

Full Planning Committee - 09 March 2011

Agenda Update

KET/2011/0067

Tresham Institute, St. Marys Road, Kettering

Amendments to proposed conditions:

Condition 10 of the officer recommendation should be replaced with:

No development shall take place other than in accordance with the submitted 'Sustainability Strategy and Energy Statement' received by the Local Planning Authority 9th February 2011.

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

Condition 15 of the officer recommendation should be replaced with:

No development shall take place until a surface water drainage scheme for the site, which accords with the submitted Flood Risk Assessment (February 2011, Rev B), 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.

Condition 17 of the officer recommendation should be replaced with:

No development shall take place other than in accordance with the submitted Flood Risk Assessment (February 2011, Rev B).

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.

Environment Agency

No objection subject to a condition requiring a scheme of surface water drainage for the site in accordance with the submitted Flood Risk Assessment.

Officer advice:

Scheme required by condition 15.

Highway Authority

No objection. Concerns regarding pedestrian visibility from private driveways are addressed in drawing 7156/005K and are now acceptable. It is noted that parking provision for the retirement apartments has been increased. A traffic management plan and full engineering drawings should be secured by condition, and any redundant highway accesses reinstated.

Officer advice:

Condition 19 of the officer recommendation requires full details of the highway layout and construction and these matters will therefore be subject to subsequent approval. It is not considered necessary or reasonable to require a Traffic Management Plan in this instance as traffic will be subject to normal highway regulations and there are no

exceptional circumstances which warrant additional control. Proposed conditions 22 and 23 require closure and reinstatement of any redundant vehicular access, and measures to prevent spoil or mud being deposited on the public highway. Subject to these conditions, no adverse impact will result to the local highway network or highway safety.

Northamptonshire Police

No objection. The location of the site and the potential vulnerability of some occupants mean that crime prevention should be a fundamental element of the design. A condition should secure details of security standards to be incorporated within the scheme.

Officer advice:

Proposed condition 12 requires these details.

Sport England

No objection. Contributions should be sought towards local open space and sports provision.

Officer advice:

The S106 agreement is to include an appropriate contribution.

KBC Housing Services

The Homes and Communities Agency have committed £1,932,000 of National Affordable Housing Programme funding to deliver this scheme. This funding is dependent on the grant of planning permission and a start on site before the end of March 2011. If this is not achieved the funding will be withdrawn and cannot be rolled over to the next financial year. This scheme will provide 40 homes for local families and is of strategic importance in meeting the high level of housing need in the Borough.

A full copy of the memo received from the Head of Housing is attached for information.

In addition to the objections noted and addressed within the officer recommendation, 8 further letters have been received with the following additional concerns:

- Lack of amenity space.
- Legal covenant restricts development.

Officer advice:

There is no adopted development plan policy which specifies a requirement for a certain area of private amenity space. It is considered that the gardens associated with both dwelling houses and apartments would provide appropriate levels of amenity for future residents. In addition, a financial contribution is to be secured towards public open space and sports provision/improvement.

The existence of any legal covenant is a civil matter between the relevant parties. Any such covenant is not a material planning consideration and cannot be taken into account in determining this application.

ENFO/2001/00318

Authorisation for Planning Enforcement Action
Land at Braybrooke Road, Braybrooke

The final line of the recommendation, paragraph 6 has been lost. The recommendation should read:

"That the Head of Development Services be authorised to serve Enforcement Notices requiring the removal of the metalled access track of approximately 200 metres in length together with adjacent areas of hard standing, and to take direct action to secure their removal in the event that the notices are not complied with.

Kettering *Borough Council*

Internal Memo

To: Tom Shields, Development Manager

From: John Conway, Head of Housing

Copy to: Michael Boniface, Development Officer

Your Ref: KET/2011/0067

Our Ref: KET/2011/0067

Date: March 2011

Ext: 4288

Former Tresham Site, Kettering- William Davis Planning Application

The former Tresham site application is for 48 private and affordable dwellings and 59 retirement apartments. The affordable dwellings consist of 40 two, three and four bedroom houses with a very small number of one and two bedroom flats.

The Homes and Communities Agency have committed £1,932,000 of National Affordable Housing Programme funding to deliver the affordable homes.

The funding is dependent on a start on site in March 2011. The HCA funding cannot be rolled over into the next financial year and, with the cessation of the National Affordable Homes Programme at the end of March, no future funding will be available for the development of social rented and shared ownership properties. In future, the Government will only provide limited funding for the new 'affordable rent' tenure.

This scheme will provide another 40 homes for local families in 2012/13 and is therefore of strategic importance in meeting the high level of housing need within the Borough.

Kettering's Housing Market

The average household income in Kettering Borough is £35,346 (mean) but over 30% of all households earn less than £20,000 (CACI paycheck data 2010). The Housing Market Assessment for Kettering, conducted in 2008 suggests that 34% of single income households and 64% of joint income households require some form of affordable housing. Although house prices have reduced since 2008, access to home ownership is still a major issue as the uncertainty in the financial and banking sectors has caused lenders to restrict the availability of mortgages. Many people do not have the required income or available deposits to access homeownership even where values have decreased. This scheme will provide 15 shared ownership properties for households who cannot access full homeownership but are unlikely to be successful in applying for social rented housing

Housing Need:

There is an urgent need for more affordable housing in Kettering from applicants on the housing register. There is a particularly high level of need for family housing.

Generally, demand is high in Kettering for the types of properties that will be provided by this scheme. An analysis of the available social rented properties in Kettering between February 2010 and February 2011 showed that:

- 73 family homes became available (39x 2 bedroom houses, 32x 3 bedroom houses and 1x 4 bedroom house)
- On average there were bids from 74 applicants for each 2 bedroom house available
- There were bids from an average of 64 applicants for each 3 bedroom house
- The only 4 bedroom house that became available during the year attracted bids from 20 applicants
- There are currently 1,787 applicants registered with Kettering Borough Council for social rented accommodation.

The figures above show that the demand for family housing in Kettering far outstrips supply. This scheme will provide much needed family accommodation including four bedroom houses for larger families.

We operate 'local lettings policies' for any new affordable housing development of more than six units. A proportion of lettings will be made to those in employment, or who need to move to Kettering to take up employment, a proportion will be allocated to existing social tenants who have maintained a satisfactory tenancy and the remaining properties will be allocated under the standard 'Keyways' policy. This approach is encouraged by the Government and ensures that new communities are as sustainable as possible. We will give priority to applicants who have a local connection to the borough.

Regards,

A handwritten signature in black ink that reads "John Conway". The signature is written in a cursive style with a long horizontal stroke at the end.

John Conway
Head of Housing