

BOROUGH OF KETTERING

Committee	Full Planning Committee - 01/02/2011	Item No: 5.4
Report Originator	Michael Boniface Development Officer	Application No: KET/2010/0734
Wards Affected	Pipers Hill	
Location	Tresham Institute, St. Marys Road, Kettering	
Proposal	Full Application: 48 no. dwellings and 59 no. retirement apartments with associated car parking and landscaping	
Applicant	William Davis 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 North Northamptonshire Core Spatial Strategy.

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 development shall take place other than in accordance with the submitted Noise Assessment 'A067853-1' dated October 2010. No dwelling shall be occupied until the mitigation measures described in section 5.3 have been fully implemented.

REASON: To ensure acceptable living conditions for future occupiers in the interests of amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

7. No development shall take place other than in accordance with the submitted Air Quality Assessment dated October 2010. The mitigation measures outlined in section 5.5 shall be employed throughout the construction process.

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

8. 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.

9. 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.

10. No development shall take place other than in accordance with the submitted 'Sustainability Strategy and Energy Statement' received by the local planning authority 3rd November 2010.

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

11. Before the development hereby permitted is begun, a scheme demonstrating how the market dwellings hereby approved will incorporate provision for waste reduction and recycling and provision for water efficiency and recycling 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: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy.

12. Prior to the commencement of development, a scheme detailing the security measures/standards to be incorporated within the development with reference to the ACPO 'Secured By Design' scheme 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.

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. No dwelling shall not be occupied until the scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the privacy of the occupiers of adjoining residential properties in the interests of amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

14. 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.

15. No development shall take place until a surface water drainage scheme for the site, which accords with the submitted Flood Risk Assessment (December 2010, Rev A), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to occupation of any dwelling hereby approved.

REASON: To prevent an increased risk of flooding to the site and surrounding area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

16. Prior to the commencement of development, a scheme of oil separators to be installed within parking and other hard surfaced areas shall have been submitted to an approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with these approved details.

REASON: To prevent water pollution in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

17. No development shall take place other than in accordance with the submitted Flood Risk Assessment (December 2010, Rev A).

REASON: To prevent an increased risk of flooding to the site and surrounding area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

18. No development shall take place other than in accordance with the submitted Ecological Assessment 'RT-MME-108475' dated October 2010.

REASON: To protect and enhance ecological interests in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy and guidance contained within PPS9.

19. No development shall take place on site until details of the width, alignment, gradient, sight lines and type of construction proposed for the roads, footways and accesses, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the use hereby permitted is commenced, or the buildings occupied, whichever is the sooner.

REASON: To ensure that the roads are constructed to a satisfactory standard in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

20. The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until vehicle parking spaces has been constructed, surfaced and marked out in accordance with the approved details, and those spaces shall thereafter be reserved for the parking, loading and unloading of vehicles.

REASON: In the interests of highway safety 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, 5, 9, 13, 23 and 24, Policies 2, 11, 13b, 14, 44, MKSM Northamptonshire 1 and MKSM Northamptonshire 4 of The East Midlands Regional Plan, Policies 1, 6, 7, 9, 10, 13, 14 and 15 of the North Northamptonshire Core Spatial Strategy, and Policies 35 and 39 of the Local Plan for Kettering Borough. The proposal is also in accordance with the Open Space SPD, Sustainable Design SPD and the emerging Kettering Town Centre Area Action Plan (Submission Document, December 2010). There are no material considerations that indicate against the proposal.

Officers Report

3.0 Information

Relevant Planning History

KET/2007/0554 – Reserved Matters: Erection of 99no. dwellings comprising 15no. 2 and 2.5 storey houses, and 84no. 2, 2.5 and 3 storey apartments, with associated roads and parking – APPROVED 05/09/2007

KET/2006/0605 – Reserved Matters: Erection of 15no. houses and 99no. apartments, with associated roads and parking – REFUSED 06/09/2006. APPEAL DISMISSED 05/01/2007

KET/2005/1058 – Reserved Matters: Erecton of 124 apartments with associated roads and parking – REFUSED 04/01/2006

KET/2004/0327 – Outline: Demolition of existing buildings to provide no fewer than 60 residential dwellings with associated car parking and landscaping – APPROVED 25/06/2004

Site Description

Officer's site inspection was carried out on 12/11/2010.

The site currently accommodates the former Tresham College building which has fallen into a state of disrepair and been subject to recent vandalism and anti-social activity. The building is extremely large and imposing in an area which is otherwise residential in character. Dwellings opposite the site in St Marys Road predominantly comprise substantial two storey dwellings of a typical 1920-30's design. Bungalows and 1.5 storey dwellings are apparent further along St Marys Road and a mix of single and two storey dwellings stand within Larch Road to the East. Substantial Victorian villas front London Road to the West, while St Marys Hospital adjoins the site boundary to the South.

The site is located close to Kettering town centre and future residents would have easy access by foot, cycling and public transport to a range of services and faculties in a sustainable manner.

Land levels slope downwards to the East towards Larch Road.

Proposed Development

59no. retirement apartments and 48no. dwellinghouses along with associated highways access, internal roads, parking and landscaping. It is proposed that 40no. of the 48no. dwellinghouses would be provided as affordable housing.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Highway Authority

No objection.

Northants Bat Group

No objection. The findings of the submitted bat report are agreed. It is suggested that enhancement opportunities for bats could be incorporated within the scheme.

Natural England

No objection. Comments that site clearance and removal of vegetation should not take place during the months of March to August inclusive to ensure that breeding birds are not affected. Proposals for native planting and bird boxes are welcomed.

NCC Planning Policy

Waste minimisation/management, use of resources, and storage and recycling facilities should be considered in line with the Northamptonshire Minerals and Waste Development Framework.

NCC Archaeologist

No objection as the site is not within an archaeological sensitive location and it is therefore unlikely that the development will impact upon archaeological deposits.

NCC Key Services

Financial contributions should be sought towards local libraries, Fire and Rescue Service and local education facilities.

KBC Community Services

A financial contribution of £39,520.00 should be sought towards local open space and community facilities.

KBC Housing

The site will provide more than 30% affordable housing and the tenure and property types proposed within the affordable housing element reflect local need. There is some concern that the affordable housing element is segregated from the majority of private dwellings however this cannot be overcome where the open market element is to be provided as retirement flats.

Sport England

No objection. The development does not impact upon an existing sports facility however contributions should be sought towards the provision/improvement of local facilities.

Northamptonshire Police

No objection. A condition should secure details of appropriate security measures to be incorporated within the scheme.

Primary Care Trust

A financial contribution of £880.00 per private dwelling should be secured towards capital improvements in local health care facilities.

Environment Agency

No objection. The revised Flood Risk Assessment is considered acceptable. Conditions should secure the submitted surface water drainage scheme and require the provision of oil interceptors within parking areas.

Anglian Water

The foul drainage from this development is within the catchment of Broadholme Sewage Works which currently has capacity for the flows. Capacity is also available in the network to accommodate foul sewerage. The proposed surface water drainage strategy is accepted and should be secured by condition.

Joint Planning Unit

The application suggests that the market dwellings will improve upon current Building Regulations by at least 10% and that the affordable housing will meet Code for Sustainable Homes Level 3. It would also be possible to incorporate additional energy saving measures and these could be secured by condition. Further information regarding water efficiency measures and ecological improvements should also be secured.

Environmental Health

No objection. The submitted Air Quality Assessment is accepted and the proposed mitigation measures are considered appropriate; these should be secured by condition. The submitted contaminated land report is acknowledged but is not sufficient as the reports suggest a need for further investigation regarding PBET analysis for arsenic and ground gases. Further information is also necessary in relation to potential vanadium. A condition should secure a further investigation. The submitted acoustic report is also accepted and a condition should secure accordance with the report along with post completion testing.

Neighbours

21 letters of objection for the following reasons:

- Tresham had previously advised that a scheme of around 70 dwellings would be proposed as opposed to the current scheme for 107 dwellings
- Building line has been ignored
- Flats adjacent Larch Road are too large
- Loss of privacy/overlooking
- Loss of light/overshadowing
- Insufficient parking is proposed
- Out of keeping with the area
- Traffic and congestion
- Too many properties proposed/inappropriate density
- Highway Safety
- Proposed flats are too big and inappropriate in character
- Conflict with covenant on site
- Inappropriate design
- Details of boundary treatment should be secured
- St Marys Hospital has a right of way across the site

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
PPG24 – Planning and Noise
PPS25 – Development and Flood Risk

Development Plan Policies

East Midlands Regional Plan

2 – Promoting Better Design
11 – Development in the Southern Sub-area
13b – Housing Provision (Northamptonshire)
14 – Regional Priorities for Affordable Housing
44 – Sub-area Transport Objectives
MKSM SRS Northamptonshire 1
MKSM SRS Northamptonshire 4

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)

Emerging Policy (Local Development Framework)

Kettering Town Centre Area Action Plan (Submission Document, December 2010)

6.0 Financial/Resource Implications

S106 agreement to secure developer obligations towards:

- Affordable Housing
- Education
- Open Space and Community Facilities
- Healthcare
- Fire and Rescue Service
- Libraries
- 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. Residential Amenity;
5. Environmental Matters;
6. Highways and Parking;
7. Ecology, Trees and Landscaping;
8. Crime and Disorder;
9. Sustainable Design and Construction;
10. Flooding and Drainage;
11. Developer Obligations.

1. Principle of Development

Outline planning permission for a residential development was granted on the site in 2004 and a series of Reserved Matters applications were subsequently considered. 'KET/2005/1058' proposed a scheme of 124 dwellings however this was refused for a number of reasons including concerns about overdevelopment of the site, inappropriate scale, massing, design, inappropriate highways access and a parking dominated appearance. An application for 114 dwellings was then submitted under reference 'KET/2006/0605' and was subsequently refused due to an inappropriate design, scale and height, overdevelopment of the site resulting in a lack of amenity space and lack of consideration relating to sustainable design. An appeal was launched against the Council's refusal of this permission and was later dismissed due to concerns regarding the scale and design of the proposed buildings and the impact upon the character and appearance of the area. A further application was then submitted for 99no. dwellings comprising 15no. 2 and 2.5 storey houses, and 84 no. 2, 2.5 and 3 storey apartments. This application was approved by the Council but has now expired. There is therefore no extant planning permission for development of the site at present. It is noted that the existing college building fails to reflect the character and appearance of the area which is predominantly residential. The scale, mass and height of the building is inappropriate and redevelopment of the site therefore represents an opportunity to improve the character and appearance at a prominent location on the edge of the town centre.

PPS3 encourages 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 site is previously developed and is currently unused, accommodating a former college building. The development would therefore make efficient use of Brownfield site on the edge of the town centre.

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 North Northamptonshire Core Spatial Strategy is supportive of development subject to a number of general sustainable development criteria, including that the proposals do not result in adverse impact upon neighbouring properties or the highway network and that schemes present a good standard of design.

2. Housing Mix and Tenure

The application proposes 107 dwellings comprising a block of 59no. private retirement apartments (43no. 1 bedroom and 16no. 2 bedroom), along with 42no. dwellinghouses and 6no. flats. Of the 42no. dwellinghouses, 34no. would be for affordable housing in the form of social rent or shared ownership, along with 6no. flats. The remaining 8no. dwellinghouses would be private market housing.

The scheme would therefore provide 37% affordable housing, in excess of the 30% requirement stipulated by policy 15 of the North Northamptonshire Core Spatial Strategy. The Council's Housing department has confirmed that a need for family housing exists in this part of the town and that the proposed house types and tenures are in accordance with this identified need.

The nature of the scheme, which would provide a block of 59no, retirement apartment makes it difficult for the private and social housing to be effectively integrated with one another as the private apartments are concentrated at one end of the site. Whilst this is so, the 8no. private dwellinghouses are integrated into the development and present a similar design and appearance to that of the social housing. Private housing also surrounds the sites and there is no reason to conclude that the development cannot be socially integrated successfully.

The development will provide a mix of private and affordable housing in accordance with an identified housing need to the benefit of the local community.

3. Design, Character and Appearance

The area surrounding the site is predominantly residential in character and the proposed residential scheme proposed can therefore be accommodated subject to appropriate detailing. The submitted Design and Access Statement demonstrates that careful consideration has been given to the design and appearance of the development and a careful analysis of the surrounding buildings and architecture appears to have guided the proposals.

A mix of building types and designs surround the site and the character of the area therefore differs around the site peripheries. St Mary's Road does however present a strong frontage towards the site and the scheme seeks to reflect the architectural detail and character of these buildings. Properties in this area tend to be substantial detached dwellings which are set back from the highway boundary behind front gardens and driveways. This development seeks to provide smaller family homes in line with an identified housing need however the buildings have been grouped into small terraces and semi-detached pairs so as to present a similar scale and mass to the opposing properties. The property groups have also been given a shared pedestrian access to the public highway, with front doors grouped under single porches or canopies so as to present the appearance of single, larger dwellings as opposed to multiple properties. The proposed buildings would also be set back from the highway behind a landscaped area and a low level brick boundary wall. While private vehicular access is not provided to St Marys Road, a sense of green and openness would soften the impact of the buildings and reflect the suburban appearance of the area. Dwellinghouses would be limited to two storeys along the St Mary's Road frontage reflecting the height, scale and proportions of the surrounding buildings. Some three storey properties are proposed within the scheme although these would be set back into the site to reduce their prominence and would instead provide a degree of variation within the development.

Buildings in Larch Road are more restrained in their character however the proposed buildings fronting Larch Road would match the existing building line and reflect the scale and massing of the neighbouring properties. A greater degree of variation in the design of buildings is evident along Larch Road and the proposed building would add to this variety.

The buildings have been sited to provide a strong and active frontage to both St Marys Road and Larch Road and this is a positive and important element of the scheme. The relationship between properties within the site is less successful due to a desire to avoid parking along St Marys Road and provide facilities at the rear of properties. This has resulted in the rear boundary treatments of properties which front St Marys Road forming the boundary with the highway within the site. There is a danger that this form of treatment in a prominent location within the development could result in a somewhat inactive and uninviting appearance. Whilst this is so, the application details have considered this matter and it is proposed that a range of boundary fences and walls could be used along with landscaping in order to create an appropriate and attractive appearance. A boundary treatment plan clarifies that a combination of 1.8m close boarded fences and 1.8m fences with trellis for climbing plants would be used along with various landscaping. It is considered that scope remains for improving the visual appearance of this boundary and a condition is therefore suggested which requires further details of boundary treatments for approval. Whilst the boundary treatments will present a relatively inactive appearance within the development, it is noted that the fronts of houses would oppose, providing surveillance and activity within the internal road created by the development and this is likely to be sufficient.

The detailed elevational design of the buildings also seeks to reflect characteristics of the surrounding properties through incorporation of full height bayed windows,

arched entrance features and hipped roofs with substantial chimney stacks protruding from the eaves. It is proposed that buildings will be constructed from red brick with sections of render and reconstituted stone detailing. A condition should be used to secure samples of the proposed materials for approval to ensure that an appropriate appearance is achieved.

The retirement apartments would be provided in a single block to the west extent of the site. This building would clearly present a much larger mass than the proposed dwellinghouses and the existing properties surrounding the site however the building has been designed with reference to its context. The building would reduce from 3 storeys to 2 storeys adjacent to the proposed 2 storey dwellinghouses, continue the building line along St Marys Road, and the mass of the building is divided into smaller elements using recesses and breaks in the roof line. It should be noted that this larger building has been located on the part of the site nearest to the town centre where larger, higher density buildings are expected in order to make a sustainable and efficient use of land. The scale and mass of the building are not considered to be overly excessive and the careful design of this element would allow it to be successfully integrated within the streetscene. The building would also reflect the design of the proposed dwellinghouses using matching architectural features and materials so as to provide uniformity with the remainder of the development and further assisting integration with the streetscene.

4. Residential Amenity

The site is surrounded by residential development to the North and East, St Marys Hospital adjoins the boundary to the South, with a mix of residential and commercial uses to the West. The proposed residential use is considered compatible with these surrounding land uses and is likely to result in a less intensive form of development than the existing college use on the site.

The proposed dwellinghouses are a mix of two and three storey properties although two storey dwellinghouses would be sited on the site boundaries with the public highway. A large separation distance would be retained between the proposed buildings and the opposing properties (approximately 22m at the closest point on Larch Road and 59m along St Marys Road) and this is more than sufficient to avoid significant overlooking, overshadowing or overbearing impact to existing occupants given the scale of the proposed structures.

The retirement apartments would be up to 3 storeys high but would again be well removed from all neighbouring properties (approximately 19m from the nearest property on London Road). No unacceptable overlooking between habitable room windows would result at this distance and the orientation of the buildings are such that no significant loss of light or overshadowing would result. The building also reduces in height to 2.5 storeys adjacent to the nearest neighbour and openings are minimised to avoid an overbearing impact or perception of overlooking. It should also be noted that the existing college building is significant in scale and height, and the proposed building is in fact likely to result in a reduced visual impact.

The proposed dwellings are orientated within the site to provide active frontages to the public realm, whilst retaining private amenity space for occupants, maintaining a good degree of privacy and ensuring an appropriate living environment for future occupants.

5. Environmental Matters

The application is accompanied by an Environmental Assessment however it does not provide sufficient information to conclude that the site is free from contaminants. Further investigation regarding PBET analysis for arsenic and ground gases, along with the potential for vanadium is necessary and a condition is therefore suggested which requires further investigation prior to commencement.

A Noise Assessment has also been provided to determine existing noise sources impacting the site, along with mitigation measures to be incorporated within the development. The report concludes that the dwellings will not be adversely impacted by surrounding noise sources and that appropriate living conditions can be achieved subject to the installation of trickle vents and appropriate glazing specification. A condition should require the development to be carried out in accordance with the submitted report.

An Air Quality Assessment demonstrates that the proposed development will not result in significant impacts to air quality in the vicinity of the site and a number of mitigation measures are proposed to protect neighbouring amenity during construction works. A condition should be used to secure accordance with the submitted details.

6. Highways and Parking

A Transport Assessment was submitted in support of a previous Reserved Matters application on this site (KET/2005/1058) for 124 dwellings in 2005 which demonstrated that the highway network could accommodate the expected vehicular movements. The applicant has submitted a further assessment of expected traffic movements from the development now proposed which demonstrates that significantly less vehicular movements would be generated by this development. On this basis, it can be concluded that the highway network can accommodate the development. The Highway Authority has raised no objection.

7. Ecology, Trees and Landscaping

The site currently accommodates a large derelict college building and is surrounded by substantial areas of hard surfacing. Some grassland, shrubs, hedgerows and scattered trees exist within the site and these would need to be removed to accommodate the development. Whilst this is unfortunate, the species are not of such significance as to outweigh the benefits of the development and indeed, the report suggests a number of ecological enhancements. Amongst other measures, the landscaping scheme should include native and wildlife attracting species, and bat and bird boxes should be provided. A Bat Survey also confirms that no bat roosts exist within the survey area. Subject to a condition requiring accordance with the submitted report and recommendations, the proposed development will not result in significant adverse impact to ecological interests.

A landscaping strategy has been provided with the application which references the ecological advice discussed above. Whilst the strategy suggests the general areas of planting and landscaping within the site, no details of the specific species and sizes of planting have been provided and a comprehensive landscaping scheme should therefore be secured by condition.

8. Crime and Disorder

Northamptonshire Police has commented that due to the town centre location of the site and the potential vulnerability of some of the occupants, crime prevention should be fundamental to the design of the scheme. The scheme should seek to achieve the ACPO 'Secured By Design' award and a condition is therefore suggested requiring a scheme of security standards/measures to be incorporated within the development.

9. 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.

The applicant has submitted a 'Sustainability Strategy and Energy Statement' which states that the private market housing will achieve a minimum of 10% reduction in carbon emissions over current Building Regulations, and that the affordable housing would achieve Code for Sustainable Homes (CSH) Level 3. Achievement of CSH Level 3 requires implementation of water efficiency and waste reduction measures such as dual flush toilets, reduced flow rate taps and shower and reduced capacity baths. A condition should therefore secure accordance with the submitted report.

As the market dwellings are not proposed to achieve CSH Level 3, further details of the proposed waste recycling/reduction and provision for water efficiency and water recycling techniques should also be secured for these properties.

Furthermore, no provision is made for achieving 10% of the demand for energy through renewable or low carbon sources as required by policy 14. Further details would therefore need to be secured by way of conditions to ensure compliance with policy 14 of the CSS.

10. Flooding and Drainage

A Flood Risk Assessment supports the application and confirms that the site is not at risk of flooding, nor would it cause flooding elsewhere. The Environment Agency have raised no objection to the development subject to conditions requiring the submission of a surface water drainage scheme and details of oil separators to be installed in parking areas where susceptible to oil contamination. Appropriate conditions are recommended accordingly.

11. Developer Obligations

The applicant proposes to contribute towards the following local infrastructure:

- Affordable Housing
- Education

- Open Space and Recreation
- Healthcare
- Highway works

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 and completed by 2nd February 2010 and that this matter be delegated to the Development Control Manager.

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:

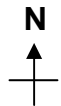
Date:

SITE LOCATION PLAN

Tresham Institute, St. Marys Road, Kettering
Application No.: KET/2010/0734



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