

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 14/05/2013</b>	<b>Item No: 4.1</b>
<b>Report Originator</b>	<b>Anne Dew Senior Development Officer</b>	<b>Application No: KET/2006/0541</b>
<b>Wards Affected</b>	<b>St. Peters</b>	
<b>Location</b>	<b>West Hill (land at), Kettering</b>	
<b>Proposal</b>	<b>Outline Application: Residential development, district centre, school and public open space</b>	
<b>Applicant</b>	<b>BQ Farms Ltd</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 satisfactory completion of a S.106 OBLIGATION and the schedule of conditions be attached to the Update Report.

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

The proposal is in overall accordance with the criteria, aims and objectives of national and local policies as set out in Paragraph 17 and Policies 4, 6, 7, 8, 10 and 11 of the National Planning Policy Framework, Policies 1, 3, 4, 5, 6, 7, 9, 10, 13, 15 and 16 of the North Northamptonshire Core Spatial Strategy, Policies 35 and 39 of the Local Plan for Kettering Borough and Policy 11 of the Kettering Town Centre Area Action Plan. Although there is some conflict with Policy 14 of the North Northamptonshire Core Spatial Strategy, in this instance the applicant has demonstrated the requirements of this policy would make the development economically unviable and the issues raised do not outweigh the significant weight of the other policies. Subject to the imposition of the conditions and the S106 Obligation there are no material planning considerations that singly or cumulatively outweigh the strong policy support for the proposed development.

## Officers Report

### 3.0 Information

#### Relevant Planning History

None

#### Site Description

Officer's site inspection was carried out on 6<sup>th</sup> February 2013.

The site is an irregular shaped parcel of land with a site area of 22.1 hectares of land which is presently Greenfield arable land. Land levels vary significantly within the site slopes from east to west, for example, site levels in the south east corner of the site are 92.95 metres AOD (above sea level) and this reduces to 66.31 AOD to the southern corner of the site adjacent to the A14. There is existing mature landscaping on the north and western boundaries of the site and other key features include the tree lined public footpath which runs east to west through the site and hedge planting that runs centrally through part of the site north to south.

The site is enclosed to the west of the site by the A14, and is located to the east of junction 8 of the A14. Land to the east and south of the site is primarily residential in character. Westhill Drive, Westover Road, Westway and West Furlong are located to the east and comprise a mix of low to medium density two storey houses and bungalows, many dating back to the 1950's. Dwellings fronting Northampton Road to the east of the site are characterised by large detached mature dwellings set within spacious plots. To the south of the site is the more recent Lake Avenue development, which the local centre serving this development being located immediately to the south of the application site. Other land uses of note include the Wren Spinney School which adjoins the site to the north east.

The site does contain features which are potential constraints to development which include high and medium pressure gas pipelines which run north/ south through the site and 132 KV overhead electricity cables (including two pylons) which also run north/ south through the site, to the west of the gas pipelines. The Thorpe Malsor Brook runs along the western boundary of the site, for approximately half the length of the site. A storm water drain also runs from east to west across the centre of the site which takes storm water from the existing development to the east to discharge into the brook.

There is no existing vehicular accesses into the site, however there is a public footpath that runs east/ west across the centre of the site. This footpath enters the site from Westway and connects up with footpaths to Great Cransley and Thorpe Malsor. There is also a public footpath that runs adjacent to the northern boundary of the site that also connects Gipsy Lane up with Great Cransley and Thorpe Malsor.

Whilst the site is located on the edge of Kettering, the area is accessible to Kettering town centre which is approximately 1.5km away, and also the general hospital and Telford Way Industrial Estate.

## **Proposed Development**

This application was submitted in 2006 and went to committee in August 2008 where there was a resolution to approve, subject to the signing of a S106 obligation, but was never signed and the permission was never issued. The application was outline, with all matters reserved except for access. The scheme proposed 460 dwellings at 40 dwellings per hectare, a local centre of 0.3 hectares of land for retail, community and health uses, 10.4 hectares of land for open space and 1.1 hectares of land to facilitate a new primary school. Vehicular access to the site was off the existing roundabout at Northampton Road and Lake Avenue. An indicative master plan was submitted with the scheme to demonstrate how the site could be developed.

Due to viability, the S106 obligation was never signed. To overcome these viability issues and to reflect changes in the housing market the scheme has changed. The current proposal is still for outline approval with only access to be approved. A revised indicative master plan has been submitted in support of the application along with the updating of a number of the reports originally submitted.

The revised scheme now includes the following elements:-

- 11 hectares for residential (460 dwellings) at 40 dwellings per hectare
- 1.1 ha to facilitate primary school
- 0.5 hectares land for local centre (comprising 760 square metres of A1 (retail) and 140 square metres café/ restaurant)
- 10 hectares recreational
- 0.5 hectares allotments

Vehicular access is still proposed off a new arm of the Northampton Road/ Lake Avenue roundabout. Two additional emergency vehicular links are also proposed from West Furlong and Gypsy Lane. The location of the open space and primary school remains unaltered. The indicative master plan shows a revised location of the local centre, which now has a Northampton Road frontage and is visible from the A14 and changes to the A14 frontage which involves the replacement of apartments with dwellings.

## **Any Constraints Affecting The Site**

Sloping site east to west

Pylons and electricity lines run north to south through the site

Floodzones 2 and 3 on section of land adjacent to the north western boundary of site

Gas Pipe Line runs north to west through the application site

Public Footpath running east to west through the site

A14 to west of site (noise)

## **4.0 Consultation and Customer Impact**

### **North Northants Badger Group**

The updated environmental appraisal is acceptable and the measures set out in the original plans are still relevant

## **Ramblers**

Footpath VD30 crosses the site east to west which commences at Westway. This footpath is a double hedged lane and this double hedging should be improved and enhanced. Concerns over flooding as the stream adjacent to the footpath is prone to flooding. Request that all existing hedgerows to be retained and protected to prevent future home owners from replacing with fencing.

## **Highways**

No objections. Recommend conditions covering:-

- improvements to the existing roundabout and approach to the junction of the A43
- provision of a Toucan crossing on Northampton Road; improvements to the junction of the A43 Northampton Road and A14 junction 8
- improvements to the footway on Northampton Road
- provision of advisory cycle lanes
- provision of two new bus stops and shelters on Northampton Road and two new bus stops and shelter on Gypsy Lane
- conditions to secure arrangements for the future management of new roads within the development.

A S106 obligation is also required which should include:-

- a HIST contribution of £1,270,000. This contribution will be spent on improvements to the Gypsy Lane/ Northampton Road junction and wider improvements of the highway network
- a contribution of £550,000 to improve the bus service
- provision of a travel plan and a travel plan monitoring fee of £10,000

## **National Grid**

Assessment on gas and electricity apparatus. National Grid apparatus includes a high or intermediate pressure gas pipes and associated equipment and low or medium pressure gas pipes and associated equipment which may be affected Any development will have to be away from these pipelines in accordance with National Grid's easements (typically 3m either side), and be a suitable distance from them as per. HSE PADHI requirements. Informatives required which set out the developers responsibilities and obligations.

**NHS Northamptonshire Teaching Primary Care Trust** – The development would create a potential 1,176 patients for which an additional GP consulting room and treatment room would be required and further GP sessions. A S106 contribution is sought.

## **NCC Archaeology**

No objection

## **Natural Development Officer (NCC)**

### 1<sup>st</sup> Consultation Response

The proposed master plan will enhance the biodiversity value of this part of the Nene Valley NIA. Prior to the determination, further survey work is required for the arable planting.

### **Environment Agency**

No objections. Recommend conditions covering development being located outside of the flood plain, submission of a scheme for surface water drainage scheme and the provision of main foul sewerage infrastructure, submission of a remediation scheme associated with contamination of the site. The local planning authority should be satisfied that the Sequential Test in relation to flood risk has been applied to justify the development.

### **Wildlife Trust**

No objection. They make the following comments and request conditions. The site falls wholly inside of a Local Green Infrastructure Corridor route. The report recommends that further survey work is required for Otters and Water Voles, Reptile and Arable Weeds. The required survey exercises cannot be undertaken until the appropriate times later in 2013. Survey work for protected species should not be reserved to conditions, however it is noted that the site already has a resolution to approve. Suggested condition wording is recommended requiring the site surveys, mitigation and required licences to be carried out before site preparation and site clearance. All recommendations in the Ecological Update report should also be subject by condition. A condition is also recommended requiring submission of an Ecological Management Plan.

### **Natural England**

No objection. We would expect the LPA to consider; incorporation of GI into the development; submission of survey information for protected species; consideration of the development on local wildlife site; secure measures to enhance biodiversity of the site and ensure proposals complement/ enhance local distinctiveness.

### **Anglian Water**

No objections. Recommend conditions and have raised the following specific points:-

- The foul drainage is in the catchment of Broadholme STW that at present has capacity for these flows
- Foul Sewerage Network Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures and a condition is required
- Surface Water Disposal / Flood Risk Assessment – any agreed strategy should be conditioned.

Anglian Water have identified a number of drainage solutions to serve the site and are in ongoing discussions with the developers with the objective of agreeing a realistic and sustainable solution. Request that a drainage condition is attached to any approval to ensure the agreed drainage strategy is implemented.

### **Northamptonshire County Council Education**

No objections. The development is expected to generate approximately 140 primary school places. The closest schools within 1 mile of the development are full or over capacity in every year group. The developer has included within the draft S106 a fully serviced and useable parcel of land (1.1 hectares) and this is considered acceptable as a contribution towards education. Regarding secondary school,

Kettering Science Academy took a full cohort in September 2012 and this trend is forecasted to continue. Accordingly it is necessary to secure a secondary and sixth form contribution in accordance with the Department for Education cost multipliers.

#### **Northamptonshire County Council - Fire and Rescue**

A contribution is required as the development will impact on the services ability to maintain standards of operational response and ability to manage community risk. A contribution of £92.00 per household is required (on basis of 460 dwellings £42,320.00).

New development generates a requirement for additional fire hydrants and the development will generate the need for 9 new fire hydrants to be installed. A condition is recommended to secure this.

**Northamptonshire County Council - Libraries** Contribution (formula based) required for libraries which will go towards the expansion or a new library service at Kettering Central Library.

#### **Police Crime Prevention Design Advisor**

No objections.

#### **Health and Safety Executive**

PADHI system does not advise against development.

#### **Highways Agency**

No objections. The development is acceptable in principle subject to a condition restricting the size of the development.

#### **Environmental Health**

No objections subject to conditions covering contaminated land, acoustic impact, scheme for the abatement of odour, a scheme for sound insulation of the kitchen extraction equipment and a scheme to deal with sound from noise generating machinery.

**Neighbours** 20 third party representations. Objections are on the following grounds:-

- problems related to sewerage and drainage with main drains overflowing at properties on west Furlong and Northampton Road
- noise from construction works and from the A14
- roundabouts or traffic lights need to be installed either end at Rothwell Road and Northampton Road
- existing problems with congestion and parking and this will get worse
- existing problems pulling out onto Northampton Road
- the scheme provides only one access onto Northampton Road
- extensions to footpath required and a pedestrian crossing on Northampton Road
- Concerns over access for emergency vehicles and their locations
- issues with capacity of GP provision, dental care and hospital capacity

- local schools are over capacity and the school needs to be provided when the first houses are built
- affordable housing should be contained through the complex, rather than along the periphery
- Kettering has plenty of affordable housing
- Supporting infrastructure is required
- Additional pressure on water
- No secondary school is proposed
- Concern over future maintenance of landscaped areas
- Greenery is required on the boundary with existing residential properties
- Careful consideration needs to be given to planting used
- Over development
- Out of keeping with adjoining housing
- Bungalows should be built adjacent to existing residential properties
- Adverse impact on the natural environment
- Brownfield sites should be developed first
- Too many houses
- The site is too far away from the town centre to be sustainable
- The distance between houses and bus stops is too far
- Health implications with building around pylons and radon levels
- Pylons should be removed
- Overshadowing and loss of light
- Overlooking, particularly for properties on West Furlong, Westway and Westover Road. Consideration needs to be given to storey heights
- Original three storey affordable housing barrier adjacent to the A14 should remain. The consequence of a 2 storey development is to increase the footprint for affordable housing elsewhere on the development.
- Existing bus time tables that serve the area are poor and do not operate outside of the normal working day. The bus service must access the development.
- Houses are being built too close to West Furlong
- The proposed layout does not take into account the future of the expansion of this site with no anticipated through roads ready for development.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Paragraph 17 Core Planning Principles

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Policy 8. Promoting healthy communities

Policy 10. Meeting the challenge of climate change, flooding and coastal change

Policy 11. Conserving and enhancing the natural environment

## **Development Plan Policies**

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

- Policy 1. Strengthening the Network of Settlements
- Policy 3. Connecting the Urban Core
- Policy 4. Enhancing Local Connections
- Policy 5. Green Infrastructure
- Policy 6. Infrastructure Delivery and Developer Contributions
- Policy 7. Delivering Housing
- Policy 9. Distribution and Location of Development
- Policy 10. Distribution of Housing
- Policy 13. General Sustainable Development Principles
- Policy 14. Energy Efficiency and Sustainable Construction
- Policy 15. Sustainable Housing Provision
- Policy 16. Sustainable Urban Extensions

### **Kettering Town Centre Area Action Plan**

- Policy 11. Public realm and public art

### **Local Plan**

- Policy 35. Housing within Towns
- Policy 39. Affordable Housing

### **Emerging Site Specific Proposals LDD (Options Paper March 2012)**

- Section 3.1 Location and scale of development
- Section 4.1 Affordable housing thresholds
- Section 4.2 Affordable housing tenure
- Section 4.3 Housing mix
- Section 7.1 Flood risk and sustainable water management
- Section 7.2 Green Infrastructure
- Section 7.3 Biodiversity

### **Emerging Core Spatial Strategy DPD (emerging draft for consultation August 2012)**

- 2. Landscape character
- 3. Biodiversity and Geodiversity
- 4. Water environment and flood risk management
- 5. Community assets
- 6. Designing sustainable places
- 7. Sustainable buildings
- 9. Provision of infrastructure
- 10. Network of urban and rural areas
- 11. Settlement design principles
- 15. Well connected towns, villages and neighbourhoods
- 19. Delivery of green infrastructure
- 28. Housing requirements and strategic opportunities
- 29. Distribution of new homes
- 30. Housing mix tenure
- 32. Delivering infrastructure and housing



## **SPD**

Open Space SPD

Sustainable Design SPD

Biodiversity SPD

### **6.0 Financial/Resource Implications**

S106 Obligation:

- 30% affordable housing
- 0.5 hectares of allotments to be provided on site
- Contribution of £550,000 to improving the bus service
- HIST Contribution £1,270,000
- Financial Contribution for indoor sports (formula based)
- 1.1 ha land for primary school which is suitably serviced and accessible to the adopted highway.
- Education contribution for secondary school places (formula based)
- Financial contribution of £52,486 for NEAP and MUGA
- On site open space, including LEAP, long term management by management company
- Indoor sports contribution £500 per market dwelling, total contribution of £161,000
- Primary Care Trust financial contribution £130,410.
- Town centre public realm contribution £373,000
- Site travel plan and monitoring fee of £10,000
- Financial contribution of £500 for cycle stands at Kettering Railway Station
- Monitoring contribution £20,000

Total Financial Contribution (Excluding Secondary School Contribution) =  
£2,567,396

### **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development
2. Highway Issues
3. Accessibility/ Connectivity
4. Layout and Design
5. Impact on Residential Amenity
6. Affordable Housing
7. Landscape Implications
8. Ecology
9. Infrastructure and S106 Implications
10. Drainage and Flood Risk
11. Energy Efficiency
12. Archaeology

## 1. Principle of development

### Policy

The application proposes residential development (up to 460 dwellings) with associated district centre, primary school and public open space, on a site which forms part of the town boundary of Kettering, as defined by saved policy 35 of the Local Plan for Kettering Borough.

The principle of the development of the site for residential purposes was established under the resolution to approve the development in 2008.

In terms of policy, since 2008 the East Midlands Plan has been revoked, however policies in the North Northamptonshire Core Spatial Strategy are still relevant. Policies 1 and 10 of the North Northamptonshire Core Spatial Strategy state that new development, including housing, within the borough will be focused within the growth town of Kettering.

There is also new policy in the form of the Emerging Joint Core Strategy and the Site Specific proposals LDD. Whilst these documents are afforded little weight, given their early stage in preparation, draft policies and options within these documents support the development. Draft policy 10 of the emerging Joint Core Strategy maintains the focus for development in Kettering Borough at the growth town of Kettering. In the Site Specific Proposals Local Development Document Options Paper, the site still falls within the town boundary of Kettering. The site has also been taken into account in section 3.1 of the Options Paper as a site for 460 dwellings which is waiting a S106 obligation.

Since the original determination of the application in 2008, national policy has changed with the publication of the National Planning Policy Framework in March 2012. The National Planning Policy Framework is also a material consideration in the determination of this planning application. Policy 49 of the National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development.

### Housing Supply

Policy 6 of the National Planning Policy Framework sets out that Local Plans should meet assessed housing needs (both market and affordable) and should identify a 5 year supply of deliverable housing sites, with an additional buffer of 5% or 20%.

Paragraph 49 of the National Planning Policy Framework states that relevant policies for the supply of housing **should not be considered up to date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites.**

The original scheme for 460 dwellings for which there was a resolution to approve, has already been included within the authorities 5 year supply of deliverable sites. Even with the inclusion of this scheme for 460 dwellings, the authority cannot demonstrate a 5 year supply. If the Westhill development were refused, the loss of these 460 deliverable units would significantly reduce the Authority's supply of deliverable sites, thus putting the Authority under greater pressure to approve schemes which would not normally be considered appropriate for development, for

example sites outside of town and village boundaries. It is important to emphasise that the current application is located within the town boundary and the principle is acceptable in policy terms. Further to this, the development would deliver essential housing within a growth area, contributing to a shortfall in supply and thus according with policies in the North Northamptonshire Core Spatial Strategy.

With respect to the local centre and primary school, these facilities are required to ensure the development is sustainable and meets the needs of the development. The size of the area of land devoted to the local centre, including servicing and car parking has increased from the original scheme. The original scheme proposed an area of land of 0.3 hectares and this has increased to 0.5 hectares in the revised submission. In terms of floor area, the application form states that 900 square metres of floor space will be created. This local centre will meet the everyday local needs of nearby residents, including A1 retail and cafés and restaurants. This level of provision is considered commensurate with both the size of the development and its location on the edge of Kettering and subject to restrictive conditions on the local centre, it is not considered the scheme will compete with the town centre.

### Conclusion

The scheme falls within the town boundary of Kettering and its development is consistent with policies 1 and 10 of the North Northamptonshire Core Spatial Strategy and saved policy 35 of the Local Plan for Kettering Borough. The scheme is also in compliance with the requirements of the National Planning Policy Framework for which there is a presumption in favour of sustainable housing development where a 5 year housing supply has not been met.

### 2. Highway Issues

Policy 13 (d) of the North Northamptonshire Core Spatial Strategy requires that developments have a satisfactory means of access and provide for parking, servicing, parking and manoeuvring in accordance with adopted standards. Criteria 13 (n) of the same policy requires that developments do not have an adverse impact on the highway network and will not prejudice highway safety.

Vehicular access is to be approved as part of this outline application. The proposed development will be served from a single vehicular access off the existing Lake Avenue/ Northampton Road roundabout. The development will be accessed by a 4<sup>th</sup> arm to this roundabout. To accommodate this 4<sup>th</sup> arm, improvements will also be made to the existing arms, however no changes are proposed to the central island. The scheme also provides for two emergency vehicular accesses served off Gipsy Lane and West Furlong using lockable bollards or gates.

Concern has been expressed by third parties that the local roads are already subject to congestion and do not have capacity to deal with the development. In support of the application a Transport Assessment has been submitted. The Transport Assessment predicts that the development will generate an additional 587 vehicular trips in the AM peak period and 368 in the PM peak period. As part of this assessment, surveys have been undertaken on key junctions of the local highway network. The assessment looks at capacity (both at the present time and looking forward to 2026) at the following points; junction 8 of the A14; Northampton Road/ Lake Avenue roundabout; Northampton Road/ Gipsy Lane junction; Gipsy Lane/

Warren Hill junction; the double mini roundabout at Northampton Road and Northfield Avenue and capacity at two locations on Northampton Road.

Based upon existing circumstances the Transport Assessment concludes that all these junctions are operating within capacity. The Transport Assessment then looks at the capacity of the same junctions, taking into account the proposed development both at 2013 and 2026 and this information is summarised below along with proposed mitigation measures, where relevant, for all of the junctions:-

#### A14 Junction 8

2013 with development – junction has capacity

2026 with development – over capacity and queuing would be experienced in 2026

Mitigation Proposed – Alteration of the kerb alignment of the A43 and A6013 arms of the roundabout

#### Northampton Road/ Lake Avenue Roundabout

2013 with development (including new arm and improvements to the existing arm to accommodate the access) – roundabout will operate within capacity

2026 with development – will operate within capacity and will operate without queuing in 5 out of 6 peak periods.

#### Northampton Road/ Gipsy Lane Junction

2013 with development - performing within capacity

2026 – with development the junction is over capacity both with and without the development

Mitigation Proposed – Construction of traffic signals. Part of the HIST contribution will fund these works.

#### Northampton Road/ Northfield Avenue Double Mini Roundabout

2013 with development – performing within capacity

2026 with development – operating within capacity and will operate without queuing in 5 out of 6 peak periods.

#### Gipsy Lane/ Warren Hill Junction

2013 with development – performing within capacity

2026 – with and without development – traffic turning from Gipsy Lane to Warren Hill would struggle to make this movement due to the predicted traffic growth along Warren Hill. The scheme has a minimal impact on an already failing junction in 2026 and no mitigation is proposed.

NCC Highway Authority and the Highways Agency have been consulted on the scheme and subject to conditions covering the highway improvement works specified in the Transport Assessment, along with the package of measures proposed to encourage walking, cycling and public transport and the completion of a S106 obligation and the securing of a £1,270,000 contribution to improve wider highway infrastructure, have raised no objections to the scheme. It is considered that the proposed mitigation measures meet the requirements of paragraph 204 of the National Planning Policy Framework in that they are necessary to make the development acceptable in planning terms, they relate directly to the development

and are fairly and reasonable related in scale and kind to the development. Subject to conditions and the satisfactory completion of a S106 obligation, it is considered that there is no conflict with policy 13 (d) and (n) of the North Northamptonshire Core Spatial Strategy.

Some concern has been expressed by third parties that the development is only served from one vehicular access from Northampton Road and this could have implications for traffic congestion, particularly if there were problems on the A14. Concerns have also been raised about potential difficulties in the emergency services gaining access to the site. There is no set limit on how many dwellings can be served off a singular access and each case has to be considered on its own merits. This issue of providing an additional vehicular access into the site has been explored, however Northamptonshire Highways Authority have advised that they would not support this as it would promote the use of the site for traffic to travel between Northampton Road and Gipsy Lane, for which the development is not designed for. It is also important to note that the previous resolution to approve in 2008 provided for a similar scheme, that was also only accessed off the one vehicular access. With respect to access for emergency vehicles, this matter has been considered by the Highways Authority and with the provision of two emergency accesses from West Furlong and Gipsy Lane, are satisfied that emergency vehicles will be able to gain access to the site. No objections have been received from Northamptonshire Fire and Rescue Services to the scheme, subject to the provision of fire hydrants (which is secured by condition) and a contribution towards fire and rescue (which will be secured via a S106 obligation).

### Conclusion

Whilst a development of this scale will inevitably have some impact on the highway network, it is considered that the applicant has taken all reasonable steps to mitigate against such impacts. In highway terms, the development can be accommodated within the transport network and as such, the proposal is therefore acceptable and in accordance with policy 13 (d) and (n) of the North Northamptonshire Core Spatial Strategy.

### 3. Accessibility/Connectivity

Policy 13 (e) of the North Northamptonshire Core Spatial Strategy requires that developments be designed to take full account of the transport user hierarchy of pedestrian – cyclist public transport-private vehicle, and incorporate measures to contribute to an overall target of 20% modal shift in developments of over 200 dwellings.

The indicative master plan demonstrates a layout which is permeable for both cycling and walking. If walking, there are 4 connections out of the development; Northampton Road; West Furlong; Westway and Gipsy Lane. In addition, the existing right of way running east to west through the site will be retained and enhanced. For cycling, there are three connections; Northampton Road; West Furlong and Gipsy Lane.

The site is considered to be well placed in relation to the town centre and railway station, both being approximately 1.5 km away from the site. In addition, the site is close to the Kettering General Hospital, Kettering Conference Centre and

Lighthouse Theatre and Telford Way Industrial Estate. Given the distances involved, it would be possible for many people to walk to these areas from the site. Moreover, a primary school and local centre will be provided in the development, making it possible for all new residents and existing nearby residents to access these facilities on foot. There will also be open space and play areas within the development.

A Transport Assessment and Travel Plan have been submitted with the application in support of the ability of the development to contribute to a 20% modal shift in developments. The Transport Assessment and Travel Plan set out a package of measures which will encourage walking and cycling and reduce reliance on the private car. The target set out within the Travel Plan is that the 20% modal shift achieved will be achieved within 5 years of first occupation, with the target being phased during this period. The measures identified within the Transport Assessment and Travel Plan are summarised below:-

- A new pedestrian/ cycle crossing will be provided to the east of the site entrance to allow safe crossing of Northampton Road to enable access to Lake Avenue.
- New footpath on southern boundary of site to link with existing footpath on Northampton Road
- An upgrade of Northampton Road and Gipsy Lane to advisory cycle routes. This could potentially include new signage and road markings.
- A contribution of £550,000 towards the improvement of the existing bus service. This contribution will provide for a 30 minute service running past the site. Exact details for the scheme would need to be agreed with Northamptonshire County Council and Stagecoach.
- 4 new covered bus stops (2 on Gipsy Lane and 2 on Northampton Road) close to the access to the site
- A contribution of £500 towards enhancing cycle parking at the railway station
- 3 month bus pass for each household
- Residents Travel Welcome Pack
- Travel Plan Co-ordinator
- Travel Plan monitoring fee of £10,000

It is considered that the location of the site to the town centre and railway station, the provision of local facilities, combined with the measures set out within the Travel Plan and Transport Assessment (which can be controlled via both a S106 contribution and condition), will provide for a development that has been designed to take full account of the transport user hierarchy and modal shift. Northamptonshire

County Council have also confirmed that they are satisfied that the layout of the development and the range of measures identified within the Transport Assessment and the Travel Plan will provide for a sustainable development. Subject to conditions and a S106 obligation, it is considered that the scheme supports the approach set out in policy 13 (e) of the North Northamptonshire Core Spatial Strategy.

#### 4. Layout and Design

Policy 13 (h) of the North Northamptonshire Core Spatial Strategy requires that developments be of a high standard of design, architecture and landscaping and respect and enhance the character of its surrounding area.

This application is an outline application only, with all matters except for access reserved for subsequent approval. It is considered that a density of 40 dwellings per hectare is appropriate for the site, and the revised master plan demonstrates that the site can accommodate this. With respect to housing density, policy 6 of the National Planning Policy Framework states that authorities should set out their own approach to housing density to reflect local circumstances. Policy 16 (Sustainable Urban Extensions) of the North Northamptonshire Core Spatial Strategy states that master plans will provide for an overall minimum net density of 35 dwellings. The submitted master plan, whilst indicative, shows how a development of this size could be developed, whilst being in character with the local area.

The layout of the indicative master plan has been largely driven by site constraints, for instance the A14, the electricity lines (specify easement) and gas pipelines (specify easements). These constraints, together with levels necessitate a “no build” zone to the west half of the site. In 2006, when the application was originally submitted, the electricity provider was contacted regarding the potential for putting the power cables underground. The cost at that time was prohibitive, being in the region of five million pounds and this situation remains unchanged.

The master plan demonstrates a hierarchy of streets which assist in achieving a neighbourhood that has a clear sense of legibility. A primary street runs centrally, north to south through the site, with a mix of secondary and tertiary streets coming off. The design codes provide for 7 different character areas, each of which has a design code which sets out principles which will be followed to provide for each area, having a sense of character and identity relevant to its setting. The seven character areas are summarised below:-

- The Avenue, located centrally in a north to south direction through the site. This area is inspired by Victorian period avenues in Kettering. Dwellings will normally be detached 2 to 2.5 storey in height, with consistent gaps and set back positions to provide uniformity and rhythm.
- Garden Square, located to the west of the site. The design will have a more contemporary feel and will be lined with 3 storey town houses.
- Landscape Edge 1, located to the west of the site and provides a frontage to the A14 and A43. This edge will provide for a continuous frontage of dwellings which will act as a noise attenuating feature.

- Landscape Edge 2, located to the west of the avenue. Informal frontage. Front garden depth between 2 – 4 metres with mainly 1.5 – 2 storey dwellings.
- Lanes located to the east of the Avenue. More varied building lines. Storey high 2 – 2.5 storeys. Mix of terraced, semi detached and the occasional detached house.
- Mews, located adjacent to the eastern boundary of the site. This will provide for a tighter more enclosed space, comprising a mix of 1.5 to 2 storey terraced or semi detached dwellings.

It is considered that the design codes for each area will provide for a range of character areas across the scheme, with different treatment for the ages and a range of street types. Any reserved matters application will need to follow the design principles set out within the design code, and this will be secured by condition.

The indicative master plan shows the local centre in a prominent location within the south western corner of the site, being visible from the A14 and Northampton Road. No design codes have been submitted for the local centre, however appearance, landscaping, layout and scale will be dealt with at reserved matters stage. The storey height plan for this local centre shows this building as being 3 – 4 storeys high. Whilst the local centre will be taller than other development within the site, it will be a focal building, and subject to a good design, which will be secured at reserved matters stage will add to the quality of the development. It must also be noted that the site levels in this south western corner of the site are considerably lower than those at the east boundary and so the additional storey height will be off set. The previous scheme, for which there was a resolution to approve, also provided for a 3 – 4 storey high apartments in this location, these apartments have since been removed from the scheme. To give an indication of levels, the east boundary of the site is at a height of 90 – 92 metres, with the area where the proposed local centre is shown is 79 – 83 metres in height. In support of the revised master plan, a section plan has been submitted which shows these different site levels and that a local centre building of a height of 10.67m when viewed from the east, will be lower than in appearance than a two storey dwelling built to the east of the site. The proposed school is located on the most favourable part of the site, in the most level and quiet location and adjacent to Wren Spinney School.

### Conclusion

The master plan indicates that a good mix of house types can be provided on site, at an acceptable density. The design codes demonstrate there is potential for good elevation design and use of appropriate materials, which will be addressed at reserved matters stage and by condition. Subject to detailed conditions, it is considered that the scheme is in accordance with policy 13 (h) of the North Northamptonshire Core Spatial Strategy and policy 7 of the National Planning Policy Framework.



## 5. Impact on Residential Amenity

Policy 13 (l) of the North Northamptonshire Core Spatial Strategy requires that development should not result in an 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.

As has already been referred to, all matters except access are reserved for subsequent approval, thus the layout of the development will be subject to change to that depicted on the indicative master plan and accordingly the exact impact on each existing neighbour in terms of amenity cannot be properly assessed at this stage. Whilst this is the case, the master plan does demonstrate that the site is of a sufficient size to accommodate 460 dwellings without resulting in any adverse impact on the residential amenity of occupiers of nearby dwellings. In any future reserved matters application, careful attention will need to be given to the design and layout of those dwellings located to the west of the site, adjacent to dwellings at Westway, Westover Road and West Furlong, to ensure that no overlooking, overbearing impact and overshadowing will result. Under the previous scheme, for which there was a resolution to approve, a condition was attached requiring that development adjacent to this east boundary abutting the residential area is two storey. It is still considered appropriate to attach a similar height restriction condition and this is consistent with the indicative storeys height plan submitted with the application which shows two storey dwellings within the location.

### Noise

In support of the application an updated noise mapping assessment has been submitted alongside the revised indicative master plan. This updated assessment has taken into account the revised master plan as well as Highways Agency traffic counts in 2011. The assessment uses these figures to provide an indication of future traffic flows in 2026 so as to consider noise impacts in 2026. On the previous scheme, for which there was a resolution to approve, 3 – 4 storey high apartments were proposed in the south western corner of the site and these buildings provided an acoustic screening to the rest of the site. The indicative master plan now proposes 2 – 2 ½ storey dwellings. Indicative plans show these being provided in 3 long rows with habitable rooms to these dwellings being designed to face away from the A14 and the provision of standard and high performance double glazing and acoustically attenuated trickle vents to ensure internal noise levels for these dwellings meet the required standards. The assessment found that those residential buildings nearest the A14 will provide acoustic screening to other buildings within the development. The provision of additional screening (solid fence and walls 1.8 metres in height) will be required around some of the gardens to ensure noise levels for the whole site are acceptable.

Environmental Health have been consulted on the scheme and are satisfied that the indicative master plan demonstrates that dwellings and other buildings proposed as part of the development will not be subject to any significant adverse noise implications. The Environmental Health Manager in his assessment has taken into account the A14 widening scheme along with any associated increases in traffic. Careful consideration will need to be given at the reserved matters stage to the layout of the scheme, including the internal layout of those dwellings closest to the A14. The submission of a scheme to protect the proposed dwellings from noise

from the A14 will be required by condition.

### Contamination

With respect to contamination of the site, a desk based contamination assessment was submitted as per of the original scheme in 2006. The assessment found possible contaminants on the site include chemicals as a result of farming activities, contamination from the overhead pylons and arsenic from the underlying geology. Policy 11 of the National Planning Policy Framework requires that developments should remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land. Again, Environmental Health have been consulted on this scheme and subject to the submission of a comprehensive land investigation and remediation scheme, which can be secured by condition, are satisfied that the site will provide a safe environment for any future occupiers.

### Conclusion

The indicative master plan demonstrates that the site can accommodate the level of development proposed, without compromising the residential amenity of occupiers of nearby dwellings and providing a satisfactory living environment for future occupiers of the site. Subject to conditions, the scheme is considered to be in accordance with policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

### 6. Affordable housing

Policy 15 of the North Northamptonshire Core Spatial Strategy states that to deliver sustainable residential communities, a balanced mix of housing tenures and types should be provided. Policy 15 also states that development within Kettering should provide for 30% affordable housing to meet local need as identified in the North Northamptonshire Strategic Housing Market Assessment 2007.

The scheme provides for 138 affordable dwellings of which 97 will be for rent and 41 will be shared ownership, with a mix of 1 – 4 bedroom properties. An indicative dispersal plan indicates that these houses will be provided within 5 parcels of land located to the north, east and west of the site. The applicant has advised that all affordable homes will be built to Code for Sustainable Homes 3 standard as well as lifetime homes standards and will be transferred to Orbit Housing Association.

Based upon 138 dwellings, the scheme provides for the required 30% affordable housing. Housing Services strongly support the level and mix of affordable housing provided in meeting local need.

### 7. Landscape Implications

Policy 11 of the National Planning Policy Framework requires that the planning system should protect and enhance valued landscapes, geological conservation interests and soils. Policy 13(o) of the North Northamptonshire Core Spatial Strategy requires that developments conserve and enhance the landscape character and biodiversity of the environment.

Landscaping is not being considered at this outline stage, however a Landscape Assessment was submitted with the original scheme and considered in 2008. The site is classified in this assessment as being undulating landform, frequently interspersed with areas of unimproved grassland, lime stone heaths with large

arable field systems contained by networks of low hedges. The site is seen within the context of neighbouring development to the south and east, contained along the western boundary by the A14 and influenced by the overhead power lines. Given the location of the site within the town boundary of Kettering, and it being contained by the A14, it was not considered under the previous scheme for which there was a resolution to approve, that the release of the site would adversely impact on the wider rural setting of Kettering or the integrity of the open countryside. It is not considered that circumstances on site have changed since that time. The majority of hedgerows can be retained within the development and opportunities for landscape enhancement and provision of open space, most notably along the southern and western boundaries, will provide opportunities for a transition in landscape from urban to rural. Subject to the provision of appropriate landscaping, which will be dealt with at reserved matters stage and maintenance of this, which will be secured by conditions and the S106 obligation, it is considered that the scheme will respect both the character of the built up development to the east and the open countryside to the west.

## 8. Ecology

The National Planning Policy Framework states that the planning system should minimise impacts on biodiversity and provide net gains in biodiversity where possible. Significant harm from development should be avoided, mitigated or compensated for. This is echoed in the authorities Biodiversity SPD. Policy 5 of the North Northamptonshire Core Spatial Strategy states that a net gain in green infrastructure will be sought through the protection and enhancement of assets and the creation of new multi functional areas of green space that promote amongst other things biodiversity. Policy 13 (o) of the North Northamptonshire Core Spatial Strategy also requires that developments conserve and enhance biodiversity.

Since the application was previously discussed, the site now forms part of the Nene Valley Nature Improvement Area. One of the key aims for this Improvement Area is to re-create and re-connect natural areas along the Nene and its tributaries from Daventry to Peterborough.

The revised submission has been supported by an Updated Ecological Report which was prepared in February 2013. The Ecological Report states that the site is dominated by arable fields of largely low ecological value. The stream corridor and arable field margins are identified as high ecological value, with hedges and trees providing opportunities for local wildlife. With respect to specific species, the updated ecological appraisal surveys on site indicate that badger activity is still very similar to that in 2008 and the previously agreed strategy of constructing an artificial badger sett is still appropriate and further survey work and mitigation measures will be required to secure this by condition. Previous surveys undertaken in 2008 found that there were no water voles or reptiles on site; however no updated survey work has been undertaken. The report states that precautionary survey work and any required mitigation can be dealt with by condition. The report also recommends that further survey work and associated mitigation will need to need to be undertaken in respect of bats, otters and water voles and arable plants.

North Northants Badger Group and the Wildlife Trust have both been consulted on the scheme and subject to conditions covering survey work, retention, protection,

mitigation and enhancement works have raised no objections to the scheme. The Wildlife Trust and the NCC Nature Improvement Officer do advise that it is not ideal for survey work for protected species to be reserved by condition, in this case, given the necessary timings and the previous resolution to approve the application, no objections have been raised in this case. Both consultees recognise that the large linear park will provides significant opportunities for the creation of a diverse range of new wildlife habitats on the site. Subject to conditions covering survey and mitigation and ecological landscape and enhancement plans, including a long term management plans, it is considered the scheme will provide for net gains in biodiversity and provide for the necessary mitigation measures required by policy 11 of the National Planning Policy Framework.

#### 9. Infrastructure and S106 Implications

Policy 6 (Infrastructure Delivery and Developer Contributions) of the North Northamptonshire Core Spatial Strategy requires that new development be supported by the timely delivery of infrastructure, services and facilities. Developers will either make direct provision or financial contributions towards the provision of local and strategic infrastructure required by this development alone or cumulatively with other development.

Policy 8 of the National Planning Policy Framework states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Paragraph 70 of this policy states that to deliver social, recreational and cultural facilities and services the communities need, authorities should plan positively for the provision and use of shared space, community facilities and other, local services to enhance the sustainability of communities and residential environments. In addition authorities should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. Regulations 122 of CIL sets out the statutory tests for the use of S106 obligations and these are; necessary to make the development acceptable in planning terms; directly related to the development and fairly and reasonably related in scale and kind to the development.

#### Education

The applicant proposes to provide a 1.1 hectare site to facilitate the construction of a primary school for children aged between 4 and 11. This land will be serviced and accessible to the adopted highway and given to the Education Authority prior to occupation of the 300<sup>th</sup> dwelling. With respect to secondary and sixth form education, the Education authority have advised that Kettering Science Academy is at capacity and with new development, inward migration and rising birth rates are all combining to add considerable pressure to the existing availability of places. Accordingly, the Education Authority has advised that a financial contribution for secondary and sixth form to undertake an expansion project at the secondary school that will serve the development. The applicant has agreed the Department for Education cost multipliers for secondary and sixth form spaces as requested by the Education Authority and this will be secured via the S106 obligation.

The applicant has been in discussion with the Education Authority and the Education Authority are satisfied with the level of provision proposed by the applicant for both primary and secondary education. The Education Authority have advised at this

stage it is not known whether they will provide a one or two form entry school, and the S106 obligation will need to include an element of flexibility so that the Education Authority can review the educational needs of the area before a decision is made.

Concern has been expressed by a third party about the current lack of capacity at the local primary schools for existing children within the area and are very concerned about the impact an extra 460 houses will have on education provision within the area, particularly with the proposed timings. This issue has been raised with the Education Authority who have advised that there are three infrastructure projects either underway or imminent at schools within the area (Greenfields Primary, Brambleside Community Primary and St Andrews CE Primary) in order to accommodate the pupils they are aware in the system or soon will be. The closest primary schools are Hall Meadow and St Thomas More, both are constrained sites and at capacity and are not equipped to accommodate any of the pupils generated from the Westhill development. The Education Authority have advised that the earliest the new primary school at Westhill will be open is September 2016. Prior to the primary school being provided on site, where the children will go will be subject to a review by the Education Authority at the time they are generated based on the ages and requirements and there is the possibility that they will be accommodated at Greenfields Primary. The Education Authority have advised that children living in Kettering are no longer bussed into Rothwell and this scenario, taking into account the Westhill development, is not expected to be replicated in the future.

#### Community Infrastructure

The scheme will provide for the following on and off site provision:-

- A local equipped area for play on site
- Creation and management of the public open space on site
- A contribution of £52,486 towards a NEAP and MUGA off site
- 0.5 hectares of allotments on site
- Indoor sports contribution £500 per open market dwelling to be spent off site

It is considered that the proposal will deliver a good range of sport, play and community facilities of a sufficient quantum and quality to both serve the new population as well as enhancing what is already off offer for existing residents. In addition, the facilities provided both on and off site will be easily accessible to new residents without the need for a car. The timing of provision and payments will be linked to occupancy of dwellings and will be delivered by conditions and the S106 obligation.

#### Town Centre Regeneration

Policy 11 of The Kettering Town Centre Area Action Plan sets out various public realm schemes that the Council aims to implement alongside the planned housing growth. The plan aims to increase the scale of the town centre and provide additional retail space to attract key stores and a wider range of business to the town centre.

The proposed scheme does provide good transport links into the town centre. The emerging AAP recognises that the existing town centre is not adequate to both cope with and attract an increased population. Significant grant funding as been allocated to help deliver schemes but contributions from town centre and larger scale

residential developments will be sought to compliment this funding. Policy 11 of the Kettering Town Centre Area Action Plan states that development proposals will need to contribute positively towards a high quality public realm and this will be achieved through on site enhancements and through off site contributions. The applicant has agreed to a contribution of £373,000 towards town centre regeneration and public realm. This is considered to be acceptable in relation to the size of the development and the resultant pressure the development would have on the town centre, and meets the CIL regulations.

#### Other Contributions

Contributions have also been secured towards Fire and Rescue (a total contribution of £45,080) and health (£405 per market dwelling). These levels of contributions are considered to be commensurate with the size of the development and these will be secured within the S106 obligation. The applicant has agreed to pay a S106 monitoring fee of £20,000.

#### Conclusion

It is considered that the level of S106 contributions are adequate to make the development acceptable by providing the necessary infrastructure to offset the impact of development and complies with policy 8 of the National Planning Policy Framework, policy 6 of the North Northamptonshire Core Spatial Strategy and the CIL Regulations.

#### 10. Drainage and flood risk

The National Planning Policy Framework requires that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk of flooding, and where development is necessary, making it safe without increasing flood risk elsewhere. Paragraph 101 of the NPPF requires decision makers to steer new development to areas at the lowest probability of flooding by applying the sequential test.

Policy 13 (q) of the North Northamptonshire Core Spatial Strategy requires that development does not cause a risk to the quality of the underlying groundwater or surface water, or increase the risk of flooding on the site or elsewhere, and where possible incorporate Sustainable Drainage Systems and lead to a reduction in flood risk.

The majority of the application site falls within Flood Zone 1 which has a low probability of flooding. A small section of the site in the north western corner falls within flood zones 2 and 3 and has a medium and high probability of flooding.

An updated flood risk assessment and indicative drainage layout has been submitted in support of this application and this has been further updated to take into account the initial comments made by The Environment Agency. The Flood Risk Assessment states that the development can drain into the existing foul water sewage system for which Anglian Water have given their agreement to. The National Planning Policy Framework states that the proposed surface water strategy should seek to replicate the sites existing hydrology as changes in the rate and volume of surface water run – off from the development could increase the risk of flooding down stream. The drainage strategy states that the use of SUDS has been

considered in detail. Where possible soakaways have been specified and where ground conditions will not permit, storm water has been shown to be managed, prior to final discharge into the river to achieve green field run off rates and a balancing pond is proposed within the area of open space.

The indicative master plan submitted shows that only landscaping and open space will be located within those areas defined as flood zone 2 and 3. All roads and infrastructure, dwellings, local centre and school are located within flood zone 1. The Environment Agency have been consulted on the scheme and raised no objections subject to conditions requiring; development, including the balancing pond to be located in flood zone 1; submission of a surface water drainage scheme; a scheme for the provision of mains foul sewerage infrastructure and submission of a contamination remediation scheme.

With respect to the sequential test, it was considered by the authority and the Environment Agency in 2008 that the proposal met the requirements of the sequential test as development was restricted by condition to land within flood zone 1. It is considered that the revised indicative master plan still meets the requirements of the sequential test, with roads, infrastructure, housing, the local centre and the school all being located outside of flood zones 2 and 3. As with the original resolution, a condition is recommended that restricts development to those areas falling within flood zone 1, On this basis, it is considered that the application accords with the sequential test set out within the National Planning Policy Framework.

There is local concern that the existing sewerage system at West Furlong currently does not have capacity and will not have the capacity to accommodate the proposed development. Third parties have advised that the existing sewer system is 50 years old and was originally designed for 10% of that flow. Third parties have reported problems of the existing sewers overflowing at properties on West Furlong and Northampton Road. These existing problems are being investigated, however, this is a separate matter to the drainage issues associated with this application. One third party has requested that a relief sewer should serve the development. This issue has been raised with the applicant and Anglian Water. The applicant has advised that they have been in detailed discussions with Anglian Water regarding a solution for the sustainable disposal of foul water drainage given the capacity issues. Two achievable solutions have been identified to achieve the required drainage, however the detailed drainage solution cannot be finalised until the full layout design is agreed at reserved matters stage. The applicant has advised that the most likely solution is to involve an on site pumping station with associated rising main connecting to the system. Anglian Water have been consulted on the scheme and been made aware of the objections raised by third parties and have raised no objections subject to conditions, including the submission of a foul drainage strategy. Whilst it is evident there are currently capacity issues with the existing foul water sewerage system, it is clear from the work undertaken by the applicant and the consultation comments from Anglian Water that a foul sewerage system can be designed to serve the development which will meet the needs of this development and will not result in any negative impact on the occupiers of nearby dwellings.

### 11. Energy efficiency

Policy 14 of the North Northamptonshire Core Spatial Strategy requires that developments should meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. Given the size of the development, criteria a of policy 14 requires that those dwellings delivered between 2013 and 2015 should meet the Code for Sustainable Homes code level 4 and those delivered from 2016 onwards will need to meet code level 6. This policy also sets a target of at least 30% of the demand for energy to be on site and renewably and/or from a decentralised renewable or low-carbon energy supply.

The applicant has advised that it is not viable to build either above code level 3 or to provide the 30% renewable energy. The Design and Access Statement submitted with the application states that the development will be constructed from brick and block construction, which combined with energy efficiency measures would achieve Code Level 3 on all dwellings, including affordable.

A viability appraisal has been submitted by the applicant as evidence that the provision of the requirements of policy 14 on site, along with the other S106 obligations required, including affordable housing, would render the development unviable. The submitted viability appraisal has been examined and officers confirm that the costs involved in providing either code level 4 homes or 30% renewable energy would make the development unviable. To give an indication of cost, to provide for 10% of the renewable energy target would cost an extra £3000 per dwelling. The only way that such provision could be accommodated would be by significantly reducing other S106 contributions.

The applicant has demonstrated through their submitted viability assessment that building at code level 3 and not providing any renewable energy is the most that can be offered.

### 12. Archaeology

Policy 13 (o) of the North Northamptonshire Core Spatial Strategy requires that developments conserve and enhance historic landscape designated built environment assets. In support of the original application in 2006 an Archaeological Field walking, Geophysical Survey and Trial Trench Evaluation. The evaluation found few surface finds and in four targeted trial trenches failed to reveal any features of archaeological interest.

The County Archaeological Advisor has been consulted on the scheme and are satisfied with the survey work undertaken and advised that no further archaeological investigation or mitigation is required.

### **Conclusion**

Given a lack of a 5 year housing land supply the National Planning Policy Framework states that development plan policies should be considered not up to date. The National Planning Policy Framework also states that there should be a presumption in favour of sustainable development.



The principle of development is considered to acceptable, given the sites location within the town boundary of Kettering. Further more, the site will make significant contribution towards the five year land supply figures.

The master plan demonstrates that the level of development proposed can be satisfactorily accommodated on the site, whilst demonstrating that noise issues can be overcome and provides a good basis in design terms for the reserved matters submission. The scheme provides for the necessary infrastructure, including schooling provision, local centre, open space and improvements to accessibility and the use of sustainable transport options, to make the development sustainable. An acceptable vehicular access can be gained into the site and the scheme provides for the necessary highway improvement works which result from the development.

Whilst there is some conflict with policy 14 and the requirement for sustainable construction and energy efficiency, the applicant has demonstrated that such provision is not viable on this site.

Overall, it is considered that the location and infrastructure provision will result in a highly sustainable development which meets the National Planning Policy Frameworks presumption in favour of sustainable development.

It is therefore recommended that this application be approved subject to conditions and a S106 obligation.

**Background Papers**

Title of Document:

Date:

Contact Officer:

Anne Dew, Senior Development Officer on 01536 534316

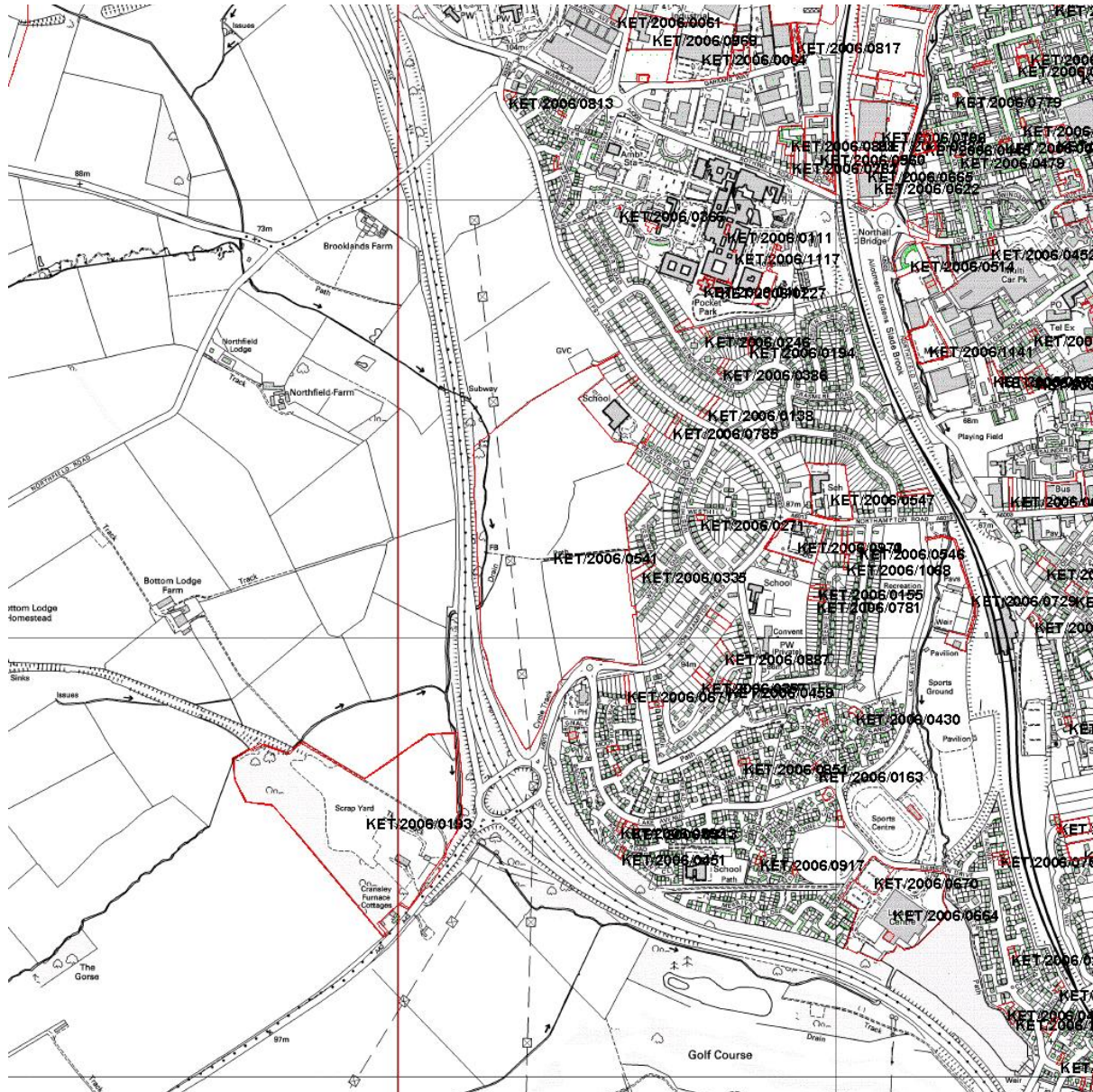
**Previous Reports/Minutes**

Ref:

Date:

# SITE LOCATION PLAN

West Hill (land at), Kettering  
Application No.: KET/2006/0541



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