

BOROUGH OF KETTERING

Committee	Full Planning Committee - 30/03/2010	Item No: 5.5
Report Originator	Michael Boniface Development Officer	Application No: KET/2010/0001
Wards Affected	Ise Lodge	
Location	Thornton House, Churchill Way, Kettering	
Proposal	Full Application: Redevelopment to provide 30 no. residential dwellings and children's centre	
Applicant	Mr J Browning Lodge Park Ltd	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED, subject to a S.106 OBLIGATION being entered into, and to the following conditions:-

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

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

2. No development shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: To preserve the character of the area and to protect the privacy of the occupiers of adjoining properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with policy 13 of the Core Spatial Strategy for North Northamptonshire.

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

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

5. Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation shall not commence until parts A - D have been complied with. If unexpected contamination is found after development has begun, development shall be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part D has been complied with in relation to that contamination.

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

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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

C. Implementation of Approved Remediation Scheme The approved remediation scheme must be carried out in accordance with its terms prior to the commencement

of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

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

REASON (common to all): To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6. No cooking facilities shall be provided within the Children's Centre hereby approved unless details of a ventilation system for the extraction and disposal of cooking odours has first been submitted to and approved in writing by the Local Planning Authority. The cooking facilities shall not be used until the approved details have been fully implemented.

REASON: In the interests of the amenities of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Prior to the commencement of the development, full details of lockable bin and cycle storage facilities including their design, materials, location, exact dimensions and openings shall be submitted to and approved in writing by the local planning authority. The bin and cycle stores shall be provided in accordance with the approved details prior to the first occupation of the development and shall be permanently retained in that form for the purposes of storing bins and cycles only.

REASON: To ensure adequate amenities are provided for this development in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

8. Before the development hereby permitted is begun, a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans and elevation drawings detailing the design and appearance of the equipment proposed along with their proposed siting. The approved scheme shall be implemented before the development is first occupied and

shall remain operational for the lifetime of the development.

REASON: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy.

9. No development shall take place other than in accordance with the submitted 'Sustainability Appraisal and Energy Statement' received by the local planning authority 4th January 2010.

REASON: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy.

10. Notwithstanding the submitted information, there shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

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

11. Prior to the commencement of development, a scheme detailing the security measures/standards to be incorporated within the development shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with these approved details.

REASON: To reduce the potential for crime in accordance with policy 13 of the Core Spatial Strategy for North Northamptonshire.

12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

13. No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme indicating the positions, design, materials and type of screen walls and fences to be erected. None of the buildings hereby approved shall be occupied until the scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenities of the area in accordance with policy 13 of the Core Spatial Strategy for North Northamptonshire.

14. No development shall take place until a scheme to address ecological interests within the site in accordance with the 'Conclusions and Mitigation Measures' specified within section 6 of the submitted report 'Ecology Surveys and Natural Environment Statement' dated March 2009 has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: To protect ecological interests within the site in accordance with PPS9 and

policy 13 of the CSS.

15. The Children's Centre use hereby permitted shall not be open to the public before 08.00 hours or remain open after 18.00 hours on Mondays to Saturdays, nor open at any time on Sundays or any recognised public holidays.

REASON: To protect the amenities of the occupiers of nearby properties in the interests of amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

16. No other development shall take place on site until the access, parking and turning facilities have been constructed in accordance with the approved details as shown on drawing number 999-16A.

REASON: To provide satisfactory access and highway layout in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

- This planning permission is subject to "pre-commencement" conditions which require details/drawings to be submitted to and approved in writing by the Local Planning Authority before ANY development may lawfully commence. Any development commenced in breach of these "pre-commencement" conditions will be unauthorised, a breach of planning control, and liable to immediate Enforcement and Stop Notice action.

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Planning Policy Statements/Guidance Notes 1, 3, 4, 13, 15 and 23, Policies 2 and 48 of The East Midlands Regional Plan, Policies 1, 6, 7, 9, 10, 12, 13, 14 and 15 of the North Northamptonshire Core Spatial Strategy, and Policies 35, 39 and K14 of the Local Plan for Kettering Borough. There are no material considerations that indicate against the proposal.

Officers Report

3.0 Information

Relevant Planning History

None.

Site Description

Officer's site inspection was carried out on 03/02/2010.

The site stands on the corner of French Drive and Churchill Way, comprising an area of 0.68Ha and accomodating a redundant care home building. The existing building is set back from the highway and stands at a lower ground level than the surrounding public highway given the sloping nature of the site which declines to the west. A landscaped area surrounds the building and several Silver Birch trees stand along the boundary with Chruchill Way.

A school opposes the site along Churchill Way and a recently constructed medical centre adjoins the site to the west. Residential properties otherwise surround the site, presenting a mix of 1, 1.5 and 2 storey detached and semi-detached dwellings.

Proposed Development

30 dwellings to be secured as affordable housing and a Children's Centre.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Highway Authority

No objection subject to a contribution of £84,173.00 pooled highways contribution being secured for improvements to the local network.

Natural England

No objection subject to the recommendations contained with section 6 of the submitted Ecological Assessment being secured by condition.

Environmental Health

Receipt of the submitted Listers report 06-09-08 is acknowledged however there are outstanding matters that would need to be addressed. Due to the underlying geology present across Northamptonshire which commonly presents unacceptable levels of naturally occurring arsenic and the sensitive end-use of the development proposed a full contaminated land investigation along with appropriate mitigation measures should be secured by condition. Details of the proposed extraction and filtration systems to be used in the children's centre should be submitted. Working hours for construction should be restricted in the interests of neighbouring amenity.

Community Services

Based upon the adopted Open Space SPD, a contribution of £28,855.00 is required towards open space and sports contributions.

Northamptonshire Police

Concerns that the Police were not involved in the design of the scheme. Residents of this area have identified anti-social behaviour as a concern along with parking and this does not appear to have been considered. The proposed footpath link to Churchill Way leaves the parking areas vulnerable to crime. A number of alleyways provide access to rear gardens and this presents potential for crime and anti-social behaviour. Access and parking to the rear of properties will reduce activity to frontages. Limited information has been provided regarding the proposed children's centre use. The overhang on the children's centre should be no more than 400mm to prevent people gathering inside. Anti-climb fascia should be used to prevent access to the roof.

Local Education Authority (NCC)

A contribution of £22,634.00 would be needed towards local secondary and sixth form education.

Spatial, Environment and Economic Planning (NCC)

A contribution of £6,426.00 would be required towards local library provision and £2,580.00 towards the Fire and Rescue Service.

Anglian Water

There are no assets owned by Anglian Water within the site. There is sufficient water resource and supply capacity within the existing network. The foul flows created by the development can be accommodated within the foul sewage network and there is sufficient capacity within the public surface water network. The foul drainage from this development will be treated by Broadholme Sewage Works which at present has available capacity.

Environment Agency

The proposal presents a relatively low environmental risk. No objection.

Housing Strategy (KBC)

The scheme would provide 30 affordable dwellings with a tenure split of 21 (70%) social rent and 9 (30%) intermediate. The mix of house types and tenures is appropriate in terms of the identified housing need for Kettering. Family homes such as the 2 and 3 bedroom houses proposed are particularly in demand.

Primary Care Trust

No financial contributions towards healthcare provision are normally sought for affordable housing.

Neighbours

43 letters of objection for the following reasons:

- Insufficient consultation took place.
- Highway safety, congestion and parking issues.
- Overdevelopment/too many houses.

- Proximity to schools.
- Loss of facility for the elderly.
- Need for a Children's Centre?
- Loss of community facilities.
- Loss of privacy/overlooking.
- Children's Centre is too small.
- Environmental impact of demolition.
- Insufficient capacity at local schools.
- Adjacent properties remain un-let.
- No need for more housing.
- Light pollution.
- Anti-social behaviour.
- Boundary fence needs replacing.
- Density is too high and out of keeping.
- Loss of trees.
- Houses would be forward of the building line.
- Loss of green space.
- Affordable housing is in appropriate for the Ise Lodge.
- Alternative scheme for community benefit would be preferable.

A petition signed by 68 people has also been received concerned with a lack of infrastructure, parking and transport issues, the design of the properties and a lack of community consultation.

5.0 Planning Policy

National Policies

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PPS4 – Planning for Sustainable Economic Growth

PPS9 – Biodiversity and Geological Conservation

PPG13 – Transport

PPS23 – Planning and Pollution Control

Development Plan Policies

East Midlands Regional Plan

2 – Promoting Better Design

48 – Regional Car Parking Standards

North Northamptonshire Core Spatial Strategy

1 – Strengthening The Network Of Settlements

6 – Infrastructure Delivery And Developer Contributions

7 – Delivering Housing

9 – Distribution And Location Of Development

10 – Distribution Of Housing

12 – Distribution Of Retail Development

13 – General Sustainable Development Principles

14 – Energy Efficiency And Sustainable Construction

15 – Sustainable Housing Provision

Local Plan

35 – Housing: Within Towns

39 – Housing: Affordable Housing

K14 – Kettering: Affordable Housing

Supplementary Planning Documents

Sustainable Design (February 2009)

Open Space (September 2008)

6.0 Financial/Resource Implications

Section 106 agreement to secure 100% affordable Housing and contributions towards highways, education, open space and a monitoring fee.

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development;
2. Housing Mix and Tenure;
3. Design, Character and Appearance;
4. Crime and Disorder;
5. Neighbouring Amenity;
6. Highways and Parking;
7. Environmental Matters;
8. Ecology;
9. Trees and Landscaping;
10. Sustainable Design and Construction;
11. Lighting;
12. Flooding;
13. Developer Obligations.

1. Principle of Development

PPS3 encourages the use of land within existing settlements where future occupants can benefit from established amenities and public transport. Policy 9 of the CSS states that priority will be given to previously developed land and that this should provide for at least 30% of the overall housing requirements for North Northamptonshire.

The Core Spatial Strategy (CSS) defines Kettering as a 'Growth Town', a primary focus for development; as such, the town is considered an appropriate location for the proposed development and this is further strengthened by policy 35 of the adopted local plan which supports the provision of housing within towns.

Policy 13 of the CSS is supportive of development provided the proposals do

not result in adverse impact upon neighbouring properties or the highway network and that schemes present a good standard of design. Criteria 'f' of this policy suggests that development should not lead to the loss of community facilities. While it could be argued that the former care home provided a service to the community, this has been redundant for some time, the former residents having been moved to alternative accommodation. The building has been subject to vandalism and anti-social behaviour during recent times and currently provides little benefit to the community. The proposals involve provision of 30 affordable dwellings in line with an identified housing need in the town along with a Sure Start Children's Centre which would provide facilities to support parents within the community. It is therefore considered that these benefits outweigh any concerns regarding loss of the redundant care home.

2. Housing Mix and Tenure

The development would provide 30 no. two and three bedroom houses to be used entirely as affordable housing. The properties would comprise 70% social rent and 30% intermediate tenure. These property types and tenures are in line with an identified housing need as established by a recent Housing Market Assessment.

3. Design, Character and Appearance

The site currently accommodates a single storey care home building that has been redundant for some time. The building is set back from the highway and stands at a lower level than the surrounding highway land. Large amounts of green space and landscaping surround the structure. The surrounding residential properties are similarly set back from the highway behind driveways and grassed areas. These are predominantly detached and semi-detached dwellings of 1.5 – 2 storeys.

The proposed development would achieve a net density of approximately 45 dwellings per hectare which appears higher than that of the surrounding residential area. While this is so, the applicant has considered this matter in the detailed layout of the scheme, siting lower density semi-detached properties along the highway frontages which would be prominent from Churchill Way and visible within the context of the surrounding development. These properties have been well spaced and set back behind a grass verge. While properties would stand closer to the highway than many surrounding buildings, the properties have been orientated with reference to the adjacent building line and would provide a transition through their staggered siting. The form and scale of buildings in this part of the site reflects that of the surrounding properties and the detailed elevational design provides a relatively simple appearance that can easily be absorbed into their surroundings. Sufficient visual interest is however provided by features such as porches, brick detailing and roof construction.

Higher density terraced buildings are accommodated within the site and would be accessed by a 'home zone' like street layout. A traditional highway junction

is proposed off of French Drive, adjacent to the recently constructed medical centre, however a hard surfaced area to be shared by vehicular and pedestrian traffic would be provided within the development itself. This will create a distinct character and appearance for the development with buildings facing over a 'courtyard like' area. Parking courtyards would also feed off of the 'home zone' and these are well surveyed by surrounding properties which have been orientated to provide active frontages to all public areas within the development. It would be important to ensure an appropriate material for the proposed hard surface along with a degree of green landscaping to avoid an overly harsh appearance, however subject to conditions securing these details, the proposed approach is considered to be a successful and efficient use of the site. The detailed design of buildings within the site, although predominantly of terraced form, present a similar appearance and design features, providing consistency and a comprehensive form of development.

A Children's Centre has been proposed on the boundary of the site with French Drive and opposing the recently constructed medical centre. It was recognised that this building would have different requirements in terms of design and appearance to the proposed residential buildings and it was therefore decided that the centre should reflect the more contemporary design of the adjacent medical centre. A similar mono-pitched roof and brick and render construction has therefore been proposed and it is considered that the building would compliment the existing medical centre.

The development is considered to accord with criteria 'h' of policy 13 within the North Northamptonshire Core Spatial Strategy.

4. Crime and Disorder

A number of concerns have been raised by Northamptonshire Police in terms of the detailed design of the development. Specifically, it is suggested that the incorporation of a footpath through to Churchill Way will merge the distinction between public and private space and provide access to the parking areas. It is however considered that the orientation of the buildings provides a good level of natural surveillance over both the footpath and parking courtyards and that this would be a significant deterrent to anti-social behaviour. The footpath provides a link to the surrounding development along with access to parking for future residents and this will aid in securing activity within the public realm. It is therefore suggested that this element of the scheme be retained.

The applicant has sought to address concerns regarding potential for youths to gather under the overhang element of the Children's Centre and railings have now been proposed in this area to prevent access and congregation and this should alleviate this concern. Further matters have been raised such as the rear alleyway access to dwellings. These accesses are considered desirable in order to serve residents in storing refuse and garden paraphernalia and unauthorised access could easily be prevented through the installation of lockable gates. It is therefore suggested that a condition be attached to any planning permission granted requiring a scheme of security measures and standards to be incorporated into the development in order to address these

concerns and avoid the potential for crime and anti-social behaviour in accordance with criteria 'b' of policy 13 within the North Northamptonshire Core Spatial Strategy.

5. Neighbouring Amenity

The site opposes a school along Churchill Way and stands adjacent to the medical centre fronting French Drive, but is otherwise surrounded by residential properties. The proposed residential development is therefore considered compatible with the surrounding land uses. The buildings have been located so as to present active frontages towards the public areas within the proposed development and the existing highway frontages of Churchill Way and French Drive. Rear gardens therefore meet the rear gardens of the surrounding residential properties providing a minimum of 19m separation between habitable room windows throughout the development. A similar separation is also provided between proposed properties and this distance is sufficient to avoid unacceptable overlooking. The separation distances also avoid overbearing impacts to existing properties and ensure a good level of light will reach each dwelling so that no unacceptable overshadowing would result. Although the development is likely to result in increased activity within the site, the proposed residential use is entirely compatible with the surrounding area and the scheme is considered to be in accordance with criteria 'l' of policy 13 within the North Northamptonshire Core Spatial Strategy.

6. Highways and Parking

The development would be accessed from the existing highway junction at French Drive with a traditional road construction forming the initial 35 metre stretch. Beyond this point, a shared surface is to be provided allowing both vehicular and pedestrian traffic to utilise the space. While a pedestrian walkway is likely to be delineated within the surfacing, the general principle removes priority from vehicular movements and creates a pedestrian friendly area of distinct character that does not appear highway dominated. The Highway Authority are satisfied that the proposals provide a safe and practical layout and the scheme will not have an adverse impact upon the wider highway network subject to payment of a pooled developer contribution towards local improvements; this is to be secured within a S106 agreement.

Parking is to be provided at a ratio of 1 space per dwelling, 4 spaces would serve the proposed Children's Centre and 5 additional visitor parking spaces are indicated. Both PPG13 and CSS policy 13 seek to encourage a modal shift away from private motor vehicles and recognises the sustainability benefits of developments within towns which are served by good levels of public transport and facilities. The site is located within Kettering and in close proximity to a range of local services including a medical centre, public house, supermarket, bakery and pharmacy all within easy walking distance. Public transport also provides links with Kettering town and the surrounding area. The site is therefore considered to represent a reasonably sustainable location for development and it is not considered necessary or reasonable to require additional provision. I acknowledge the concerns raised by local residents

regarding parking and congestion and the proximity of the adjacent school, however the parking provision proposed is considered appropriate and in accordance with the requirements of PPG13 and criteria 'd' and 'n' of CSS policy 13.

7. Environmental Matters

A Ground Investigation report was submitted in support of the application and while no significant concerns were identified there are outstanding matters that would need to be addressed prior to the commencement of development. Due to the underlying geology present across Northamptonshire which commonly presents unacceptable levels of naturally occurring arsenic and the sensitive end-use of the development proposed a full contaminated land investigation along with appropriate mitigation measures should be secured by condition.

Details of the proposed extraction and filtration systems to be used in the children's centre should also be submitted for approval in order to prevent any adverse impacts to neighbouring amenity.

The Council's Environmental Health team has also suggested a condition to restrict the permissible hours of construction on site. Such restrictions are only considered to be reasonable in exceptional circumstances where significant harm to neighbouring amenity is likely to result. Hours of construction are controllable under other legislation where a problem occurs and a restrictive condition is therefore considered unnecessary in this instance.

8. Ecology

An ecological survey of the site has been conducted and a report provided in support of this application. No significant ecological interests have been identified however the report provides a number of recommendations and mitigation measures to avoid detriment and provide enhancements. It is suggested that a condition secure details to be implemented within the development in accordance with criteria 'o' of CSS policy 13.

9. Trees and Landscaping

The application is accompanied by both an Arboriculture Assessment and a Landscaping Scheme. A number of trees would be removed in order to facilitate the scheme, notably a number of Silver Birches which run along the boundary with Churchill Way. While these trees currently make a positive contribution to the street scene and their loss would be regrettable, it is considered that the provision of much needed affordable housing along with the erection of a Children's Centre outweighs the adverse impact of this loss. Although a landscaping plan identifies proposals for replacement tree planting, some of the species proposed appear inappropriate. It is suggested that a condition be attached to any planning permission requiring submission of a landscaping plan in order to provide replacement planting within the development in order to provide a degree of compensation and to secure an appropriate appearance for the site in accordance with criteria 'h' of CSS policy

13.

10. Sustainable Design and Construction

Policy 14 of the Core Spatial Strategy requires that development meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. Schemes should demonstrate techniques of sustainable construction and energy efficiency, provision for waste recycling/reduction and provision for water efficiency and water recycling. Furthermore, schemes involving 10 or more dwellings should demonstrate that at least 10% of the demand for energy will be met on-site and renewably and/or from a decentralised renewable or low-carbon energy supply.

The application is accompanied by a Sustainability Appraisal and Energy Statement which specifies a number of measures to be adopted that would result in the requirements of Building Regulations being exceeded and Code for Sustainable Homes Level 3 being achieved. A condition should be used to secure accordance with these documents.

The application details do not specify any measures for achieving 10% of the energy demand generated by the development however. A condition should therefore require details to be submitted for approval.

11. Lighting

The application is accompanied by a 'Light Pollution Statement' which outlines the general principles to be adopted when considering the external illumination of the site. No specific detail is provided as to the types and luminance of lighting to be used however and further details should therefore be required by condition in order to avoid light pollution and any adverse impacts upon neighbouring amenity.

12. Flooding

The applicant has provided a flood risk assessment which establishes that the development would not be at undue risk from flooding. The Environment Agency has not raised any concerns and the scheme is therefore in accordance with criteria 'q' of CSS policy 13.

13. Developer Obligations

The applicant has submitted proposed Heads of Terms for the required developer obligations as follows:

- £84,173.00 towards local highway improvements.
- £22,634.00 towards local education provision.
- £28,906.00 towards public open space.
- £13,620.00 towards healthcare provision.
- 5% monitoring charge.

Officers are currently negotiating a S106 agreement to secure necessary contributions to mitigate the impacts of the development upon local infrastructure. It is suggested that members resolve to grant planning permission subject to a S106 agreement securing appropriate contributions being signed prior to 12th April 2010.

Conclusion

The proposed development accords with both national and local planning policy and there are no material planning matters that indicate against the scheme; as such, planning permission should be granted.

Background Papers

Title of Document:

Date:

Contact Officer:

Michael Boniface, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

Thornton House, Churchill Way, Kettering
Application No.: KET/2010/0001



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