

BOROUGH OF KETTERING

Committee	Full Planning Committee - 04/12/2012	Item No: 5.2
Report Originator	Alison Riches Development Officer	Application No: KET/2011/0181
Wards Affected	St. Michaels and Wicksteed	
Location	56-66 Headlands (land to rear) and 27 Ostlers Way (land to front), Kettering	
Proposal	Outline Application: Residential development comprising 8 no. houses and construction of estate road	
Applicant	European Property Acquisition Ltd	

1. PURPOSE OF REPORT

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

2. RECOMMENDATION

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

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3. Approval of the details of the appearance, landscaping and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: In order to secure a satisfactory development.

4. Plans and particulars of the reserved matters referred to in condition 3 above, relating to the appearance and scale of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: In order to secure a satisfactory development

5. The 8 no dwellinghouses and garages hereby approved shall be constructed in accordance with the following parameters:

Dwellinghouses: Ridge height between 8 and 9 metres, eaves height between 4.8 and 5.5 metres, depth between 7 and 9 metres and length between 10 and 14 metres.

Garages: Ridge height between 4.1 and 4.7 metres, eaves height between 2.4 and 2.6 metres, width 5.8 metres and length 6 metres.

REASON: In the interests of the amenities and character of the area and to secure a satisfactory form of development, in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

6. The development hereby permitted shall not be carried out other than in accordance with the layout and access as shown on amended plan number 936-LK-01 revision B, received by the Local Planning Authority on 3rd May 2012.

REASON: To preserve the character of the area and to protect the privacy of the occupiers of adjacent properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- ground waters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's

'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 12 of the National Planning Policy Framework.

8. No development shall take place on site until details of measures to be taken to prevent spoil or mud being deposited on the public highway from vehicles leaving the site during the construction works have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented before the development commences and retained for the duration of the construction

period.

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

9. No development shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: To preserve the character of the area and to protect the privacy of the occupiers of adjacent properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

10. No development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenities and privacy of neighbouring properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

12. Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste reduction and recycling and provision for water efficiency and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.

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

13. No development shall commence on site until details of the types and colours of all external facing and roofing materials, windows and rainwater goods to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

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

14. No development shall take place until full engineering details of the road layout for adoptable and unadoptable highways within the site, of a minimum width of 4.8

metres, including a swept path analysis, alignment, gradient, sight lines and type of construction proposed, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and any footways have been submitted to and approved in writing by the Local Planning Authority. The buildings shall not be first occupied until the approved scheme has been fully implemented in accordance with the approved details.

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

15. Standard thermal double glazing, as identified in the ANV acoustics report dated July 2009 and submitted to the Local Planning Authority on 25th March 2011, shall be fitted to all properties, and thereafter retained.

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

16. No works in the construction of the buildings hereby permitted shall take place until the estate roads have been laid to base course.

REASON: To avoid excess soil being deposited on the existing roads in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

17. Prior to the commencement of development a scheme for the provision of the surface and waste water drainage 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 scheme.

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

18. (a) Prior to the commencement of development or other operations being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837 (Trees in Relation to Construction 2012: recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

(d) Protective fencing shall be retained intact for the full duration of the development

hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

REASON: To ensure the continued well being of the trees in the interests of the amenity of the locality in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

19. Prior to the felling or pruning of any trees on site, a detailed protected species survey, undertaken by a suitably qualified person, shall be submitted to and approved in writing by the Local Planning Authority. If as a result of the survey work there is any evidence of protected species a further report shall be prepared, submitted to and approved in writing by the Local Planning Authority prior to the commencement of any tree works. The report shall identify and set out mitigation measures to be taken to protect and provide for each species and their habitats. The tree works shall be carried out only in accordance with the measures approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of safeguarding protected species in accordance with Policy 11, paragraph 118 of the National Planning Policy Framework and policy 13 of the North Northamptonshire Core Spatial Strategy.

20. Prior to the clearance of the site, a detailed protected species survey, undertaken by a suitably qualified person, shall be submitted to and approved in writing by the Local Planning Authority. If as a result of the survey work there is any evidence of protected species a further report shall be prepared, submitted to and approved in writing by the Local Planning Authority prior to the commencement of any site clearance. The report shall identify and set out mitigation measures to be taken to protect and provide for each species and their habitats. The site clearance shall be carried out only in accordance with the measures approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of safeguarding protected species in accordance with Policy 11, paragraph 118 of the National Planning Policy Framework and policy 13 of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

- Following outline permission KET/2011/0181, not all reserved matters have been submitted for approval. Without approval of details of appearance, landscaping and scale, full permission has yet to be granted and works should not be commenced until this approval have been obtained. Remaining details must be submitted for approval within three years of the date of the grant of outline permission.

Due to the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use; it is expected that there may be unacceptable risks to future occupiers of the site therefore the required investigations must take naturally occurring contaminants into consideration. Further guidance on Contaminated Land investigations can be found in the Northants Contaminated Land Group Developers Guide. This document is downloadable at:

http://www.kettering.gov.uk/downloads/developers_guide_may_04.pdf

If you wish to discuss the requirements of the investigations further please contact Mrs. Alex Gratrix, Team Leader (Environmental Protection) on 01536 534348 [Mr. Chris Stopford, Environmental Services Manager on (01536) 534280]; or email at contaminatedland@kettering.gov.uk

The applicant is reminded that although planning permission has been granted for the development this permission does not give the applicant the right to encroach on land not within their control unless and until the consent of the landowner has been obtained. The applicant is also reminded that planning permission has only been granted for the development on the approved plans, and if alterations are proposed then they should approach Development Services before commencing development.

This planning permission is subject to "pre-commencement" conditions which require details/drawings to be submitted to and approved in writing by the Local Planning Authority before ANY development may lawfully commence. Any development commenced in breach of these "pre-commencement" conditions will be unauthorised, a breach of planning control, and liable to immediate Enforcement and Stop Notice action.

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Policies 4, 6, 7, 11 and 12 of the National Planning Policy Framework, Policies 2, 26, 27 and 48 of The East Midlands Regional Plan, Policies 1, 9, 10, 13 and 14 of the North Northamptonshire Core Spatial Strategy, Policies 2, 12 and 24 of the Kettering Town Centre Area Action Plan and Policies 35 and K15 of the Local Plan for Kettering Borough. The proposal is also in accordance with adopted Supplementary Planning Documents regarding Sustainable Development, Urban Codes and Biodiversity. The issues relating to protected species, impact on neighbours, impact on the highway network, character and appearance and the Conservation Area are material planning considerations and, in reaching the decision to approve the proposal, have been carefully weighed against all relevant policy considerations.

Officers Report

3.0 Information

Relevant Planning History

Application Site

Land to the rear of Nos. 64, 66 and 68 Headlands

- KE/03/0201. Erection of 14 dwellings and associated roads, sewers and landscaping. Refused 25/05/2003. Appeal dismissed 08/03/2004.
- KET/2009/0255. Outline: 5 no. 2 storey dwellings and associated access. Approved 15/10/2009.

Land to the rear of Nos. 64 and 66 Headlands

- KET/2010/0280. Outline: 5 no. two storey dwellings and associated access. Approved 29/07/2010.
- KET/2010/0733. Full: 5 no. dwellings with associated parking and access. Withdrawn 13/01/2011.
- KET/2011/0451. Full: 5 no. dwellings with associated parking and new access. Approved 10/11/2011.

Nearby Sites

Ostlers Way

- KE/03/1003. Full: Erection of bungalow with integral garage (at No.28). Approved 23/12/2003.
- KE/97/0135. Full: Erection of 29 houses and garages together with roads, sewers and all ancillary works, including provision of foul and surface water outfalls. Approved 19/06/1997.
- KE/88/1059. Outline application for the erection of 29 detached dwellings. Refused 05/02/1989. Allowed at appeal 27/02/1991.

Site Description

The application site is located to the south of Kettering Town Centre and comprises land provided by subdividing plots to the rear of four dwellinghouses at Nos 56-62 Headlands. The plot length of Nos.56-62 Headlands is between 155 and 165 metres and the application site uses 66 metres of the rear garden of No.56 Headlands, 65 metres of land to the rear of No.58, 58 metres of the rear garden of No.60 and 64 metres of the rear garden of No.62. The 65 metre length to the rear of No.58 was already subdivided prior to the submission of this planning application and is outside the ownership of the occupiers of No.58.

Within the site area, land to the rear of No.56 is densely overgrown having been left to return to a natural woodland, land to the rear of No.58 is rough grassland and contains some fruit trees, land to the rear of No.60 has the remains of an orchard and is also roughly mown with a fenced off area

containing an old chicken shed, now left to nature, and No.62 is rough grassland.

In addition to the rear plots the area of land for the application also includes land to the rear of Nos.64 and 66 Headlands for the creation of an access to the site from Ostlers Way to the west. Land to the rear of Nos.64 and 66 Headlands is currently being developed for 5 no. dwellinghouses as a result of full planning permission granted by KET/2011/0451.

Nos.56, 58 and 60 Headlands fall within Kettering Conservation Area and the northern boundary of the site abuts the curtilage of Grade II listed St. Peters School at No.52 Headlands. The dwellinghouses at Nos.56-62 Headlands are to the east of the site, new residential development is immediately to the south, and residential cul-de-sac development in Ostlers Way is to the west. Beyond Ostlers Way is railway land and the London/Sheffield railway line, is approximately 80 metres from the western boundary of the application site.

Surrounding development comprises dwellinghouses within the Conservation Area which are large well spaced detached or semi-detached Victorian and Edwardian townhouses set towards the front of their plot with substantial long, narrow gardens in excess of 150 metres in length. On Headlands, southwards from the town centre and outside the Conservation Area, there is a decrease in the size and grandeur of the properties and in overall plot size and length, which is proportionate with the decrease in their age. Many of the newer properties are significantly smaller single and two-storey detached properties dating from the 1920s onwards, and are interspersed with 1970s and 1980s infill development which subdivides larger plots and introduces development within the garden areas of these plots. Ostlers Way to the west of the application site comprises 29 detached dwellinghouses set in small plots of land built in the late 1990s.

The proposed development will reduce the garden land of Nos.56-62 Headlands by approximately 45%.

Proposed Development

The proposal is for Outline planning permission for 8 no. dwellinghouses, taking into consideration the means of access to the highway and the site layout. Matters relating to appearance, landscaping and scale are reserved to be considered in a later application.

Amended plans have been received following consultation with Northamptonshire County Highways Department in relation to the access and the proposed road through the site to bring it up to adoptable standards.

Any Constraints Affecting the Site

Within Kettering Town Centre Conservation Area
Adjacent to Grade II listed building

4.0 Consultation and Customer Impact

Environmental Care

- Refuse and recycling vehicles not taken onto private roads or unadopted highways.
- Ensure sufficient access to manoeuvre the vehicle safely in and out of the close.

Environmental Health

- **No objection.**
- Request contaminated land condition.
- Double glazing recommendation in acoustics report accepted.

Northants County Council Highways Department

- For this development to be acceptable the road through the adjacent site serving 5 no. dwellinghouses should be made up to adoptable standard, with 3 of the proposed dwellings served from an adoptable street and the remaining 5 may be served by a private drive.
- Need to see turning head can cope with a 4-axle KBC-spec refuse vehicle. Don't wish to see it reversing from the turning head into the 5 site development.
- Proposed carriageway to be widened to 4.8 metres as a minimum.
- Recommend conditions relating to full engineering, drainage and lighting details to be submitted and approved prior to commencement.
- Service strip to be provided in Ostlers Way.

Natural England

- Refer to standing advice.

Reconsultation 17/10/2011

- Refer to Standing Advice in relation to survey/mitigation requirements for Bats.

Northants Bat Group

- Mature trees and nearby buildings to be checked by a Bat ecologist for signs of bat roosting.

Reconsultation 17/10/2011

- Agree with findings and recommendations in Ecology Report.

North Northants Badger Group

- No knowledge of a sett on site. There is activity near cricket club on opposite side of the railway line to the site.
- If sett on site applicant to provide survey outlining extent of activity, connectivity with setts and measures to ensure long term viability of sett.

Reconsultation 17/10/2011

- Further study required to find location of badger sett and ascertain the effect the development of this land will have on their long term viability.
- Which sett are the badgers from and if the land is developed will the badgers have sufficient land on which to feed. If the land is important to the badgers will they be forced to feed in adjacent gardens, which is unsatisfactory as badgers can do significant damage.

Reconsultation 05/04/2012

- New information provided has added much to understanding of badgers in the vicinity of the area.
- Accept can never be certain how badgers will respond to a development which affects them and accept the limited extent to which badgers use this site should not prevent this development being given planning permission.
- Recommend conditions requiring the site to be resurveyed before development commences to check whether badgers have occupied the site i.e. have a sett there. If a sett is located, the applicants should be required to involve a professional badger consultant to resolve what would be a difficult problem.

The Wildlife Trust

- No specialist ecology survey submitted.
- Recommend Extended Phase 1 Habitat Survey – need to address the issue of Bats.

Reconsultation 17/10/2011

- The report is fine as far as it goes.
- Survey visit undertaken in late September less than optimal timescale.
- Report presents a good list of what was seen and recorded but does not provide recommendations for overall biodiversity enhancements and the consequent achievement of nett planning gain through the delivery of the proposed development scheme under consideration.
- Not attempted contact with Northamptonshire Biodiversity Records Centre (NBRC) as part of any Date Search activity.
- Recommend planning conditions for provision of breeding and nesting birds, site vegetation clearance, preparation and construction to keep a watching brief for bats, reptiles etc.
- No treatment of the topic of Green Infrastructure (GI) principles. Contribution towards a local GI network by means of providing GI links within, through, and beyond the red line boundary footprint.
- Loss of Badger clan territory, or at least significant disturbance and obstruction during construction. Would have expected specific allowances made for clearly proven and well-reported use of this location by Badgers.

Reconsultation 05/04/2012

- Accept the relevant comments about badgers. Not beneficial to insist on a badger survey to be done and submitted.
- Seek further feedback from North Northants Badger Group

Neighbour Responses

62 letters of **objection** were received in relation to the application containing material planning considerations. Many letters were duplicates of previously received letters but all reasons for objection are summarised below:

- The proposed development will appear as incongruous and visually intrusive, adversely impacting on historical spatial layout and setting, to the detriment of the character and appearance of Kettering Conservation Area, residential amenity. Would result in the loss of

wildlife and protected species, contrary to National Policy, saved policies of the Local Plan and Kettering Conservation Area Appraisal.

- No information provided on the impact of the proposal on the significance of the Conservation Area.
- Paragraph 14.2.4 of the Conservation Area Appraisal states that in Headlands the Council will not permit further development in the rear gardens of houses within the Conservation Area.
- Additional 16 vehicles plus daily traffic in already narrow Ostlers Way will create bottlenecks and difficulties for emergency services, deliveries, refuse collectors and current residents.
- The transport statement refers to Ostlers Way serving 30 dwellings but does not take into account the additional 5 houses approved in 2010. Ostlers Way already experiences traffic problems in its current state.
- The south end of Headlands is very busy with traffic and no more vehicles should have access to this restricted road.
- Applicant states site is within walking distance of town centre but it is approximately 30 minutes walk which is too far for most people.
- Loss of trees will increase the amount of noise from the railway line and the A14 and remove part of the character and appearance of the Conservation Area.
- Houses will have windows directly looking up gardens into properties in Headlands and will overlook properties in Ostlers Way.
- Intrusive to the level of amenity due to increases in adjoining site activity causing loss of outlook, light and privacy by overshadowing private amenity space.
- Harm a known badger sett. Bats and newts frequently seen in the area.
- Tree survey not carried out by an appropriately qualified professional, is opinion only, no substantiating evidence submitted.
- Increased noise pollution from future occupiers and their traffic.
- National Policy excludes residential curtilages from the definition of previous development, to protecting the prevailing character, spatial quality and amenity of residents from 'garden grabbing' and consequent intrusive new forms of development.
- Does not accord with policy K37 of the Local Plan.
- Access arrangements do not reflect the new Government's support for local views to be given greater weight within a less prescriptive approach to development.
- Parked cars by school students block the road, suggest this is resolved before any further vehicles allowed into the road.
- The proposed division of existing gardens will alter the character of the area which is contrary to Headlands Quarter policy.
- Contrary to latest national planning guidance set out in Section 12 of the National Planning Policy Framework (NPPF).
- The proposed development is purely for financial gain with no social, environmental or economic public benefit.
- Significantly impact the quality of the green environment currently enjoyed by St. Peter's School. Much of the lower school will be overlooked by new houses.
- Planning permission refused recently on another application due to

failure to submit appropriate protected species surveys, particularly badgers.

- Photo submitted showing Badgers foraging in rear garden at application site (No.58).

1 letter of **support** was received with the following comments:

- Houses designed with huge gardens in the era when servants tended them.
- In modern times even the owners of these gardens rarely venture so far down for any reason. They have become wasteland.
- Building permitted on the old Crossways land so no reason to deny building in the gardens concerned.
- No impact on the sight from the houses as the land slopes away downwards.
- No impact on the public frontage of Headlands.
- The houses would still have an acceptable and large garden in keeping with the size of the house.
- No increase in traffic as the proposed development is sympathetic and small.
- There is no wildlife in the area that would be affected.
- Although some trees removed there would still remain many in neighbourhood gardens which would enhance the neighbourhood.

5.0 Planning Policy

Legislation

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

- 4. Promoting sustainable transport
- 6. Delivering a wide choice of high quality homes
- 7. Requiring good design
- 11. Conserving and enhancing the natural environment
- 12. Conserving and enhancing the historic environment

Development Plan Policies

East Midlands Regional Plan

- Policy 2. Promoting Better Design
- Policy 3. Distribution of New Development
- Policy 26. Protecting and Enhancing the Region's Natural and Cultural Heritage
- Policy 27. Regional Priorities for the Historic Environment
- Policy 48. Regional Car Parking Standards

North Northamptonshire Core Spatial Strategy

- Policy 1. Strengthening the Network of Settlements
- Policy 9. Distribution & Location of Development

Policy 10. Distribution of Housing
Policy 13. General Sustainable Development Principles
Policy 14: Energy Efficiency and Sustainable Construction

Local Plan

35. Housing: Within Towns
K15. Kettering: Character and Density in Defined Housing Areas

Kettering Town Centre Area Action Plan

2. Urban Quarters, Urban Codes and Development Principles
12. Heritage Conservation and Archaeology
24. The Headlands Quarter

Supplementary Planning Documents

Sustainable Design
Urban Codes
Biodiversity

Additional Documents

Kettering Conservation Area Appraisal 2007

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The Principle of Development
2. Conservation Area
3. Character and Appearance
4. Residential Amenity
5. Parking and Highway Safety
6. Contaminated Land
7. Energy Efficiency and Sustainable Construction
8. Wildlife and Ecology
9. Other issues raised by the proposal

1. The Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that this planning application must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Since receipt of the application, the following policy amendments have been made:

- 27th March 2012 – Planning Policy Guidance Notes and Planning Policy Statements replaced by the National Planning Policy Framework.
- 6th July 2011 - Kettering Town Centre Area Action Plan adopted.

The overarching principle of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development requiring approval of developments that accord with the Development Plan.

One of the 12 core planning principles in the NPPF is that planning should *'encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value'*. The definition of previously developed land in Annex 2 of the NPPF excludes private residential gardens, however, removing garden land from the definition does not prohibit the development of this type of land, just removes its priority for development. This aspect of the proposal will therefore be considered against all other material planning considerations.

Policy 6 of the NPPF provides for delivery of a wide choice of quality homes by requiring new development to effectively use land in sustainable locations which make use of public transport, walking and cycling, be of high quality design, have a good standard of amenity for all existing and future occupants of both the land and the buildings, while taking account of local character, conserve or enhance the natural environment and conserve heritage assets in a manner appropriate to their significance.

The location of the application site is approximately 600 metres south of Kettering Town Centre, within the town boundary as defined by policy 35 of the Local Plan for Kettering Borough, and is within walking and cycling distance of the town centre amenities and transport links provided by the train and bus stations. Policy 35 is supportive of proposals for residential development within towns and policies in principle.

Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy also support new residential development in existing urban areas, by indicating that Kettering will provide a focal point for residential development.

At the time the application was submitted, policy 37 of the Local Plan for Kettering Borough, regarding the comprehensive redevelopment of land round the railway station, applied to the whole site. This policy was replaced when the Kettering Town Centre Area Action Plan (AAP) was adopted.

Since policy K37 was replaced, the application site is not allocated and is not designated for any purpose in the Development Plan.

In accordance with the policies above, the principle of residential development in this location is established subject to the satisfaction of the Development Plan criteria which are discussed in detail in the following sections.

2. Conservation Area

Sections 16(2), 66(1) and 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) require Local Planning Authorities to have special regard to the desirability of preserving the special interest of Listed Buildings and their setting, and to preserving or enhancing the

character and appearance of Conservation Areas.

The application site consists of just under half of the rear gardens of Nos. 56, 58, 60 and 62 Headlands. Nos. 56, 58 and 60 Headlands lie within the Conservation Area and No. 62 outside it. The site will be accessed from Ostlers Way, a modern cul-de-sac development of 29 dwellings built in the late 1990s, which is itself accessed from the southern end of Headlands.

The approximate retained lengths of the gardens for the four properties on Headlands are as follows:

- 80 metres for No.56
- 76.5 metres for No.58
- 58 metres for No.60
- 72 metres for No.62

Guidance in the 2007 Kettering Conservation Area appraisal identifies Headlands as being laid out following the individual strips of the open field system with their narrow ends open to the roadway. Historic maps from 1843 to 1893 show Headlands at this time was a narrow track running north to south from Sheep Street, crossing the railway turning west and leading to Broughton Lodge (now Broughton Grange).

Historic Maps from 1891 to 1912 show the initial subdivision of the fields into linear residential plots, constrained by the railway line to the west and the existing road (Headlands) to the east. Nos.56-60 Headlands were built at this time. St. Peter's School was also built at this time (1893) at the junction of Headlands with the newly created The Crescent, which was introduced to link Headlands to Queensberry Road. The creation of this large corner plot dictated the linear format of the subsequent subdivision of the field plots to create properties to the south on the west side of Headlands.

Subsequent linear infill development along Headlands has taken place over the last 40 to 50 years with the first evidence of subdivision of the linear plots taking place in the 1960s with the demolition of No.72 Headlands to make way for the creation of the Kettonby Gardens development on land between Nos. 70 to 74 Headlands.

The Kettering Conservation Area was first designated in 1982 and the fact that only Nos.56, 58 and 60 Headlands have been included within the Conservation Area, when Nos.62, 64 and 68 Headlands also have long, linear rear gardens suggests that this is not a characteristic which was assessed as being of great historic significance within the Conservation Area.

Within the Conservation Area, the overriding character and historic significance of the development in Headlands is for large detached or semi-detached villas in open settings with substantial gardens to the rear. The loss of just under half of the rear gardens, due to the proposed development, will still leave Nos. 56-62 Headlands with substantial gardens in excess of 70 metres in length. In

addition, the application site is to the rear of the existing properties and will not be visible from the public realm in Headlands due to the fact that the land slopes gently downwards away from Headlands in an east/west direction towards Ostlers Way. Any glimpsed views between properties in Headlands area will therefore be limited to views of the rear garden features of each of the Headlands properties

Policy 12, paragraph 138, of the NPPF states that *'not all elements of a Conservation Area will necessarily contribute to its significance'* and requires Local Planning Authorities to *'take into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole'*.

With respect to the guidance provided by the Conservation Area appraisal, paragraph 12.1.6(j) states that *'the subdivision of plots can therefore only be successful in extreme cases of exceptionally long and unwieldy rear gardens where further development and loss of the 'distant' part of the garden will not affect the setting of the house or other neighbouring houses causing them loss of amenity'*.

As the Conservation Area appraisal is guidance and not policy, it falls to determine this application in line with the relevant Development Plan Policies and the general duty under the Act to preserve or enhance the character and appearance of the Conservation Area.

In terms of the Development Plan, the Kettering Town Centre Area Action Plan (AAP), states the focus for the Headlands Quarter is the conservation and enhancement of the historic Victorian and Edwardian residential suburbs using the guiding principles specific to the character of the quarter as set out in the Urban Codes Supplementary Planning Document SPD.

Policy 12 of the AAP looks to new development preserving or enhancing the existing historic environment in terms of the buildings and their settings, the historic street patterns, views, property boundaries and urban morphology which respects the established grain of development.

Policy 24 of the AAP, the Headlands Quarter, considers proposals for new development to be acceptable which do not involve the sub-division of a property's curtilage and which retain the external residential character of the property, retaining the landscape setting of the area without increasing access points in either number or width due to the removal of historic boundary features. The location of the application site at least 90 metres (at its nearest point) from the public realm in Headlands means that the proposed new development will not impact on the external residential character or street pattern of the historic, high status properties in Headlands, it will not disturb property boundaries by increasing access points and by retaining substantial amounts of rear plot length, will retain the urban morphology and not impact on the established grain of development.

The urban codes in relation to the Headlands Quarter relate only to the street frontages and linear street patterns along Headlands. As this proposal does not have a street frontage along Headlands, there is no specific design guidance and it falls for any character assessment to be made in accordance with the existing development immediately surrounding the application site.

In terms of the impact of the proposal on other designated heritage assets, the nearest listed building, St Peter's School, is 90 metres away and as a result there will be no visual or other impact upon the building or its setting. Therefore the proposal will have no negative impact upon the architectural or historic significance upon this Grade II listed building.

The subdivision of the rear gardens of Nos.56-62 to form the application site will retain a substantial rear garden length for these properties, will not result in any visibility from the public realm in Headlands, will not negatively impact on the architectural or historic significance of the nearby Listed Building, will not increase the access points on Headlands or adversely impact on the residential character of the existing properties, and will retain the historic street pattern, the property boundaries and the urban morphology, thus respecting the established grain of development on Headlands.

As a result there will be no adverse impact on the character and appearance of the Conservation Area, in line with the requirements of the Act and in terms of the Development Plan policies 2, 12 and 24 of the AAP, and policy 13 of the North Northamptonshire Core Spatial Strategy which requires new development to conserve and enhance the historic landscape, designated built environmental assets and their settings.

3. Character and Appearance

Policy 2 of the East Midlands Regional Plan and policies 13 and 14 of the North Northamptonshire Core Spatial Strategy require a design led approach to new development which takes account of the local, natural and historic character, acceptable type, scale, design and positioning, the impact on the amenities of existing or future occupiers of adjoining properties, or the impact on highway safety and the highway network, are energy efficient and reduce carbon emissions.

The submitted application is in Outline form with only the reserved matters of access and layout under consideration. Due to the location of the proposed access leading onto Ostlers Way, the application site will be associated with the existing development in Ostlers Way rather than with that on Headlands.

As the application is an outline, the Design and Access statement submitted as part of the application, states that the proposed dwellinghouses will have two-storeys and will be within the following parameters:

- Ridge height between 8 and 9 metres
- Eaves height between 4.8 and 5.5 metres
- Depth between 7 and 9 metres
- Length of between 10 and 14 metres

The applicant's have confirmed that a detached double garage is proposed for each dwellinghouse with the following parameters:

- Ridge height between 4.1 and 4.7 metres
- Eaves height between 2.4 and 2.6 metres
- Width 5.8 metres
- Length 6 metres

The parameters provided for the proposed dwellinghouses are reflective of the heights of the existing dwellinghouses in Ostlers Way which also, except for the bungalow at No.28, have ridge heights of between 8 and 9 metres above ground level, and depths and lengths between 8.5 and 11 metres, as scaled from the approved plans for the Ostlers Way development under reference KE/97/0135.

Due to the location of the proposed access to the site, the proposed development will feel part of the Ostlers Way development and it is considered the submitted layout has an equivalent density and is set out to reflect to grain of existing development in Ostlers Way. A condition will be added securing the layout as shown on submitted plan 936-LK-01 revision B.

The Design and Access Statement also states that the proposed dwellings will be designed to reflect existing development and will include a common palette of design features and materials which are to be further considered at reserved matters stage. A condition will be added to this permission to require materials to be approved, prior to the commencement of development and to in order to ensure the character and appearance of the future development is reflective of the existing surrounding development.

As such, subject to the approval of the reserved matters, the layout is considered to reflect that of surrounding development in Ostlers Way and therefore conforms to policy 13(h) of the North Northamptonshire Core Spatial Strategy which requires new development to respect and enhance the character of its surroundings.

4. Residential Amenity

Policy 13(l) of the North Northamptonshire Core Spatial Strategy requires new development not to result in an unacceptable impact on the amenities of neighbouring properties or the wider area.

The submitted application is in Outline form with only the reserved matters of access and layout under consideration.

Comments have been received that the proposed development will have windows directly looking up gardens in Headlands and will overlook properties in Ostlers Way. As only the layout is being considered, the siting of windows in the elevations of the proposed dwellinghouses has not been submitted and will be considered in detail at reserved matters stage.

The layout submitted for the proposed dwellinghouses is such that plots 5, 6, 7 and 8 will each have at least a 10 metre rear garden length abutting the rear

boundaries of Nos. 56 to 62 Headlands, meaning there will be no overbearing impact from the proposal. When the proposed rear garden length against the retained rear garden length of at least 76 metres of Nos.56 to 62 Headlands, this will not lead to anything other than a negligible amount of intervisibility between these neighbours, and no impact on the privacy, loss of light or overshadowing of the occupants of Nos. 56 to 62 Headlands.

With respect to the properties in Ostlers Way, the layout is such that only No.28 Ostlers Way will be directly adjacent to plot 1 of the application site. Plot 1 will have a rear garden length of approximately 14 metres which faces the east elevation of the single storey dwellinghouse at No.28 Ostlers Way, which in turn has a 1.8 metre high boundary fence in close proximity to this elevation meaning there will be no issue of either occupant overlooking the other. The 14 metre distance between the two properties and a maximum ridge height of 9 metres also means there will be no overbearing impact from the proposal onto the existing dwellinghouse at No.28.

With respect to any loss of daylight or sunlight, No.28 Ostlers Way has a relatively small surrounding plot in relation to the size of the dwellinghouse and has a north facing rear garden. Due to the orientation of proposed plot 1 to the northeast of No.28, in relation to the path of the sun, the distance between the two properties means there will be no loss of daylight or sunlight to the private amenity space of No.28 as a result of the proposal.

In terms of any loss of amenity to St. Peters School to the north of the application site, plots 4 and 5 of the proposal will be closest to the tennis courts at St. Peters School with the nearest teaching block 33 metres from the northeast end of the application site. The proposed dwellinghouses are 6 metres from the site boundary edge and are angled such that there will be no direct overlooking into the school grounds. As the detail of the elevations is not under consideration at this stage, it is considered, notwithstanding applying conditions at reserved matters stage to prevent windows in the gable ends of the building, that the distance from the school is sufficient to prevent adverse intervisibility. The distance of the proposed dwellinghouses on plots 4 and 5 is also considered to be far enough from the school boundary that the normal outdoor activities of the school will not cause any loss of amenity to future occupiers of these plots.

Objections have been received that the removal of trees and vegetation from the rear gardens of Nos. 56 to 62 Headland and the subsequent development of the proposal, will lead to increased noise from the railway and A14 to the occupiers of these properties. Environmental Health has not objected to the proposal in this respect, but as the proposed dwellinghouses will be nearer to the railway and the A14, the impact on noise from these sources is to be mitigated by the use of standard thermal double glazing to the specifications set out in the acoustics report submitted with the application. A condition will be added to secure the use of this mitigation measure and to retain it in perpetuity.

It is accepted that during construction there will be disturbances to amenity in

terms of additional traffic noise and movement, and construction noise, particularly to the residents in Ostlers Way, however, any adverse noise issues are dealt with by Environmental Health legislation outside the remit of planning. A condition will be added to control the deposit of any mud on the roads during the construction phase.

As such, subject to the imposition of the recommended planning conditions, it is not considered that the proposed scheme will adversely impact on the residential amenity neighbouring or future occupiers and is in accordance with policy 13(l) of the North Northamptonshire Core Spatial Strategy.

5. Parking and Highway Safety

Section 4 of the NPPF requires new development to take up opportunities for sustainable transport modes depending on the nature and location of the site, ensuring safe and suitable access to the site can be achieved for all people, maximising the use of sustainable transport modes. Parking for new residential development depends on the accessibility of the development, the availability of and opportunities for public transport and local levels of car ownership.

Policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy which requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

Access and layout are matters for consideration under this application, with other matters reserved for later consideration.

The site is within walking distance of the town centre; however, there is no facility to allow pedestrian access from within the site onto Headlands. The only pedestrian access is via Ostlers Way and Bishops Drive, a distance of 490 metres to the bottom of Ostlers Way, then another approximately 1km north along Headlands into the town centre.

From the upheld appeal for Outline development for 29 no. dwellings in Ostlers Way under reference KE/88/1059, the Planning Inspector opined that significant increases in traffic in the area were caused by traffic to and from the two schools on Headlands, particularly Bishop Stopford, during morning and afternoon peaks.

Anecdotal evidence has been provided by objectors regarding the impact of the additional dwellings on the current parking difficulties but not substantiated. As part of the scheme permitted in 1997 for the 29 dwellings in Ostlers way, a wide road was proposed and adequate off street parking to remove obstruction from vehicles parked on the road. Each dwelling in Ostlers Way has at least one parking space within a garage plus one space on an area of hardstanding in front of the garage. Some properties have double garages and two additional parking spaces.

In respect of this application, without any evidence from objectors to support assertions that the proposed development would cause increases in traffic, and

in respect of a lack of response from Highways to the contrary, it is considered the new development will not significantly increase the traffic to the area and will not significantly add to existing traffic problems caused elsewhere in the location by other sources.

With respect to the access provision, the adjacent site to the rear of Nos.64 and 66 Headlands has been developed for 5 no. dwellinghouses and provides an unadopted private drive from Ostlers Way into the site to serve the dwellinghouses. Northants County Council Highways Department require an adopted highway to serve any more than 5 no. dwellings and therefore require the access from Ostlers Way, through the adjacent site to be brought up to adoptable standards.

In addition to the access, at least plots 1, 2 and 8 are also required to be served by highway of adoptable standard with a minimum width of 4.8 metres. The remaining dwellings can be served by a private drive.

As there is no existing footpath along Ostlers Way, there is no requirement to provide one within the application site as it is not possible to tie it in with the existing infrastructure. Highways also require a swept path analysis to ensure 4-axle refuse vehicles can access the adopted highway within the site, and details of full engineering, drainage and lighting details to be submitted. Conditions will be added in this respect.

Subject to the imposition of recommended conditions, the proposed scheme will comply with policy 13(d) and (n) of the North Northamptonshire Core Spatial Strategy.

6. Contaminated Land

Due to the underlying geology present throughout Northamptonshire, levels of naturally occurring contaminants found throughout the borough frequently exceed the levels at which the risk to human health is considered acceptable for residential land use. To prevent any unacceptable risk to human health to future occupiers of the site, further investigation on site will be necessary to assess the extent of contamination which will then inform a remediation scheme. Environmental Health recommend that this further investigation/remediation scheme can be satisfactorily secured by condition in the interests of human health, property and the wider environment in accordance with paragraphs 109 and 121 of the NPPF which requires development to enhance the local environment by remediating and mitigating contaminated land ensuring it complies with Part IIA of the Environmental Protection Act 1990.

7. Energy Efficiency and Sustainable Construction

Policy 14(b) of the North Northamptonshire Core Spatial Strategy states that new development should meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. All developments should incorporate techniques of sustainable construction and energy efficiency, provide for waste reduction/recycling and water efficiency and be in accordance with the requirements of the North Northamptonshire Sustainable

Design Supplementary Planning Document.

As this application is for outline planning permission only, the information submitted with the application provides a framework for the standards of energy efficiency and sustainable construction methods to be used with consideration of the details to be done at reserved matters stage. A condition is to be added requiring full details to be submitted for further consideration.

8. Wildlife and Ecology

Wildlife

The Local Planning Authority has a legal duty under the Wildlife and Countryside Act 1981, as amended, the Natural Environment and Rural Communities Act 2006 (NERC Act), the Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010), and the Protection of Badgers Act 1992 to ensure the protection and enhancement of wildlife. NPPF policy 11, paragraph 118, requires Local Planning Authorities to aim to conserve and enhance biodiversity by permitting development only where significant harm can be avoided. Policy 5 of the North Northamptonshire Core Spatial Strategy requires new development to enhance local Green Infrastructure and policy 13 of the North Northamptonshire Core Spatial Strategy requires new development to conserve and enhance landscape character and biodiversity.

The Biodiversity Supplementary Planning Document refers to the Northamptonshire Biodiversity Action Plan (2008) (NBAP) to identify priorities for action and give guidance on conserving and reversing the loss of habitats and species in relation to new development. The Northamptonshire Biodiversity Action Plan identifies local BAP priority species for vary rare or declining species with significance to Northamptonshire.

No initial wildlife survey was submitted with the application. As a result of neighbour comments it was highlighted that there may be some impacts on protected species at the site and in response the applicants submitted an Ecology Survey - an initial scoping/extended phase 1 habitat survey - to determine whether further survey work was required for any particular species.

The Ecology Survey of the site by the applicant's ecologist recorded no rare plant or animal species to be present but noted three badger dung pits at the western end of No.58 with snuffle holes in the adjacent grassland. A badger dung pit was also found at the eastern end of No.56 with further snuffle holes nearby. No evidence of a sett was found on site, and the Survey concluded the site was used for foraging only. The report did not suggest further survey work but suggested referral to Natural England should hidden outlier holes be discovered during site works.

No amphibians or reptiles were found at the site but the ecologist suggested thorough search of the site should be made prior to site clearance. The Survey also stated that part of the site contained remnants of a former orchard which combined with the general mix of trees, scrub and rough grassland at the site could provide roosting sites for bats. An old shed at the western end of No.60 was also considered to have potential for roosting bats. Again the report did

not suggest further survey work but that any demolition or clearance should take place only in spring or autumn to avoid the risk of disturbing potential breeding or hibernation of the bats. The report also recommended site checks to be undertaken in respect of nesting birds, prior to any tree or scrub removal.

The applicant's ecologist concluded that given the limited evidence of badger foraging on site, the loss of the gardens as foraging habitat should not have any significant impact on them, on completion of development; it was likely the badgers would use the new gardens as foraging habitat.

The Ecology Survey has been considered by both the Wildlife Trust and North Northants Badger Group, and none of the species identified within the Survey are BAP priority species for Northamptonshire. Neither organisation has objected to the proposed development.

The most recent response from North Northants Badger Group accepts that the limited extent to which badgers use the site should not prevent the development being given planning permission. Conditions were recommended requiring a resurvey of the site prior to the commencement of any development at the site.

Conditions will be added to this permission requiring survey work and detailed recording schemes for badgers, bats, reptiles, amphibians, and nesting and breeding birds during site clearance and development for mitigation and enhancement.

Trees

The tree survey submitted by the applicants was accepted. The arboriculturist recommends no trees are to be felled during the bird nesting season and, prior to any felling, investigations should be undertaken for the presence of bats and other protected species. The arboriculturist also recommended root protection measures for retained trees are carried out in accordance with the recommendations and guidelines in BS5837 (2012) in relation to design, demolition and construction.

Subject to the imposition of relevant conditions regarding felling and protected species, and the provision of root protection measures during construction, the proposal will accord with the policy 13(o) of the North Northamptonshire Core Spatial Strategy.

9. Other Issues Raised by the Proposal

Full planning permission has been granted for 5 no. dwellings under reference KET/2011/0451 on land to the rear of Nos.64 and 66 Headlands. Part of the access road for this application follows the route of the access road for this outline proposal. Under KET/2011/0451, the Highways department confirmed that the layout within the site would be acceptable as a shared private drive serving no more than 5 dwellings. This opinion was made taking into account no further development in the surrounding area.

Conclusion

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that this planning application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this regard the proposed development is strongly supported by the aims and objectives of the Development Plan policies listed in the report, and there are no material considerations which would outweigh the Development Plan subject to the imposition of the recommended planning conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

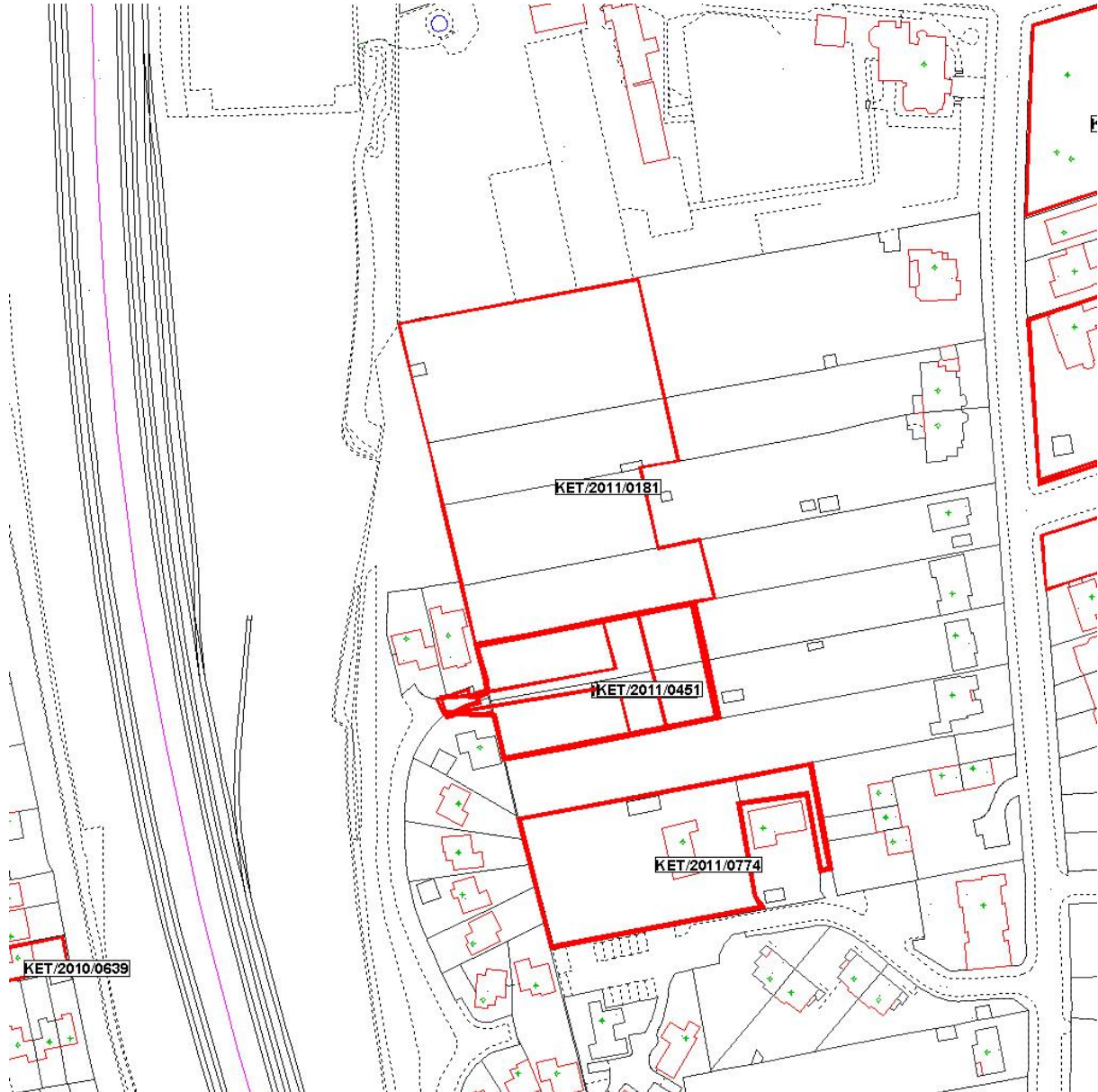
Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

56-66 Headlands (land to rear) and 27 Ostlers Way (land to front), Kettering
Application No.: KET/2011/0181



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