

BOROUGH OF KETTERING

Committee	Full Planning Committee - 27/08/2013	Item No: 5.4
Report Originator	Rebecca Collins Senior Development Officer	Application No: KET/2013/0330
Wards Affected	Barton	
Location	Polwell Lane (land west of), Barton Seagrave	
Proposal	Approval of Reserved Matters: All details in respect of KET/2008/0785 (Phase 4) for 135 dwellings and related development	
Applicant	Mrs L Webber Redrow Homes,	

1. PURPOSE OF REPORT

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

2. RECOMMENDATION

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

1. The development hereby permitted shall not be carried out other than in accordance with the following plans:
Colour site layout - Phase 4 TP-4-10 received on 13 August 2013.
Landscape plans L15- L25 received 13 May 2013
Floor plans and elevations Avon AV-4-01 and 02 received on 13 August 2013
Floor plans and elevations Balmoral BAL-4-01 received on 6 June 2013 and 02 received on 13 May 2013
Floor plans and elevations Cambridge CAM-4-01 and 02 received on 13 May 2013
Floor plans and elevations Dart DAR-4-01 received on 13 May 2013 and DAR-4-02 P1 received on 6 June 2013
Garages GR-4-01, 02 and 03 received on 13 May 2013
Floor plans and elevations Highgate HIG-4-01, 02, 03 and 04 received on 13 May 2013
Floor plans and elevations Kenilworth KEN-4-01 and 02 received on 13 May 2013
Floor plans and elevations Letchworth LET-4-01 received on 13 May 2013 and LET-4-02 and 03 received on 13 May 2013
Floor plans and elevations Marlborough MAR-4-01 received on 13 May 2013 and MAR-4-02 A received on 13 August 2013
Floor plans and elevations Oxford OXF-4-01 A and 03 A received on 13 August 2013 and OXF-4-02 received on 13 May 2013
Floor plans and elevations Plym PLYM-4-01 and 02 received on 13 May 2013

Floor plans and elevations Richmond RIC-4-01 A and 03 A received on 13 August 2013 and RIC-4-02 received on 13 May 2013.

Floor plans and elevations Shrewsbury SHR-4-01 and 02 received on 13 May 2013

Floor plans and elevations Stratford STR-4-02 received on 13 May 2013 and STR-4-01 A and 03 A received on 13 August 2013.

Floor plans and elevations Sunningdale SUN-4-01 A and 02 A received on 13 August 2013 and SUN-4-03 and 04 received on 13 May 2013

Floor plans and elevations Tavy TAV-4-01 A, 02 A and 03 A received on 13 August 2013

Floor plans and elevations Tweed TWE-4-01 A and 02 A received on 13 August 2013

Floor plans and elevations Warwick WAR-4-01 and 03 received on 13 May 2013, WAR-4-02 P1 received on 6 June 2013 and WAR-4-04 A received on 13 August 2013

Floor plans and elevations Welwyn WEL-4-01, 02 and 03 received on 13 May 2013

Floor plans and elevations Worcester WOR-4-01 received on 13 May 2013 and WOR-4-02 A received on 13 August 2013.

Floor plans and elevations York YOR-4-01 and 02 received on 13 May 2013

REASON: To define the terms of the permission in the interests of design and amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted. All planting, seeding or turfing comprised in the approved landscaping details shall be carried out in the first planting and seeding seasons following the occupation of any dwelling within Phase Four (as shown on Site Layout Plan TP-4-10 received on 13 August 2013) or completion of Phase One, whichever is the sooner. Any trees or plants, which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

REASON: In the interests of the securing a high quality design, an attractive and interesting public realm and amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Prior to first occupation of any within Phase Four (as shown on Site Layout Plan TP-4_10 received on 13/08/2013) a landscape management plan, including management responsibilities and maintenance schedules for all landscape areas, other than domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

REASON: To secure the ongoing maintenance of amenity afforded by landscape features and a high quality design and public realm in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. The facing materials to be used in the construction of the dwellings hereby approved, shall be as shown on plan reference ML4-01 C received on 13/08/2013. Prior to the construction of first dwelling on Phase Four (as shown on Site Layout Plan TP-4-10 received 08/08/2013) full details of all windows and doors and tile and timber accents shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of securing a high quality design in accordance with the approved Design Code for the site and Policy 13 of the North Northamptonshire Core Spatial Strategy.

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

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

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the eastern elevation or roof plane of plots 427, 422, 411 or 367.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no alteration to the roof of plots 422, 411 or the garage of plot 376 as permitted by Class B of Part 1 of Schedule 2 of the Order shall be constructed.

REASON: To protect the amenities of neighbouring properties in accordance with policy 13 of the CSS.

8. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no side or front extensions, buildings or structures forward of the approved garages (as shown on the amended Site Layout Plan TP-4-10 received 13 August 2013) permitted by Class A or Class E of Part 1 of Schedule 2 of the Order shall be constructed on Plots 293-310 (inclusive).

REASON: To secure the character of The Avenue streetscene in accordance with the approved Design Code for the site and in the interests of securing a high quality design in accordance with Policy 3 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no gates, fences, walls or other means of enclosure permitted by Class A of Part 2 of Schedule 2 of that order, other than that shown on the approved landscape plans (L15, L16, L17, L18, L19, L20, L21, L22, L23, L24 and L25 received on 13 May 2013), shall be erected to the front or side boundaries adjacent to the highway or footpath on plots 293-312 (inclusive), 313-319 (inclusive), 336, 337, 320-328 (inclusive), 385-390 (inclusive) 396-403 (inclusive) and 419-427 (inclusive).

REASON: To secure the character of The Avenue and Soft Edge in accordance with the approved Design Code for the site and in the interests of securing a high quality design in accordance with Policy 3 and Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2013/0330

3.0 Information

Relevant Planning History

KET/2007/0475

Construction of up to 500 dwellings with associated landscaping, public open space, highway works and ancillary development. (Refused)

KET/2008/0785

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

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

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

KET/2011/0390

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

KET/2011/0534

Reserved Matters for Open space infrastructure. (Approved)

KET/2012/0085

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

KET/2012/0686

1 no. non illuminated free standing sign. (Approved)

KET/2012/0771

Variation of Conditions 1 and 3 of KET/2012/0085 in relation to approved plans. Changes were made to the approved materials, site layout, house types and Air Source Heat Pumps were replaced by photovoltaic panels. (Approved)

KET/2012/0769

Temporary sales office with associated parking and landscaping and four showhomes with garages. (Approved)

KET/2013/0329

Reserved matters for all details relating to access, appearance, scale, layout and landscaping of Phase Three for 170 dwellings (64 affordable units). The positioning and layout of dwellings, house types and detailed design of each dwelling (including materials), access to plots and parking arrangements, layout and design of streets and pedestrian links, hard and soft landscaping and boundary treatments. (Pending)

Site Description

Officer's site inspection was carried out on 26/06/2013.

The application site is located approximately 3 kilometres from Kettering town centre, to the south of Barton Road and west of Polwell Lane. The existing built up edge of Barton Seagrave is positioned to the east of the site whilst the River Ise is positioned to the west. The Ise Valley is defined by the North Northamptonshire Core Spatial Strategy (CSS) as a Sub-Regional Green Infrastructure Corridor. Wicksteed Park, a Grade II Park and Garden of Historic Interest, is also found to the west. A disused railway line, with wooded embankment, bounds the southern edge of the site with the A14 positioned beyond this. A wooded area is found adjacent to the most northern tip of the site. Castle Field, a Scheduled Ancient Monument (SAM), is located to the north of the site. The Conservation Area of Barton Seagrave is found to the north east. The site is also located adjacent to the existing allotments accessed from Polwell Lane and many rights of way.

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

The site (south west corner) incorporates part of the Southfield Farm Marsh, Site of Special Scientific Interest (SSSI). The SSSI extends from the site to the south, over the A14 and beyond. The part of the SSSI found within the site is currently within the Environment Agency's flood zone 3a which has the highest level of risk (land assessed as having a 1

in 100 or greater annual probability of river flooding). In addition to the SSSI there are two other wildlife designations in this area, Southfield Farm Marsh Wildlife Trust Nature Reserve and a non-statutory County Wildlife Site. These three areas are overlapping in part but are not necessarily coincident. A primary and secondary school are found to the east of the site beyond Gray's Field (an existing play area). The school grounds incorporate a community centre which is bounded by the educational buildings.

Phase One, which is under construction currently, is located in the northern part of the site and includes the site entrance from Polwell Lane.

Phase Four runs from the south of the site, up through the site crossing the linear open space (already approved) and partially marking the eastern boundary of the site with vehicular accesses from Denford Drive and pedestrian access from Brington Drive, Blackwell Road and Sherwood Drive.

Sherwood Drive consists of 1.5/2 storey semi-detached properties either chalet style or roof slope fronting onto the public highway. Properties here are set back from the public highway with parking to front. Denford Drive consists of two-storey properties, roof slope fronting the highway but set back. Primarily properties are semi-detached but number 5 Denford Drive, adjacent to the site is detached. There is some planting along the boundary of the site with number 5 and the end of the highway. Blackwell Road consists of single storey and two-storey semi-detached properties.

Proposed Development

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

- All details relating to access, appearance, scale, layout and landscaping of Phase Four for 135 dwellings (27 affordable units).
- Positioning and layout of dwellings, house types and detailed design of each dwelling (including materials), access to plots and parking arrangements, layout and design of streets and pedestrian links, hard and soft landscaping and boundary treatments.

Any Constraints Affecting the Site

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

4.0 Consultation and Customer Impact

Parish/Town Council

Object as the construction of plots 363 and 367 at the end of Sherwood

Drive which will involve the felling of a row of mature Lime trees, which should be protected.

English Heritage

The application should be determined in accordance with national and local policy guidance.

Northamptonshire Police

The design and layout is compliant with the requirements of the planning statement and does not give any serious concern, subject to the following:

- Development should be built to secure by design standards
- The CfSH compliance level should be min level 3
- All ground floor/accessible windows, doors, garage doors should be certified to the required standards
- The gate between plots 355 and 356 to be moved near to the front building line
- A gate 1.8m high is provided near to the front building line in-between plots 365 and 366
- Further consultation is carried out to find out how defensible space will be created to the front of dwellings can be achieved
- Information for lighting is provided

Wildlife Trust

The proposed soft landscaping includes a large number of non-native species of 'plants'.

Anglian Water

No comments.

Northants Badger Group

Prior to construction, the applicant should re-survey for badgers and appropriate mitigation required if necessary.

Neighbours

Five objections have been received. Number 5 Denford Drive objects to the proposal on the grounds:

- Plot 411 is too close to number 5 Denford Drive and would block light to side windows and result in the loss of privacy also. A relationship similar to that at plot 376 would be preferable. There is an existing hedge on the boundary of this property which will be lost, affecting local ecology.

Numbers 44, 46 and 48 Sherwood drive are objecting on the grounds of:

- Loss of privacy and overlooking as the shortest gardens back onto their property. Terrace housing of this type is out of character with Barton Seagrave and will lead to noise and disturbance from use of the access to the rear of rear gardens adjacent to the boundary.

- Boundary treatment will block light to an existing workshop at the end of the garden of number 46.
- A row of Lime trees will be lost, affecting local ecology.
- Properties will be devalued.

5.0 Planning Policy

National Planning Policy Framework

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

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

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 13 General Sustainable Development Principles

Policy 14 Energy Efficiency and Sustainable Construction

Policy 15 Sustainable Housing Provision

Other Material Considerations

Manual for Streets 1 and 2

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

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

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

1. Outline Planning Permission and Design Code

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

2. Scale, Design and Appearance

Across Phase Four there will be a variety of building types with detached, a few semi-detached properties and terraced properties positioned depending on the character area they are a part of, as outlined in the approved design code. Dwellings within this phase range from 2-bed to 5-bed, which will meet needs and provide choice. Phase Four, spans two character areas as identified in the adopted design code. The 'Soft Edge' and the 'Avenue'.

The adopted Design Code says that the 'Soft Edge' which marks the western element of the proposed development should make an appropriate transition from urban to rural, here, densities are at their lowest and comprise largely of detached dwellings. Here gaps between buildings and building heights will be varied to give the appearance of meandering streets. Buildings will be predominately 2 stories with occasional 2.5 stories.

The 'Avenue', according to the design code, should have a strong parallel building line and rhythm derived by consistent gaps between buildings and regularly spaced tree planting. Railings could be used to provide strong definition between public and private space. Building heights are between 2-2.5 stories.

Proposed facing and roofing materials have been illustrated amended drawing reference ML4-01 C dated 13th August 2013, submitted with the application. There are two types of facing brick and roof tile proposed along with render (white/ivory) and timber accents for some plots. The materials will be used in a number of combinations in accordance with the design parameters for the character area they belong to. Stone properties are pepper-potted around the site to give variance in the street scene and help the soft edge character area supporting the transition between urban and rural. It is considered that the external appearance of the dwellings will respect their surroundings and reflect the character of the wider area, as is the aspirations of the design code. Materials are considered to play an important role in creating interest within the streetscene and variety across the development yet also allow a holistic development to be developed through the adoption of some common elements.

Active frontages contribute significantly to the quality of the environment. They add interest and promote vitality within the public

realm. They also help to provide natural surveillance and discourage criminal or anti-social behaviour. The development layout, positioning of dwellings and their openings and treatment of corner buildings are important elements to consider. The drawings for Phase Four have been amended to include active frontages facing public spaces to develop natural surveillance of the public realm and to address the street frontage, footpaths, open spaces and green edges. They have also been designed with habitable rooms or doors animating the public realm. The design code states that where dwellings are located at corners, care should be taken to ensure there are no blank side elevations. It is considered that apart from 4 plots, the revised amended plans demonstrate a good relationship between buildings and the public realm can be achieved. Further amendments to plots 298, 299, 328 and 326 are required to ensure active windows faces key spaces and that good surveillance of the long park is maintained.

Scale varies across the site depending on the character area which dwellings are positioned within. This will help to create interest in the streetscene and variety across whole development. The scale of dwellings is considered to be in accordance with the building heights parameters set out for each character area. Density also varies with the highest within the Avenue and the lowest density development on the Soft Edge. This is in accordance with the Design Code. There are contrasting frontages and set backs across Phase Four, again reflecting each of the different character areas. At the boundaries of the site where these are shared with existing residential properties the buildings are a maximum of 2 stories, as required by the Design Code.

In the interests of securing a high quality design and preserving the character that the Design Code and this reserved matters application is seeking to achieve, it is considered that some restrictions need to be put in place with regard to boundary treatments and extensions. This will be limited to key areas, namely adjacent to the linear open space where boundary treatment and extensions could negatively impact upon the rhythm within the streetscene and legibility of the development. Within the soft edge the type of boundary treatment is a key influence on character of this area.

Amended plans have been received changing plots 341-349 to two storey dwellings from three stories which will enforce the character of this area, which is largely proposed to be two-storey. Also, plans have been amended to meet the criteria as outlined in Northamptonshire Police's response. A lighting scheme is required by condition on the outline permission.

The design is of a high standard, will respect its context and will create a strong sense of place and a community where people will want to live; the proposed homes and design for Phase Four is considered to meet the aspirations set out in the approved Design Code. Delivering a wide

choice of high quality homes and securing high quality design are important elements of the NPPF, therefore the design is considered to be in accordance with Policy 6 and 7 of the NPPF and meets the criteria as outlined in the development plan Policies 13, 14 and 15 of the CSS.

3. Access, Layout and Movement

The vehicular access to the site will be from Denford Drive and eventually from Polwell Lane, through the site and off the primary access point. This was determined at the outline planning stage. Pedestrian access will be gained from an existing footpath link at Brington Drive, at the end of Sherwood Drive and Blackwell Road.

The perimeter block approach, promoted at the outline stage, has been retained and contributes to forming a permeable development. Phase Four includes the different street types set out within the design code (primary, tertiary streets and green lanes/edges). Use of different street types, materials and trees will help to create a legible and interesting environment.

The Primary Street runs through Phase Four from Denford Drive with a small shared surface area where Phase Four meets Phase Three (pending). The Primary Street runs across the linear open space with a shared surface giving pedestrians the priority, it then runs through the neighbouring phases. Tertiary Streets and Green Lanes run through the rest of Phase Four. The Primary Street is to be a tree planted avenue which is pedestrian and cycle friendly and the main connecting spine through the development. The Primary Street will be 'black top' in appearance, to illustrate position within the street hierarchy and levels of activity. The footways will be tar spray, with conservation kerbs to give some differentiation between the footways and carriageways and will help to visually lift the appearance of these streets. Developing a high quality public realm, of which the streets are a vital element, is considered essential to a successful development.

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

Overall it is considered that a road dominated environment will be avoided and the pedestrian has been given first consideration within the

design; full account has been taken of the transport user hierarchy pedestrian-cyclist-public transport-private vehicle. The design approach and proposed materials for the streets, shared surface areas and footpaths are supported. With regard to access, layout and movement the development is in accordance with Development Plan policy and specifically CSS Policy 13. The design is also considered to accord with the principles of Manual for Streets. The development is also considered to be in accordance with the NPPF, which highlights the importance of giving pedestrian and cycle movements priority and creating safe and secure layouts.

A mix of parking solutions is proposed as set out in the design code. Garages, hardstanding and front courts arrangements are included within this phase of development. Parking areas have a good level of natural surveillance and are well related to the dwellings they serve. It is considered that through design a good balance has been struck between providing sufficient parking, limiting nuisance parking in the future and encouraging walking and cycling. The development is considered to be in accordance with Policy 13 of the CSS.

4. Residential Amenity

CSS Policy 13 states that developments should not result in unacceptable impact on the amenities of neighbouring properties or the wider area by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

Neighbouring occupiers have raised objections to this reserved matters application, which include concern about the impact on living conditions namely overlooking and loss of privacy. All new dwellings along the boundary shared with existing occupiers will be two storey and no higher and have rear gardens that range in depth from 10 metres to 15 metres. Occupants of Sherwood Drive backing onto the site are concerned about the depth of gardens in this location. Gardens here range from 10.5 metres at Plot 358 to 12.5 metres at Plot 350. Back to back distances of over 22 metres are achieved in all cases, which is a good distance to prevent unacceptable loss of amenity.

Plots 353-350 will share a rear access which runs at the bottom of their garden giving them the ability to move bins from the rear of the property to the front. Some existing neighbouring properties have objected to this, on the grounds of noise. The existing boundary treatment will reduce the impact of the use of this access, especially as this access will only be used by 3 dwellings and as the access will be in regular use given its purpose. Given its limited width it is unlikely to be used other than on foot, therefore it is not considered that the use of this access by three dwellings would have a significant impact on amenity to warrant the refusal of planning permission on this basis.

Number 5 Denford Drive has objected on the grounds of the proposed size of plot 411 and its potential impact on amenity. Amended plans

have been received showing a different house type in this location. The benefit of the revised house type is that it is smaller in footprint and increases the distance in between these properties from 2.5m to approximately 6 meters. There are windows in the side elevation of number 5 but due to the distance between the existing and proposed, it is unlikely that the proposal would have a significant impact on light to these windows. In addition, these are secondary windows and there is existing planting along the side boundary of this property which already obscures light. The proposed new development is located to the west of the existing so a small amount of overshadowing may occur late in the day but this is likely to be limited due to the proposed 6m gap.

Good back to back and elevation to elevation relationships are maintained across Phase Four and a good level of amenity will be afforded to the new residents. It is considered that the development will not significantly harm the living conditions of existing occupiers and new residents will benefit from a good quality of life and living conditions. The development is considered to be in accordance with CSS Policy 13.

5. Sustainable Construction and Renewable Energy

A site wide energy strategy was required as part of the outline planning conditions (submitted and approved). The aim of this was to investigate different technologies and ways of meeting 30% of the demand for energy on site, renewably and/or from decentralised renewable/low carbon supply (in line with Policy 14 of the CSS).

All homes will need to meet the code for sustainable homes, the level depending on when they are completed. Those dwellings completed between 2013 – 2015 will be code level 4 and any completed after 2016 will need to be code level 6, zero carbon. The applicant is required by condition 30 of the outline permission to submit a sustainability report demonstrating how environmental sustainability issues have been addressed, in accordance with policy 14 of the CSS. The submitted Sustainability Report lacks detail, but expects all plots to be completed before 2016. Without further detail it is unknown how code level 4 will be achieved across Phase Four. On Phase One the reserved matters consent was revised and Source Heat Pumps were replaced by photovoltaic panels. If photovoltaic panels are to be used a condition requiring details of the siting and specification would be required. On this basis further information has been requested. An update on this matter will be provided at Committee.

6. Affordable Housing Provision

20% affordable housing is to be provided within Phase Four, which equates to 27 units. This is within the parameters of the s.106 tied to the outline permission which requires 30% affordable housing in accordance with Policy 15 of the CSS, across the whole site. However, within each given phase the affordable housing provision should be no less than 20% and no more than 40%. Phase Three will provide the remaining necessary units to provide 30% affordable housing across the

whole site.

There is a range of house types that are 2 storeys in scale, which will meet the above affordable housing requirements. The location and design of the affordable units are considered to be acceptable and indivisible from the market properties and will contribute to a sustainable community being created. The development is considered to be in accordance with Policy 15 of the CSS. Delivery of affordable homes is essential to meeting needs and creating an inclusive and sustainable community in accordance with policy 6 of the NPPF.

7. Landscaping

The soft landscaping for Phase Four contains a significant number of non-native species, which the applicants are currently looking at and seeking to change on the advice of the LPA. However, the proposed locations for planting appear well designed, full of variety and in accordance with the design code. It is considered that this will create a visually interesting public realm and will also have some biodiversity benefit. The primary street includes trees positioned at regular intervals to create a rhythm and sense of continuous frontage along the street scene, a condition is required to ascertain the species of the trees proposed and across the site. Within Phase One a continuous species is proposed along the Primary Street to create a tree lined avenue. Subject to a condition with regards to planting and species the development is considered to be in accordance with Policy 13 of the CSS.

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

8. Ecology

The North Northants Badgers Group have requested further survey work for badgers is undertaken prior to the commencement of development. This is controlled through planning condition number 42 of the outline permission (KET/2008/0785).

9. Flooding and Drainage

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

10. Environmental Impact Assessment

Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (came into force on 24th August 2011) subsequent EIA applications include reserved matters. As the original outline planning application KET/2008/0785 was EIA development, this

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

11. Other Matters

Devaluation of property is not a material planning consideration in the determination of this application.

Conclusion

Subject to conditions this reserved matters application is considered acceptable and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Rebecca Collins, Senior Development Officer on 01536
534316

Previous Reports/Minutes

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