

**KET/2011/0030**

**Higham Road (land off),  
Burton Latimer**

**Kettering**  
*Borough Council*

## **Information Booklet for Members to accompany the Committee Report**

1. Introduction
2. Site Context and Constraints Plan
3. Movement Framework Plan
  - Street
  - Lanes
  - Closes/Drives
4. Proposed House Type Examples
  - Barratt examples
  - David Wilson examples
  - Affordable examples
5. Copy of the conditions attached to the outline permission KET/2007/0559

## Introduction

The purpose of this document is to provide Members with illustrative details and plans to accompany the Committee report in order to aid understanding of the overall scheme and also provide upfront details prior to the date of Committee so that Members may have more time to digest the information.

The Booklet includes a plan which shows the overall constraints on the site specifically the basic topography of the site and provides a movement layout plan within the site which shows the proposed location of the streets, lanes and closes.

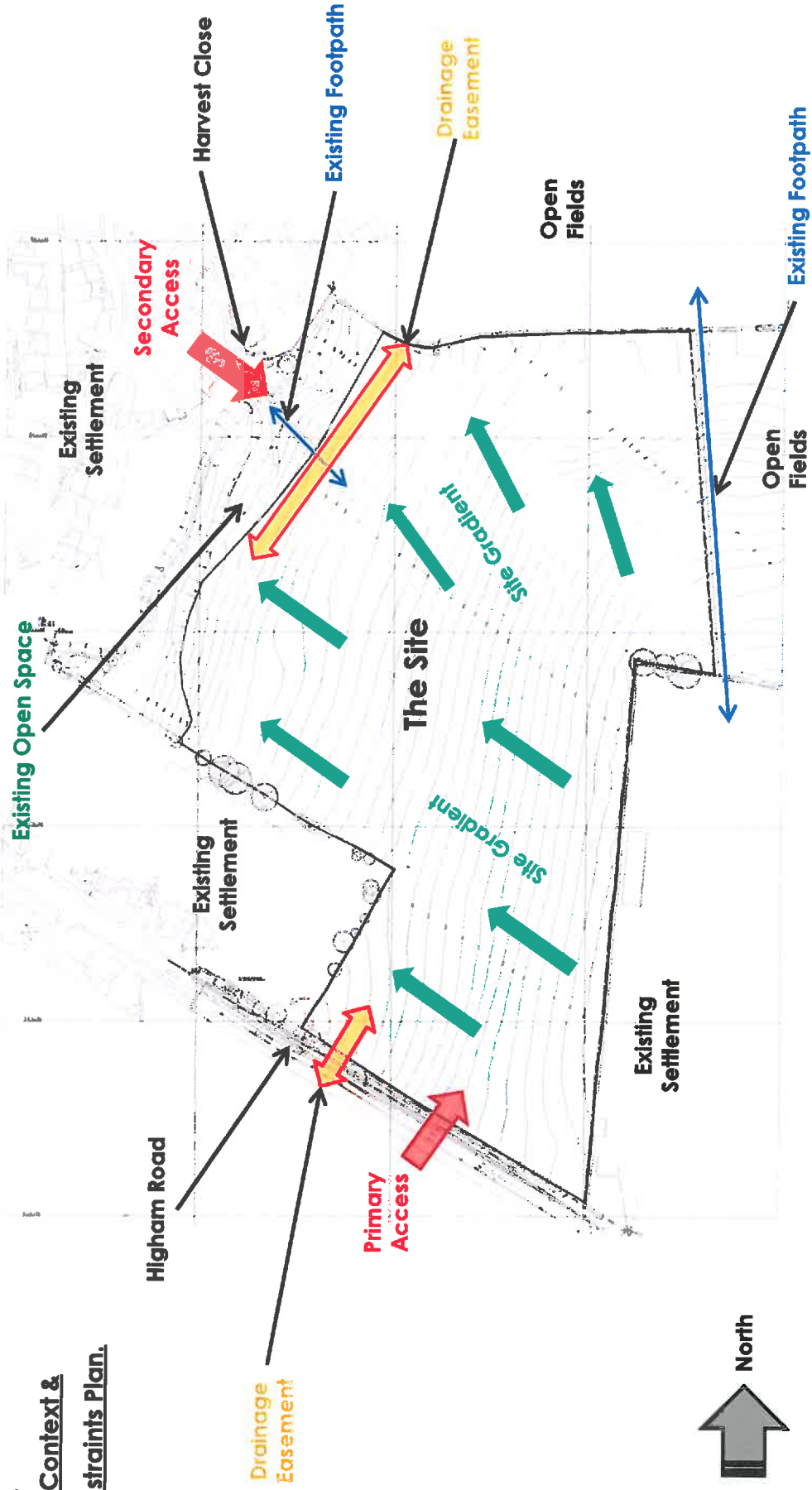
A representative sample of the different house types on site are shown from the two house builders Barratt Homes and David Wilson Homes. Examples of the affordable house types are also provided.

Lastly, for Members information, the conditions on the outline planning permission KET/2007/0559 are also attached in order that reference can be made to the precise wording where they mentioned in the Committee report.

# 1. Overview

1.05

## Site Context & Constraints Plan.



### 3. Design Solution.

#### 3.01

##### Movement Framework – Response to the site context.

The primary access to the development is off Higham Road. This will be in the form of a simple priority uncontrolled junction.

A second point of access will be utilised via a 'cycleway / footpath link' to the adjacent development on Harvest Close.

The gradient of the site has influenced the basic movement framework, routes have been designed to respond to the contours which will enable a smooth transition from the top of the site to the low point.

The internal street hierarchy is based on three principal types, 'Village Street' which links the 'Key Groupings' and 'Village Lanes & Closes' which are accessed via the main street.

A network of pedestrian routes will be provided to link the development into the surrounding areas and provide routes across the site.

All routes, vehicular and pedestrian will be overlooked to provide natural surveillance and all routes will be well lit and designed with convenience and safety in mind.



## 4. The Design Code.

### 4.03 – Design Code 2:

#### Village Streets.

##### Street.

Speed Limit - 20mph.

Carriageway Width – 5.5 – 6.75m.

Footway – 1.8m either side.

Street Width (building to building) – 11.25 – 16.5m.

Forward Visibility – 20m.

Junction Radius – 6m.

Junction Visibility – 2.5m x 33m.

##### Plots

Plot Width – 4m to 10m (varies).

Frontage – Parallel to street edge.

Frontage Depth – 1m minimum.

##### Buildings.

Street Character  
Main Residential Streets.

Type A – Semi-continuous frontage building line to maintain continuity of street frontage. Typically, higher density arrangements will occur within the core centre of the development.

Type B – Fewer terrace/semi-detached dwellings, more open in character with medium to lower density arrangements.

In addition to the above, key feature character areas have been introduced to act as points of reference and traffic calming features.

##### Materials

Carriageway – Blacktop tarmacadam.

Footway – Blacktop tarmacadam.

## 4. The Design Code.

### 4.03 – Design Code 2: Village Streets.



Village Street



Type A – Semi-continuous frontage



Type B – More open character

## 4. The Design Code.

### 4.04 – Design Code 3:

#### Village Lanes.

#### Lanes.

Speed Limit - 10mph.

Carriageway Width – 4.1m.

Footway/service margins – 1.0m.

Street Width (building to building) – 11.25 – 16.5m.

Forward Visibility – 10m.

Junction Radius – 4.5m.

Junction Visibility – 2.5m x 20m.

#### Plots

Plot Width – 4m to 10m (varies).

Frontage – Parallel to street edge. Occasional gable ends onto the street edge and some angled frontages.

Frontage Depth – 1m minimum.

#### Buildings.

Street Character  
Village Lanes.

A mix of building forms with primarily shallow private frontages and some gable ends onto the lane will create a more varied building line.

The use of on-street parking has been introduced to give even more variation to the lanes.

#### Materials

Carriageway – Block Paviments.

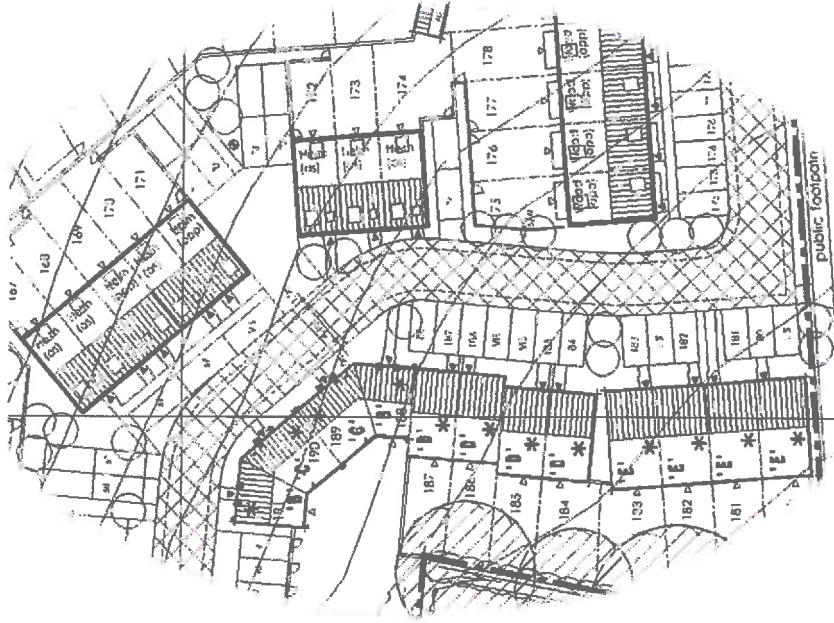
Footway/Service Margin – Block Paviments.





## 4. The Design Code.

### 4.04 – Design Code 3: Village Lanes.



Village Lane

## 4. The Design Code.

### 4.05 – Design Code 4: Village Closes/Drives.

#### Closes.

Speed Limit - 10mph.

Shared Surface – 4.8m (closes).  
3.5 – 4.5m (drives).

Footway/service margin – 1.0 – 1.8m (closes).  
n/a (drives).

Street Width (building to building) – varies.

Forward Visibility – N/A.

Junction Radius – 4.5m (closes).

Junction Visibility – 2.5m x 20m.

#### Plots

Plot Width – 4m to 10m (varies).

Frontage – varies.

Frontage Depth – 1m minimum.



#### Buildings.

Street Character  
Village Closes/Drives.

A greater percentage of detached buildings, deeper private frontages characterised by landscape elements. Medium/low densities within the layout and low densities on the development edge.

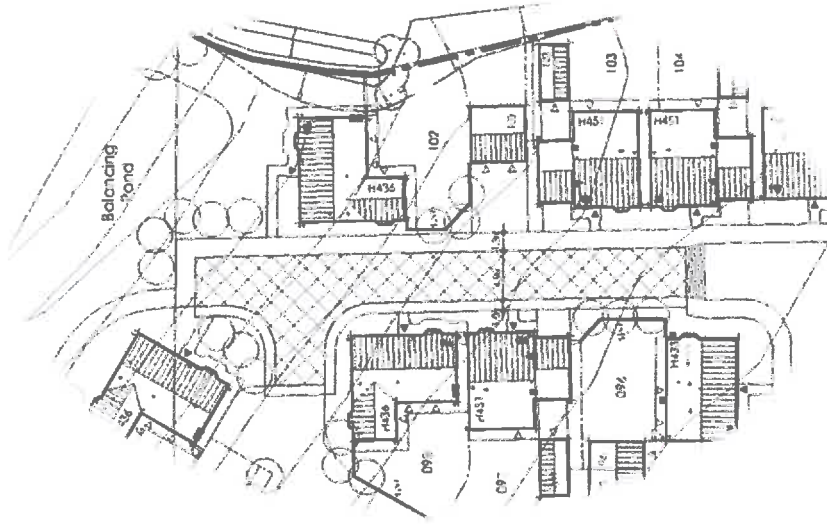
#### Materials

Carriageway – Block Pavious (closes)  
- Tarmacadam (drives)

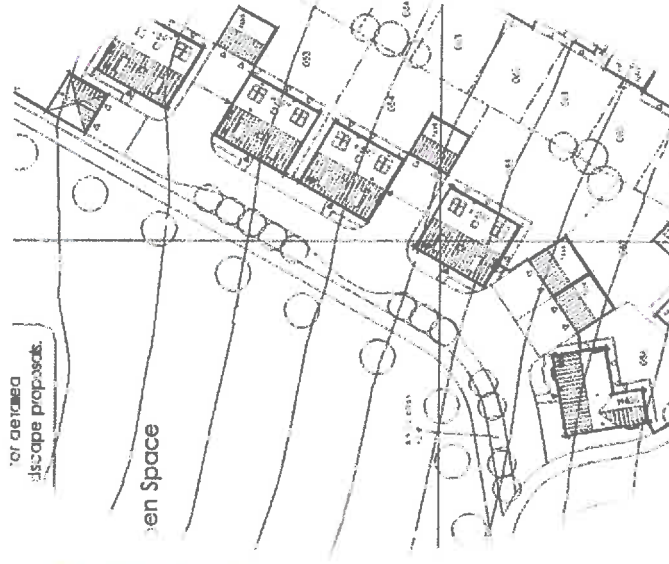
Footway/Service Margins – Tarmacadam (closes).

## **4. The Design Code.**

### **4.05 – Design Code 4: Village Closes/Drives.**



Village Close



Village Drive

### **3. Design Solution.**

#### **3.07.**

#### **Examples of Building Typology (Proposed).**



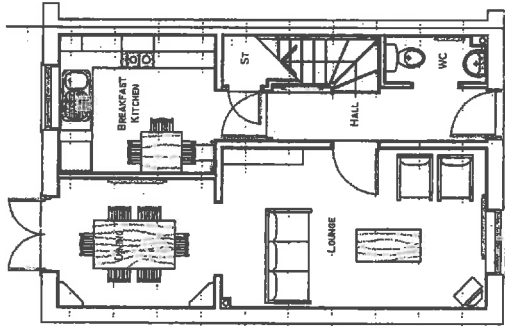
**KET/2011/0030**

**House Types**

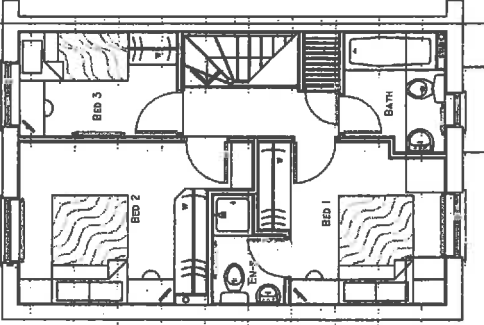


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5.1



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

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Rev. A - Porch canopy amended.

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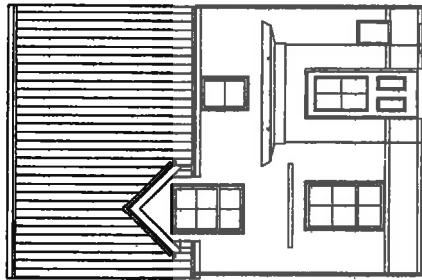
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Burton Latimer  
Northants

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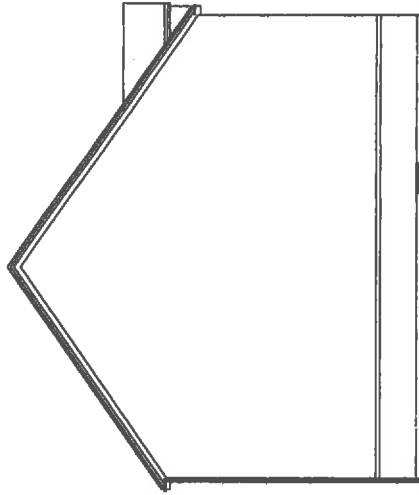
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DRAWING NO. 1003 / 010 / 030  
VERSION A



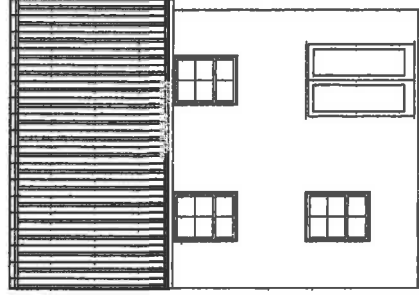
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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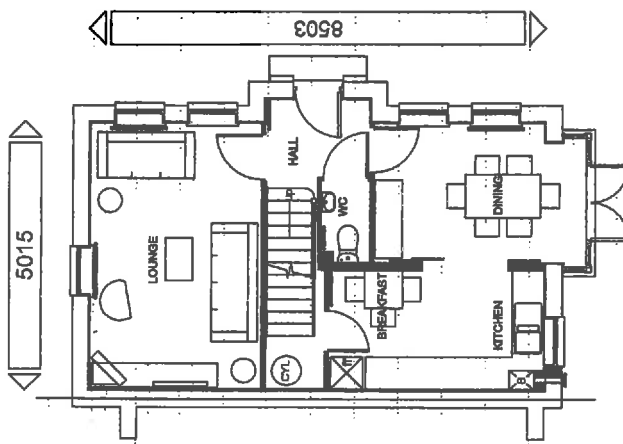
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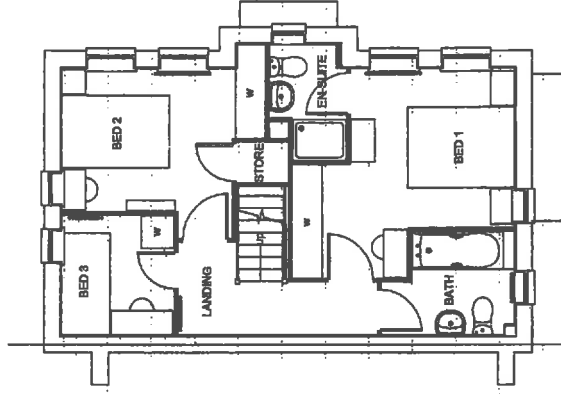
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SECTION



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**GROUND FLOOR  
PLAN**



**FIRST FLOOR  
PLAN**

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Rev.A. Patch canopy amended.

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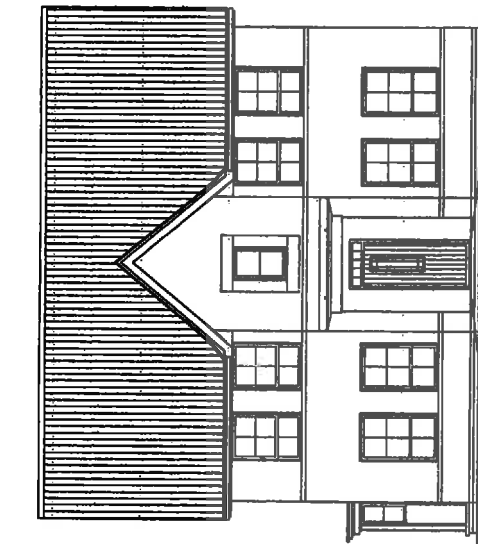
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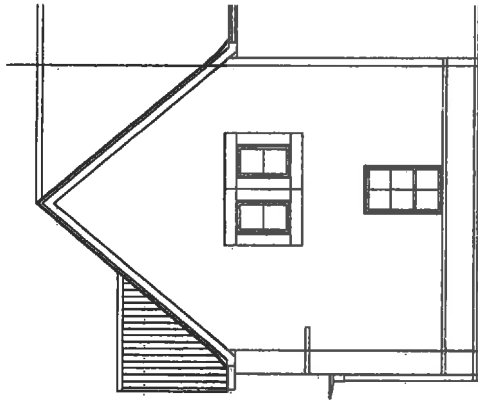




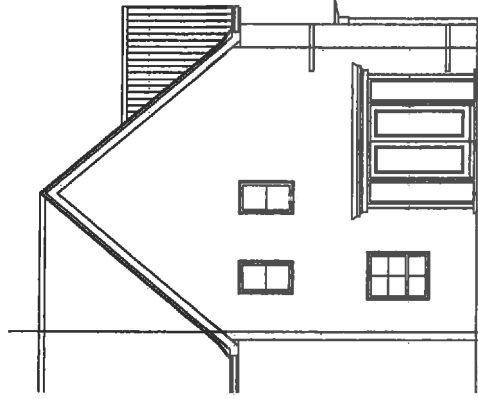
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**FRONT ELEVATION**



**FRONT/SIDE ELEVATION**



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Morpeth - Elevations.

1.003 / 010 / 033



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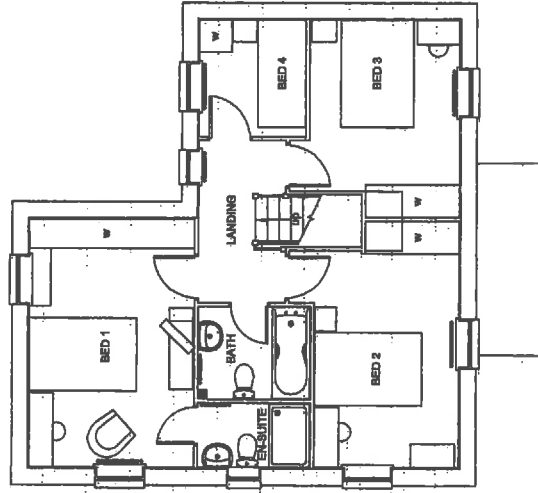
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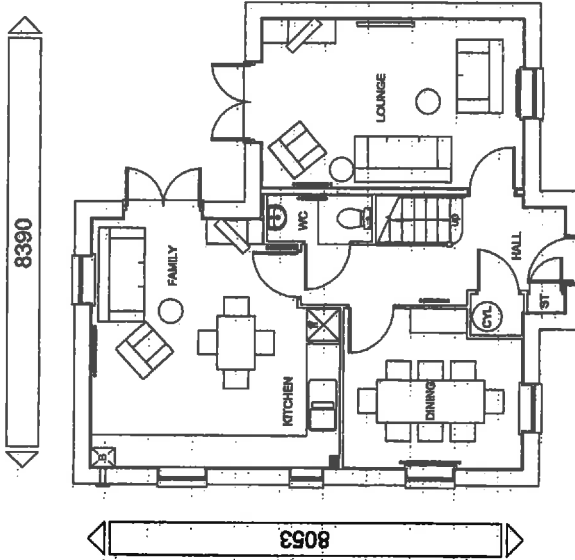
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**FIRST FLOOR  
PLAN**



**GROUND FLOOR  
PLAN**

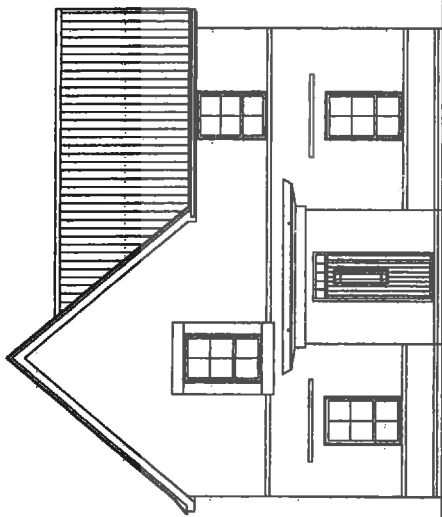
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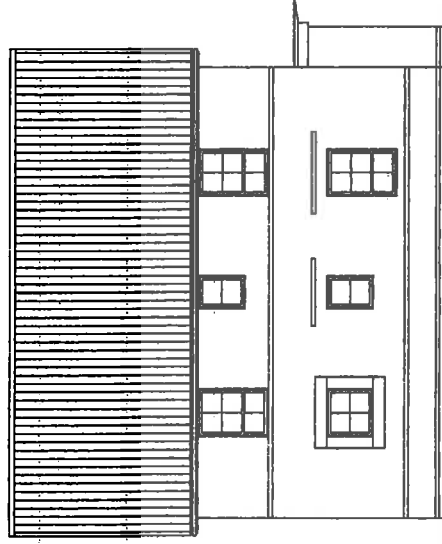
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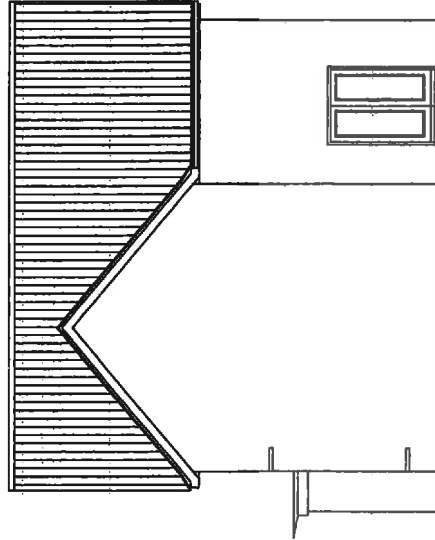
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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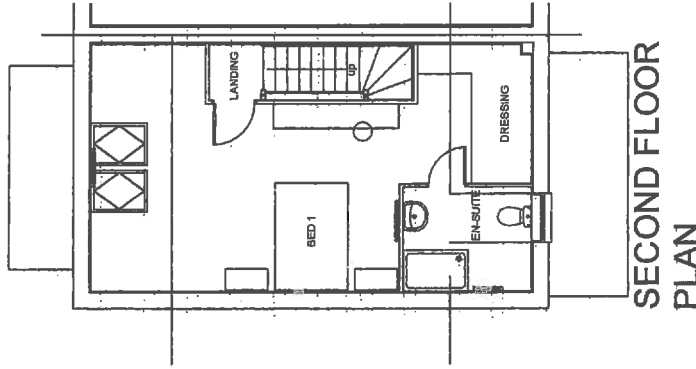
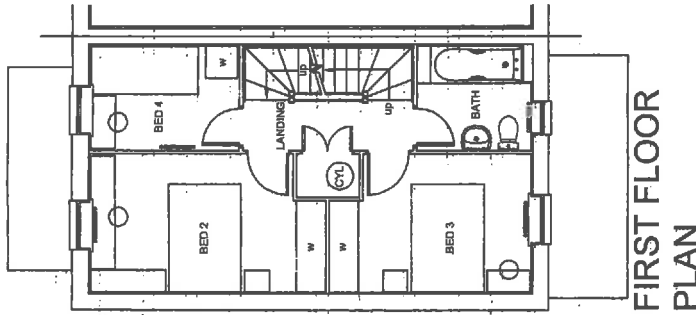
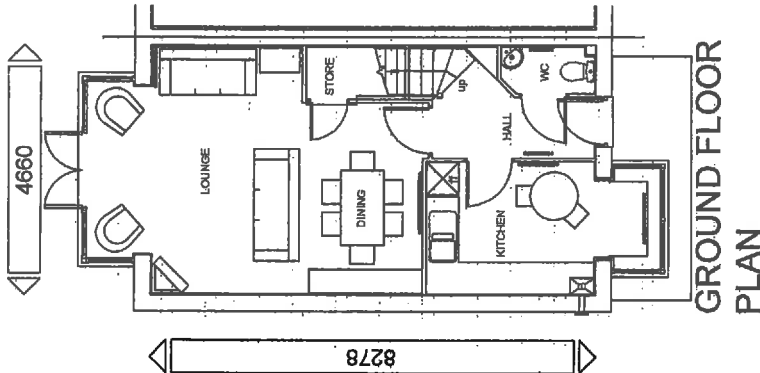
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Lincoln - Floor Plans.  
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**FEB 2011 / 003**

Rev.A. Roof lights on second floor amended.

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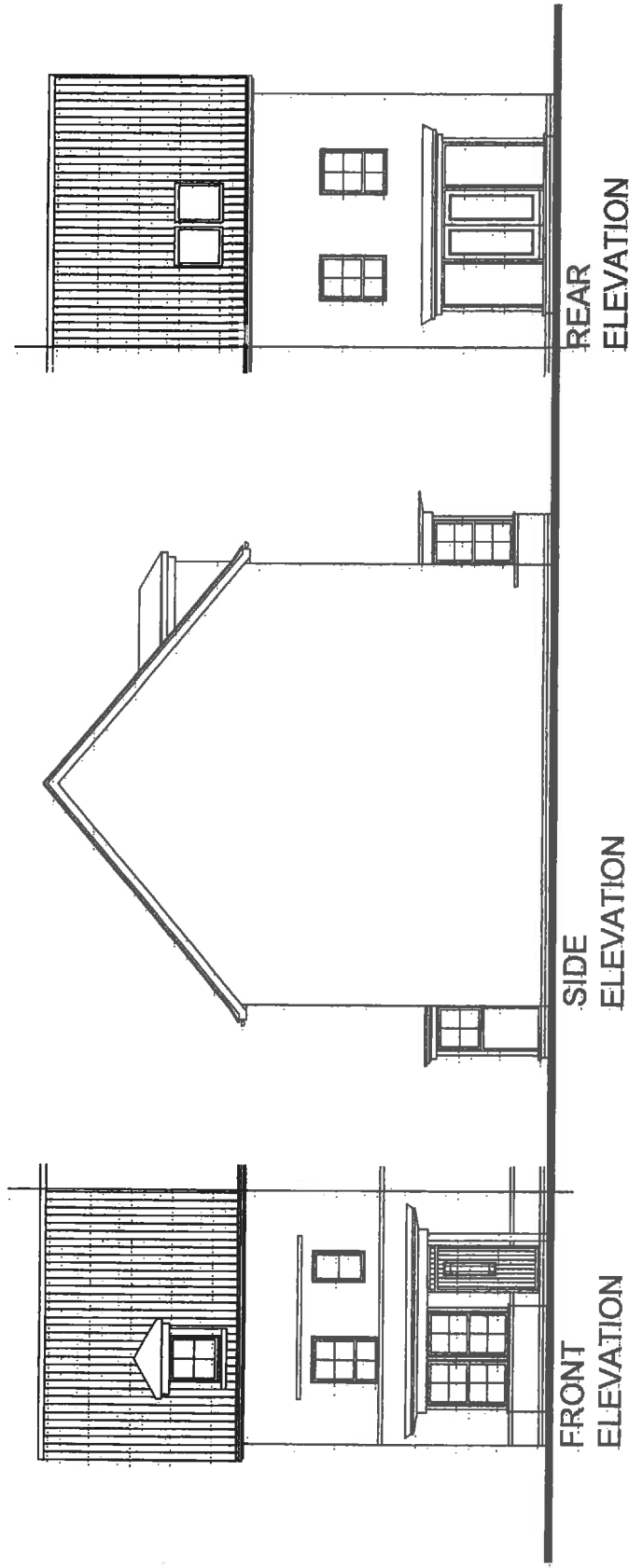
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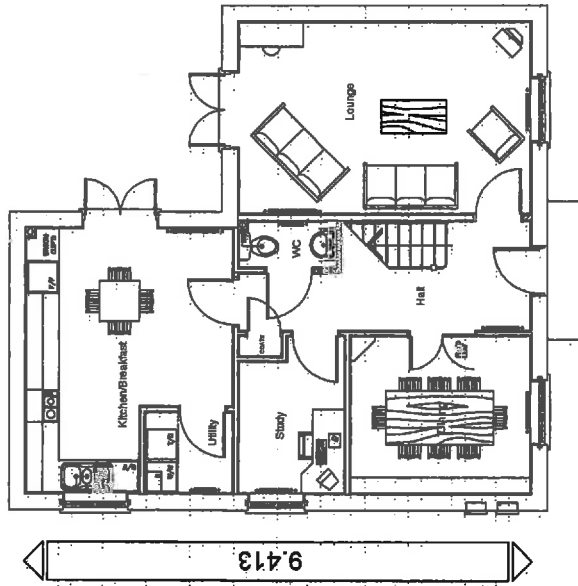
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REVISION

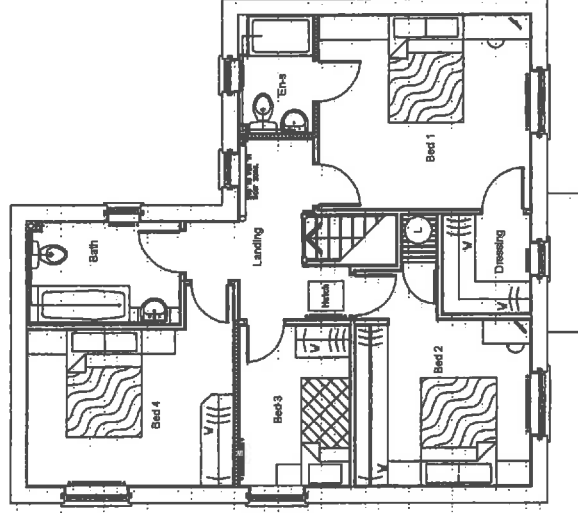
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**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

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DRAWING NO.	1003 / 010 / 044
REVISION	

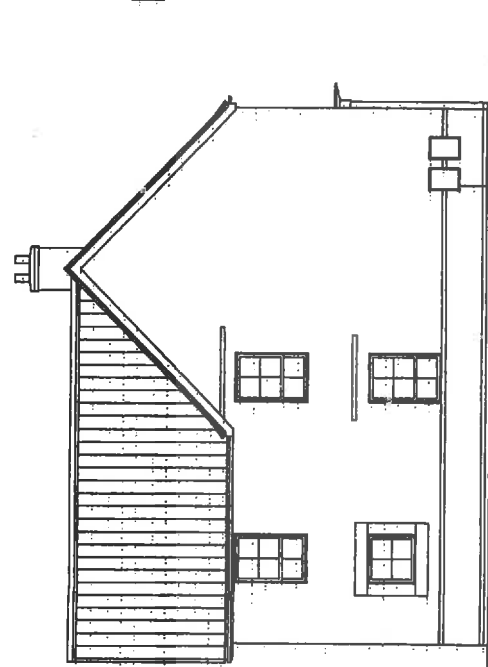
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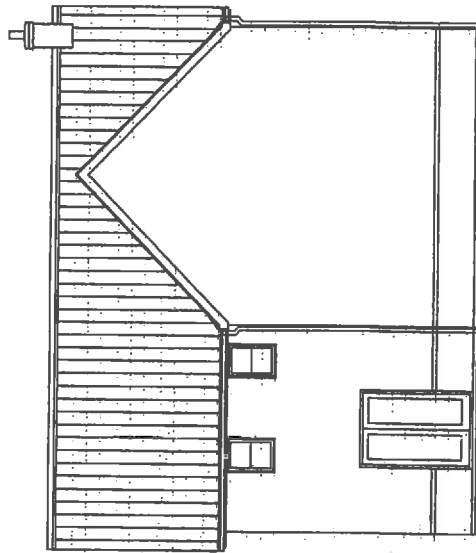
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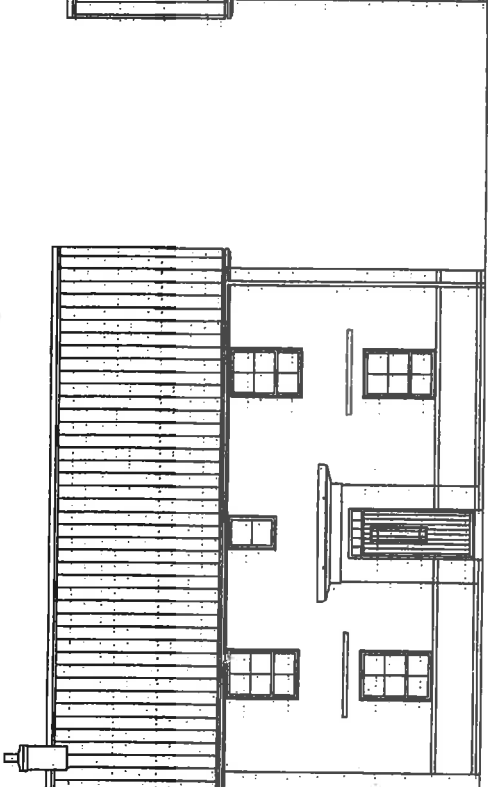
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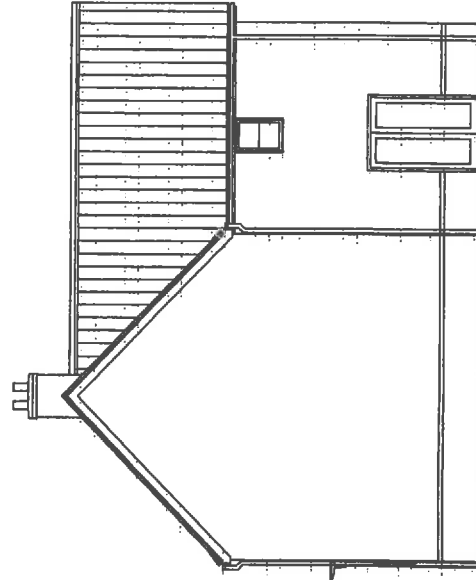
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**REAR ELEVATION**



**SIDE ELEVATION**



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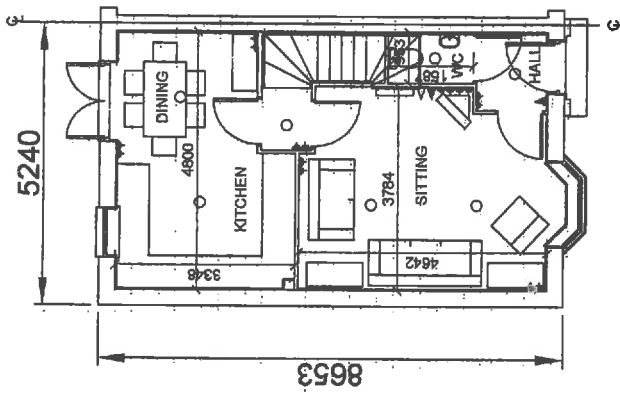
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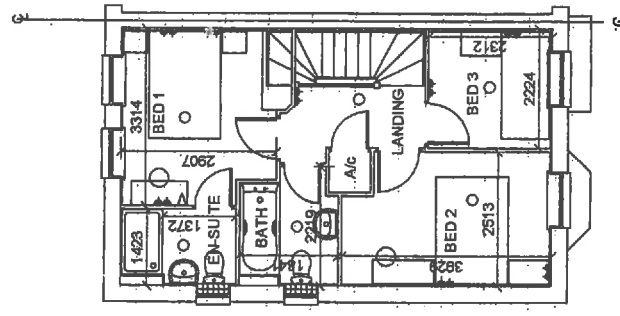
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Thornberry - Elevations.  
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**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

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Rev.A. Fetch canopy amended.

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DESIGNER	CS
APPROVAL NO.	1003 / 010 / 004
REVISION	A

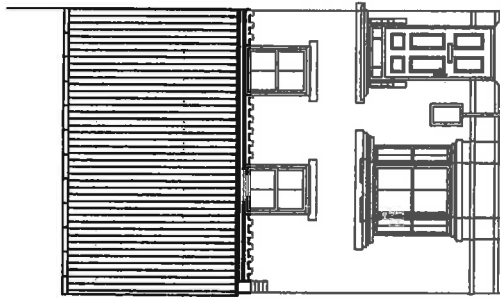
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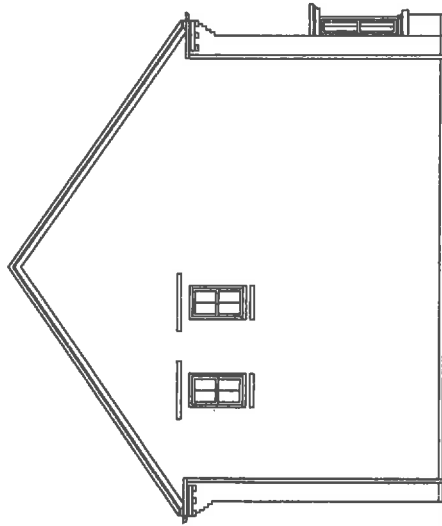
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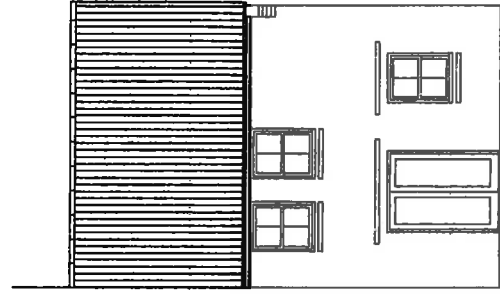
DAVID  
WILSON  
HOMES



**FRONT ELEVATION**



**SIDE ELEVATION**



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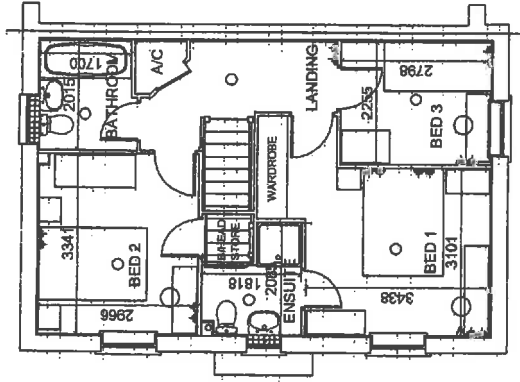
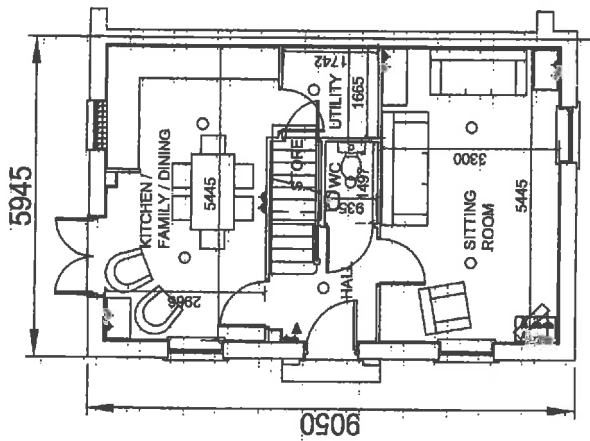
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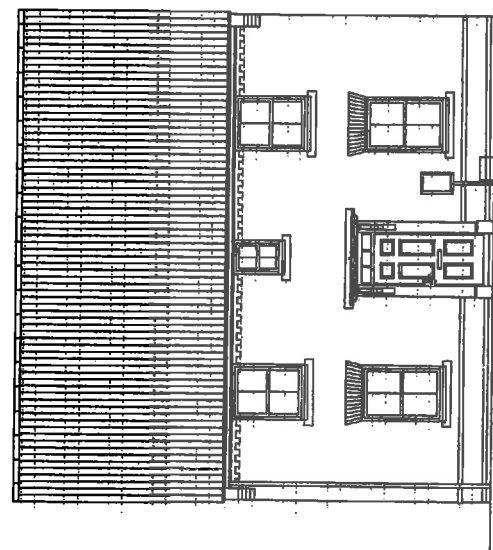
Rev.A, Patch canopy amended.

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REVISION	A

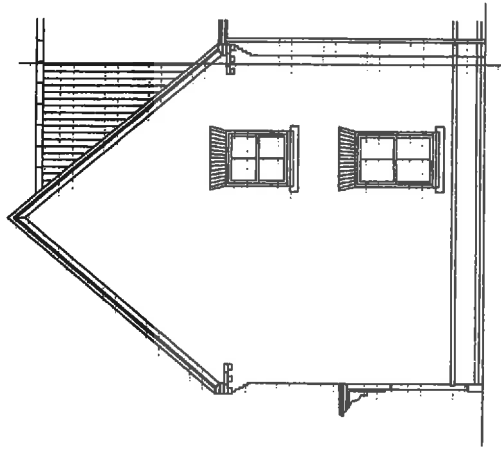
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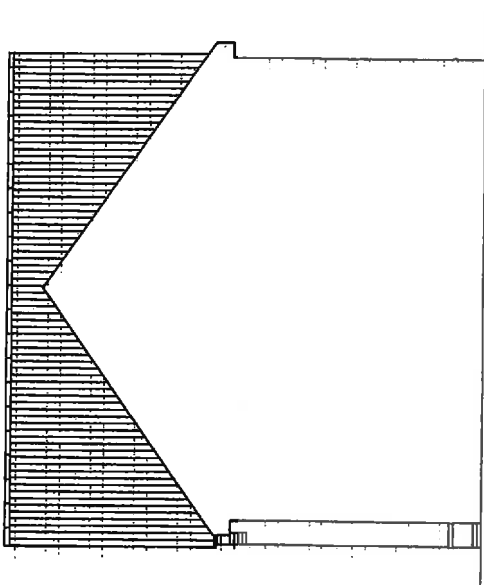
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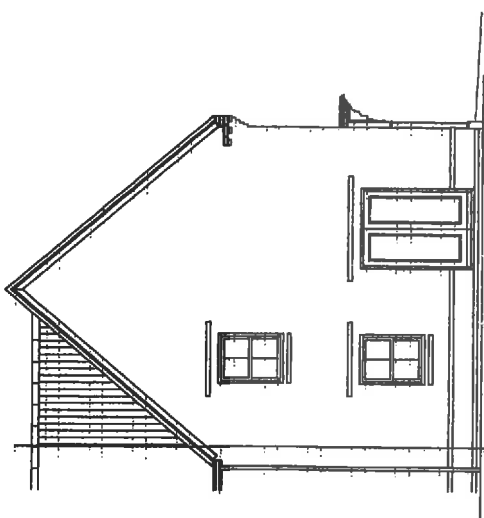
**FRONT ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**



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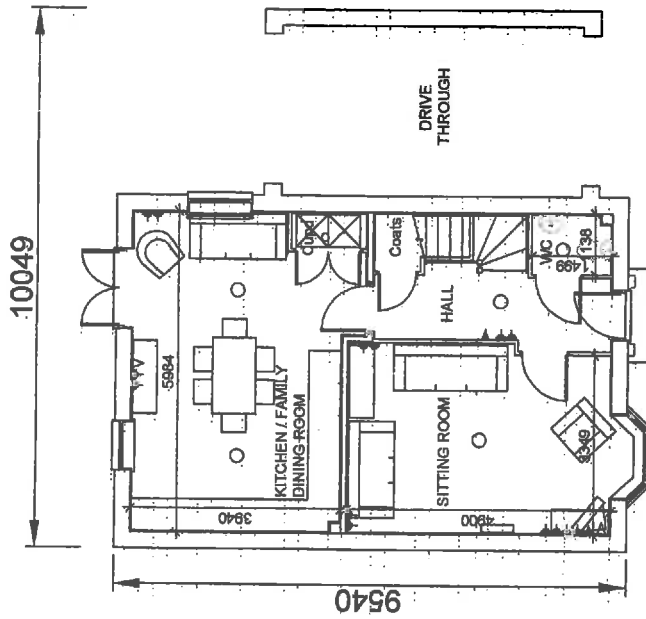
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Land off Higham Road  
Burton Latimer  
Northants

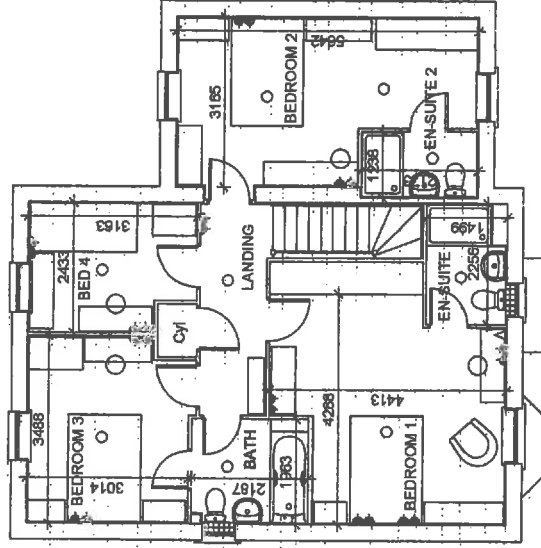
SCALE	1:100 @ A3
DATE	07.10.10
FORMAT	ds

PROJECT  
P341 - Elevations.  
DRAWING NO.  
1003 / 010 / 009

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**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

BOARD OF KEY PLANING  
 14  
 FILE  
 2011/0030

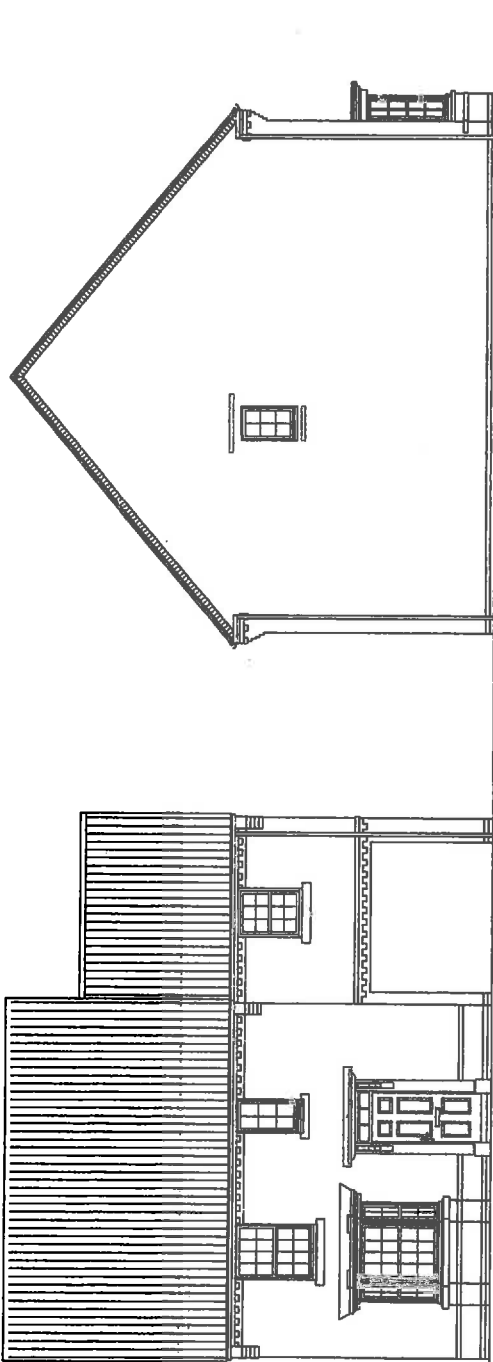
NUMBER	H451 - Floor Plans.
DATE	07.10.10
ISSUED BY	CS
PROJECT NO.	1003/010/014
REVISION	A

SCALE	1:100 @ A3
DATE	07.10.10
ISSUED BY	CS

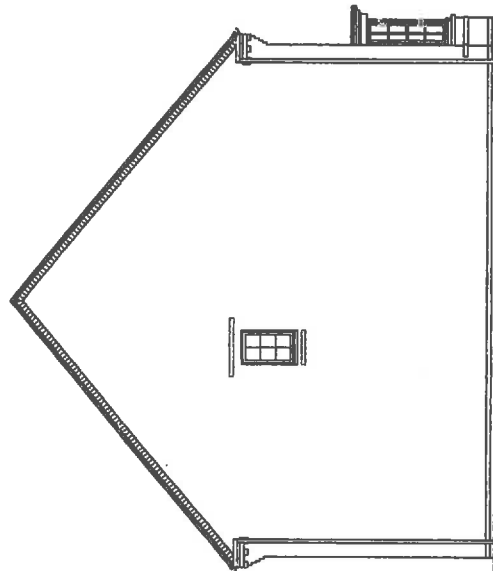
Land off Higham Road  
 Burton Latimer  
 Northants

norton design company  
 residential design & planning  
 11 doventry road, norton, daventry, northants, nn1 2nd, tel: 01327 319684 / 07755 427335

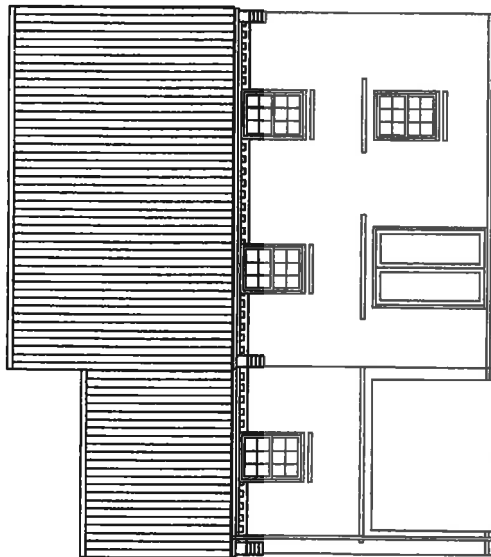
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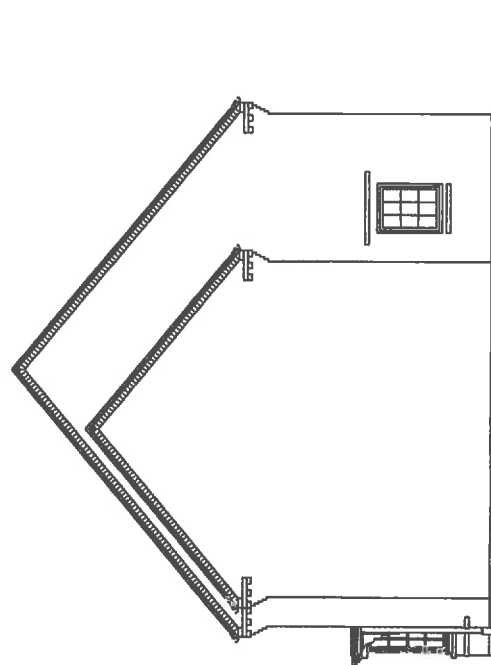
**FRONT ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**

FILE  
K E T 2011 / 0030

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residential design & planning

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NOTE:

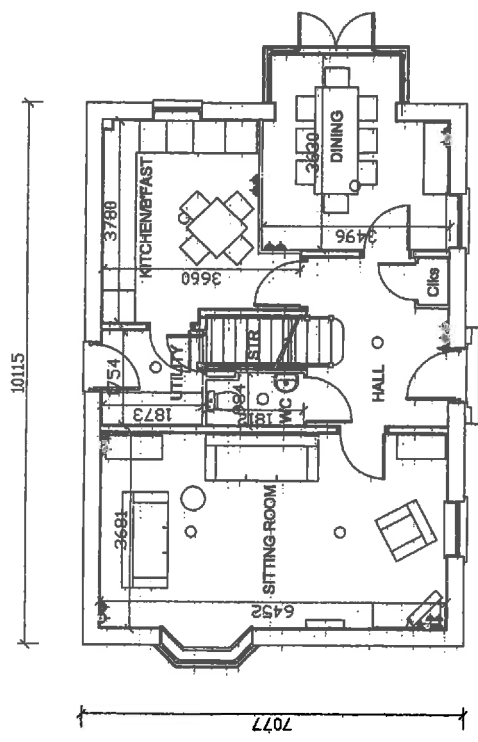
Land off Higham Road  
Burton Latimer  
Northants

SCALE	1:100 @ 2/3
DATE	07.10.10
DESIGNER	ds

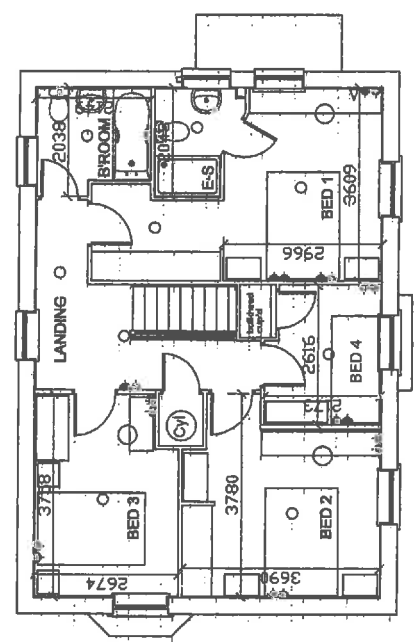
DRAWING  
H451 - Elevations.

DRAWING NO.  
1003 / 010 / 015

REVISION



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

BCROUIGH OF KETTERING  
 DEVELOPMENT SERVICES  
 16 FEB 2011  
 1003/010/016

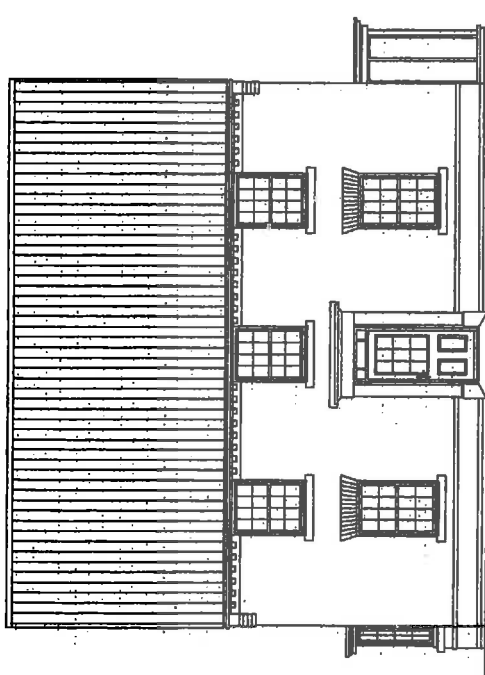
Rev. B. Porch canopy amended.  
 Rev. A. Porch canopy added.

DATE	7:00 @ A3
DATE	07.10.10
DESIGNER	ds
PROJECT	H433 - Floor Plans.
ADDRESS NO.	1003 / 010 / 016
VERSION	B

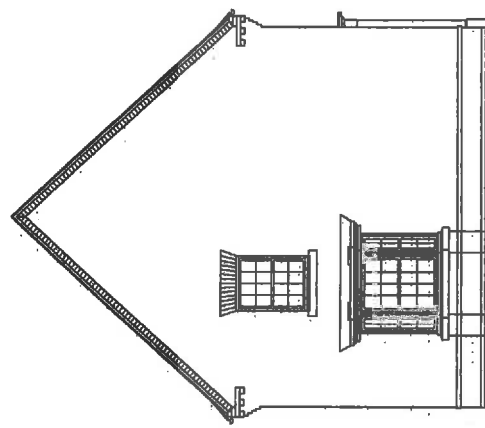
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 residential design & planning  
 11 doveney road, norton, doveney, northants, nn1 2nd, tel: 01327 319 684 / 07253 447865

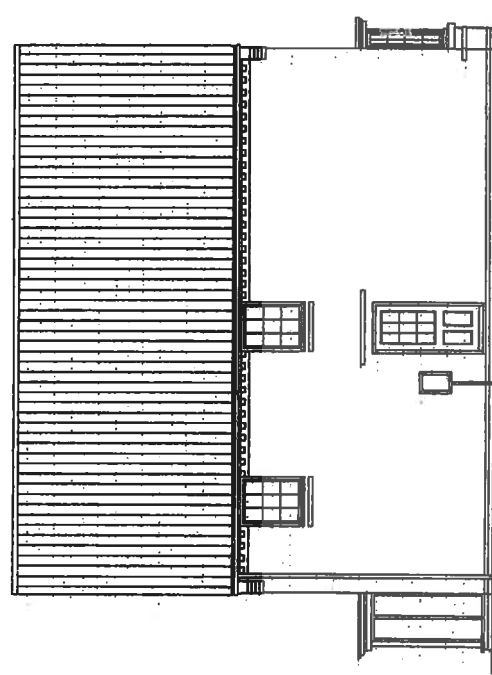
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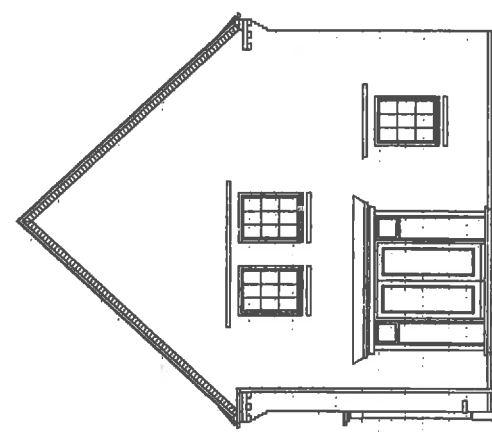
**FRONT ELEVATION**



**FRONT/SIDE ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**



BOROUGH OF KETTERING  
 DEVELOPMENT SERVICES  
 14 FEB 2011  
 FILE  
 KET 2011/0030

Rev. A. Elevation amendment amended.

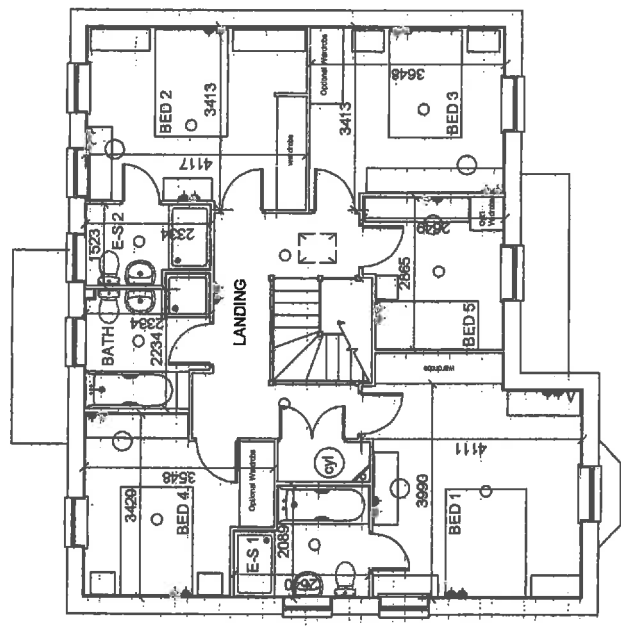
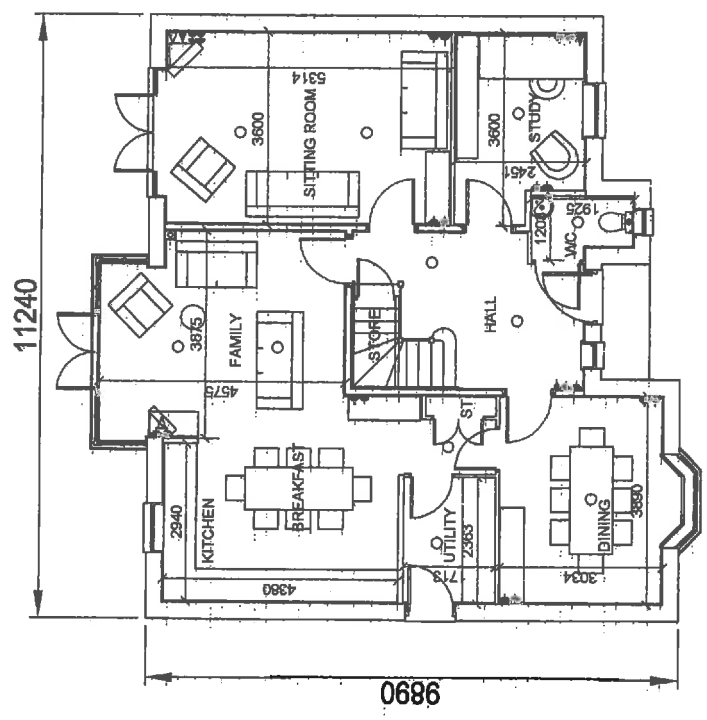
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DATE	07.10.10
DRAWN	ds

PROJECT	H433 - Elevations.
REFERENCE No.	1003 / 010 / 017
REVISION	A

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 16 FEB 2007  
 FILE  
 Rev.A - Patch canopy amended.

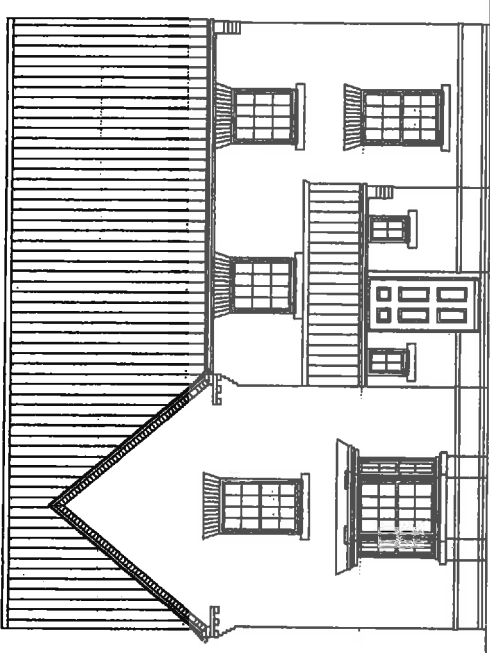
SCALE	1:100 @ A3
DATE	.07.10.10
DESIGNER	ds
TITLE	H577 - Floor Plans.
REFERENCE No.	1.003 / 010 / 024
REVISION	B

Land off Higham Road  
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 Northants

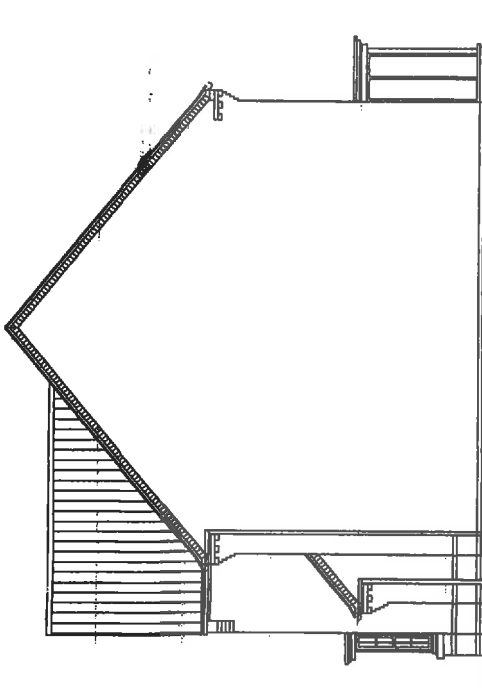
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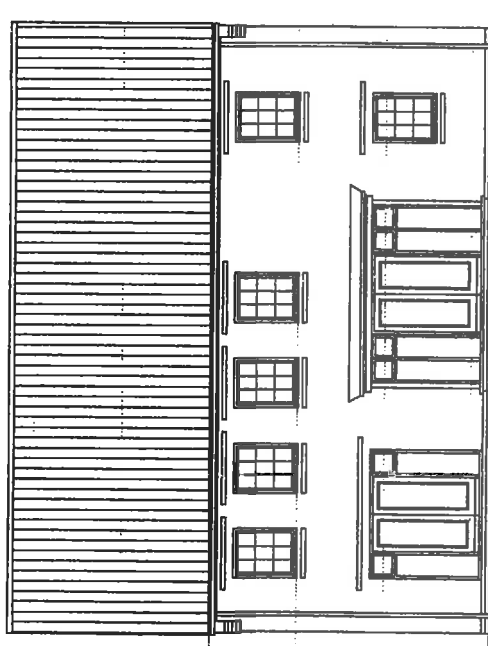




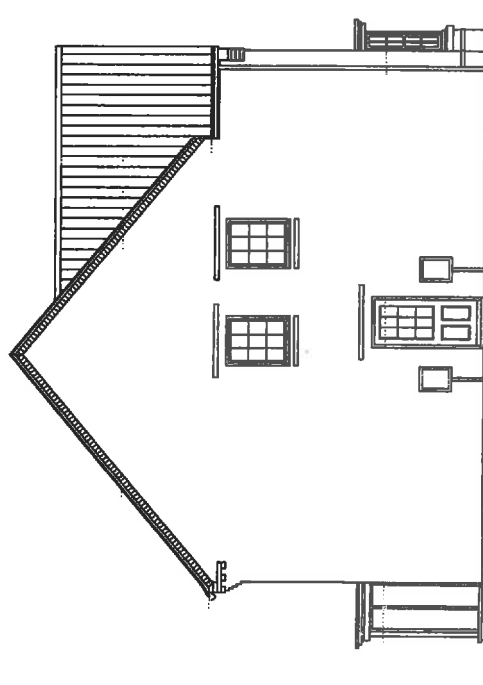
**FRONT ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**

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DEVELOPMENT SERVICES  
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KET 2011/0103  
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SCALE 1:100 @ A3

DATE 07.10.10

DRAWN ds

PROJECT H577 - Elevations.

DRAWING NO. 1003 / 010 / 025

REVISION

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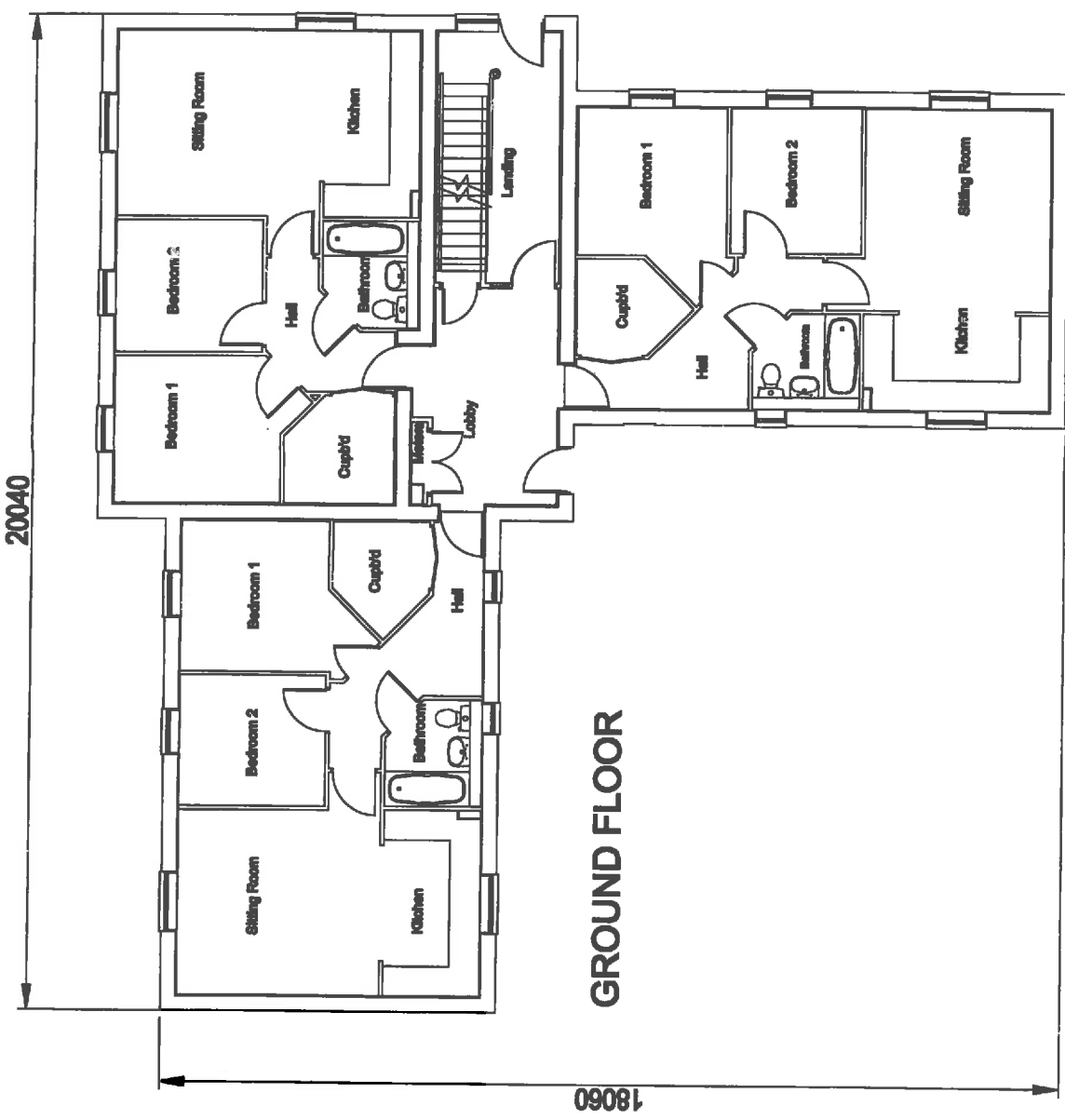
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RECEIVED  
22 MAR 2011  
ADDITIONAL PLAN  
MET 2011/0030

AMENDED PLAN

WET/2011/0030

Rev A. Floor area reduced and windows amended.  
Rev A. Kitchen Layout amended.



20040

GROUND FLOOR

18060

SCALE	1:100 @ A3
DATE	07.10.10
DESIGNER	ds

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**A Type - Ground Floor.**  
1003 / 010 / 046

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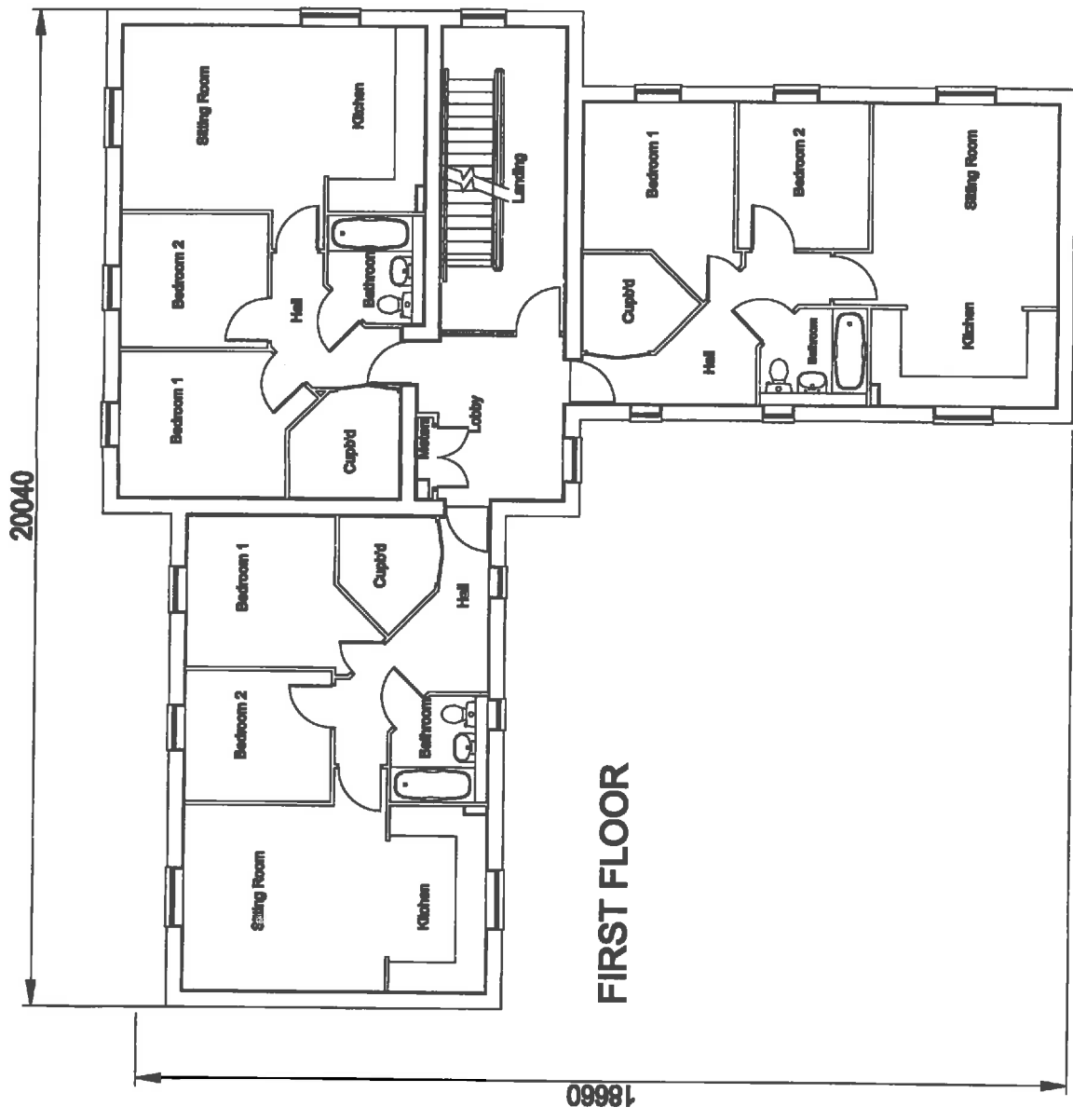
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DEVELOPMENT SERVICES  
RECEIVED  
22 MAR 2011  
ADDITIONAL PLAN  
FILE # E12011/0030

AMENDED PLAN

WSET 12011/0030

Rev.C. Floor area reduced and windows amended.  
Rev.B. Kitchen Layout amended.  
Rev.A. Window added to entrance hall.

Received on 22/03/2011 at 10:00 AM by the Borough of Nettering Development Services



SCALE	1:100 @ A3
DATE	07.10.10
PROJECT	ds

TYPE	A Type - First Floor.
NO.	1003 / 010 / 047
REV.	C

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RECEIVED  
22 MAR 2011  
FILE  
ADDITIONAL PLAN  
1003/010/048

AMENDED PLAN

1003/010/048

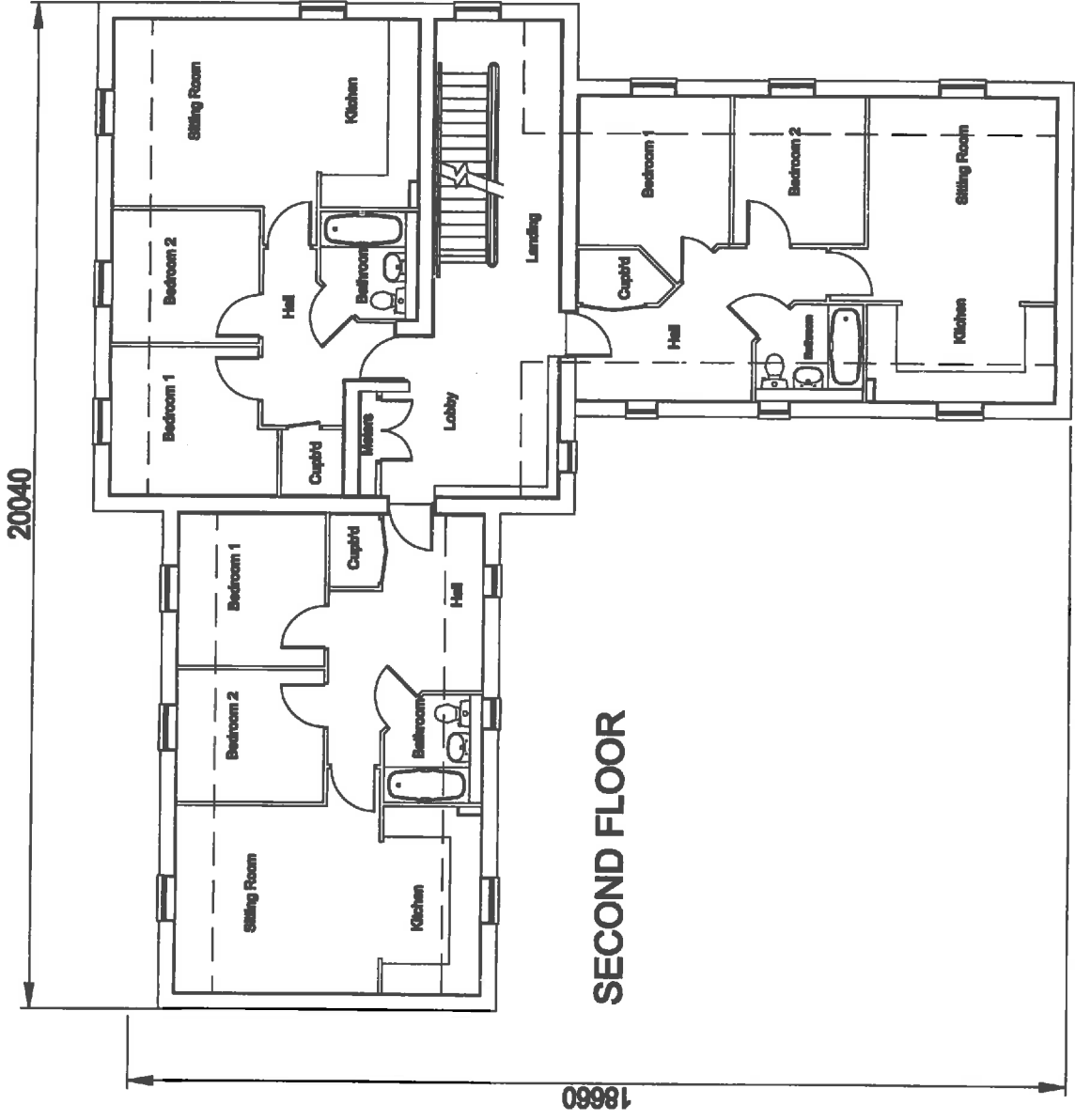
Rev.C. floor area reduced and  
windows amended.  
Rev.B. Kitchen Layout amended.  
Rev.A. Window added to entrance hall.

SCALE	1:100 @ A3
DATE	07.10.10
DESIGNER	cd

A Type - Second Floor.	
1003 / 010 / 048	C

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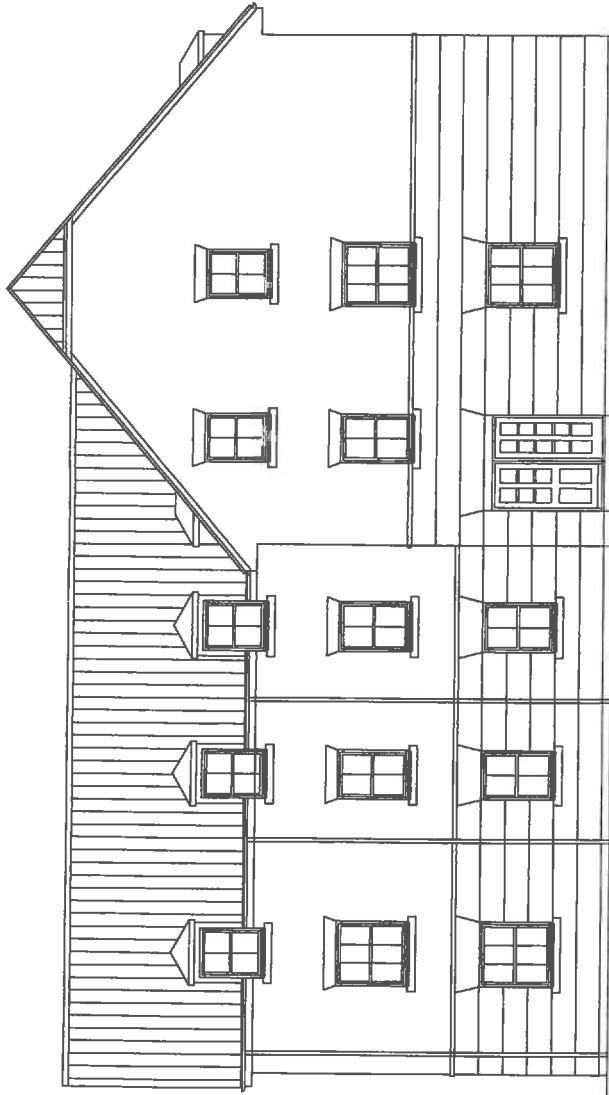


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DEVELOPMENT SERVICES  
RECEIVED  
22 MAR 2011  
ADDITIONAL PLAN  
REF: 2011/0030

AMENDED PLAN

WET | 2011 | 0030



**FRONT ELEVATION**

Rev.B. Floor area reduced and windows amended.  
Rev.A. Entrance door/Window amended.

REVISION	<b>A Type - Front Elevation.</b>
DATE	1003 / 010 / 049
BY	B

SCALE	1:100 @ A3
DATE	07.10.10
OWNER	CS

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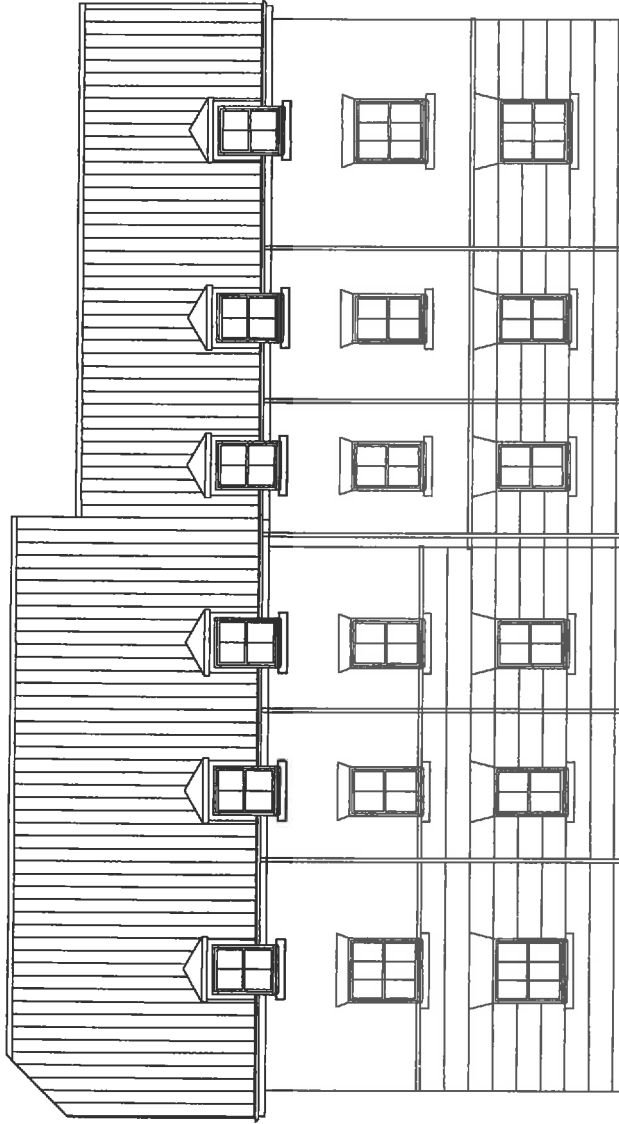
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ADDITIONAL PLAN / 0030  
FILE 12044 / 0030

AMENDED PLAN



**SIDE ELEVATION**

WET (2011) 0030

Rev.A. Floor area reduced and windows amended.

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Northants**

SCALE	1:100 @ A3
DATE	07.10.10
DESIGNER	ds

PROPOSAL	A Type - Side Elevation.
PROPOSAL NO.	1003 / 010 / 050
REVISION	A



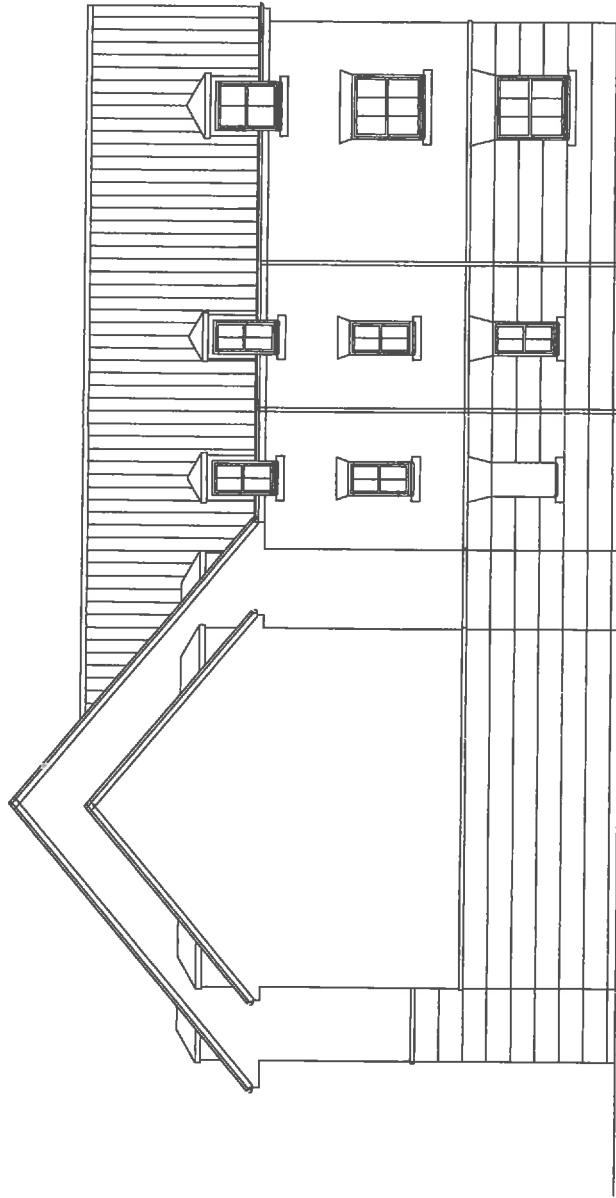
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BOROUGH OF KETTERING  
DEVELOPMENT SERVICES  
RECEIVED  
22 MAR 2011  
ADDITIONAL PLAN  
FILE 16/11/11/030

AMENDED PLAN

Approved for use for the purposes of the application for planning permission for the development of the site.

WET | 2011 | 0030



**REAR ELEVATION**

Rev.B. Floor area reduced and windows amended.  
Rev.A. Windows amended.

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Northants

SCALE	1:100 @ A3
DATE	07.10.10
DRAWN	ds

REVISION	A Type - Rear Elevation.
REVISION NO.	1003 / 010 / 051
REVISION	B

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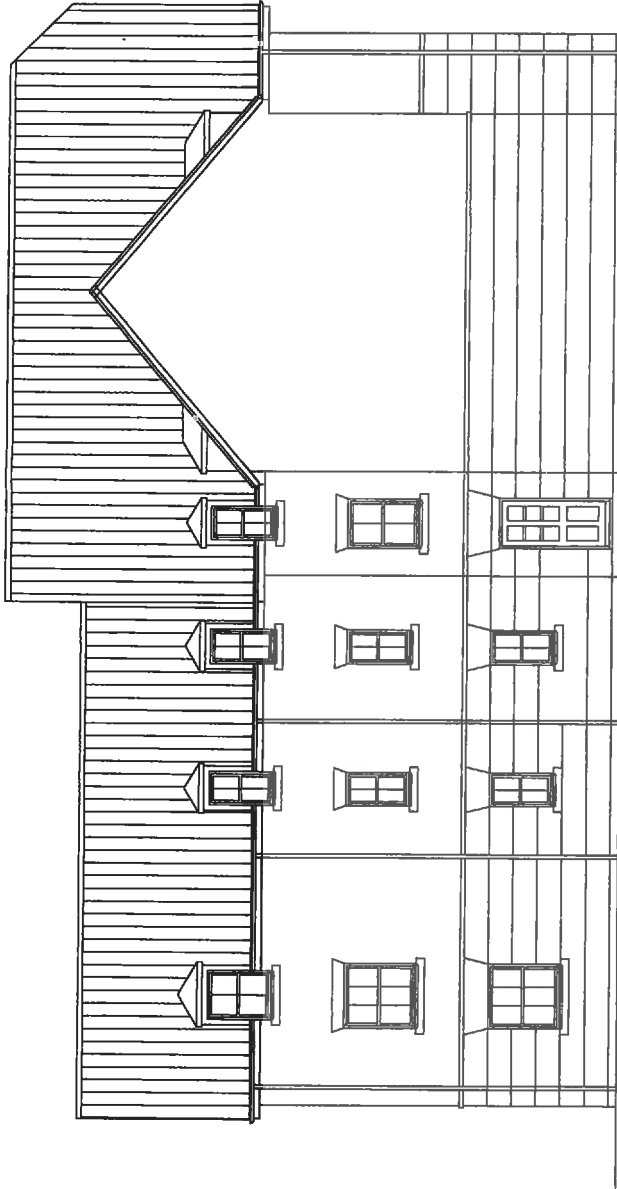


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AMENDED PLAN

BOROUGH OF KETTERING  
DEVELOPMENT SERVICES  
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ADDITIONAL PLAN  
FILE # 2011/0030

WET 2011 0030



**SIDE ELEVATION**

Rev.A, Rear area reduced and  
Windows amended.  
Rev.A, Windows amended.

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SCALE 1:100 @ A3  
DATE 07.10.10  
DESIGNER ds

CONTRACT A Type - Side Elevation.

REFERENCE No. 1003 / 010 / 052

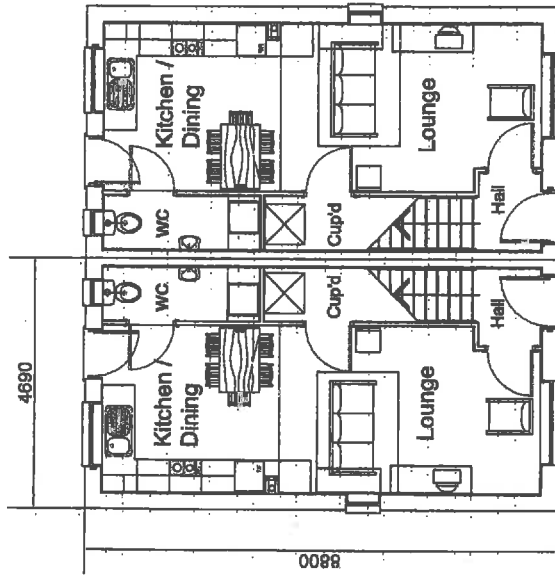
REVISION B



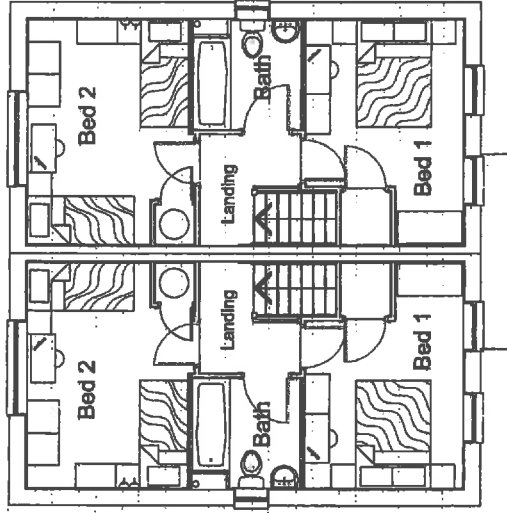




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**GROUND FLOOR**



**FIRST FLOOR**

BOROUGH OF KETTERING  
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REF 2011/0010  
FILE  
www.a-handled.location of floor plan

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Burton Latimer  
Northants

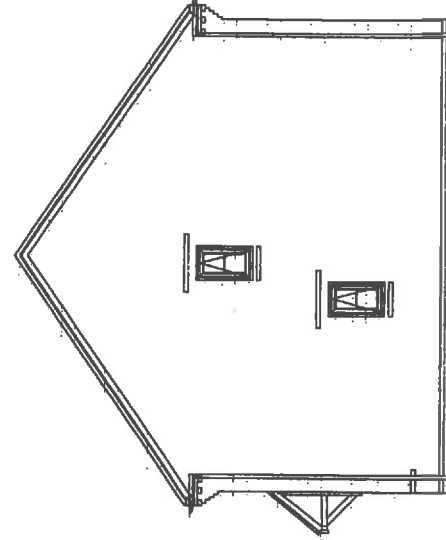
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DATE	07.10.10
EXTENSION	.CS

REVISION	D Type - Floor Plans.
EXTENSION No.	1.003 / 010 / 055
REVISION	A

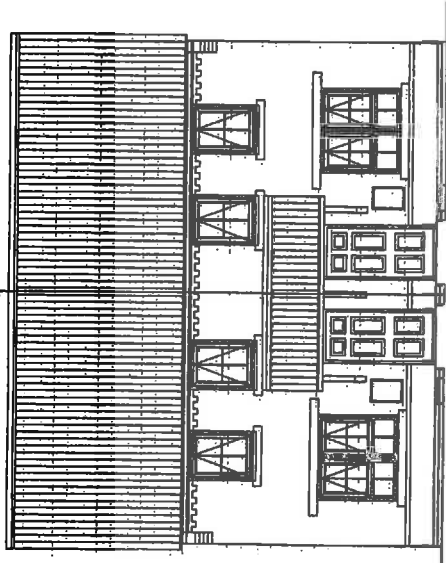
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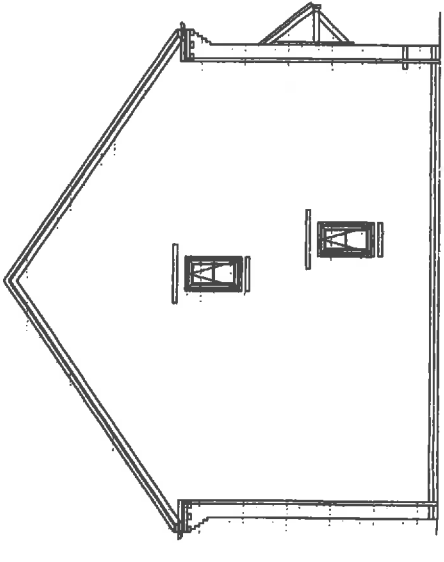
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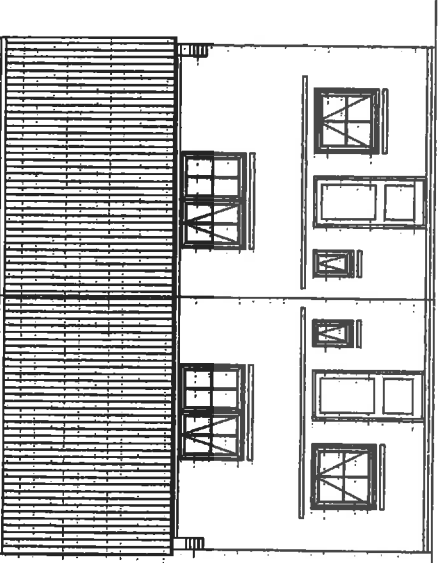
**FRONT ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**



**SIDE ELEVATION**

BOROUGH OF KETTERING  
DESIGN SERVICES  
14 FEB 2011  
M E J 2 0 1 1 / 0 0 3 0  
FILE

REVISIONS  
D Type - Elevations.  
DRAWING NO. 1003 / 010 / 056  
REVISION

SCALE 1:100 @ A3  
DATE 07.10.10  
CITY DS

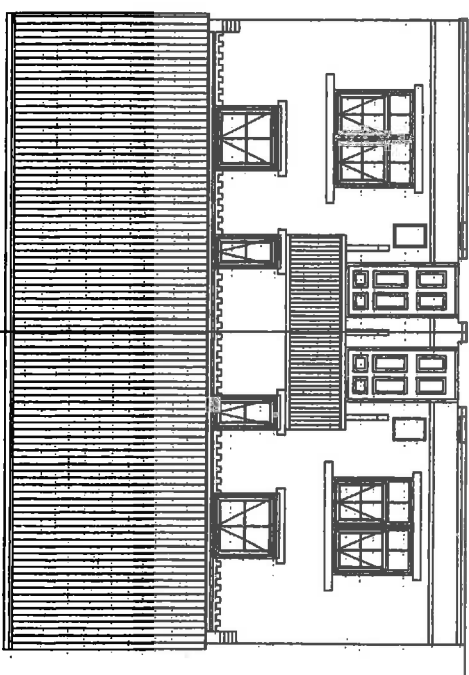
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Northants

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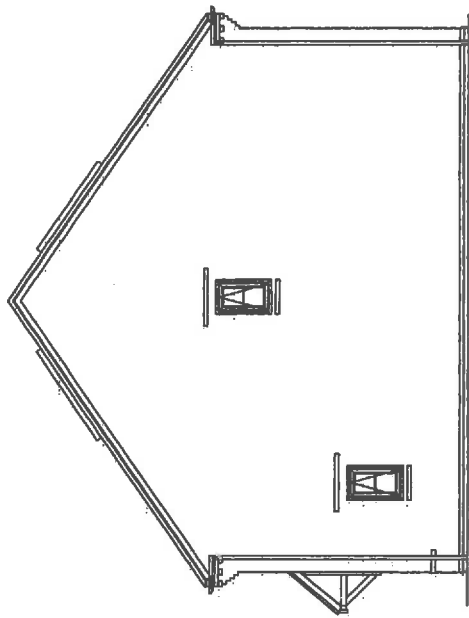
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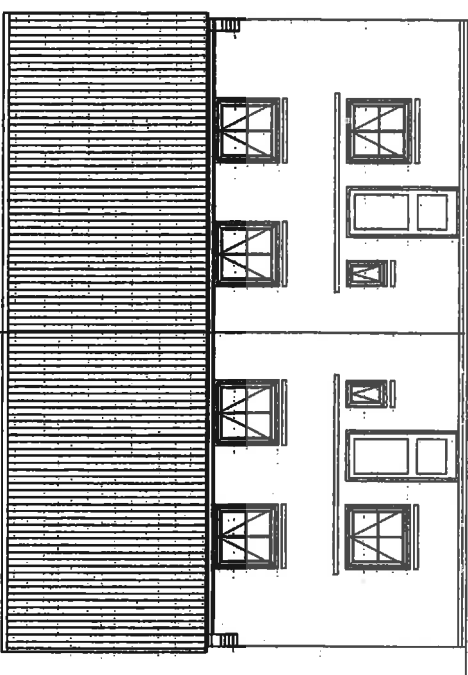
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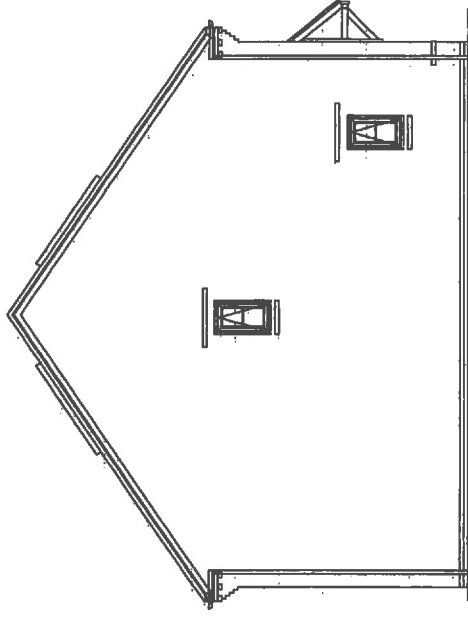
**FRONT ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**

BOROUGH OF KETTERING  
DEVELOPMENT SERVICES  
14 FEB 2011  
FILE 2011/003

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DATE	07.10.10
DRAWN	ds

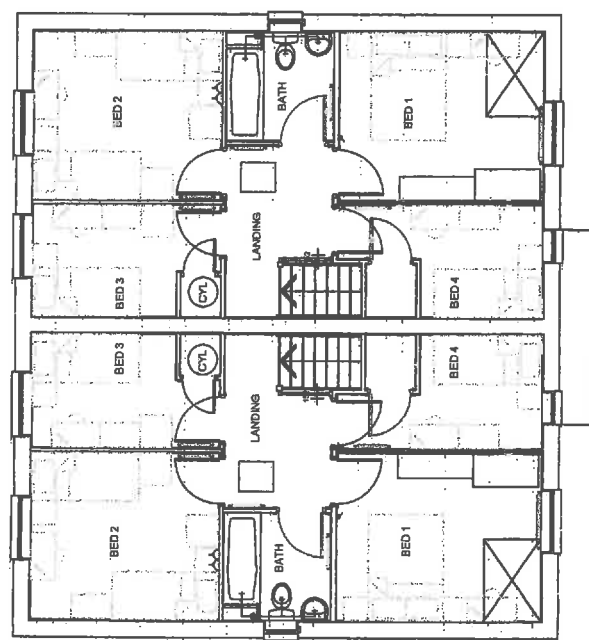
F Type - Elevations.  
1.003/010./060

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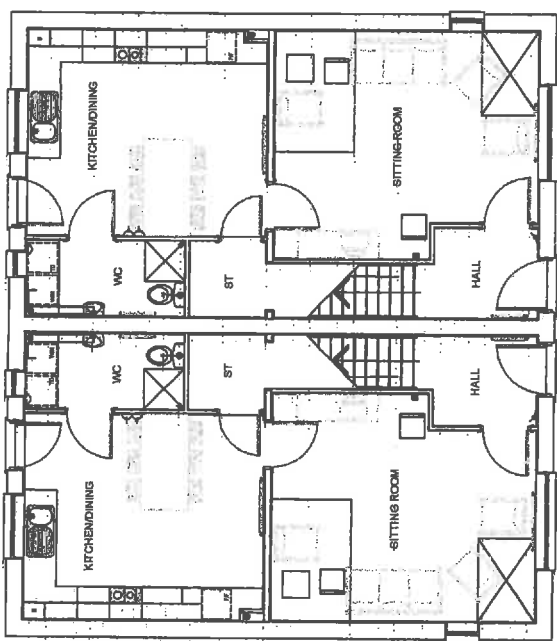
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DEVELOPMENTS PLC

BOROUGH OF KETERING  
PLANNING SERVICES  
14 FEB 2011  
FILE  
K/ET/2011/003



**FIRST FLOOR**

5.37



**GROUND FLOOR**

9.55

SCALE	1:100 @ A3
DATE	07.10.10
DRAWN	CS

NUMBER	F Type - Floor Plans.
REVISION No.	1003 / 010 / 059
REVISION	A

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## Conditions

1. Details of the access, appearance, landscaping, layout, scale and internal road layout of the site, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
2. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
3. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
4. The reserved matters shall reflect the principles set out in the approved Framework Plan, the Conceptual Storey Heights Plan (Drg no. 08.6532.110) and the Conceptual Density Plan (Drg no. 086532.111). The development shall be for a maximum of 248 dwellings and there shall be no dwellings above two and a half storeys in height or with a finished floor level to eaves height of more than 6.5 metres.
5. Prior to the commencement of the development hereby permitted and no later than the first submission of any reserved matters, a comprehensive layout plan and phasing programme together with design codes for the areas of public realm, including design and hierarchy of the streets and any on street car parking, shall be submitted to and approved in writing by the Local Planning Authority. The comprehensive layout plan and phasing programme shall take reference from and shall include the Public Open Space and green corridor shown on the approved Framework Plan. Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be carried out other than in accordance with the approved comprehensive layout plan and phasing programme.
6. No development shall take place until plans and full details of the location, layout, landscaping, equipment, surfacing, fencing and associated items of the Local Equipped Area for Play (LEAP) and all other public open space areas, including the green corridor and balancing ponds shown on the approved Framework Plan, 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.
7. A management plan shall be submitted for approval by the Local Planning Authority no later than the first submission of the details required under condition 6. The management plan shall describe the proposals for the management and maintenance of the areas of Public Open Space as identified on the approved Framework Plan. The management plan shall include schedules for all the areas of soft landscaping to be provided in public areas that are not to be adopted as public highway, as well as full details of the arrangements for their subsequent management and maintenance.
8. The public open space and play areas, together with their associated equipment/hard and soft landscaping shall be provided on site in accordance with a timetable to be set out in the approved Management Plan. Thereafter, these areas and all equipment and hard and soft landscaping shall be managed and maintained in complete accordance with the approved management plan, in perpetuity, unless otherwise agreed in writing with the Local Planning Authority. The areas set out as Public Open Space on the approved Framework Plan shall be permanently open and available for public use.
9. No development shall take place until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include planting plans; written specifications; schedules of plants, noting species, plant sizes, proposed numbers/densities; and an implementation programme. The scheme

shall also indicate all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

10. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with the implementation programme to be agreed in writing with the Local Planning Authority (as required by condition 5). If within a period of five years from the date of planting, any trees or plants or any replacement planting is removed, uprooted, destroyed or dies (or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective), replacement trees and plants of the same species and size as that originally planted shall be planted in the next planting season, in the same place, unless the Local Planning Authority gives its written consent to any variation.
11. No development shall take place until a scheme and management plan (the "Biodiversity Management Plan") for the enhancement and creation of biodiversity, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned gardens and land adopted by the Highway Authority, has been submitted to and approved in writing by the Local Planning Authority. The scheme and management plan shall demonstrate a net gain in biodiversity overall on the site and shall compliment that required to be submitted under condition 5. The Biodiversity Management Plan shall be implemented and carried out as approved in accordance with a written timetable which shall be set out in the management plan.
12. No development shall take place until plans and details showing positions, heights and materials for boundary treatment/screening has been submitted to and approved in writing by the Local Planning Authority. The details shall include a phasing programme for the implementation of such boundary treatment. The boundary treatment/screening shall be completed in accordance with the approved phasing programme.
13. No dwelling shall be occupied until its designated car parking spaces and in the case of flats, its covered cycle store(s) have been provided and constructed ready for use in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. The cycle stores shall thereafter be retained for the storage of cycles only.
14. Notwithstanding the provisions of the submitted Foul Drainage Assessment, no development shall commence until details of a scheme, including phasing, of mains foul water drainage, on and off-site has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the scheme is carried out and becomes operational in accordance with the approved scheme.
15. No development shall commence until a scheme for ensuring waste minimisation and re-use during construction, and to provide recycling facilities for residents, 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 scheme.
16. Prior to the commencement of the development, a reserved matters level "Stage 2" Flood Risk Assessment in accordance with the parameters set out in the approved Flood Risk Assessment (as amended by Revision C dated 11/01/08) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Flood Risk Assessments.
17. No development of any phase pursuant to condition 5 shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall not take place other than in accordance with the approved details.

18. No development shall take place until full details of the site access junction, traffic calming gateway feature, footway/cycleway enhancements and bus stop enhancements have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved works have been completed in full.
19. Details required to be submitted under condition 1 shall include the submission of a Quality Audit which demonstrates that the internal street layout(s) will be laid out and constructed to highway adoption standards.
20. (a) Those dwellings completed during the period up to 31 December 2012 shall achieve level 3 of the Code for Sustainable Homes (CSH) as a minimum. Unless for reasons of feasibility or viability otherwise agreed by the Council in writing, those dwellings completed 1 January 2013 to 31 December 2015 will meet CSH level 4 as a minimum and those completed 1 January 2016 onwards will meet CSH level 6. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that the appropriate Code Level has been achieved.
- (b) At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing as a part of the reserved matters submissions required by condition 1. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.
21. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified body acceptable to the Local Planning Authority.
22. (a) The development hereby permitted, shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved in writing by the Local Planning Authority. This submission shall be made to the Local Planning Authority in the following sequence:-
- (1) a site investigation taking into consideration the findings of the desktop study (*Desk Study of Land off Higham Road, Burton Latimer*) undertaken by Hydrock Consultants and dated January 2008, and providing further risk assessed conclusions on the potential for ground contamination, and if required by the Local Planning Authority following (1);
- (2) a remediation method statement setting out the measures to be carried out on site to mitigate against any unacceptable risks to all identified receptors.
- (b) If required, the remediation of the site shall be carried out fully in accordance with the approved details and timetable contained therein. Within one month of completion of the remediation works, two copies of a closure report shall be submitted to the Local Planning Authority.
- (c) If during the development of the site, contamination not previously considered is identified, no further work shall be carried out until the Local Planning Authority has been notified in writing of the discovery and a method statement detailing a scheme for dealing with the contamination has been submitted to and approved in writing by the Local Planning Authority. The remediation shall be carried out in accordance with the approved detail.
23. In conjunction with the first submission of the reserved matters application, the acoustic investigation (Noise Assessment, reference 14041, dated May 2007) produced by



Analytical and Environmental Services for Bellway Homes Ltd and submitted as part of the outline planning application shall be reviewed and updated as necessary to reflect the reserved matters application. A report detailing this review and update shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall not take place other than in accordance with the approved details.

24. Prior to the commencement of the development, a working design, method statement and timetable of works to mitigate against any undue adverse effects to badgers caused by the development, shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place except in accordance with the approved details.

25. The details required to be submitted by conditions 1 and 5 shall include parking spaces on site to accommodate "car club" vehicles as may be facilitated as part of the approved travel plan. These parking spaces shall be made permanently available for "car club" vehicles unless otherwise agreed in writing by the Local Planning Authority.