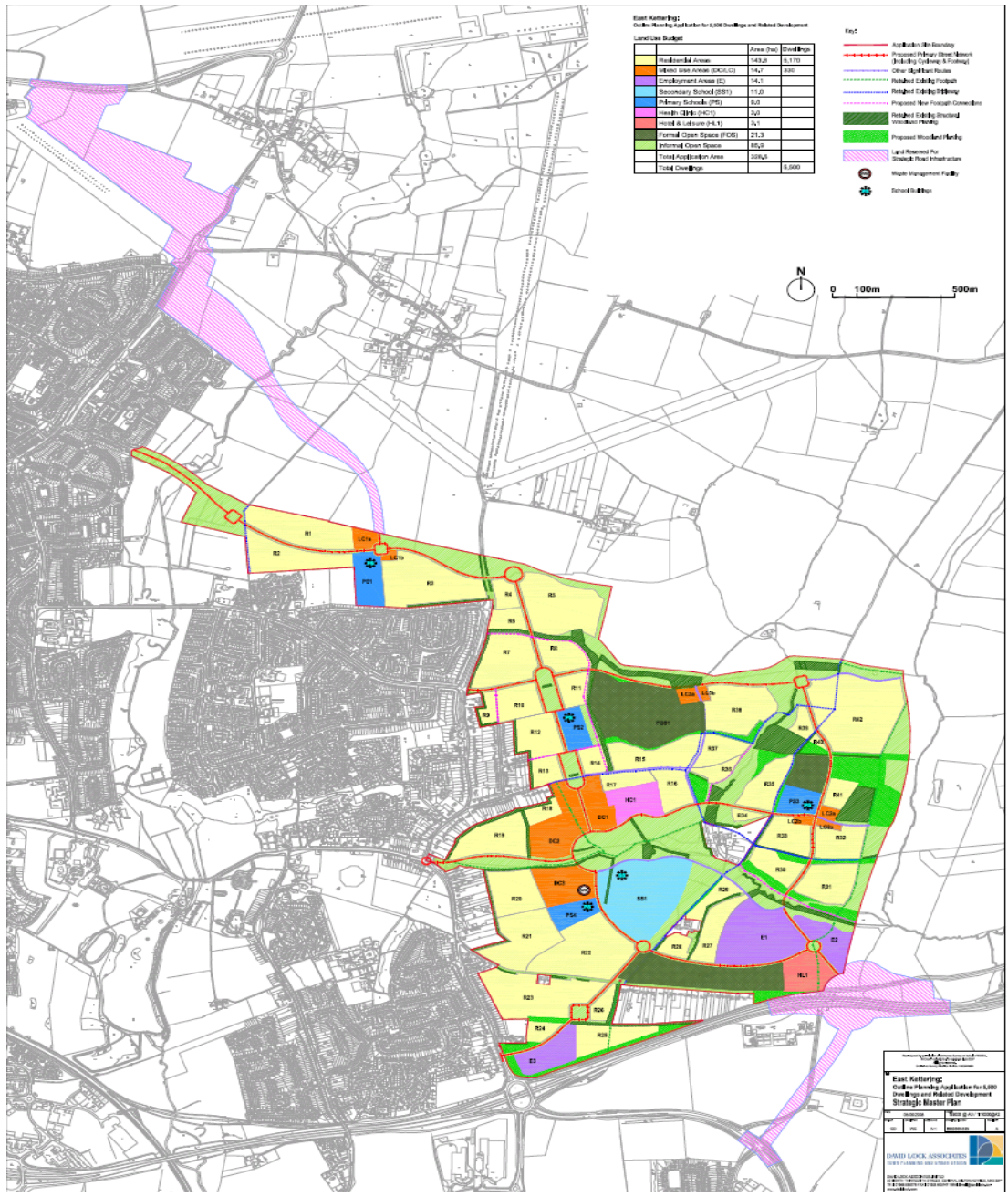


# Member's Information Evening & East Kettering Liaison Forum

East Kettering: Conditions 65 (Stage 2 Flood Risk Assessment), 83 (Access Phasing Plan), 85 (WeWaA TIA) and 86 (Elizabeth Road TIA)

31<sup>st</sup> January 2013

Louise Haggan-Craig & Louise Holland



# Approval of Conditions Applications - UPDATE

- ◆ Applications submitted late December 2012.
- ◆ Currently working with the Environment Agency and Local Highway Authority on these conditions.
- ◆ This presentation provides an update on where we are to date.

# Condition 65 - Background

- ◆ The outline application was accompanied by a Stage 1 Flood Risk Assessment as parts of the site were located within Flood Zones 2 and 3.
- ◆ The Environment Agency's agreement to the Stage 1 FRA is based upon built development occurring outside Flood Zones 2 and 3 i.e. Flood Zone 1.
- ◆ The Masterplan locates all built development (except for the bridge over the River Ise) within Flood Zone 1 – lower risk of flooding.
- ◆ More details were requested as part of a condition – hence the submission of a Stage 2 FRA.

# Condition 65 (Stage 2 FRA)

**Condition 65 – Requires the submission of Stage 2 Flood Risk Assessment prior to the submission of Reserved Matters application.**

The FRA includes the following details:

- Flood zone mapping to confirm the flood zones of the development site (1, 2 and 3)
- Surface water drainage for the development dealing with rainwater across hard surface areas. (not foul drainage – dealt with by another condition).
- Highway crossing requirements (bridges/roads)
- Maintenance requirements

(There is a lot technical information and calculations which have been submitted as part of the application. They are currently being assessed by the EA. We will take our steering from them in respect of Flood risk and drainage).

# Condition 65 – Stage 2 FRA

All development parcels (except the access bridge across the River Ise) are located within Flood Zone 1 - area at least risk of flooding outside the 1 in 1000 year floodplain.

Surface water attenuation ponds and earthworks will be situated outside the 1 in 100 year floodplain. (In accordance with the NPPF the ponds have been sized to allow for an increase of up to 30% in rainfall intensity due to climate change).



# Stage 2 FRA Cont...

On site highways will be required to cross the River Ise, Alledge Brook and other watercourses. With respect to the River Ise, the bridge structures and supports will be agreed by the EA and require Flood Defence Consent. (Detailed designs will be carried out as and when each phase is brought forward).

The maintenance for the SuDS (sustainable urban drainage systems) on site will be carried out by a private management company and details are set out within the S106 agreement.

## **Anglian Water have made the following comments:**

*'The surface water flows generated by the proposed development will not impact directly on Anglian Water's existing public surface water sewers, however flows from an existing public sewer outfall will be taken into consideration in the overall surface water design. We are satisfied with the details of the Stage 2 FRA'.*

**The EA are still assessing the information.**



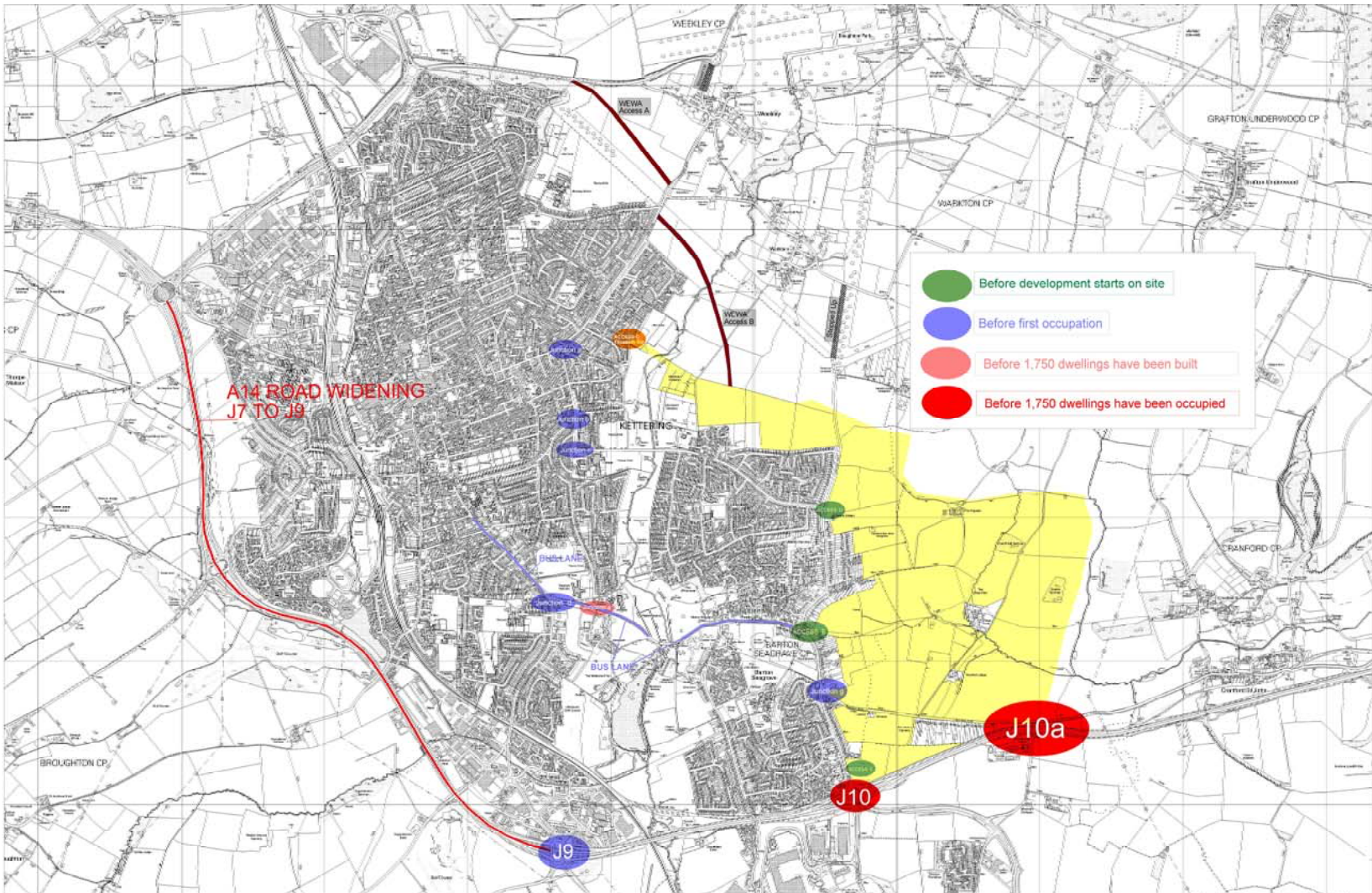
# Highway and Access

- ◆ Recap on what was approved at outline.
- ◆ The purpose of the conditions.
- ◆ Update and current position with conditions 83, 85 and 86.
- ◆ Transport work is on-going.
- ◆ Construction Management Plan (includes routing of construction traffic) is required before any work starts on site. Expected 2013/14.
- ◆ The applicant's consultant PBA and officers from NCC are present in addition to KBC officers should there be any questions.



# Condition 83 - background

- ◆ The outline was accompanied by a Transport Assessment which assessed the impacts of the development and showed where off-site improvement works would be needed to mitigate those impacts.
- ◆ A number of junctions were identified as requiring works (*map on next slide*) – the location, broad scope and timing of these works were conditioned (e.g. conditions 76 and 74).
- ◆ 3 access points were also conditioned as part of the outline permission.
- ◆ Condition 83 seeks to use up-to-date modelling techniques to ensure the outline work remains robust.



Title: Kettering East Road Junctions



Date: 31:01:13

Drawn by: Drawn by:

Scale: 1:12000

Reproduced by permission of Ordnance Survey on behalf of HMISO. © Crown Copyright. All rights reserved.

License 100017647

**Kettering**  
Borough Council

**Kettering**  
Borough Council

# Condition 83

- ◆ Timing previously agreed at outline remains acceptable.
- ◆ The outline planning conditions must be complied with.
- ◆ It is important to note that the current work does not show mitigation being needed any earlier than was previously agreed.
- ◆ Timing of the WeWaA and Elizabeth Road Accesses (A, B & C) will be determined as part of conditions 85 & 86.

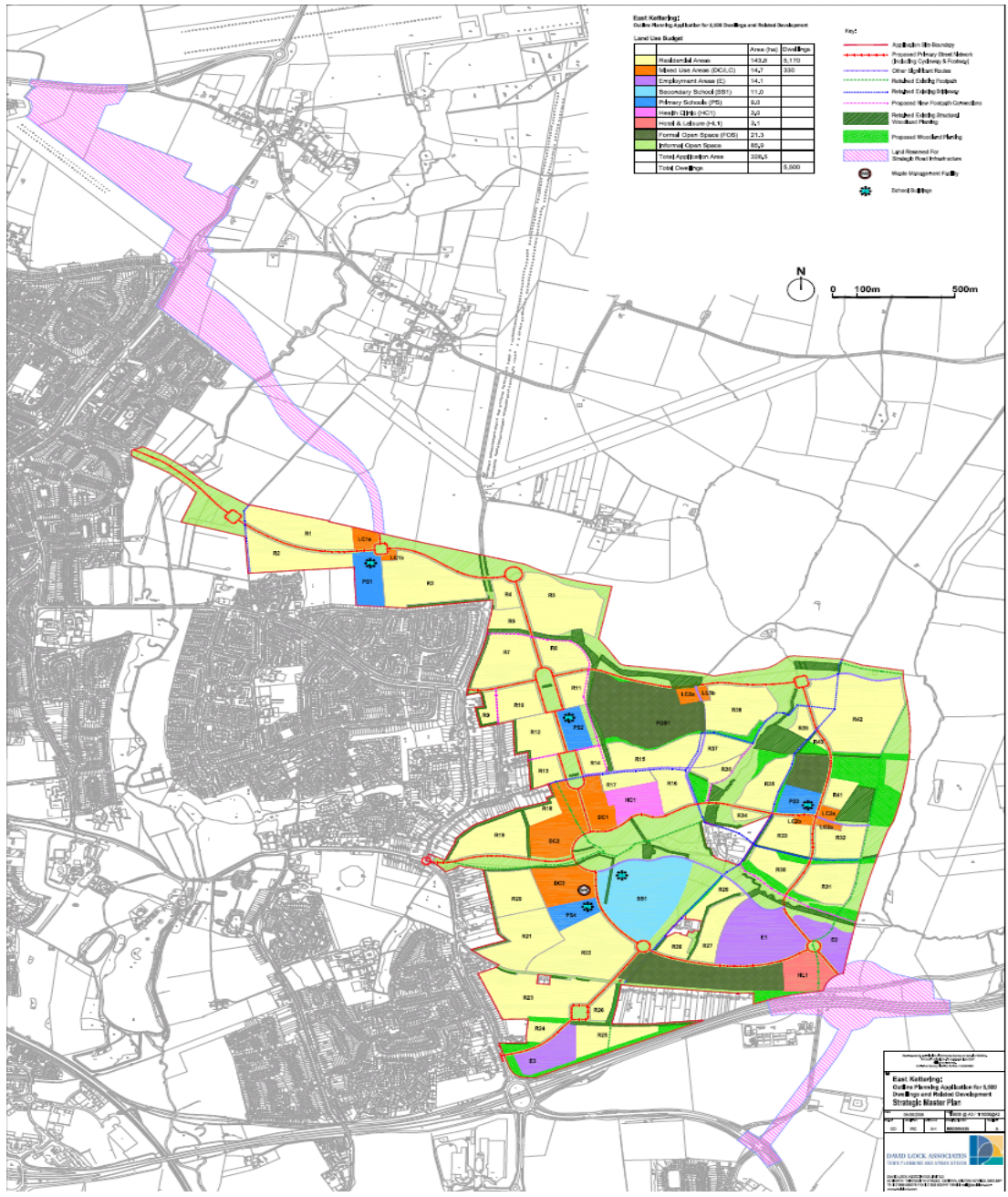
# Outline Permission Requirements

Timing of Mitigation Works	Location of Access/Junction
Before any other development commences	Access D Warkton Lane/Deeble Rd Access E Barton Rd/Warkton Lane Access F Barton Rd (South)
Prior to 1 <sup>st</sup> Occupation	Junction (a) Stamford Rd/Windmill Ave Junction (b) Windmill Ave/St Mary's Rd Junction (c) Windmill Ave/Deeble Rd Junction (d) London Rd/Barton Rd Junction (f) Bus Priority Scheme Junction (g) Cranford Rd/Barton Rd A14 J9 mitigation
No more than 1750 houses constructed until	Junction (e) Windmill Ave/Barton Rd

# Condition 83

- ◆ Applicant is continuing to complete work on some junctions to ensure they will have sufficient capacity.
- ◆ NCC continuing to assess the information provided.





# Condition 86 - Elizabeth Road

- ◆ Access C – proposed link over the River Ise between the north western part of the development and the southern section of Elizabeth Road.
- ◆ An assessment of the traffic impacts has shown that flows will be significantly higher along Elizabeth Road given that it is not currently a through route.



# Condition 86 - Mitigation

- ◆ The link and junctions have been assessed and work in highway capacity terms.
- ◆ The traffic flows will however have an impact on residents' amenity.
- ◆ The flows therefore need to be mitigated as much as possible to minimise these impacts.
- ◆ Restricting the link to buses, cyclists and pedestrians has been considered but this would have a knock-on impact on other local roads.

# Condition 86 - Mitigation (2)

- ◆ Applicant proposes to manage and reduce traffic and its impacts through a number of measures including:
  - ◆ 20 mph speed limit.
  - ◆ Traffic calming measures to slow traffic.
  - ◆ Pedestrian/cycle and crossing facilities.
- ◆ Officers have recommended that more proactive design work is completed through the design code to make the Elizabeth Road link a less attractive option than others.

# Elizabeth Road – Noise

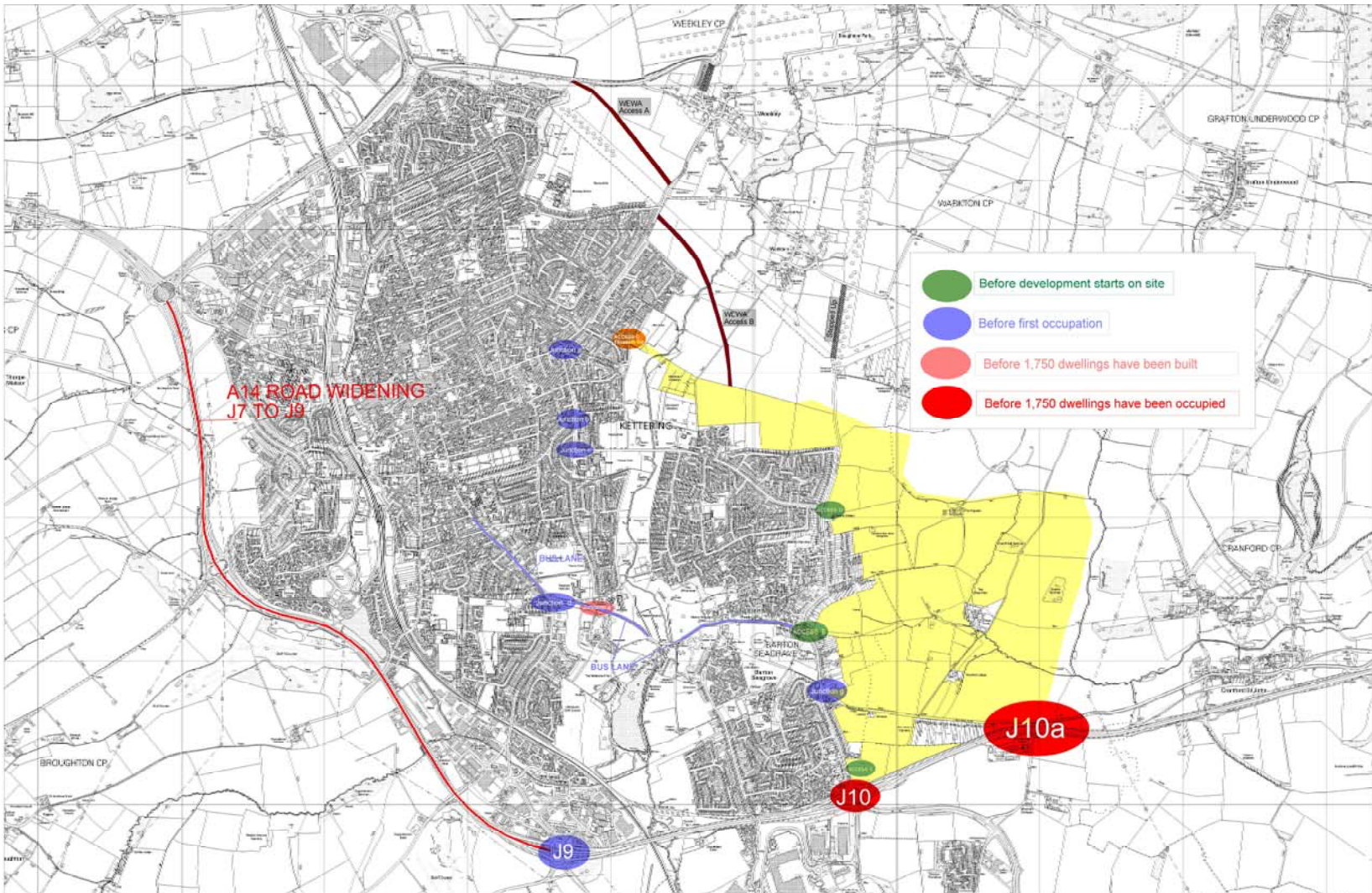
- ◆ Condition 87 requires noise assessments, and where appropriate mitigation schemes, to be submitted with every reserved matters.
- ◆ Condition 88 requires a noise assessment of the Elizabeth Road link and its impacts on residential properties. Any required mitigation will need to be completed before the link road is open.
- ◆ The Section 106 agreement also secured a financial contribution for mitigation works.

# Timing

- ◆ The applicant is proposing that this access be completed by the end of Phase 2. Officers are considering this currently.
- ◆ Officers consider the timing of the Weekley-Warkton Avenue (WeWaA) will have some impact on the levels of traffic using the Elizabeth Road link.

# Conditions 85 - WeWaA

- ◆ The Weekley-Warkton Avenue (WeWaA) is proposed to run from the northern part of the site to Stamford Road (Access B) and up to the A43 (Access A).
  
- ◆ Associated works include:
  - ◆ Stopping up of Warkton Lane and part of the Stamford Road through Weekley.
  - ◆ Works to junctions at Stamford Rd/Weekley Glebe Rd & Stamford Rd/Pipe Lane.



Title: Kettering East Road Junctions



Date: 31:01:13

Drawn by: Drawn by:

Scale: 1:12000

Reproduced by permission of Ordnance Survey on behalf of HMISO. © Crown Copyright. All rights reserved.

License 100017647

**Kettering**  
Borough Council

**Kettering**  
Borough Council

# Key Issue – Timing

- ◆ The applicant is proposing that WeWaA be delivered by the end of Phase 3.
- ◆ Officers consider this needs to be completed earlier.
- ◆ Work is on-going in this regard.



# Condition 85 & 86 – Applicant's Proposed Timing

<b>Proposed Access/Highway Works</b>	<b>Completed by</b>
Weekley-Warkton Avenue	End of Phase 3
Elizabeth Road	End of Phase 2
Stopping Up of Warkton Lane	End of Phase 2
Stopping Up within Weekley	End of Phase 3

# East Kettering Planning Committees

- ◆ Tuesday 19<sup>th</sup> February 2013
  - ◆ Conditions 40 & 41 (Waste), 63 (Water Efficiency) and 84 (Walking and Cycling)
  
- ◆ Tuesday 26<sup>th</sup> February 2013
  - ◆ Conditions 65 (Stage 2 Flood Risk Assessment), 83 (Access Phasing Plan), 85 (WeWaA TIA) and 86 (Elizabeth Road TIA)