and the relevant condition (21) on the Outline permission has been recently approved. It thereby follows that as this application includes the same measures, is also acceptable, with the Environment Agency returning no objection.

Foul arrangement have also been accepted by the Environment Agency and Anglian Water.

As such and with no cogent evidences provided that would justify coming to a different conclusion, the proposal is considered to provide suitable arrangements to off-set its impacts to flood risk and will put in place an effective drainage strategy. As a safeguard a condition shall be applied requiring the development to be carried out in accordance with the agreed Hydraulic Modelling Report.

7. Impact on biodiversity

Paragraph 99 of Circular 06/05 states that: *it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. Likewise section 40 of the Natural Environment and Rural Communities Act 2006 (NERC 2006) states that: every public authority must in exercising its functions, have regard ... to the purpose of conserving (including restoring / enhancing) biodiversity.*

This matter will have been substantively addressed at the time the Outline permission was being considered and included the results of various habitat and focussed species Surveys. Those Surveys found that the site is of low intrinsic ecological value with some local value being afforded to the site's hedgerows, trees and watercourses with no evidence of great crested newts, water vole, rare plants or rare invertebrates. Whilst the proposal would have an impact on bats and badgers, subject to the implementation of appropriate mitigation measures overall a positive effect would be expected to those and other species during the operational phase of the development. There were no objections received from the County Ecologist or Natural England and at the advice of the County Ecologist a series of safeguarding conditions were imposed; these conditions required approval of a Construction Environmental Management Plan, a Badger Mitigation Strategy and a Landscape, Ecology and Arboricultural Management Framework to address impacts on wildlife prior to commencement. The pre-commencement elements of these conditions have been approved in liaison with the County Ecologist and thereby the Soft Landscape Proposals and the arrangements proposed in the 'Landscape Ecology and Arboricultural Management Plan' provided as part of this submission have in effect already been approved under conditions associated with the Outline.

The nearby SSSI to the east at Southfield Farm Marsh would not be harmed because of the proposal.

A description of the proposal's various biodiversity mitigation measures and enhancement are discussed in earlier parts of this report and include provisions such as the planting of over 7000 trees (many of which planted at early maturity), over 4000 native shrubs, 8000 native hedge plants and meadow planting equating to the area of 14 football pitches. These are to be planted mostly during the construction phase and therefore shall be given the opportunity to become established prior to occupation. In addition, thought has been given to fauna including the management of areas that provide cover and habitat for species such as bees, bats and birds with the 'Landscape Ecology and Arboricultural Management Plan' laying out a robust Management Regime for the Habitat and Landscaping which includes protection during the construction phase.

The 'Landscape Ecology and Arboricultural Plan (LEAMP)' submitted concludes:

'It is considered that the management and maintenance measures outlined within this LEAMP are sufficient in protecting and conserving the key landscape and ecological features of the Site. Detailed measures have been provided to ensure that existing and retained features of landscape and ecological interest within the Site are suitably protected during the construction phase of the development.'

'Management prescriptions to maintain the viability of new landscape planting to the Site have been provided, including timings for when operations should occur. Broad recommendations for the continued long-term maintenance and protection of the Site's landscape and ecological interests have also been provided.'

This conclusion and the contents of the LEAMP together with the significant provisions laid out in the Soft Landscaping Plans are agreed as being suitable and would constitute significant biodiversity enhancements especially in light of the poor quality biodiversity associated with the existing site.

As such and consistent with the advice of Natural England and the County Ecologist the proposal is acceptable in this regard with suitable arrangements in place for the protection of wildlife and biodiversity enhancement and consistent with the terms of the Outline permission. A condition shall be added requiring the development to be carried out in accordance with the approved Plans. The proposal therefore is acceptable in this respect.

8. Impact on pipelines and the railway

The site is traversed along its western edge and within its north-west corner by a low/medium gas pipe with a railway line along its eastern edge. As such the proposal has the potential to impact important existing infrastructure.

The submitted plans, including the Landscape Plans have taken account of these constraints with a way leave for the pipes provided and the provision of a 50m wide linear Flood Compensation strip to the sites eastern edge with the Railway Line.

Nevertheless, the comments provided by Network Rail shall be provided to the developer in an advisory note although given the proposed arrangements to the east boundary there would not be any impact to the continued safe use of the railway line.

As such there is no reason to believe that the proposal would prejudice the safe continuation of this infrastructure.

9. Sustainability implications

The sustainability credentials of the proposed buildings on the site shall be considered when subsequent Phases of the development come forward for determination in later Reserved Matter submissions.

In terms of the proposals sustainability and its contribution toward meeting climate change commitments these consist of the significant amount of planting that will take place and its commitment to sustainable forms of transport including the provision of a shared cycle/footway that links the development to Isham and to the south of Kettering and also arrangements for bus infrastructure including a lay-by and turning circle.

As such the proposal makes suitable contributions toward securing a sustainable form of development.

10. Response to Isham Parish Council and third-party objectors

The concerns of the Parish Council with respect to the proposals road layout and its visual impact, storm water drainage arrangements, structural landscaping and landscaping of the estate road have been discussed above and are considered to be acceptable with effort made by the developer to directly deal with these matters through amendments (including addition of a 'trim-trail') or/and additional commentary provided.

The third-party objections cite adverse impacts caused by increased traffic including highway safety implications and impacts relating to noise, pollution, light pollution and vibration. Whilst these matters may not have been considered in great depth above these are issues that more relate to the overall development rather than specifically to this Reserved Matter and have been suitably addressed in the report associated with the Outline permission.

Similarly matters highlighted such as the development not coming before the Isham Bypass and the overall visual impact of the whole development have also been appropriately considered when the Outline permission was granted. Further, the impacts of the proposal in terms of its levels, the effectiveness and width of the southern planting and impacts on flood risk and wildlife have been discussed above and the proposal is found to be acceptable in these respects. The developer has been receptive to comments provided with respect to the provision of evergreen trees and additional planting along the southern edge with amendments forthcoming to provide additional planting and evergreen Scots Pine. Most of the planting shall also come earlier than was originally intended – during construction – rather than prior to occupation. The residual issue with respect to the retaining all parking within

the development shall form part of the later Reserved Matter considerations in-line with parking standards.

It is respectfully acknowledged that Isham Parish Council and residents of Isham retain a resistance to the development, however many of the significant issues have been considered and accepted in the Outline. Any specific matters relating to this Phase I Reserved Matter have been overcome or otherwise proven to not justify withholding permission.

Summary and Conclusion

The application seeks Phase I Reserved Matter (landscaping and layout) approval following grant of application KET/2018/0965 which gained Outline Planning Permission for *Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage*, under the terms of its condition 6.

The proposal consists of approximately 700m of estate road with associated cycle/footway and lighting, flood compensation, foul & surface water drainage measures including the creation of a channel along the site's eastern edge and a swale alongside the estate road and structural & soft landscaping including significant ground re-profiling work and tree planting along its southern edge.

The main considerations have been impacts on character and appearance, particularly as experienced from the south (in the direction of Isham), the effectiveness of the flood/drainage measures, biodiversity gain and highway safety. The relevant technical statutory consultees have been consulted on these matters and there have been no objections. As a result, the proposal has been found acceptable in all regards. The third party and Isham Parish Council objections do not provide a convincing case or evidence base that would justify departing from this view.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Consequently, the proposal is in accordance with the development plan; most notably site-specific North Northamptonshire Joint Core Strategy Policy 37 and is consistent with the parameters laid out in the Outline permission. There are no material considerations that would support coming to a different conclusion. Thereby under such circumstances and consistent with paragraph 11 of the NPPF, which details the presumption in favour of sustainable development, the proposal is considered to be a sustainable form of development and should be approved without delay as it comprises the right type of development in the right place and at the right time to support growth in a way that is plan-led.

The application thereby is recommended for approval, subject to imposition of the conditions laid-out.

Background Papers

Title of Document:

Date:

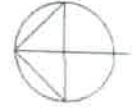
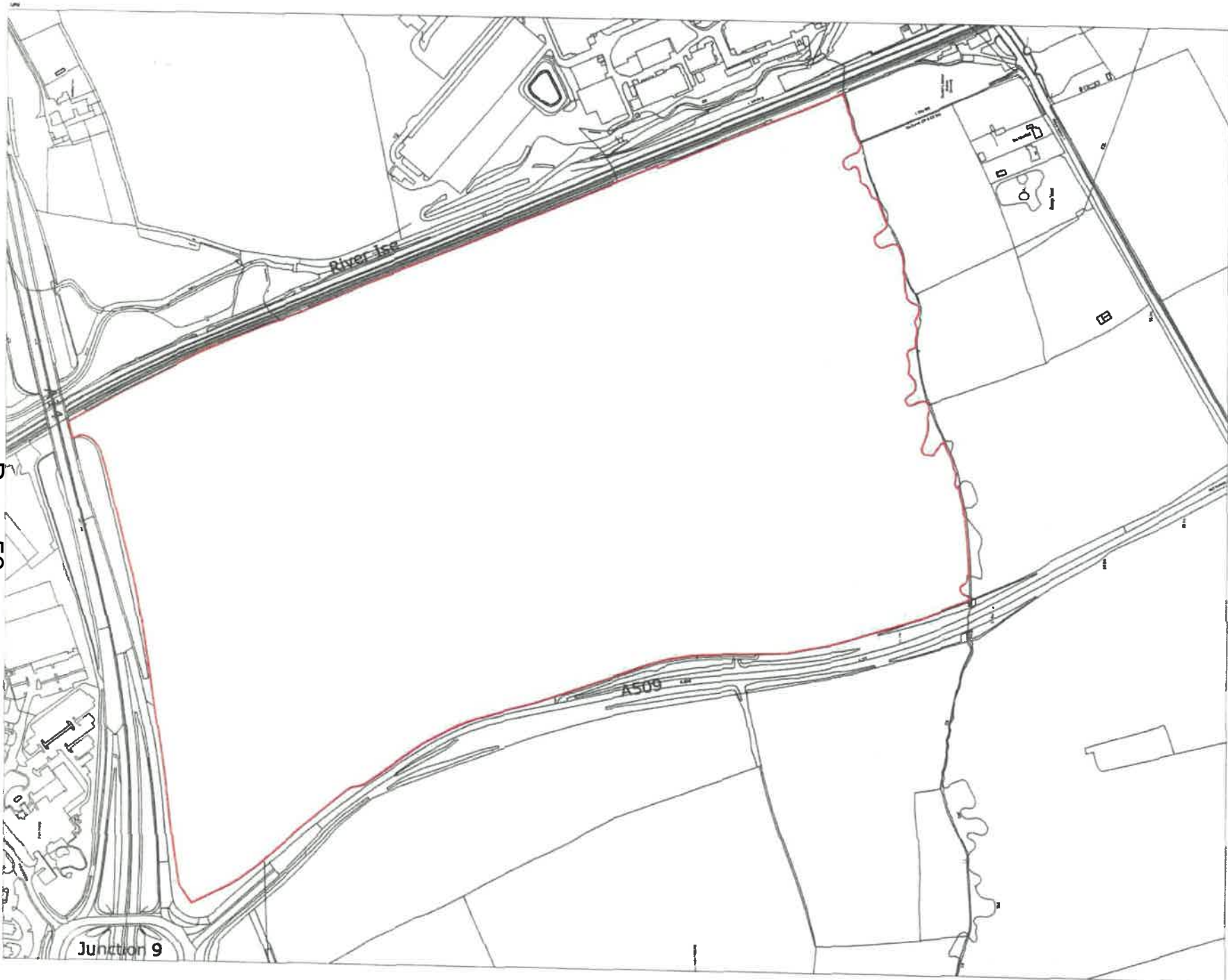
Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Sean Bennett, Senior Development Officer on 01536 534316



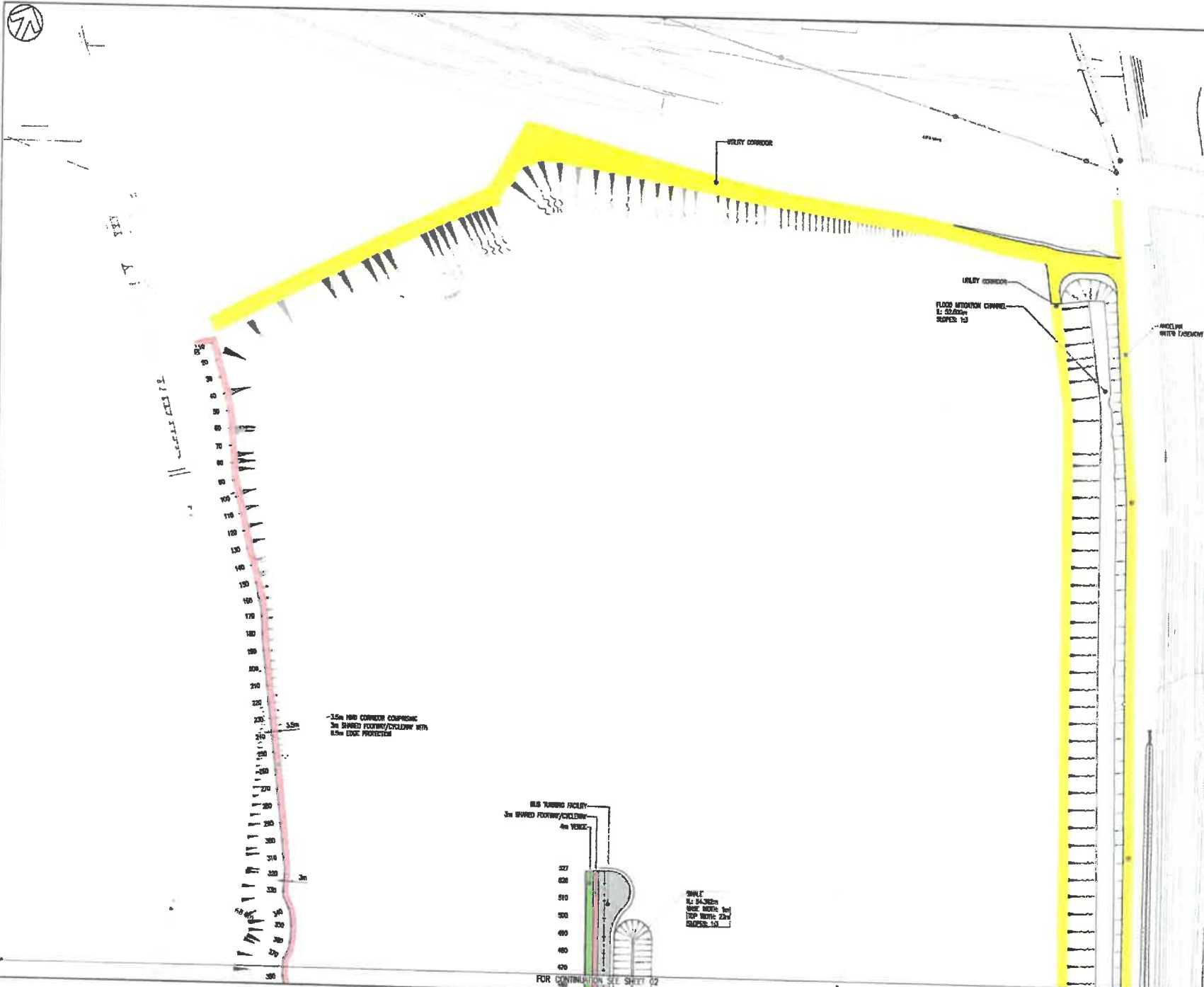
db symmetry

Architects | Urban Planners
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 www.stephengeorge.co.uk

Kettering
 Junction 9, A509
 Location Plan

Drawing Status	Preparation
CAD reference	13-130-001
Drawn	smg
Checked	smg
Drawn	01/09/16
Scale	1:2000 @ A3

Project no:	Dwg no:	Rev:
15-170	P001	P7



LOCATION PLAN

KEY

- PROPOSED CARWAY
- PROPOSED SHARED FOOTWAY/CYCLEWAY
- PROPOSED VERGE
- PROPOSED EARTHWORKS
- PROPOSED RETAINING WALL
- PROPOSED UTILITY BUFFER ZONE
- EXISTING ANGLIAN WATER SEWER

- NOTES**
- ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
 - ALL WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE NORTHAMPTONSHIRE COUNTY COUNCIL VERGE SPEC.
 - UNDERGROUND SERVICES MAY BE PRESENT. CONTRACTOR TO CHECK THE PRECISE LOCATION AND DEPTH OF ANY UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION WORK.

NO TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES. IT IS ADVISED THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER REQUIRE WORK PRIOR TO APPROVAL, SUCH DATA, IS ENTIRELY AT THEIR OWN RISK.

REV	DATE	BY	APP	REVISION

82 - FDR INFORMATION

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TRITAX SYMMETRY

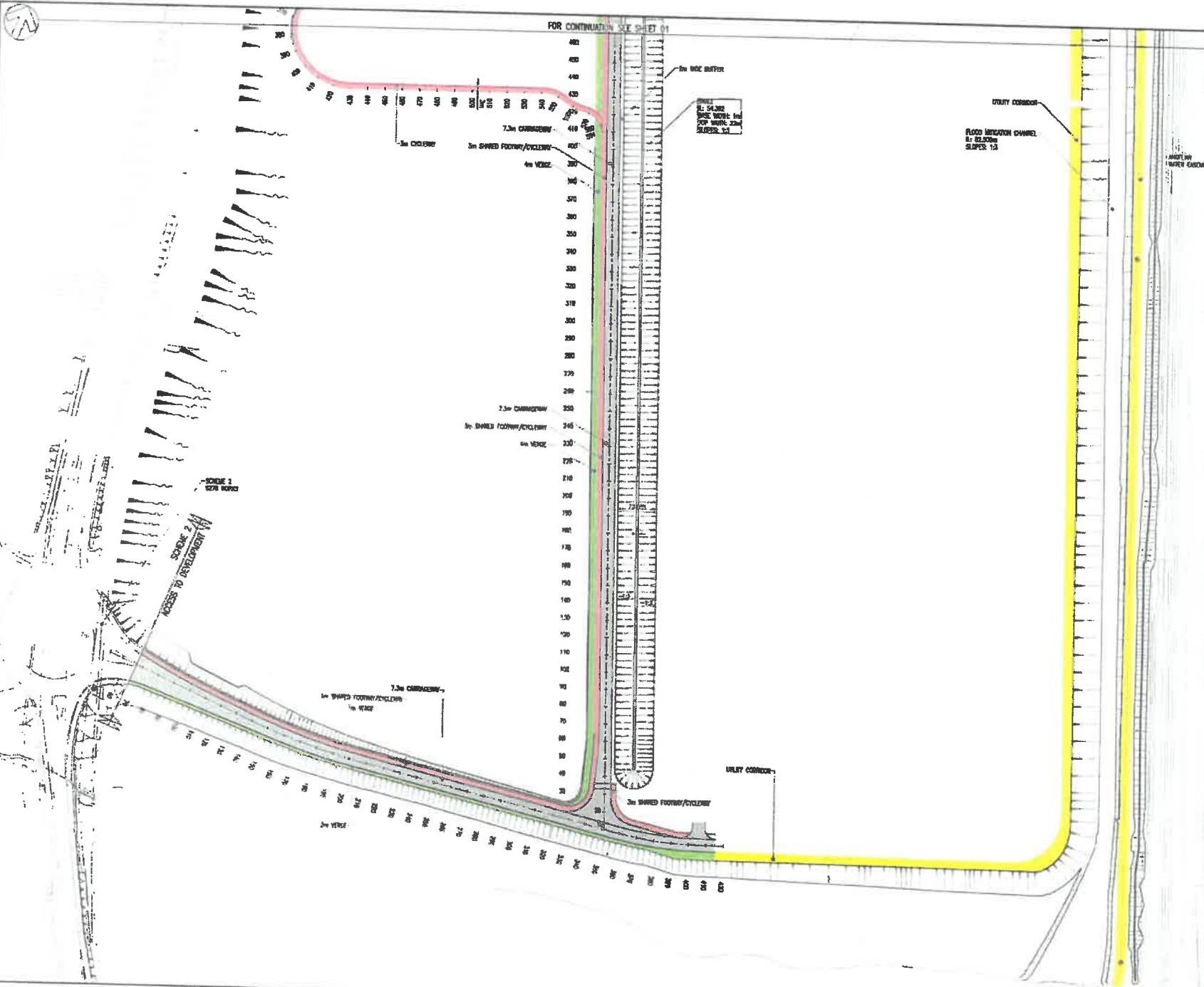
STEPHEN GEORGE & PARTNERS

SYMMETRY PARK, NETTERING

**SITE INFRASTRUCTURE WORKS
GENERAL ARRANGEMENT LAYOUT
(SHEET 01 OF 02)**

DATE	01/10/20	SCALE	1:100	PROJECT NO.	70061010
DESIGNED BY		CHECKED BY		DATE	01/10/20

70061010-SYMK-WSP-HCN-000-001 P02
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KEY

- PROPOSED CARBONFIBRE
- PROPOSED SHARED FOOTWAY/CYCLESWAY
- PROPOSED VERGE
- PROPOSED EXTERNALS
- PROPOSED RETAINING WALL
- PROPOSED UTILITY BUFFER ZONE
- EXISTING ANGLIAN WATER SEWER

- NOTE**
1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
 2. ALL WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE NORTHAMPTONSHIRE COUNTY COUNCIL LOCAL GUIDE.
 3. UNDERGROUND SERVICES MAY BE PRESENT. CONTRACTOR TO CONFIRM THE PRECISE LOCATION AND DEPTH OF ANY UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION WORK.

THESE WORKS APPROXIMATE THE SITE AND SHALL FORM THE BASIS OF THE DESIGN. THE DESIGN IS SUBJECT TO THE APPROVAL OF THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES. IT SHALL BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. CHECKS BY THE CONTRACTOR AND / OR EMPLOYER CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE APPROVAL, WHICH CHECK IS TO BE COMPLETED AT THE TIME OF THE APPROVAL.

NO.	DATE	BY	DESCRIPTION	APPROVED

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 Tel: +44 (0)1494 280 280
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TITIAL SYMMETRY

STEPHEN GEORGE & PARTNERS

SYMMETRY PARK, KETTERING

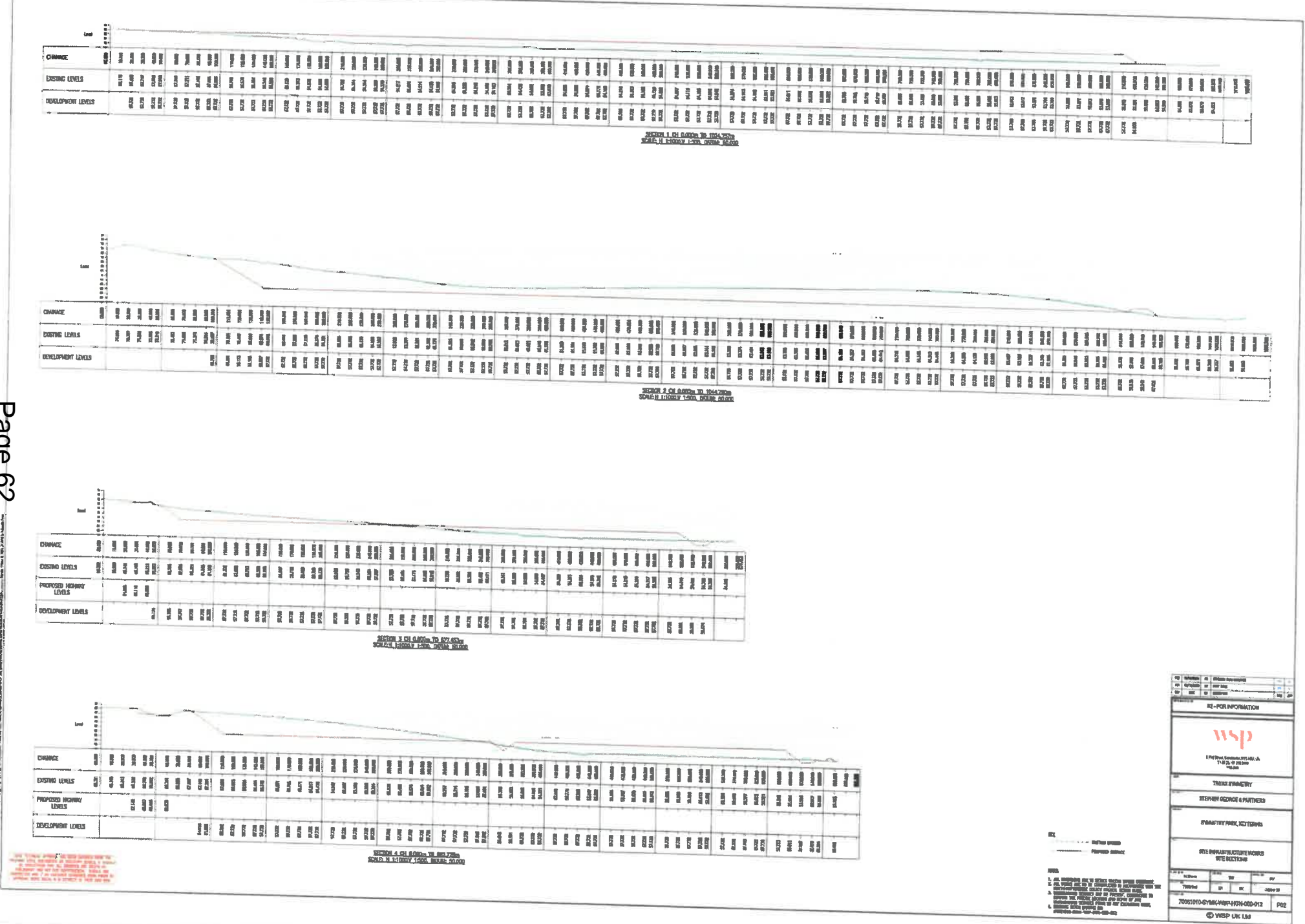
**SITE INFRASTRUCTURE WORKS
 GENERAL ARRANGEMENT LAYOUT
 (SHEET 02 OF 02)**

SCALE	1:100	DATE	02/04/2020	BY	
PROJECT NO.	70061010	CITY	UK	PK	
DATE	02/04/2020				

70061010-SYMK-WSP-HGN-000-002 P02

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Bac Page 64



SECTION 1 - CHANCE TO 104.275m
SECTION 1 - CHANCE TO 104.275m

SECTION 2 - CHANCE TO 104.275m
SECTION 2 - CHANCE TO 104.275m

SECTION 3 - CHANCE TO 104.275m
SECTION 3 - CHANCE TO 104.275m

SECTION 4 - CHANCE TO 104.275m
SECTION 4 - CHANCE TO 104.275m

- 1. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD.
- 2. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD.
- 3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD.
- 4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD.

IS - FOR INFORMATION

WSP CONSULTANTS (PVT) LTD.
114, 117, 118, 119
11/11/2010

TRINAK ENGINEERY
STEPHEN GEORGE & PARTNERS

878 ANTHONY PARK, KESTON, MIDES

SITE INFRASTRUCTURE HOWDS
SITE RECTANG

70051010-SYMB-1001-104-00-012 P02

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- Existing retained trees and hedgerows
- Landscape Area Native meadow mixture grass
- Landscape Area woodland buffer strategic planting
- Landscape Area Seeded with pond edge grass mix

- Maximum Height: 79.000m AOD
Maximum Building Height 23m to ridge
- Maximum Height: 81.000m AOD
Maximum Building Height 18m to ridge
- Maximum Height: 78.000m AOD
Maximum Building Height 18m to ridge

Plot Parameters

Developable Area:
40,540sqm (130,110sqft)

Proposed Use:
B2 with ancillary B1(a)

Number of Units:
Ranging from 2 to 10 flats

Proposed Unit Size:
Ranging from 9,290sqm to 120,000sqm GEA

Maximum Floorpace:
213,699sqm (2,215,000sqft) GEA

Proposed Unit Height:
Upper tier 2.1m to Ridge (maximum)
Lower tier 1.8m to Ridge (maximum)

TRITAX SYMMETRY
A TRITAX GEO BRICK COMPANY

Architect | Landscape
STEPHEN GEORGE & PARTNERS LLP

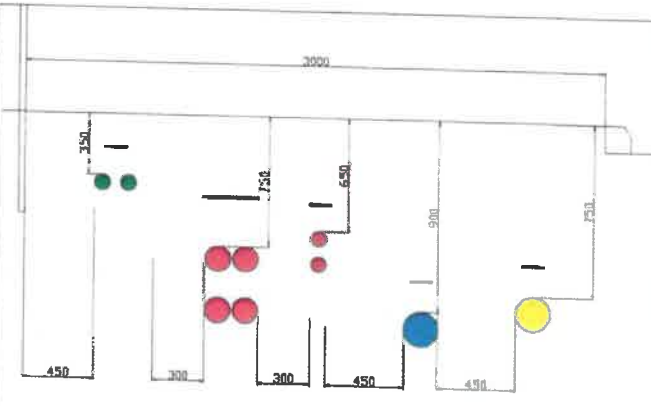
120 London Road
Leicester LE2 1UD
t 01533 247 0637 f 01533 234 1099
www.stephengeorge.co.uk

**Kettering
Junction 9, A509**

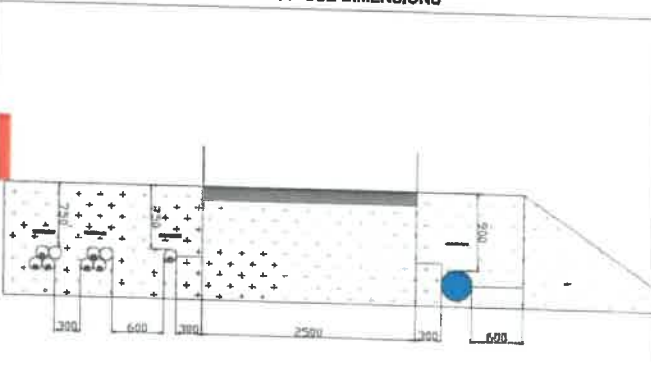
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CAD reference:	13-170-002
Drawn:	PHS
Checked:	PHS
Date:	01/2014
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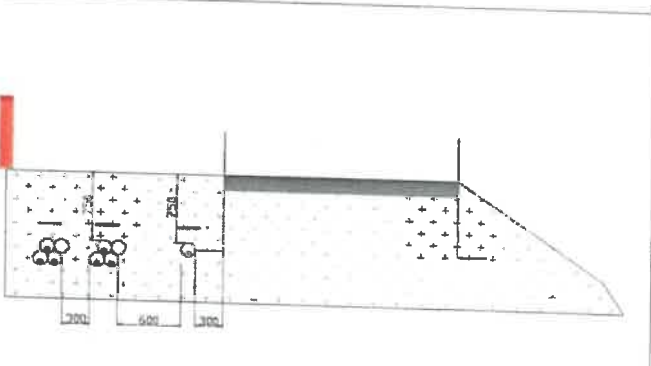
Project no:	Dwg no:	Rev:
13-170	P002	020



SECTION A - A - USE DIMENSIONS



SECTION B - B - USE DIMENSIONS



SECTION C - C - USE DIMENSIONS

- 4.1.1. NOTES
1. This drawing shall be used for construction with the exception of any dimensions which are noted as approximate or as shown on the site plan. All dimensions shall be to the centerline unless otherwise noted.
 2. The owner shall be responsible for obtaining all necessary permits for construction and for the cost of the same.
 3. The contractor shall be responsible for obtaining all necessary permits for construction and for the cost of the same.
 4. All work shall be in accordance with the current edition of the International Building Code and the current edition of the International Plumbing Code.
 5. All work shall be in accordance with the current edition of the International Fire Code.
 6. All work shall be in accordance with the current edition of the International Electrical Code.

LEGEND

(Symbol)	Black High Voltage Cable
(Symbol)	Low Voltage Cable
(Symbol)	High Voltage Cable
(Symbol)	Medium Pressure Gas Main
(Symbol)	Public Water Main
(Symbol)	Sanitary Sewer

PROJECT: Symmetry Park, Restoring

NO: Liberty Poulos and Sons

nps

A TRUCK SYMMETRY

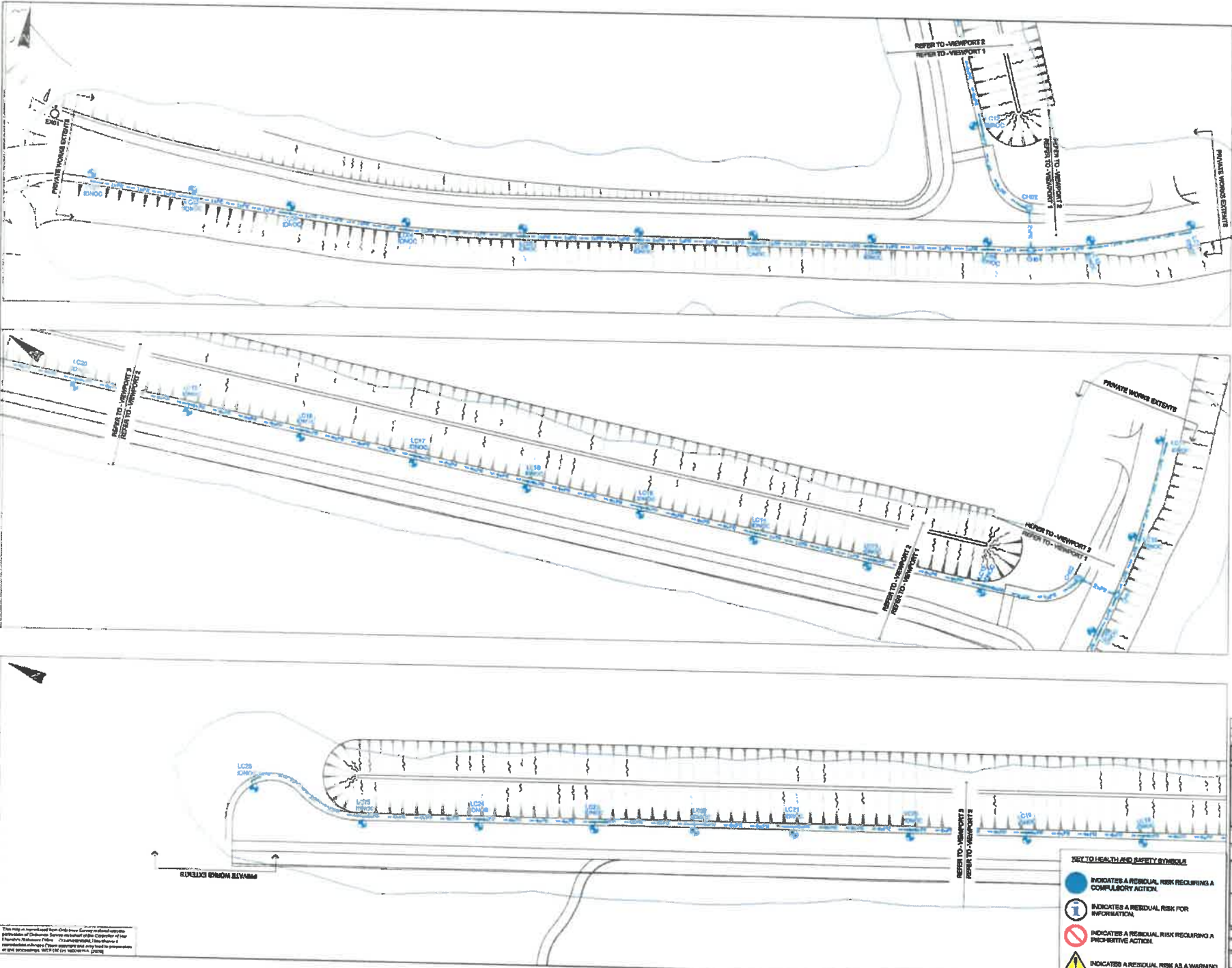
PROJECT: Symmetry Park, Restoring

NO: Liberty Poulos and Sons

PROJECT NO:	DATE:	DATE:
65-01	06/14/19	06/14/19
PROJECT:	DATE:	DATE:
Symmetry Park, Restoring	06/14/19	06/14/19
NO:	DATE:	DATE:
Liberty Poulos and Sons	06/14/19	06/14/19

BY: [Signature]

DATE: 06/14/19



- KEY**
- EXISTING NORTH HAMPTONSHIRE COUNTY COUNCIL ROAD LIGHTING COLUMN
 - PROPOSED GALVANNEED STEEL ROAD LIGHTING COLUMN OF 6M NOMINAL HEIGHT WITH A PLANTED BASE AND A POSE TOP HOUSING (BENTLEY LUMA B03P702 C030 3.2m) LED LUMINAIRE INCORPORATING A 7 PIN HELIX SOCKET WITH PCOU SET TO 2018.
 - ◇ INDOC INDEPENDENT DISTRIBUTION NETWORK OPERATOR CONNECTION REQUIRED.
 - 0.4 LUK CONTOUR

- NOTES**
1. ANY INACCURACIES ARE TO BE REPORTED TO THE OVERSEEING ORGANISATION OR SITE ENGINEER IMMEDIATELY.
 2. REFERENCES SHOWN WITH THE DRAWING HAVE BEEN ASSIGNED FOR THE PURPOSES OF THESE WORKS ONLY.
 3. THIS DRAWING DOES NOT DETAIL ELECTRICAL INFORMATION THIS SHOULD BE SOURCED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS.
 4. ROAD LIGHTING COLUMNS SHALL BE SITED AS STATED WITHIN.
 5. ALL EQUIPMENT WITH AN INDEPENDENT DISTRIBUTION NETWORK OPERATOR (INDO) SUPPLY SHALL HAVE A SECONDARY OUTPUT / DISTRIBUTION BOARD WHICH SHALL BE FITTED WITH A BS EN 60595 TYPE 2 SURGE SURFACER. THIS WILL BE LOCATED BETWEEN THE INCOMING IND SUPPLY AND THE OUTGOING SUPPLIES THAT ARE PROVIDED.
 6. ALL WORKS SHALL BE IN ACCORDANCE WITH THE MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAYS WORKS (MHW) NORTHAMPTONSHIRE COUNTY COUNCIL (NCC) SPECIFICATION TO ALLOW FOR FUTURE ACCEPTANCE OF ASSETS IF REQUIRED.

RY TO HEALTH AND SAFETY SYMBOLS

- INDICATES A RESIDUAL RISK REQUIRING A COMPLEXY ACTION.
- ⓘ INDICATES A RESIDUAL RISK FOR INFORMATION.
- ⊘ INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.
- ⚠ INDICATES A RESIDUAL RISK AS A WARNING.

NO	REVISION	BY	DATE
1	ISSUE FOR TENDER	WSP	15/10/2024
2	ISSUE FOR CONSTRUCTION	WSP	20/10/2024

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 www.56p.co.uk

SHIMMERTY PAVEMENTS

INFRASTRUCTURE WORKS
 PROPOSED ROAD LIGHTING LAYOUT
 SHEET 1 OF 1

1:500	1:1000	1:2000	1:5000
1:10000	1:20000	1:50000	1:100000
DATE	BY	DATE	BY
20/10/2024	WSP	20/10/2024	WSP

7 NORTHAMPTONSHIRE COUNTY COUNCIL
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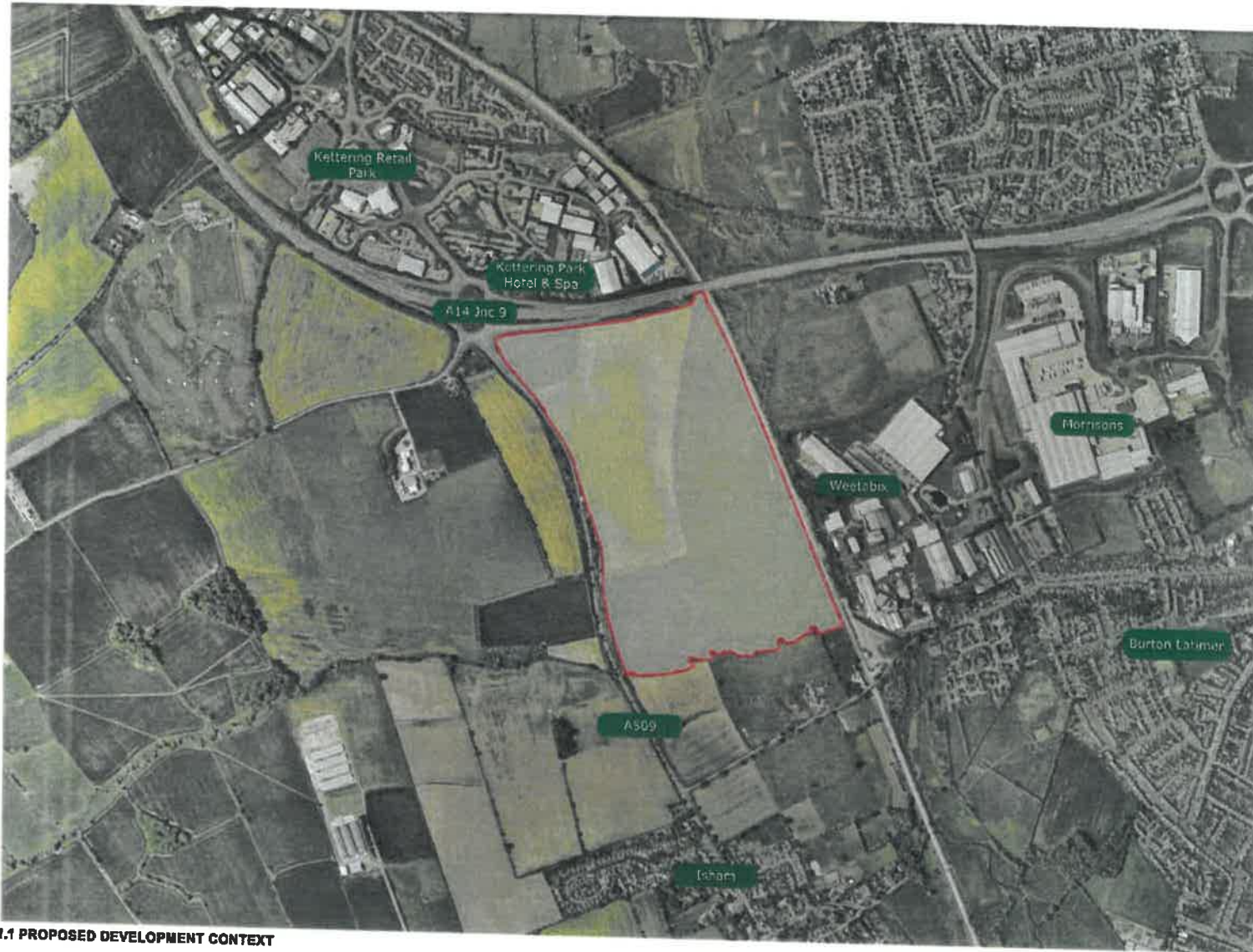
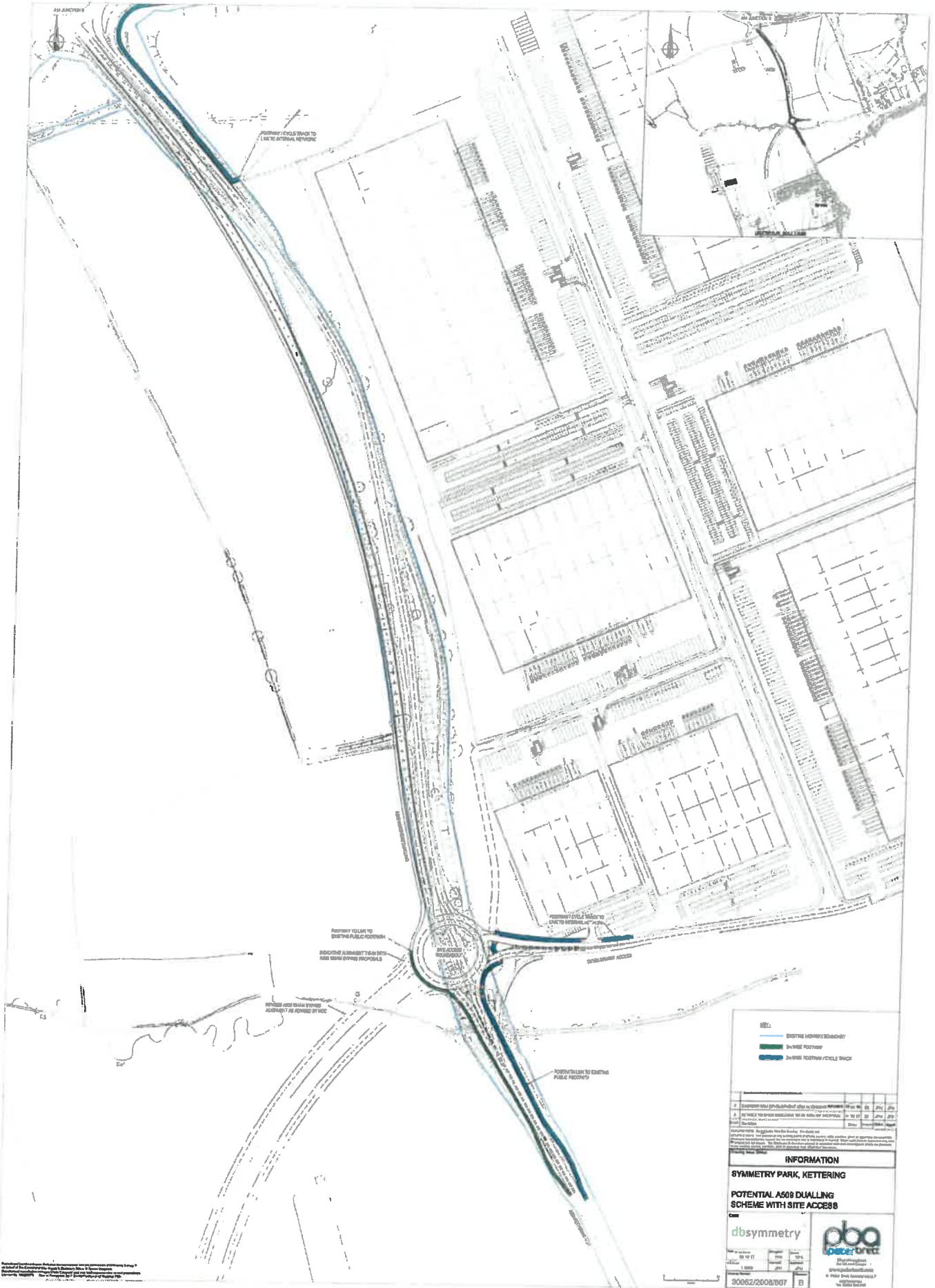
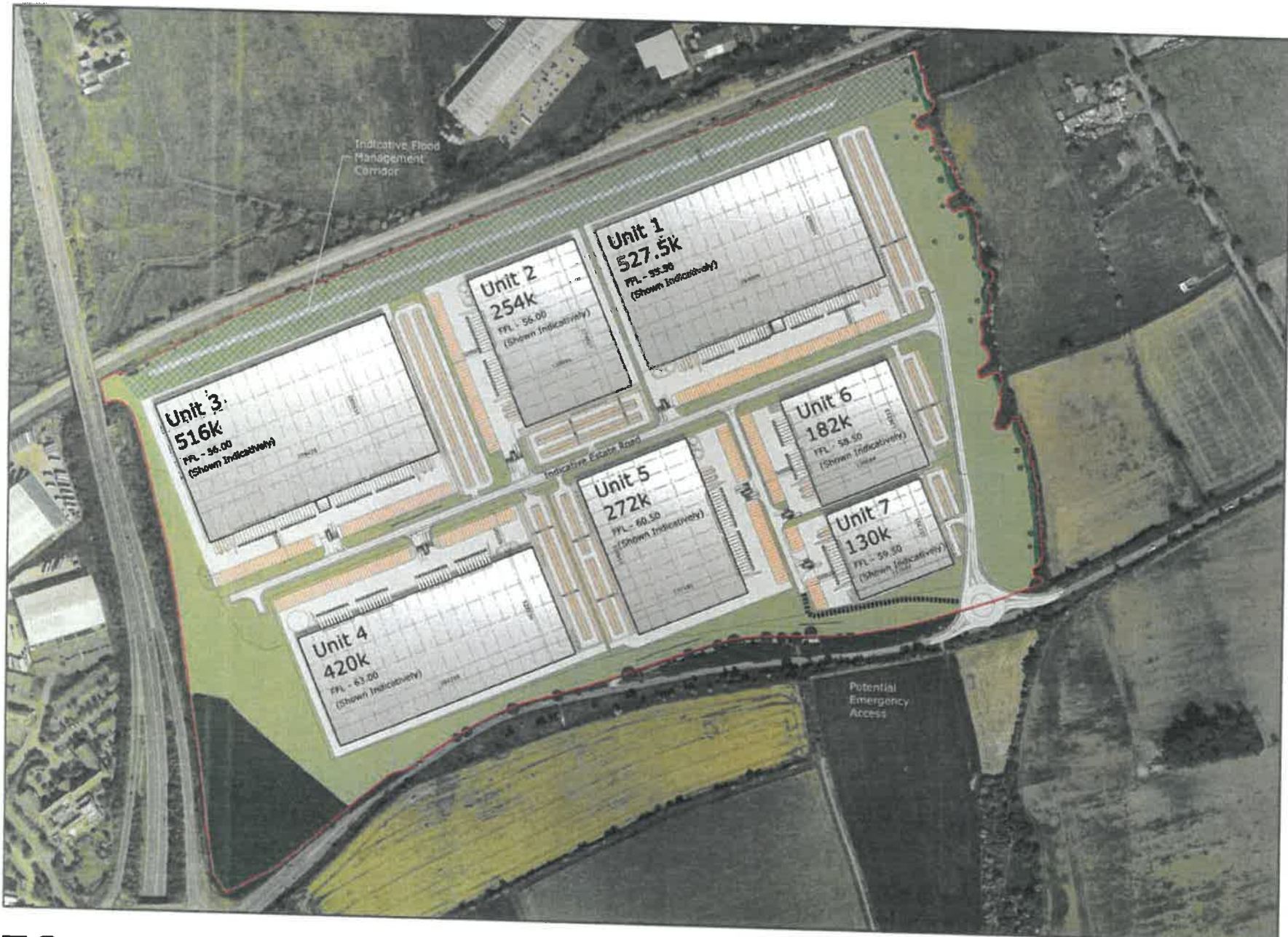


FIG 1.1 PROPOSED DEVELOPMENT CONTEXT





Notes

Unit number size and location shown indicatively only. Proposed road alignment and the flood management corridor are shown indicatively and subject to resolution at Reserved Matters Stage.

Total Floorspace (GIA)
2,301,500sq.ft/213,816sq.m

dbsymmetry

Architect & Masterplan
STEPHEN GEORGE & PARTNERS LLP

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Kettering
Junction 9
Illustrative Masterplan

Drawing status:	Preliminary
Exam reference:	13-170-001
Drawn:	mm
Checked:	HW
Date:	12/2/20
Scale:	1:10000 A1

Project no:	Draw size:	Rev:
13-170	VOCL	PL1

FOR ILLUSTRATIVE PURPOSES ONLY

PLACE SHAPING REQUIREMENTS

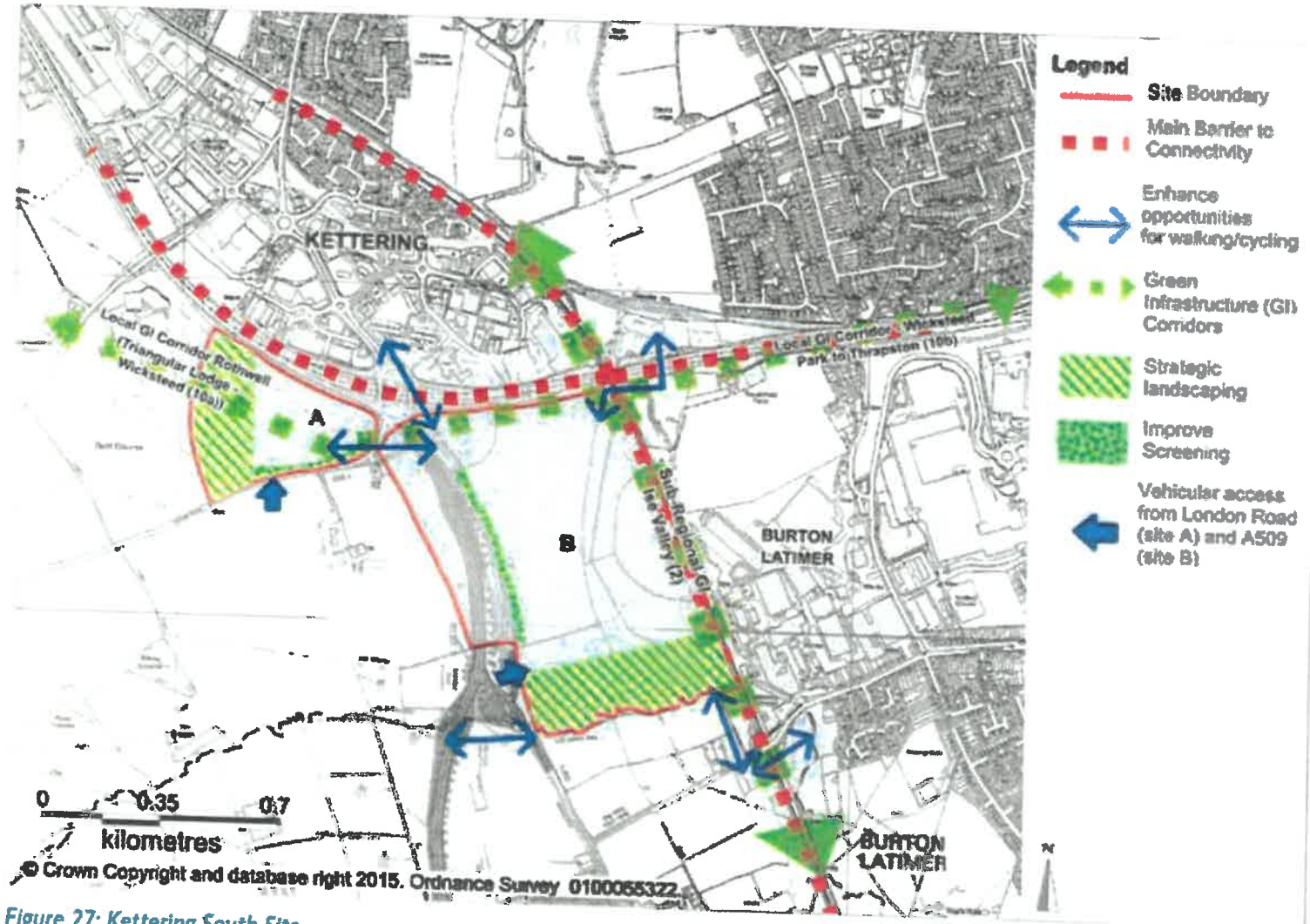


Figure 27: Kettering South Site

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