

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 22/05/2012</b>	<b>Item No: 5.5</b>
<b>Report Originator</b>	<b>Louise Holland Development Officer</b>	<b>Application No: KET/2012/0085</b>
<b>Wards Affected</b>	<b>Barton</b>	
<b>Location</b>	<b>Polwell Lane (land at), Barton Seagrave</b>	
<b>Proposal</b>	<b>Approval of Reserved Matters: 122 no. dwellings with associated roads and landscaping</b>	
<b>Applicant</b>	<b>Mrs L Webber Redrow Homes,</b>	

### **1. PURPOSE OF REPORT**

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

### **2. RECOMMENDATION**

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall not be carried out other than in accordance with the following amended plans all received 30th April 2012 and the requirements of condition 2:

- Site Layout Plan drawing number SLC-01 Rev A
- Site Layout - Phase 1 - SL-01 Rev H
- Materials Layout - Phase 1 - ML-1-01 Rev C
- Street Elevations - Phase 1 - SE-1-01 Rev D
- House Type Portfolio - Rev A
- Landscape Proposals 1/5 - L01 Rev B
- Landscape Proposals 2/5 - L02 Rev B
- Landscape Proposals 3/5 - L03 Rev B
- Landscape Proposals 4/5 - L04 Rev B
- Landscape Proposals 5/5 - L05 Rev B
- Landscape Proposals - Planting and Kerb Schedules - L06 Rev B
- Landscape Overview - L07 Rev B

REASON: To define the terms of the permission in the interests of design and amenity in accordance the East Midlands Regional Plan Policy 2, MKSM Sub-Regional Strategic Policy 3 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

2. Prior to occupation of Plots 53-54 (inclusive) a rear access gate to Plot 54 shall be provided to permit access to the rear parking courtyard and a parking space adjacent to the rear boundary of Plot 54 shall be allocated to it.

REASON: To secure accessible parking to Plot 54 and parking that enjoys a good relationship to the dwelling in accordance with Policy 2 of the East Midlands Regional Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. The development hereby permitted shall not be carried out other than in accordance with the following amended house types, garage and cycle shed plans received 30th April 2012:

- BAL-1-01 Rev A, BAL-1-02 Rev A and BAL-1-03 Rev B
- BOU-1-01 Rev - and BOU-1-02 Rev A
- BOV-1-01 Rev A
- CAM-1-01 Rev B, CAM-1-02 Rev B and CAM-1-03 Rev B
- DAR-1-01 Rev A and DAR-1-02 Rev B
- HAM-1-01 Rev A, HAM-1-02 Rev B and HAM-1-03 Rev A
- KEN-1-01 Rev B and KEN-1-02 Rev B
- LET-1-01 Rev A, LET-1-02 Rev B and LET-1-03 Rev A
- OXF-1-01 Rev B, OXF-1-02 Rev B and OXF-1-03 Rev C
- RIC-1-01 Rev A, RIC-1-02 Rev A and RIC-1-03 Rev B
- SAL-1-01 Rev - and SAL-1-02 Rev A
- STR-1-01 Rev A and STR-1-02 Rev A
- TAV-1-01 Rev A, TAV-1-02 Rev A and TAV-1-03 Rev A
- TWE-1-01 Rev A
- WAR-1-01 Rev A, WAR-1-02 Rev C, WAR-1-03 Rev B and WAR-1-04 Rev B
- GR-1-01 Rev -, GR-1-02 Rev - and GR-1-03 Rev -
- CS-1-01 Rev -

REASON: To define the terms of the permission in the interests of design and amenity in accordance the East Midlands Regional Plan Policy 2, MKSM Sub-Regional Strategic Policy 3 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. All planting, seeding or turfing comprised in the approved landscaping details shall be carried out in the first planting and seeding seasons following the occupation of any dwelling within Phase One (as shown on Site Layout Plan SLC-01 Rev A received 30th April 2012) or completion of Phase One, whichever is the sooner. 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: In the interests of the securing a high quality design, an attractive and interesting public realm and amenity in accordance with Policy 2 of the East Midlands Regional Plan, MKSM Sub-Regional Strategic Policy 3 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Prior to construction of the first dwelling within Phase One (as shown on Site Layout Plan SLC-01 Rev A) a landscape management plan, including management responsibilities and maintenance schedules for all landscape areas, other than domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

REASON: To secure the ongoing maintenance of amenity afforded by landscape features and a high quality design and public realm in accordance with Policy 2 of the East Midlands Regional Plan, MKSM Sub-Regional Strategic Policy 3 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

6. Prior to the construction of first dwelling on Phase One (as shown on Site Layout Plan SLC-01 Rev A received 30th April 2012) full details of all windows and doors and tile and timber accents 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 details.

REASON: In the interests of securing a high quality design in accordance with the approved Design Code for the site and Policy 2 of the East Midlands Regional Plan, MKSM Sub-Regional Strategy Strategic Policy 3 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Prior to the construction the first dwelling on Phase One (as shown on Site Layout Plan SLC-01 Rev A received 30th April 2012) a scheme detailing the positioning and acoustic treatment of the Air Source Heat Pumps shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.

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

8. The development shall not be carried out other than in accordance with the Noise and Vibration Assessment Revised March 2011 by Halcrow Limited including Chapter 4 'Mitigation Measures' and Chapter 5 'Residual Effects' and the Air Quality Assessment January 2011 Update by Halcrow Group Limited.

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

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no side or front extensions, buildings or structures forward of the approved garages (as shown on the amended Site Layout Plan SLC-01 Rev A received 30th April 2012) permitted by Class A or Class E of Part 1 of Schedule 2 of the Order shall be constructed on Plots 55-59 (inclusive), 83-87 (inclusive) and 97-98 (inclusive).

REASON: To secure the character of The Avenue streetscene in accordance with the approved Design Code for the site and in the interests of securing a high quality design in accordance with Policy 2 of the East Midlands Regional Plan, MKSM Sub-Regional Strategy Strategic Policy 3 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

10. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) there shall be no removal of any window or door inserted within an elevation which faces the highway, footpath or parking area permitted by Class A of Part 1 of Schedule 2 of the Order.

REASON: To secure active frontages and natural surveillance of public areas in accordance with the approved Design Code for the site and in the interests of securing a safe development and high quality design in accordance with Policy 2 of the East Midlands Regional Plan, MKSM Sub-Regional Strategy Strategic Policy 3 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

11. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no gates, fences, walls or other means of enclosure permitted by Class A of Part 2 of Schedule 2 of that order, other than that shown on the approved landscape plans (L01 Rev B, L02 Rev B, L03 Rev B, L04 Rev B, L05 Rev B, L06 Rev B and L07 Rev B received 30th April 2012), shall be erected to the front or side boundaries adjacent to the highway or footpath on plots 1, 10, 55 - 59 (inclusive), 83-87 (inclusive), 97 - 98 (inclusive), 100-102 (inclusive) and 116-121 (inclusive).

REASON: To secure the character of The Avenue and Soft Edge and the Polwell Lane frontage in accordance with the approved Design Code for the site and in the interests of securing a high quality design in accordance with Policy 2 of the East Midlands Regional Plan, MKSM Sub-Regional Strategy Strategic Policy 3 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

12. Prior to the construction of the first dwelling on Phase One (as shown on Site Layout Plan SLC-01 Rev A received 30th April 2012) details of a refuse collection point for Plots 67-70 (inclusive) shall be submitted to and approved by the Local Planning Authority. The approved refuse collection point shall be provided prior to the occupation of plots 67-70 (inclusive) and retained as approved thereafter.

REASON: In the interests of securing a high quality design in accordance with Policy 2 of the East Midlands Regional Plan, MKSM Sub-Regional Strategy Strategic Policy 3 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

13. Prior to commencement of development a statement demonstrating how the reserved matters accords with the approved Stage Two Flood Risk Assessment, that was submitted and approved pursuant to condition 19 of the outline planning permission KET/2008/0785, shall be submitted to and approved 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 proper drainage of the site and ensuring flood risk does not increase in accordance with East Midlands Regional Plan Policies 32 and 35 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

- The applicant is reminded that this approval of reserved matters is not a planning permission. It must be read in conjunction with planning permission Ref. No. KET/2008/0785, of which it forms a part, the terms and conditions of which continue to apply. 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.
- Flood Defence Consent Informative  
Main River and Byelaw:  
Under the terms of the Water Resources Act 1991, and the Land Drainage and Sea Defence Byelaw, the prior written consent of the Environment Agency is

required for any proposed works or structures, in, under, over or within 9.0 metres of the top of the bank of the River Ise, designated a 'main river'.

- It should not be assumed that such consent will automatically be forthcoming, and the applicant should consult with the Environment Agency at the earliest opportunity in order to determine and secure formal flood defence consent for the proposed works as appropriate.
- Non Main River:  
Any works which may affect the flow of water or culverting of a non-main watercourse require consent from the Lead Local Flood Authority which in this instance is the Bedford Group of Internal Drainage Boards who will be consenting on behalf of Northamptonshire County Council. It is best to discuss proposals for any works with them at an early stage and any pre-application consent enquiry or consent applications should be directed to the Bedford Group of IDBs using the following details, marking any correspondence Section 23 Consent for Northamptonshire: Post: Bedford Group of Internal Drainage Boards, Cambridge House, Cambridge Road, Bedford, MK42 0LH Email: [contact@idbs.org.uk](mailto:contact@idbs.org.uk) Telephone: 01234 354396 Fax: 01234 328196 Website: <http://www.idbs.org.uk/>

### **Justification for Granting Planning Permission**

The proposal is in accordance with national and local policies as set out in Sections 6, 7, 8 and 10 and paragraph 17 (Core Planning Principles) of the National Planning Policy Framework, Policies 1, 2, 29, 39 and 45 of the East Midlands Regional Plan, MKSM Sub-Regional Strategic Policy 3 and Policies 13, 14 and 15 of the North Northamptonshire Core Spatial Strategy. There are no material considerations that indicate against the proposal.

## Officers Report

### 3.0 Information

#### **Planning History**

##### **KET/2007/0475**

Construction of up to 500 dwellings with associated landscaping, public open space, highway works and ancillary development – refused.

##### **KET/2008/0785**

Erection of up to 450 market and affordable dwellings together with associated landscaping, green space, highway works and potential mixed-use development – approved.

The Planning Committee resolved to approve this outline planning application, on 18<sup>th</sup> June 2009, subject to planning conditions and a Section 106 agreement. This application proposed the residential use of the land to the west of Polwell Lane (a maximum of 450 dwellings) with an on-site community centre, the opportunity for some mixed use development and open space. Access was the only matter considered at the outline stage (the primary access was approved as part of the outline planning permission – planning condition number 23). All other matters were reserved for later approval. An Environmental Statement (ES) (a detailed appraisal of a development proposal that considers its potential positive and negative impacts in environmental and social terms) accompanied the planning application.

A number of planning conditions have been discharged including the submission and approval of a design code. Each reserved matters should accord with this design document.

##### **KET/2011/0390**

Reserved Matters for Primary infrastructure (roads and sewers) in respect of KET/2008/0785 - Erection of up to 450 market and affordable dwellings and associated works. Pending.

##### **KET/2011/0534**

Reserved Matters for Open space infrastructure. Pending.

#### **Site Description**

The application site is located approximately 3 kilometres from Kettering town centre, to the south of Barton Road and west of Polwell Lane. The existing built up edge of Barton Seagrave is positioned to the east of the site whilst the River Ise is positioned to the west. The Ise Valley is defined by the North Northamptonshire Core Spatial Strategy (CSS) as a Sub-Regional Green Infrastructure Corridor. Wicksteed Park, a Grade II Park and Garden of Historic Interest, is also found to the west. A disused railway line, with wooded embankment, bounds the southern edge of the site with the A14 positioned beyond this. The site extends west out from the existing urban edge, incorporating a building at Dale's Lodge (when the site was visited buildings comprising Dale's Lodge were in the process of being demolished) and many

rights of way. A wooded area is found adjacent to the most northern tip of the site. Castle Field, a Scheduled Ancient Monument (SAM), is located to the north of the site. The Conservation Area of Barton Seagrave is found to the north east. The site is also located adjacent to the existing allotments accessed from Polwell Lane.

The site is agricultural land within the Ise Valley corridor. The land slopes down from the defined built up edge of Barton Seagrave towards the River Ise. The topography of the site is undulating with a visible dip in the land found approximately in the north western area of the site. A line of poplar trees is found along the north eastern site boundary, to the rear of properties fronting Polwell Lane.

The site (south west corner) incorporates part of the Southfield Farm Marsh, Site of Special Scientific Interest (SSSI). The SSSI extends from the site to the south, over the A14 and beyond. The part of the SSSI found within the site is currently within the Environment Agency's flood zone 3a which has the highest level of risk (land assessed as having a 1 in 100 or greater annual probability of river flooding). In addition to the SSSI there are two other wildlife designations in this area, Southfield Farm Marsh Wildlife Trust Nature Reserve and a non-statutory County Wildlife Site. These three areas are overlapping in part but are not necessarily coincident. A primary and secondary school are found to the east of the site beyond Gray's Field (an existing play area). The school grounds incorporate a community centre which is bounded by the educational buildings.

Phase One is located in the northern part of the site and includes the site entrance from Polwell Lane.

### **Proposed Development**

The principle of residential development of the site (up to 450 dwellings) was established by outline planning permission KET/2008/0785. This reserved matters application seeks approval for:

- All details relating to access, appearance, scale, layout and landscaping of Phase One for 122 dwellings (37 affordable units).
- Positioning and layout of dwellings, house types and detailed design of each dwelling (including materials), access to plots and parking arrangements, layout and design of streets and pedestrian links, hard and soft landscaping and boundary treatments.

### **Any Constraints affecting the Site**

Site of Special Scientific Interest (SSSI), wildlife site, flooding, public rights of way, biodiversity, protected species, trees/hedgerows.

## **4.0 Consultation and Customer Impact**

Comments received have been summarised below. Full copies of comments and objections are available to view at the main council offices.

## **Barton Seagrave Parish Council**

Subject to the following amendments no objections:

- Plots 1 and 10 fronting Polwell Lane should be set back in line with the forward most part of the existing dwellings either side of the main entrance.

### **Natural England**

The proposal is located close to Southfield Farm Marsh SSSI. Mitigation and enhancement for the SSSI remain integral considerations in the design and development of green infrastructure provisions for the wider development. Natural England has no specific comments to make in relation to the current application for Phase One.

### **Local Highways Authority**

No objection. Comments made regarding position of street trees, service strips and dropped kerbs, footway design, vehicle crossovers, visibility, carriageway widths, refuse vehicle movements and adoption.

### **Joint Planning Unit Design Advisor**

Comments made regarding detailed design matters including boundary treatment, elevations, car parking, landscaping and street surfacing.

### **Crime Prevention and Design Advisor**

No objection.

### **Environment Agency**

No objection subject to further information being submitted to demonstrate the reserved matters scheme accords with the approved Stage Two Flood Risk Assessment.

### **Anglian Water**

No objection. Comments made regarding assets affected, wastewater treatment (there is capacity for the flows), foul sewerage network (system has capacity for the flows) and surface water disposal (SUDS is the preferred method of surface water disposal).

### **North Northants Badger Group**

The Badger Group urge that the applicant update the Environmental Statement with regard to badgers (please see officer response at Section 7.7).

### **Northamptonshire County Council Archaeological Advisor**

Phase 1 is within an archaeologically sensitive area as demonstrated by the various phases of archaeological investigation that have been undertaken. Archaeological investigation and mitigation is required prior to commencement of construction works in accordance with outline planning condition 39.

### **English Heritage**

The application should be determined in accordance with national and local



policy guidance and on the basis of the local planning authority's specialist conservation advice.

### **KBC Environmental Health**

A condition is recommended to secure the submission of some supplementary noise information. The information submitted with the reserved matters, including noise and air quality details, is accepted.

### **Neighbours**

Objections have been received from two occupiers of Polwell Lane. Objections on the following grounds:

- There is a lack of landscaping on parts of the site when viewed from existing dwellings.
- Road to be located parallel to the allotments and the existing footpath link to Polwell Lane.
- Trees that shield views of the site will be lost.
- A hedgerow along the edge of the allotments and the road, which runs parallel to it, would soften this edge and have ecological benefits.
- Alleyway to the rear of existing dwellings (to allow new occupiers to transport refuse/recycling bins to the front of their properties) would give rise to crime.
- Due to position and layout of new dwellings there will be overlooking and loss of privacy including to the garden area which is used frequently.
- Noise and disturbance from new properties.

## **5.0 Planning Policy**

### **National Policies**

National Planning Policy Framework (specifically sections relating to achieving sustainable development, core planning principles, delivering a wide choice of high quality homes, requiring good design, promoting healthy communities and meeting the challenge of climate change, flooding and coastal change).

The NPPF is a material planning consideration in the determination of planning applications. At the heart of the NPPF is the presumption in favour of sustainable development; proposals that accord with Development Plan policies should be approved without delay.

### **Development Plan Policies**

#### **East Midlands Regional Plan**

1 Regional Core Objectives

2 Promoting Better Design

29 Priorities for Enhancing the Region's Biodiversity

39 Regional Priorities for Energy Reduction and Efficiency

45 Regional Approach to Traffic Growth Reduction

## **Sub-Regional Policy**

MKSM Strategic Policy 3: Sustainable Communities

### **North Northamptonshire Core Spatial Strategy**

Policy 13 General Sustainable Development Principles

Policy 14 Energy Efficiency and Sustainable Construction

Policy 15 Sustainable Housing Provision

### **Other Material Considerations**

Manual for Streets 1 and 2

Northamptonshire County Council's (NCC) Place and Movement Guide

## **6.0 Financial/Resource Implications**

None.

## **7.0 Planning Considerations**

1. Outline Planning Permission and Design Code
2. Access, Layout and Movement
3. Scale, Design and Appearance
4. Parking Solutions
5. Residential Amenity
6. Sustainable Construction and Renewable Energy
7. Affordable Housing Provision
8. Landscaping
9. Environmental Impact Assessment
10. Other Matters

### **1. Outline Planning Permission and Design Code**

The principle of residential development was established through approval of the outline planning application KET/2008/0785. As part of the outline planning conditions a design code was required; a design code is a set of illustrated design rules and requirements that instruct and may advise on the physical development of a site or area. A design code for this site was approved in April 2011. This identifies key design principles, which will help to guide reserved matters and secure a high quality design.

### **2. Access, Layout and Movement**

The primary access point from Polwell Lane was determined at the outline planning stage and a planning condition secured its general design and location. Separate approval is also required from the County Council for these works as they lie within the public highway (section 278 agreement).

The perimeter block approach, promoted at the outline stage, has been retained and developed in more detail through this reserved matters. This will contribute to forming a permeable development. Phase One includes all of the

different street types set out within the Design Code (primary, secondary and tertiary streets and green lanes/edges). Use of different street types, together with other design features, will help to create a legible and interesting environment.

The primary and secondary streets will be 'black top' in appearance, to illustrate their position within the street hierarchy and levels of activity. The footways will be tar spray and chip (or an appropriate alternative as agreed) to give some differentiation between the footways and carriageways and will help to visually lift the appearance of these streets. Developing a high quality public realm, of which the streets are a vital element, is considered essential to a successful development.

The proposed layout proposes a change to the Design Code in terms of street type and their relative position. One part of the secondary street shown in the code is now a tertiary street and vice versa. The secondary street loop has effectively been reduced and moves eastwards. This is considered to be a small yet positive design change and is supported. It is recommended that this change be reflected in the Code and that document updated should approval be granted for this reserved matters.

Tertiary streets and green lanes/edges along with the Gateway Square will be shared surface areas; there will be no differentiation between pavements and carriageway within these streets and pedestrians will have priority. A shared surface will allow pedestrians more space and freedom and drivers will become more aware of other users and will drive more slowly. Manual for Streets 1 and 2 advise that shared surfaces can act as a form of psychological traffic calming. This is preferred to physical measures that could detract from the high quality of the public realm and the overall development. With regard to materials, three main types of block paving (three colours) will be used with different size blocks and bond patterns used to deliver subtle variation in shared surface areas. This will create both interest and cohesiveness across the development.

In addition to shared surfaces and accommodation of cyclists within streets, a cycleway through the site is also proposed. Part of this cycleway runs through Phase One. This will run alongside Theatre Park, the Tertiary Street and green lane/edges on the western edge of the site and will then travel north linking up with Barton Road. When approving the Design Code for the development the planning committee requested that the applicant investigate the potential for the proposed cycleway to be re-routed around the allotment extension (previously the cycleway was to run through the new and existing allotment areas). The applicant has indicated in their plans for Phase One that they are willing to move this so that it runs along the western edge of the allotment extension. The applicant will need to discuss this formally with the Rights of Way Team of the County Council as the existing path is a public right of way and a diversion order will be required. Existing footpaths to the site will be retained and are incorporated into the scheme. A hoggin footpath is proposed to the front of plots 64-68 and 69-73. The local highways authority considers that rolled asphalt and surface dressing would be better from a maintenance

and user experience perspective. Officers however disagree and consider that the proposed surfacing would be better in design terms as it will result in a softer finish and would better reflect the rural character of the green edge it leads to.

The local highways authority has commented upon the position of street trees and how this could potentially affect visibility (comment also made with regard to KET/2011/0390). Officers have confirmed to the highways authority that all street trees will be clear stemmed for 2.5 metres, in accordance with the Design Code. A condition is also recommended to secure this. This will ensure that a good standard of visibility is maintained and highway safety is protected. The design incorporates at least one building that may restrict forward visibility to a limited degree (plot 46) however it is considered this will not prejudice highway safety. Manual for Streets 1 and 2 set out that this can help to control vehicle speeds and is appropriate in areas where the design speed is less than 37 mph (MFS 2), in this case it is 20mph. It will have the effect of slowing vehicles down, which is considered important in terms of prioritising walking and cycling. The local highways authority has verbally commented upon access for refuse vehicles. The design of the primary street is in accordance with the approved Design Code and officers are satisfied that there is sufficient space within the highway to facilitate access for refuse vehicles. There are not considered to be any highway safety issues arising from the design and the development is in accordance with Policy 13 of the Core Spatial Strategy (CSS) in this regard.

Overall it is considered that Phase One is not road dominated and the pedestrian has been given first consideration within the design; full account has been taken of the transport user hierarchy pedestrian-cyclist-public transport-private vehicle. The design approach and proposed materials for the streets, shared surface areas and footpaths are supported. With regard to access, layout and movement the development is in accordance with Development Plan policy and specifically CSS Policy 13, East Midlands Regional Plan (EMRP) policies 1, 2 and 45 and Strategic Policy 3 of the MKSM Sub-Regional Strategy. The design is also considered to accord with the principles of Manual for Streets. The development is also considered to be in accordance with the NPPF, which highlights the importance of giving pedestrian and cycle movements priority and creating safe and secure layouts.

### 3. Scale, Design and Appearance

Phase One includes all the different character areas set out in the Design Code, Polwell Lane Gateway, Gateway Square, The Avenue, the Core and the Soft Edge. These areas are differentiated for example in terms of building types, scale, frontage, setbacks, parking solutions, materials and boundary treatments. Across Phase One there will be a variety of building types with detached, semi-detached and terraced properties positioned depending on the character area they are a part of. All buildings front the street and do not turn their back on it. Dwellings within this phase range from 2-bed to 5-bed, which will meet needs and provide choice. The two dwellings on the Polwell Lane frontage do project forward of the adjacent properties. It is however considered the position, design and appearance of the dwellings will create a high quality

gateway to the development. It will be helpful in signalling the entrance to the development and will not have a harmful effect on the streetscene.

Proposed facing and roofing materials have been illustrated on a drawing submitted with the application. There are two types of facing brick and roof tile proposed along with render (white/ivory) and timber or tile hanging accents for some plots. An additional brick type is proposed for elevation detailing. The materials will be used in a number of combinations in accordance with the design parameters for the character area they belong to. One stone property (natural ironstone) within the soft edge character area is also proposed. It is considered that the external appearance of the dwellings will respect their surroundings and reflect the character of the wider area as is the aspirations of the design code. Materials are considered to play an important role in creating interest within the streetscene and variety across the development yet also allow a holistic development to be developed through the adoption of some common elements.

Different boundary treatments are proposed across Phase One. The type proposed depending on character area and the position of the boundary e.g. to public realm or between houses. Treatments include hedging (different species and sizes), brick walls, metal railings, timber knee high rails, timber fencing and timber fencing with trellis (used for example between houses and the rear parking courtyard to achieve some natural surveillance of that area).

Active frontages contribute significantly to the quality of the environment. They add interest and promote vitality within the public realm. They also help to provide natural surveillance and discourage criminal or anti-social behaviour. The development layout, positioning of dwellings and their openings and treatment of corner buildings are important elements to consider. Phase One has been designed with active frontages giving opportunities to develop natural surveillance of the public realm. Dwellings have been laid out to address the street frontage, footpaths, open spaces and green edges. They have also been designed with habitable rooms or doors animating the public realm. Where dwellings are located at corners, care has been taken to ensure there are no blank side elevations. It is considered that a good relationship between buildings and the public realm will be achieved.

Scale varies across the site depending on the character area dwellings are positioned within. This will help to create interest in the streetscene and variety across whole development. The scale of dwellings is considered to be in accordance with the building heights parameters set out for each character area. Density also varies with the highest density within the Core character area and the lowest density development on the soft edge. This is in accordance with the Design Code. There are contrasting frontages and set backs across Phase One, again reflecting each of the different character areas.

In the interests of securing a high quality design and preserving the character that the Design Code and this reserved matters application is seeking to achieve, it is considered that some restrictions need to be put in place with regard to boundary treatments and extensions. This will be limited to key

areas, namely the primary street (boundary treatment and extensions could negatively impact upon the rhythm within the streetscene, the character of the Primary Street and The Avenue and legibility of the development) and the soft edge (type of boundary treatment is a key influence on character within the soft edge).

The design is of a high standard, will respect its context and will create a strong sense of place and a community where people will want to live; the proposed homes and design for Phase One is considered to meet the aspirations set out in the approved Design Code. The design is considered to be in accordance with Development Plan policy including Policies 13, 14 and 15 of the CSS, Policies 1 and 2 of the EMRP and Strategic Policy 3 of the MKSM Sub-Regional Strategy. Delivering a wide choice of high quality homes and securing high quality design are important elements of the NPPF. It is considered that this development will deliver both.

#### 4. Parking Solutions

A mix of parking solutions is proposed as set out in the design code. Garages, hardstanding, front courts, on-plot and off-plot (only one rear courtyard is proposed) arrangements are included within this phase of development. A limited amount of parallel on-street parking is provided which will be unallocated visitor parking. Generally parking areas have a good level of natural surveillance and are well related to the dwellings they serve. A condition is recommended to secure a parking space and rear gate to plot 54, thereby ensuring the parking is easily accessible and is not remote from the dwelling. It is considered that through design a good balance has been struck between providing sufficient parking, limiting nuisance parking in the future and encouraging walking and cycling. The development is considered to be in accordance with Policy 13 of the CSS, Policies 1, 2 and 45 of the EMRP and Strategic Policy 3 of the MKSM Sub-Regional Strategy.

#### 5. Residential Amenity

CSS Policy 13 states that developments should not result in unacceptable impact on the amenities of neighbouring properties or the wider area by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking. Policy 2 of the EMRP and the NPPF reinforce this; good standards of amenity for existing and new occupiers should be secured. Two neighbouring occupiers have raised objections to this reserved matters application, which include concern about the impact on living conditions namely overlooking and loss of privacy. All new dwellings along the boundary shared with existing occupiers will be two storey and no higher. These proposed dwellings have rear gardens that range in depth, up to a maximum of 14 metres. Plot 29 has the shallowest garden depth, however is due to the shape of the plot; at its shallowest point along the northern plot boundary the rear depth will be 8.5 metres, this increases to 10 metres when measured along the southern (side) boundary. Gardens depths to existing dwellings appear to range from 16 to 24 metres in depth. Back-to-back distances between main dwellinghouses (new and existing) will be in excess of 20 metres, which is generally considered to be acceptable in terms of achieving good levels of privacy to dwellings. The back-to-back distances between new and existing dwellings are also in accordance

with the Design Code. Plots 15 and 16 have single storey garages towards to the rear of their plots adjacent to site boundary however given their scale this will not result in any loss of light or privacy to existing occupiers on Polwell Lane and will not be overbearing.

There are two new dwellings located on the Polwell Lane frontage adjacent to numbers 24 and 38. As discussed in the design and appearance section the position of the new dwellings is supported and it is considered that this will not have any detrimental impact on the living conditions of existing occupiers. There are two properties (plots 2 and 11) that have a right angle relationship to existing gardens. This relationship results from a need for the dwellings to address the street frontage. It is considered that these new dwellings will not create a level of overlooking that would be harmful and therefore officers consider this relationship between new and existing to be acceptable.

Officers have also considered the living conditions to be afforded to the new occupiers of the development. The relationships between dwellings and the amount of garden space to each plot are considered to be of a good standard and are acceptable. A good level of amenity will be afforded to the new residents.

One existing occupier adjacent to the site boundary has concerns that a proposed rear access to plots 27 and 28 could give rise to criminal activity. Officers have met the resident on site to discuss this matter and have asked for the advice of the Crime and Prevention Design Advisor (CPDA) who has provided comments on the reserved matters. The CPDA has no concerns about this particular area. Officers consider that the gated access, which will be lockable, is in an acceptable position; the gate to plot 27 will be positioned so that the access, which runs to the rear of 12 Polwell Lane, is contained within the curtilage of Plot 27 and will be a private, not a shared area.

Air quality and noise have been considered and conditions are recommended to ensure that the development is carried out in accordance with the submitted reports. Each new dwelling will have an air source heat pump installed (see section on sustainable construction and renewable energy). A condition is recommended to secure a scheme detailing the positioning and acoustic insulation.

It is considered that the development will not significantly harm the living conditions of existing occupiers and new residents will benefit from a good quality of life and living conditions. The development is considered to be in accordance with CSS Policy 13 and Policy 2 of the EMRP.

#### 6. Sustainable Construction and Renewable Energy

A site wide energy strategy was required as part of the outline planning conditions (submitted and approved). The aim of this was to investigate different technologies and ways of meeting 30% of the demand for energy on

site, renewably and/or from decentralised renewable/low carbon supply (in line with Policy 14 of the CSS). The approved strategy investigated a number of solutions and on plot air source heat pumps emerged being the most effective way to deliver the required energy.

All homes will need to meet the code for sustainable homes, the level depending on when they are completed. Those dwellings completed up until the end of 2012 will need to be code level 3, those completed 2013 – 2015 will be code level 4 and any completed after 2016 will need to be code level 6, zero carbon. The applicant has completed a pre-assessment estimate report for Phase One and considers code level 4 can be achieved on all Phase One plots. The development is considered to be in accordance with Policy 14 of the CSS, policies 1, 2 and 39 of the EMRP and Strategic Policy 3 of the MKSM Sub-Regional Strategy.

#### 7. Affordable Housing Provision

30% affordable housing is to be provided within Phase One, which equates to 37 units. This will help to achieve the site wide requirement for 30% in accordance with Policy 15 of the CSS. There is a range of house types that are predominantly 2 storey in scale (2 x 4-bed, 9 x 3-bed and 26 x 2-bed); 5 units out of the 37 will be three storey (3-bed units). The location and design of the affordable units are considered to be acceptable and will contribute to a sustainable community being created. The development is considered to be in accordance with Policy 15 of the CSS, Policy 1 of the EMRP and Strategic Policy 3 of the MKSM Sub-Regional Strategy. Delivery of affordable homes is essential to meeting needs and creating an inclusive and sustainable community.

#### 8. Landscaping

The soft landscaping for Phase One is considered to be well designed and full of variety. There is a wide range of trees, hedging, shrubs, climbers, bulb planting, grassed areas and a mix of native, semi-native and ornamental planting. It is considered that this will create a visually interesting public realm and will also have some biodiversity benefit. The primary street will have one species running along its length with trees positioned at regular intervals to create a rhythm and sense of continuous frontage along the streetscene. A change in species is proposed at the Gateway Square, which will help to highlight the contrasting character of this space. The species chosen are appropriate in size and type relative to their proposed location.

Hard landscaping has been discussed within the preceding sections of this report and consists of a variety of materials across the different character areas and street types. Shared surfaces are a key feature of the development.

The development is considered to be in accordance with Policy 13 of the CSS and Policies 1, 2 and 29 of the EMRP.

A separate reserved matters application (KET/2011/0534) includes details of the parks and play areas within the site.



## 9. Environmental Impact Assessment

Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (came into force on 24<sup>th</sup> August 2011) subsequent EIA applications include reserved matters. As the original outline planning application KET/2008/0785 was EIA development, this reserved matters is regarded as an EIA application. A screening opinion has been carried out further to the submission of reserved matters for this proposal. The Local Planning Authority has adopted the Screening Opinion that the proposed development as described by the applicant is EIA development, but that the original Environmental Statement (ES) as amended on 20<sup>th</sup> February 2009 submitted with the outline planning application KET/2008/0785 adequately addresses the environmental effects of the proposal. Therefore in accordance with Regulation 8 (2) no further ES is required. Under Regulation 8 (2) where the environmental information before a local planning authority (submitted with an original application) is adequate to assess the environmental effects of the development, that information shall be taken into consideration in the determination of a subsequent application. The original ES has therefore been taken into account and considered in the assessment of this reserved matters, the officer's recommendation and therefore the determination.

The request made by the North Northants Badgers Group that the ES should be updated has been considered and the case officer has responded directly to the Group. As stated above the original ES is considered adequate to assess the environmental effects of this development.

## 10. Other Matters

The local planning authority has approved a Stage Two Flood Risk Assessment for the site, which includes a surface water strategy (submitted pursuant to condition 19 of the outline permission). A condition on the outline planning permission also requires the submission and approval of a foul drainage scheme before any works start on site. These conditions therefore do not need to be repeated within any reserved matters approval for the development.

## Conclusion

The development proposed in this reserved matters application will deliver a wide choice of new homes, both market and affordable. These will be built to a high quality design and excellent levels of energy efficiency and environmental sustainability. A high quality public realm that is safe, secure, legible, interesting and full of vitality will be created. The design will not harm existing occupiers and will respect its context. A strong sense of place and a community where people will want to live will be positive outcomes. This reserved matters application is considered to be in accordance with Development Plan policy and also the principles of the NPPF. It is therefore recommended that this reserved matters application be approved.

### **Background Papers**

Title of Document:

### **Previous Reports/Minutes**

Ref:

Date:

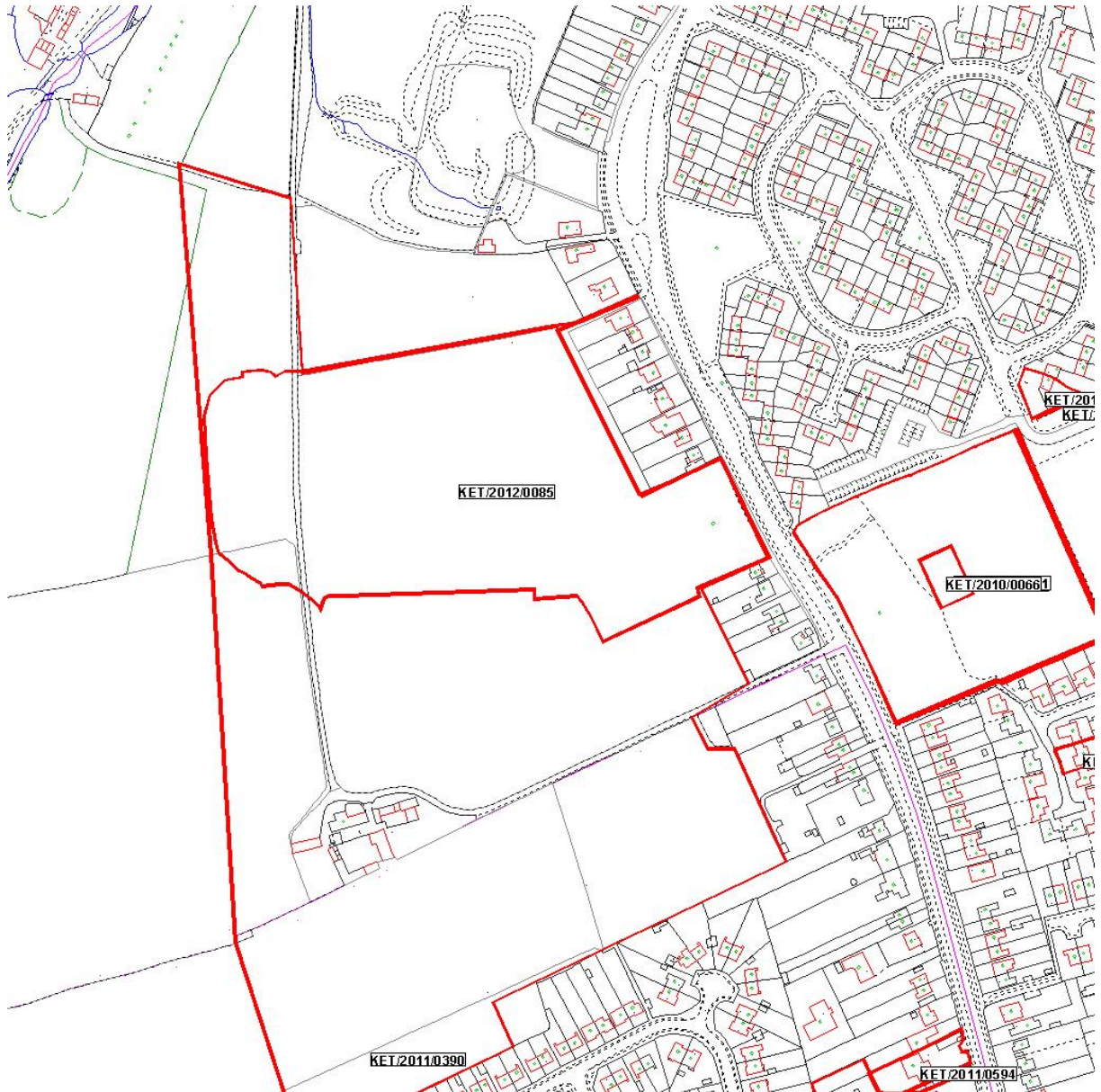
Date:

Contact Officer:

Louise Holland, Development Officer on 01536 534316

## SITE LOCATION PLAN

Polwell Lane (land at), Barton Seagrave  
Application No.: KET/2012/0085



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

LA078344

Date: 06/02/2012 Do not scale from this map. For illustrative purposes only.

