

Planning Committee

18th September 2012

East Kettering
Approval of Condition Applications

Purpose of the Committee Report

- ◆ Outline planning permission was granted in 2010. 91 conditions were attached to this pp, 5 of which are to be discharged prior to the submission of the Design Code. These 5 conditions are:
 - ◆ Archaeology
 - ◆ Green Infrastructure
 - ◆ Open Space
 - ◆ Low Zero Carbon and
 - ◆ Retail

Recommendation

It is recommended that:

The details submitted for the approval of conditions 91, 58, 43 and 28 are approved and the conditions discharged.

Further detail be submitted for Condition 39 LZC.
The discharge of condition 39 be delegated to officers.

Policy

In reaching the decision to recommend the discharge of the following conditions the details have been assessed against Development Plan Policy & other material considerations:

- ◆ The National Planning Policy Framework (NPPF)
- ◆ The East Midlands Regional Plan (EMRP)
- ◆ The North Northamptonshire Core Spatial Strategy (CSS)
- ◆ The North Northamptonshire Joint Core Strategy (emerging policy)

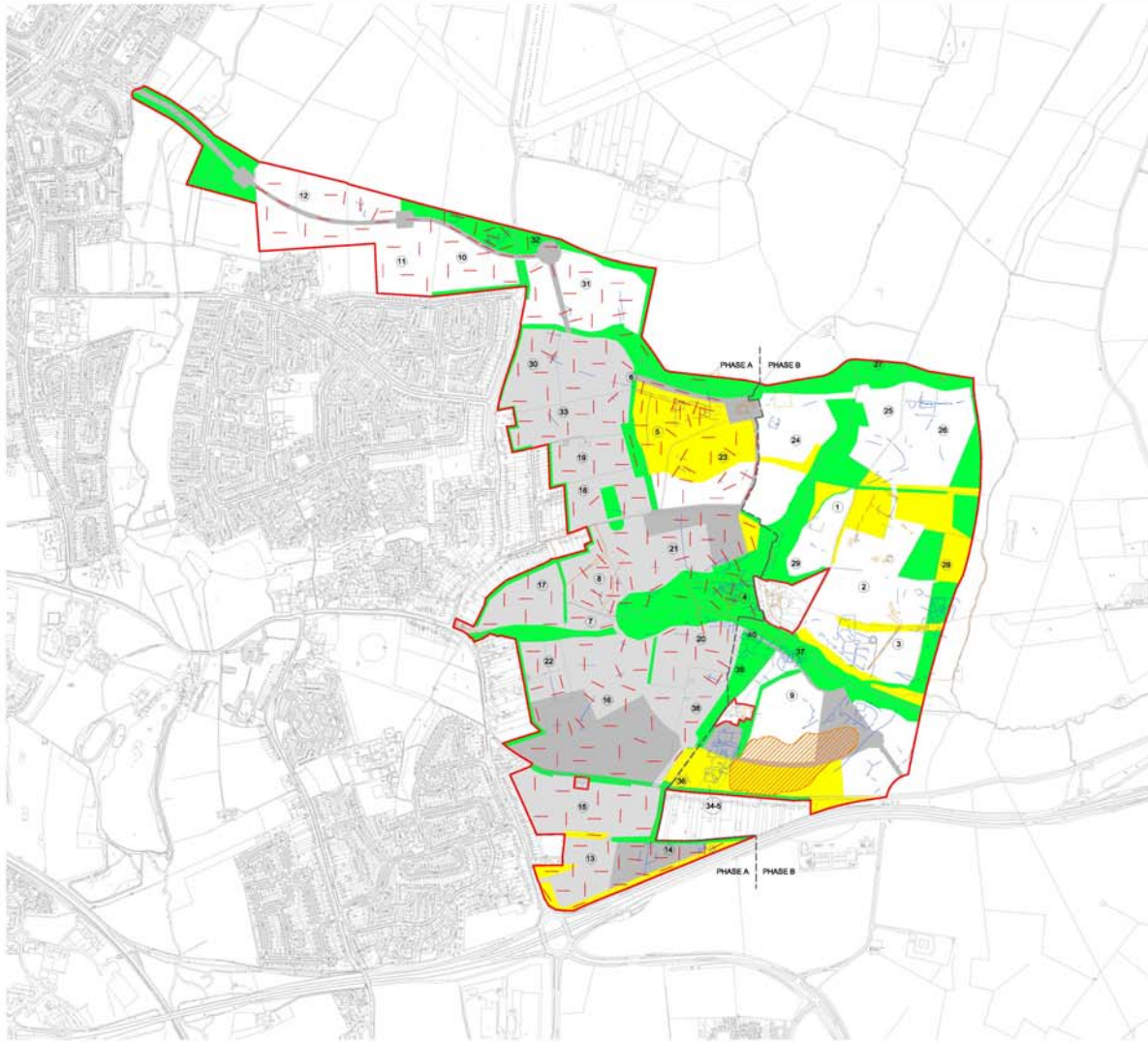
EIA Regulations:

- ◆ Screening opinions carried out
- ◆ No further ES information required
- ◆ Original ES considered

Archaeology Condition

'The purpose of an archaeological investigation is to determine and understand the nature, function and character of an archaeological site in its cultural and environmental setting'

- ◆ Consultations carried out – no outstanding objections
- ◆ A written scheme of investigation, trial trenching locations and phased plans of the archaeological works all submitted as part of the application details:
- ◆ Phased approach comprising Phases A and B across development site
- ◆ >250 trenches within phase A (which includes development Phase 1 and 2 – 2700 dwellings in total)
- ◆ Agreement with NCC to progress the works subject to the provision of further information



Additional Information:

- Site Boundary
- Archaeology (Geophysical Survey Interpretation)
- Crispmarks (Recorded on HER)
- Proposed Evaluation Trench Location Phase A
- Development Phase 1
- Development Phase 2
- Development Phase 3
- Informal Open Space & Existing Woodland Planting
- Formal Open Space & Proposed Tree Planting
- Quarry
- Archaeological Phase A/B Boundary



Project title:
Kettering East

London
Cheltenham
Kettering
Newark
Birmingham
www.cgms.co.uk
Planning & Development
Archaeology & Historic Buildings

Scale at A1: 1:7500

Date printed: 31.07.12 Drawn by: LW
Checked by: PC

Figure 3: Proposed Evaluation Trenches - Phase A

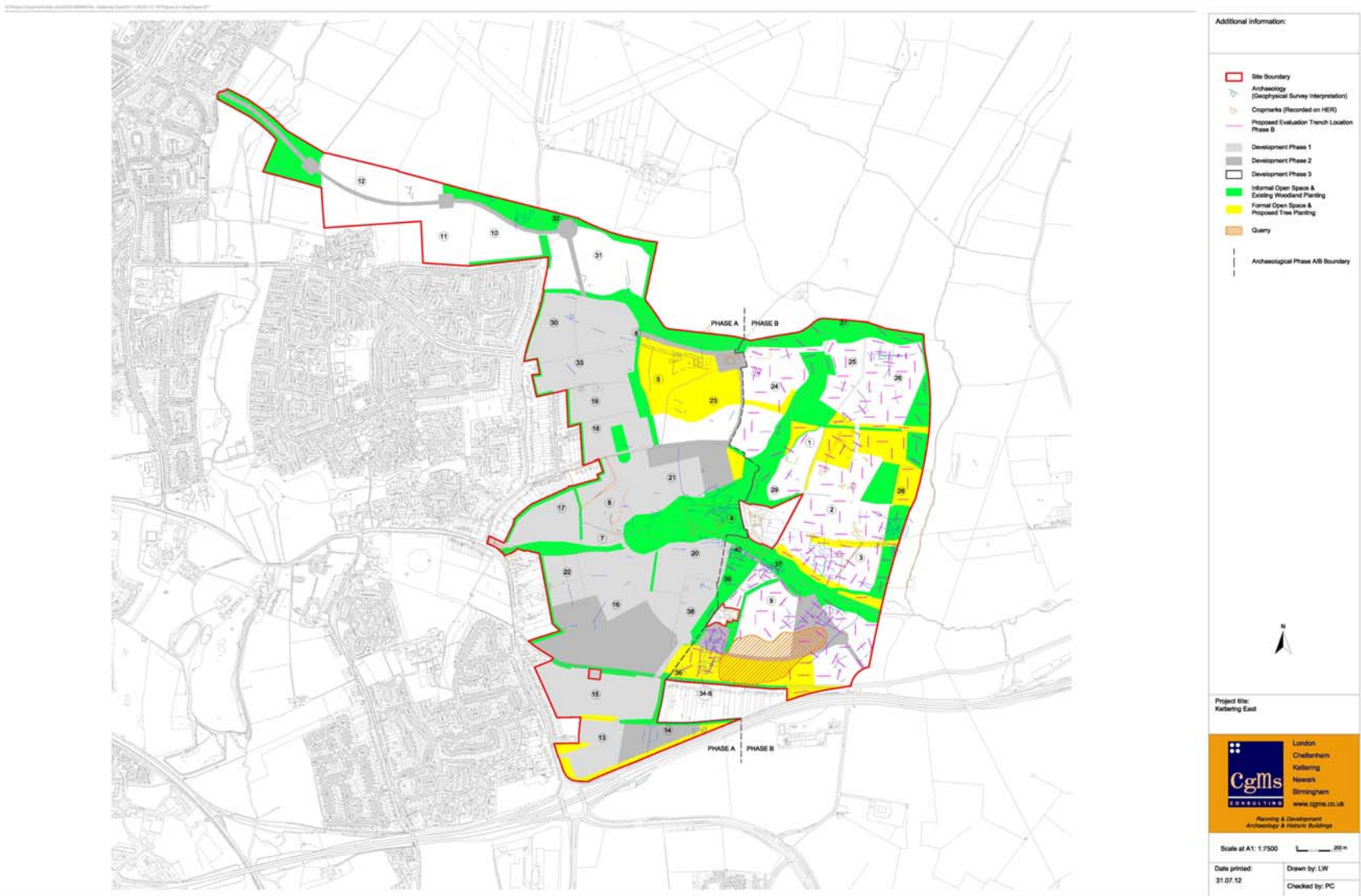


Figure 4: Proposed Evaluation Trenches - Phase B

Archaeology condition cont.

Further information requested:

- ◆ Public Outreach information (involving the general public)
- ◆ Timeframes for work to Archaeological Phase B
- ◆ Revised Written Scheme of Investigation (WSI) to include above details and revised plans to show additional trial trench numbers agreed with NCC

Information received:

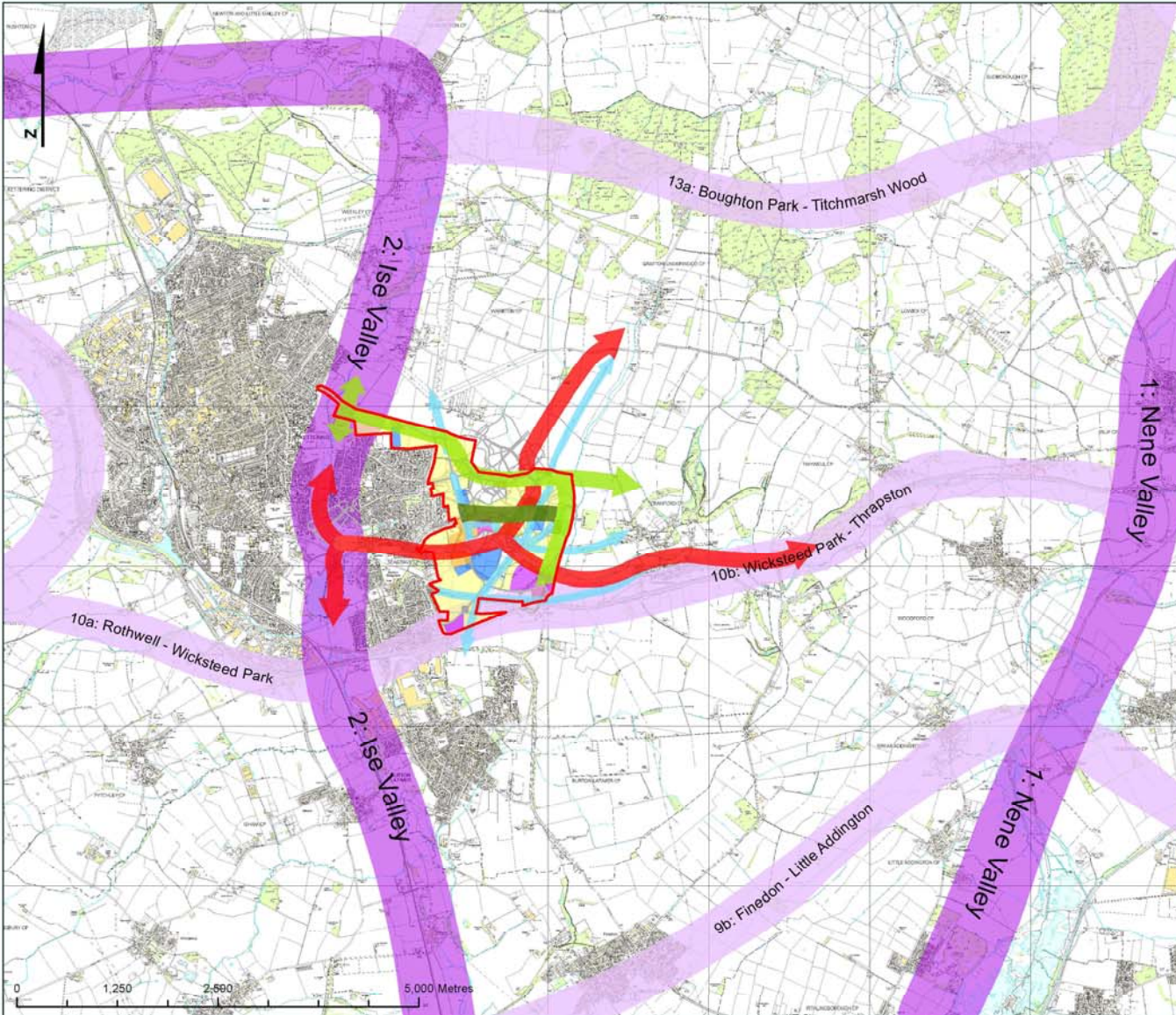
- ◆ Results of the archaeological evaluation will be provided to the Kettering Museum, local schools, the website and via the media
- ◆ Practical involvement for school children – suggested educational site visit
- ◆ Phase B of the archaeological works will take place prior to any development on Phase 3 of the development (2800 dwellings)

Conclusion

The overall information provides an acceptable solution for archaeological works to take place on site and the condition to be discharged

Green Infrastructure (GI)

- ◆ Strategy demonstrates how a net gain in GI can be achieved.
- ◆ Mix of space: 21.3 ha – formal greenspace, 85.9ha – informal.
- ◆ Guide design, implementation and management of GI.
- ◆ Major and minor GI corridors proposed through site set within 3 Character corridors.
- ◆ Corridors made up of nodes and linkages – new and enhanced GI.
- ◆ Relationship with existing GI corridors - creation of a more robust connected network.



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TITLE: **GREEN INFRASTRUCTURE NETWORK**

PROJECT/SITE: **EAST KETTERING**

CLIENT: **ALLEDGE BROOK LTD**

MAP REF: 3156/D01/M12-0102 REVISION: 0

SCALE: 1:45,000@A3 DATE: 16/05/12

Produced by: SM Approved by: ID

Revisions:

Legend

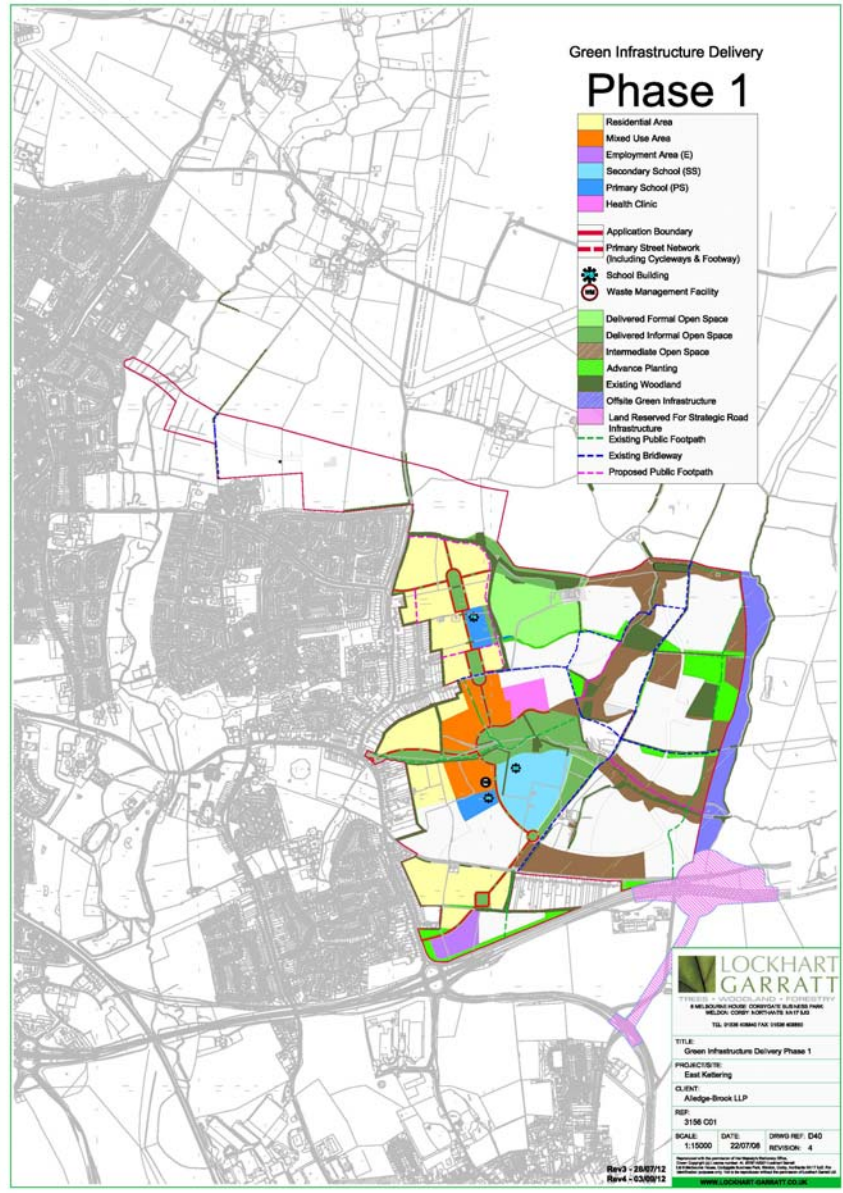
- Site Boundary
- Alledge Brook GI Character Corridors
- Parkland GI Character Corridors
- Woodland GI Character Corridors
- Minor Green Infrastructure Corridors
- Sub-Regional Green Infrastructure Corridors
- Local Green Infrastructure Corridors

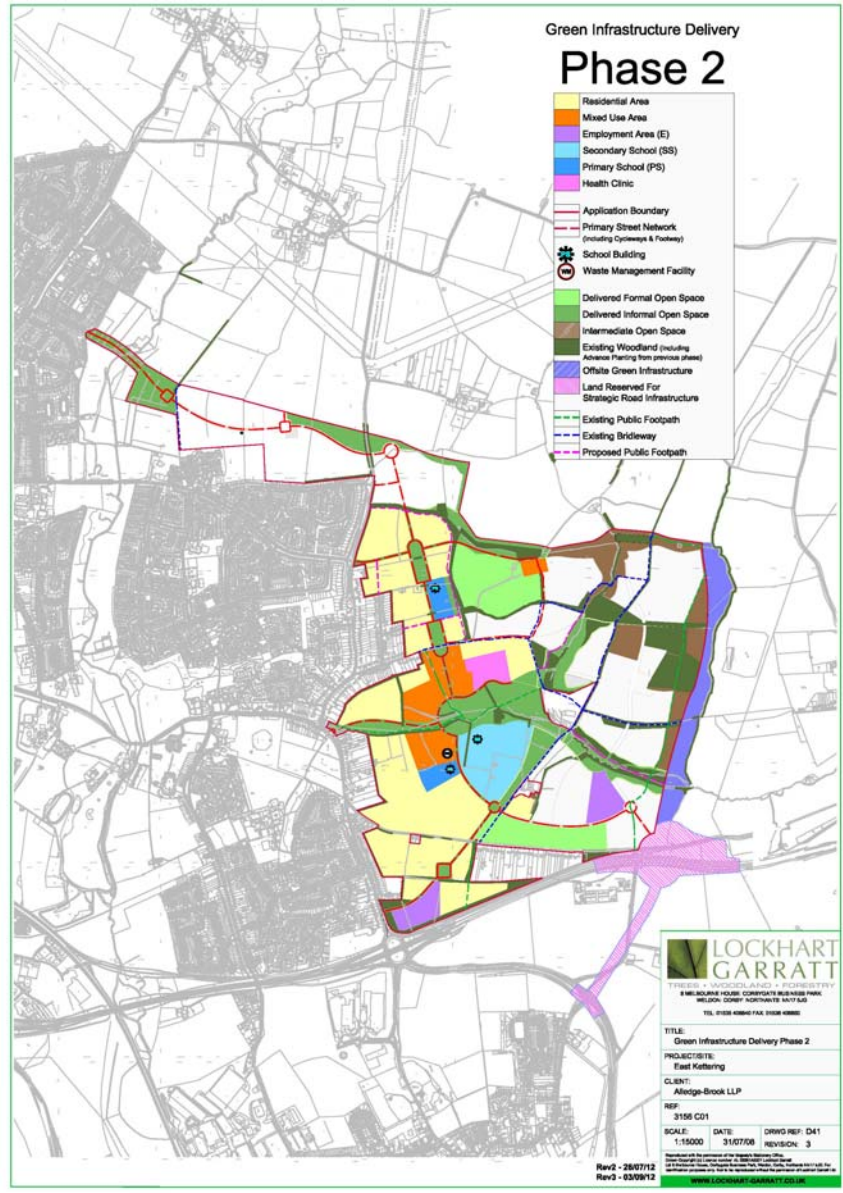
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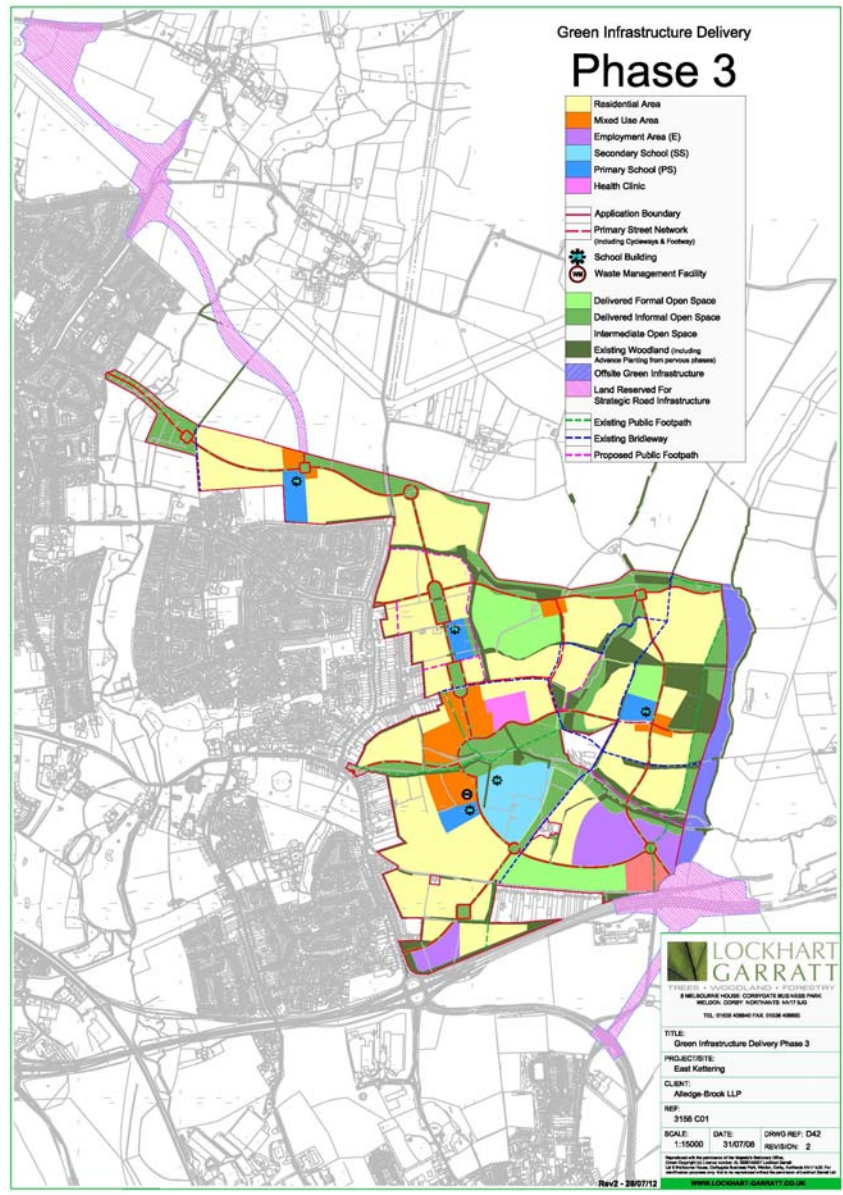
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Green Infrastructure cont.

- ◆ Variety of measures set out in the strategy, examples include:
 - ◆ Existing woodland, hedgerows incorporated and extended.
 - ◆ New woodland and parkland.
 - ◆ Species-rich meadow grassland.
 - ◆ Water bodies incorporated into the SUDS.
- ◆ Multi-functional spaces created.
- ◆ Off-site GI – east park edge, S106 contributions from the outline.
- ◆ Phased delivery – 3 phases, alongside development phasing.
- ◆ Management and Maintenance – management company and combined management plan.
- ◆ Net gain achieved – environmental, economic and social benefits
- ◆ Recommend approval and discharge.

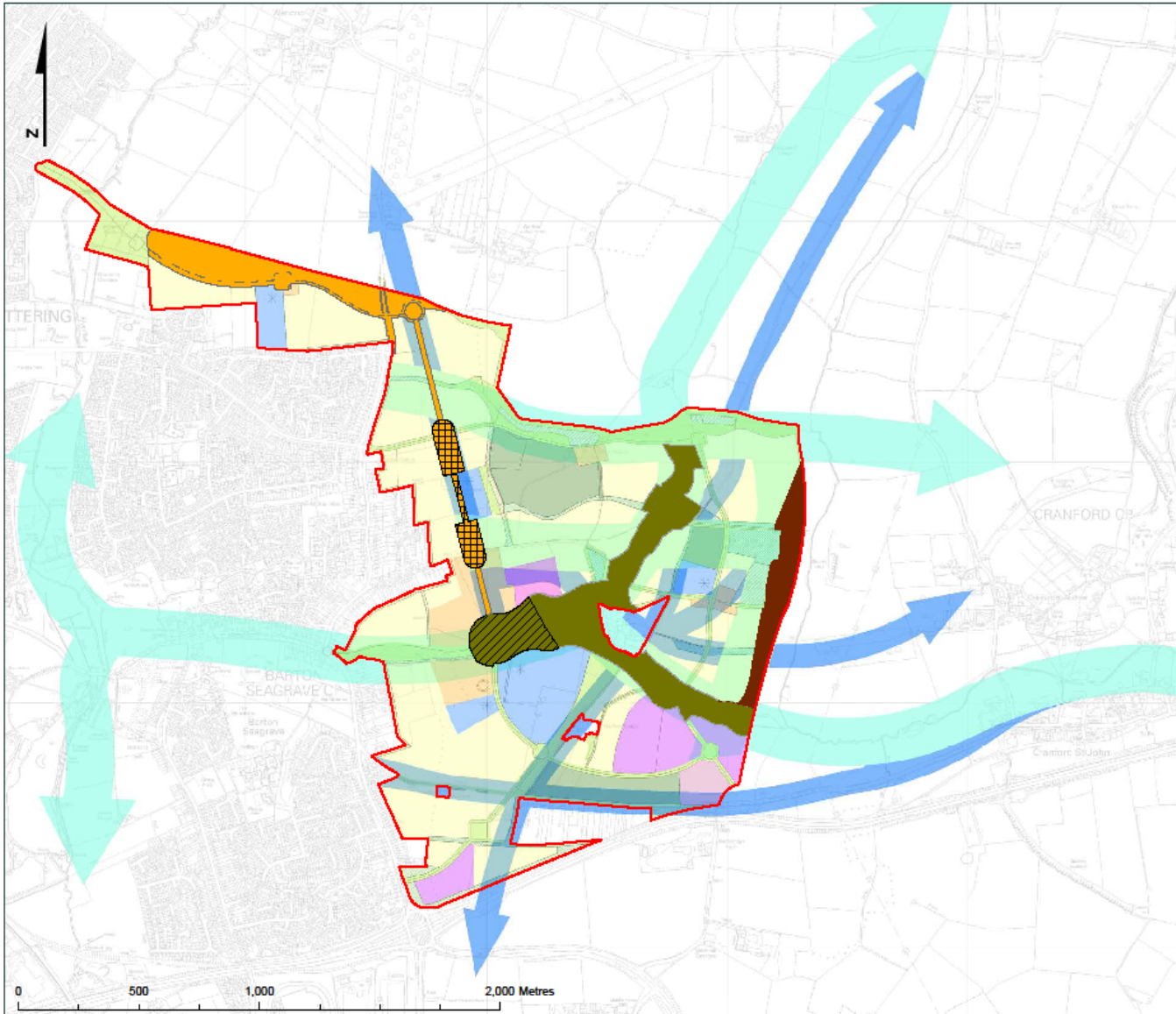






Open Space Strategy

- ◆ Strategic framework for design, creation and aftercare of open spaces.
- ◆ Next level of detail below the GI Strategy – broad principles for open space creation and maintenance.
- ◆ Guide reserved matters submissions.
- ◆ Types of space to be created include:
 - ◆ Parks
 - ◆ Woodland
 - ◆ Play areas
 - ◆ Sports Pitches
 - ◆ Allotments
 - ◆ SUDS/Water bodies
- ◆ Mix of formal and informal
- ◆ Allow for a variety of opportunities and experiences



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TITLE:
OPEN SPACE CHARACTER AREAS

PROJECT/SITE:
EAST KETTERING

CLIENT:
ALLEDGE BROOK LTD

MAP REF: 3156/D01/M12-0494 REVISION: 0
SCALE: 1:15,000@ A3 DATE: 05/07/2012

Produced by: RH Approved by: ID

Revisions:

Legend

- Site boundary

Open Space Character Areas*

- ▨ Central Bowl
- ▩ Avenue Park
- The Avenues
- Valley Park
- Country Park

*As Identified in East Kettering Design & Access Statement

Strategic Master Plan

- Residential
- Mixed Use Areas
- Employment
- Health Centre
- Hotel
- School
- Formal Open Space
- Informal Open Space
- ▨ Existing Structural Planting
- ▨ New Planting

Green Infrastructure Corridors

- Major New Green Infrastructure Linkage
- Minor New Green Infrastructure Linkage

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Open Space Strategy cont.

- ◆ Parkland – green heart with varied character
- ◆ Design and maintenance principles – acceptable
- ◆ Fields in Trust guidelines will be met e.g. for play areas
- ◆ Broad locations e.g. play areas/allotments – acceptable
- ◆ Combined management plan
- ◆ Timing of delivery – two phases:
 - ◆ Strategic spaces – prior to occupation of adj. parcels
 - ◆ Space within a residential parcel – prior to occupation of that parcel
- ◆ Conclusions – help to deliver high quality, well-designed spaces, deliver consistency in terms of quality, design and management, multiple benefits.
- ◆ Recommend approval and discharge.

Low/Zero Carbon Condition

To achieve a target of at least 30% of the demand for energy from a low or zero carbon energy supply

- ◆ Reducing energy demand e.g. building design/orientation
- ◆ Consuming energy efficiently e.g. eco-friendly boilers
- ◆ Utilising low/zero carbon technology - possible technologies include:
 - ◆ Biomass
 - ◆ Solar Photovoltaics
 - ◆ Solar Thermal Arrays (Hot water)
 - ◆ Micro Scale Wind **X**
 - ◆ Ground Source Heat Pumps
 - ◆ Air Source Heat Pumps
 - ◆ Micro fossil CHP (Combined heat and Power)

Low Zero Carbon cont.

SWOT analysis:

- ◆ Used to assess the likely technology solutions for the East Kettering development. Combination of LZC technologies may be able to provide a high proportion of the site's energy demand and 30% target will be achievable.
- ◆ On-plot or community scale.
- ◆ Ability for the strategy to be flexible over time and adapt

Monitoring and Review

- ◆ Essential component
- ◆ Energy statements
- ◆ Further detail required.
- ◆ Recommend discharge of condition 39 be delegated to officers.

Retail Strategy

- ◆ Outline permission approved the amount of retail and commercial floorspace.
- ◆ Land Use Schedule and Outline Conditions
- ◆ Strategy shows how the approved 'A' uses at the District Local Centres will be split into units.
- ◆ A1 – retail, A2 – financial & professional, A3 – cafés & restaurants, A4 – drinking establishments and A5 – hot food takeaways.
- ◆ Purpose of setting parameters for unit sizes is two-fold:
 - ◆ Ensure no adverse impact on Kettering town centre/other centres
 - ◆ Ensure it meets needs, delivers choice & creates a sustainable community.
- ◆ Strategy supported by a Retail Impact Assessment.

Retail Strategy cont.

- ◆ Phased approach to delivery of District and Local Centre
- ◆ General Approach is acceptable
- ◆ A1 Retail Parameters District Centre (DC)
 - ◆ Single convenience store. Existing stores and centres continue to trade healthily. Benefits associated with this approach. No detrimental impacts.
 - ◆ Range of comparison units, no unit over 500 sqm, focus on smaller units. No detrimental impacts. Will deliver choice and variety.
- ◆ A1 Retail Parameters Local Centre (LC)
 - ◆ Low level of A1 convenience permitted, meet needs, likely to be a single small unit.
 - ◆ No comparison permitted by outline.

Retail Strategy cont.

- ◆ A2 small units, less than 500 sqm.
- ◆ Other Units (A3, 4 and 5)
 - ◆ DC - Mix of unit sizes, no unit more than 150 sqm, max of two A5 units.
 - ◆ LC - 2 to 3 units, max of one A5 unit at each centre.
- ◆ Conclusions – will not comprise existing centres or planned investment, create attractive, lively places and help create a sustainable community.
- ◆ Recommend approval and discharge.

Conclusions

- ◆ All strategies and documents, expect that relating to LZC, are acceptable.
- ◆ Further detail needed for LZC.
- ◆ Create consistency across the site.
- ◆ Contribute to a well-designed development.
- ◆ Healthy and inclusive community.
- ◆ Meet needs and raise design quality.
- ◆ Positive relationships between the development and existing communities and facilities.
- ◆ Contribute to a sustainable community.