

# Public Document Pack




**Meeting:** Executive  
**Date:** Thursday 15th July, 2021  
**Time:** 2.00 pm  
**Venue:** Council Chamber, The Cube, George Street, Parklands Gateway, Corby, NN17 1QG

To members of the Executive

Councillors Jason Smithers (Chair), Councillor Helen Howell (Vice-Chair), Lloyd Bunday, Scott Edwards, Helen Harrison, David Howes, Graham Lawman, Andy Mercer, Steven North and Harriet Pentland

<b>Agenda</b>			
<b>Item</b>	<b>Subject</b>	<b>Presenting Member</b>	<b>Page no.</b>
<b>01</b>	Apologies for absence		
<b>02</b>	Minutes of the meeting held on 22 June 2021		5 - 14
<b>03</b>	Notifications of requests to address the meeting		
<b>04</b>	Members' Declarations of Interest		
<b>Items requiring a decision</b>			
<b>05</b>	The Corporate Plan To set out an indicative process and timeline for the development and adoption of a Corporate Plan for North Northamptonshire Council.	Cllr Jason Smithers	15 - 26
<b>06</b>	Budget Forecast 2021-22 as at Period 2 To set out the material financial issues identified since the 2021/22 budget was set in February 2021.	Cllr Lloyd Bunday	<i>Report to Follow</i>
<b>07</b>	Capital Programme Update 2021/22 To request approval for capital schemes that have come forward for inclusion in the Council's Capital Programme.	Cllr Lloyd Bunday	27 - 30
<b>08</b>	East Kettering Highway Works – Junctions D & E To inform of the section 106 funded schemes designed to mitigate consented development at Hanwood Park (east of Kettering) and to seek approval for its commitment to the capital programme.	Cllr Steven North	31 - 70

<b>Urgent Items</b>			
<b>09</b>	To consider any items of business of which notice has been given to the Proper Officer and the Chair considers to be urgent, pursuant to the Local Government Act 1972.		
<b>Exempt Items</b>			
<b>010</b>	To consider any items of business which may involve the exclusion of the press and public in accordance with the provisions of Section 100(A) of the Local Government Act 1972 (as amended)		
<b>10a</b>	Highways Procurement	Cllr Graham Lawman	71 - 82
<b>10b</b>	Lease Renewal - Corby Innovation Hub offices	Cllr Graham Lawman	83 - 88
<p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p><b>Proper Officer</b> <b>7 July 2021</b></p>			

\*The reports on this agenda include summaries of representations that have been received in response to consultation under the Planning Acts and in accordance with the provisions in the Town and Country Planning (Development Management Procedure) Order 2015.

This agenda has been published by Democratic Services.

**Committee Officer: Ben Smith**

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### **Meetings at the Council Offices**

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### **Public Participation**

The Council has approved procedures for you to request to address meetings of the Council.

<b>ITEM</b>	<b>NARRATIVE</b>	<b>DEADLINE</b>
Members of the Public Agenda Statements	Members of the Public who live or work in the North Northamptonshire council area may make statements in relation to reports on the public part of this agenda. A request to address the Executive must be received 2 clear working days prior to the meeting at <a href="mailto:democraticservices@northnorthants.gov.uk">democraticservices@northnorthants.gov.uk</a> . Each Member of the Public has a maximum of 3 minutes to address the committee.	5:00 pm Monday 12 <sup>th</sup> July 2021

Members of the Public Petitions	Anyone who lives, or works in North Northamptonshire may submit a petition to the Council. Depending on the size of your petition it will be responded to as follows:-		
	<b>Category</b>	<b>Signatory Threshold</b>	<b>Description</b>
	Petition which triggers a council debate	Council	Any petition with 1,500 or more signatures will trigger a debate at a Full Council meeting.
	Petition which calls an officer to provide evidence	750 – 1,499	Any petition with 750 – 1,499 signatures will summon an appropriate officer of the Council to give evidence at a public meeting of the relevant Scrutiny Committee.
	Standard Petition	5 – 749	Any petition with 5 – 749 signatures will be referred to a senior officer of the Council to provide a response.

These procedures are included within the Council's Constitution. Please contact [democraticservices@northnorthants.gov.uk](mailto:democraticservices@northnorthants.gov.uk) for more information.

### Members' Declarations of Interest

Members are reminded of their duty to ensure they abide by the approved Member Code of Conduct whilst undertaking their role as a Councillor. Where a matter arises at a meeting which **relates to** a Disclosable Pecuniary Interest, you must declare the interest, not participate in any discussion or vote on the matter and must not remain in the room unless granted a dispensation.

Where a matter arises at a meeting which **relates to** other Registerable Interests, you must declare the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but must not take part in any vote on the matter unless you have been granted a dispensation.

Where a matter arises at a meeting which **relates to** your own financial interest (and is not a Disclosable Pecuniary Interest) or **relates to** a financial interest of a relative, friend or close associate, you must disclose the interest and not vote on the matter unless granted a dispensation. You may speak on the matter only if members of the public are also allowed to speak at the meeting.

Members are reminded that they should continue to adhere to the Council's approved rules and protocols during the conduct of meetings. These are contained in the Council's approved Constitution.

If Members have any queries as to whether a Declaration of Interest should be made please contact the Monitoring Officer at – [Adele.Wylie@northnorthants.gov.uk](mailto:Adele.Wylie@northnorthants.gov.uk)

### **Press & Media Enquiries**

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**Minutes of a meeting of the Executive held at 2.00 pm on Tuesday 22nd June, 2021 in the Council Chamber, The Cube, George Street, Parklands Gateway, Corby, NN17 1QG**

**Present:-**

Councillor Jason Smithers (Leader of the Council) (Chair)	Councillor Helen Howell (Deputy Leader of the Council)
Councillor Lloyd Bunday	Councillor Andy Mercer
Councillor Helen Harrison	Councillor Steven North
Councillor David Howes	Councillor Harriet Pentland
Councillor Graham Lawman	

Also in attendance – Councillor Jim Hakewill (minute 7 refers)

**1 Apologies for absence**

Apologies for absence were received on behalf of Councillor Scott Edwards.

**2 Notification of requests to address the meeting.**

The Chair, Councillor Jason Smithers, reported that there was one request to address the meeting, from Councillor Jim Hakewill in respect of the National Bus Strategy report (minute 7 refers).

**3 Members' Declarations of Interest**

The Chair invited those who wished to do so, to declare interests in respect of items on the agenda.

No declarations were received.

**4 Key Decisions Made Under Special Urgency Provisions (for noting)**

Under the special urgency provisions at section 6 of the Council's Constitution, the Executive noted the urgent key decision, taken on 27 May 2021, by the Leader of the Council and the Chair of Scrutiny Commission, in consultation with the Portfolio Lead for Adults, Health and Wellbeing and underwritten advisement from the Chief Executive, Monitoring Officer or S151 officer, using their powers under the special urgency provisions at section 6 of the Council's Constitution, in order to:

- a) Approve the described approach to procure the Older Person's Residential and Nursing Care Dynamic Purchasing System (DPS) for a period of 1 year from 01 September 2021 until 31 August 2022 using the Light Touch Regime (CPR 2015); and
- b) Delegate this activity to the Executive Director for Adults, Communities and Wellbeing in consultation with the Portfolio Lead for Adults, Health and Wellbeing.

**5 School Minor Works budget to address condition issues in North Northamptonshire Maintained Schools Estate – 2021/2022**

Councillor Lloyd Bunday, on behalf of Cllr Scott Edwards Executive Member for Children, Families, Education and Skills, introduced a report of the Executive Director of Children's Services which provided Executive members with details of the proposed 2021/22 School Minor Works budget, in order to rectify condition issues in North Northamptonshire Council's maintained schools.

A copy of the report, marked 'Agenda Item 5', was provided as part of the agenda document pack provided to members prior to the meeting.

**RESOLVED:**

(KEY DECISION)

- a) That the 2021/22 'School Minor Works' budget to rectify condition issues in North Northamptonshire Councils maintained schools to ensure the Council continues to fulfil its statutory obligation of maintaining its school estate be approved;
- b) That it be noted that North Northamptonshire Councils allocation of 'School Condition Allocation' funding for 2021/22 has been confirmed by the DfE at £1,935,564 and that this grant funding will be utilised as the Councils 'School Minor Works' budget for 2021/22;
- c) That it be noted that any works undertaken under the 'Schools Minor Works' budget will be delivered as part of a rolling programme of conditions surveys at maintained schools in the Local Authority;
- d) That authority be delegated to the Executive Member for Children, Families, Education and Skills in consultation with the Director of Children's Services, to authorise all necessary legal, property and financial agreements to ensure effective delivery of condition schemes.

*(Reasons for Decision:*

*The Council will continue to fulfil its statutory obligation of maintaining its school estate;*

*The recommended course of action is the most effective and prevents delays in procuring essential works;*

*This is the third year of the 'School Minor Works' programme which has been managed effectively within Northamptonshire.)*

**6 UK Community Renewal Fund – North Northamptonshire Submission**

Councillor Steven North, Executive Member for Growth and Regeneration, introduced a report of the Executive Director of Place and Economy which set out the shortlisted projects submitted for North Northamptonshire in respect of the UK Community

Renewal Fund. The report also outline the process which was followed to invite and receive bids, and to produce the shortlist.

A copy of the report, marked 'Agenda Item 6', was provided as part of the agenda document pack provided to members prior to the meeting.

It was noted that the Council had received 23 applications, 19 of which had met the criteria and 4 of which had not. A full list of the applications could be found in appendices 1 and 2 of the report.

**RESOLVED:**

- a) That the submission made to Government based on the shortlisted projects set out in Appendix A of the report be endorsed.
- b) That the creation of a small advisory panel to support programme monitoring and help look ahead to the UK Shared Prosperity Fund as outlined in paragraph 5.17 of the report be approved.

*(Reasons for Decision:*

*To provide oversight of the Community Renewal Fund process, to review programme delivery and to (to ensure the Council is well-prepared for the UK Shared Prosperity Fund, commencing in 2022.)*

**7 National Bus Strategy**

Councillor Graham Lawman, Executive Member for Highways, Travel & Assets, introduced a report of the Executive Director for Place and Economy which informed the Executive on the current situation with regard to funding of bus services in North Northamptonshire and the Government's National Bus Strategy for England: Bus Back Better. The report also sought a commitment to the formation of an Enhanced Partnership scheme in order to facilitate the improvement of local bus services for North Northamptonshire's residents by being able to access Government funding which would be made available to support implementation of the National Bus Strategy.

A copy of the report, marked 'Agenda Item 7', was provided as part of the agenda document pack provided to members prior to the meeting.

The Chair welcomed Councillor Jim Hakewill to the meeting who wished to speak in favour of the principals within the report. Cllr Hakewill noted the work undertaken by the prior County Council and four District and Borough Councils and hoped that such work would not be lost and be built upon in developing new strategies for North Northamptonshire Council.

Cllr Hakewill also hoped that work would continue in respect of provision of bus subsidies to rural communities where there were measures of deprivation, such as that of assistance to voluntary groups.

The Chair thanked Cllr Hakewill for his comments.

Both Cllr Lawman and Cllr David Howes, Executive Member for Rural Communities & Localism welcomed Cllr Hakewill's comments.

The Executive looked forward to engaging with local communities and groups to progress the bus strategy and seek to open up travel to rural areas.

**RESOLVED:**

- a) That the challenges faced by the bus industry due to COVID-19 and the funding that is being provided by the Government and Council to support bus services during the disruption to normal travel patterns as a result of Covid-19, as set out in Section 5 of the report, be noted;
- b) That the publication of Bus Back Better, the National Bus Strategy for England, as summarised in Section 6 of the report, be noted;
- c) That commitment be given to the formation of an Enhanced Partnership under the Bus Service Act 2017, for the reasons set out in Section 7 of the report;
- d) That the £100,000 capacity funding received from Government, as outlined in Section 8 of the report, be noted; and
- e) That authority be delegated to prepare, for approval by the Executive, an Enhanced Partnership and Bus Service Improvement Plan, to the Executive Director for Place and Economy, in consultation with the Executive Member for Highways, Travel and Assets.

*Reasons for Decisions:*

*To improve bus services for North Northamptonshire communities and minimise the risk of any communities losing their bus service;*

*To facilitate climate and environmental benefits through increasing bus use and the operation of more low emission buses;*

*To contribute to the implementation of the Northamptonshire Transportation Plan (the Local Transport Plan); and*

*To enable the Council to access the funding being made available by Government to support the National Bus Strategy.*

**8 Financial Uplifts for Adult Social Care Providers 2021-22**

Councillor Helen Harrison, Executive Member for Adults, Health and Wellbeing, introduced a report of the Executive Director for Adults, Health and Wellbeing which set out the proposed increase for care and support service areas and direct payment cost rate, and to outline the methodology used to develop the new rates.

A copy of the report, marked 'Agenda Item 8', was provided as part of the agenda document pack provided to members prior to the meeting.



It was noted that the proposed uplifts had been benchmarked against neighbouring authorities and that the Council would work within its own marketplace to benchmark and set its own rates. It was also noted that further work needed to be undertaken in establishing uplift options for mental health activity as this moved across from the clinical commissioning groups to the Council.

The Executive wished to pay tribute to the hard work of dedicated individuals on the front line, particularly through the current pandemic.

**RESOLVED:**

**(KEY DECISION)**

- a) That the following increases in fee levels for 2021-2022 be approved.

<b>Provision Type</b>	<b>Recommendation</b>	<b>Current Annual Cost £</b>	<b>New Annual Cost £</b>
Home Care	A fee uplift of 2.25% for home care suppliers currently on a framework. This is primarily related to NLW increase and additional on-costs impacted because of NLW. This uplift is in line with regional benchmarking This will have an annual anticipated impact of an additional £0.262m to the social care budget.	£11.7m	£11.96m
Older People's Residential and Nursing Care (Framework Providers)	A 2.70% uplift for older person's residential homes. The residential/nursing sector has been heavily impacted both financially and for the wellbeing of their staff during the pandemic. NNC is in the process of tendering for a Dynamic Purchasing System (DPS) framework and these fees will be used to provide final details on fee structure of the invitation to tender (ITT). Like domiciliary care there is some mobility of potential users of providers between North and West Northants due to often having family connections in different parts of the county. Additional annual impact of £0.209m.	£7.76m	£7.97m
Learning Disabilities framework	A 0% increase for those suppliers on the learning disabilities framework due to a newly established contract with a 5% uplift	£34.3m	£34.3m

	in 2020 after only being in effect for several months previously.		
Mental Health	A 0% increase for those suppliers on the mental health framework established by Nene CCG, due to further work required to establish any uplift options as a result of the commissioning responsibility transferring back to the council alongside the framework in development for 2022.	£1.7m	£1.7m
Spot Services	A 0% increase for spot purchased suppliers. Older peoples residential and nursing providers are able to apply to the dynamic purchasing system tender that is currently being tendered for (launched 01 June 2021). As a newly formed commissioning authority further work is required to understand local impacts on the domiciliary care sector and it is not possible to evaluate the uplift requirements at this point in the fiscal year.	£37m	£37m

- b) That approval be given to the full breakdown of current service fees with comparison of 2.25% and 2.70% increases and definitions of “provision type” in Appendix A to the report.

*(Reasons for Decision:*

*The Care Act 2015 establishes a general responsibility and duty on local authorities and Directors of Social Services to promote diversity and quality in care provision and ensure a sustainable market of care in their areas.)*

## 9 Capital Programme Update Report – Approvals into the Capital Programme

Councillor Lloyd Bunday, Executive Member for Finance and Transformation, introduced a report of the Executive Director for Finance which requested approval for capital schemes which were either identified as part of the Development Pool approved by the North Northamptonshire Shadow Executive as part of the February 2021 budget papers, or for other schemes that have come forward since, to be approved into the Capital Programme.

It was noted that the 2021/22 Capital Strategy had been approved by the Shadow Authority in February 2021 and that a capital programme update report would usually be provided to the Executive on a monthly basis.

A copy of the report, marked 'Agenda Item 9', was provided as part of the agenda document pack provided to members prior to the meeting.

**RESOLVED:**

**(KEY DECISION)**

That approval be given to the following changes to the Council's capital programme totalling £1.936m:

- Schools Minor Works 2021-22 of £1.936m funded from the Department for Education (DfE) School Condition Allocation Grant.

*(Reasons for Decision:*

*The recommended course of action will allow the timely progression of capital works.*

*To enable the Council to continue to fulfil its statutory obligation of maintaining its school estate.)*

**10 Transformation Task and Finish Group update**

Councillor Lloyd Bunday, Executive Member for Finance and Transformation, introduced a report of the Director of Transformation which set out the principals for the transformation of services in North Northamptonshire, as set out by the Shadow Executive on 3<sup>rd</sup> February 2021, and outlined the Transformation Priority Plan timeline to disaggregate the hosted services between North Northamptonshire and West Northamptonshire councils.

A copy of the report, marked 'Agenda Item 10', was provided as part of the agenda document pack provided to members prior to the meeting.

Cllr Steven North, as Chair of the Transformation Task and Finish Group, wished to thank all members who had sat on the Group and contributed to this piece of work during the Shadow Authority period. He reported that the West Northamptonshire Cabinet had approved the same recommendations being proposed to this meeting, on 8 June 2021, and that the two authorities looked forward to continuing to progress their work in disaggregating the remaining hosted services.

**RESOLVED:**

That the Transformation Priority Plan timeline to disaggregate the hosted services between North Northamptonshire Council and West Northamptonshire Council be endorsed.

*(Reasons for Decision:*

*To progress the process of disaggregation of hosted services during years 1 and 2 of the new councils.)*

## 11 Gretton Neighbourhood Plan

Councillor Steven North, Executive Member for Growth and Regeneration, introduced a report of the Director of Place and Economy which sought to formally make the Gretton Neighbourhood Plan as part of the statutory development plan for the area, following the local referendum held on 6 May 2021.

A copy of the report, marked 'Agenda Item 11', was provided as part of the agenda document pack provided to members prior to the meeting.

### **RESOLVED:**

That approval be given to the Gretton Neighbourhood Plan being made, so that it becomes part of the statutory development plan for the area.

*(Reason for Decision:*

*Following the community's endorsement of the Plan at a local referendum this forms the final step is for it to be formally 'made' by this Council.)*

## 12 Ecton Neighbourhood Plan

Councillor Steven North, Executive Member for Growth and Regeneration, introduced a report of the Director of Place and Economy which sought to formally make the Ecton Neighbourhood Plan as part of the statutory development plan for the area, following the local referendum held on 6 May 2021.

A copy of the report, marked 'Agenda Item 12', was provided as part of the agenda document pack provided to members prior to the meeting.

### **RESOLVED:**

That approval be given to the Ecton Neighbourhood Plan being made, so that it becomes part of the statutory development plan for the area.

*(Reason for Decision:*

*Following the community's endorsement of the Plan at a local referendum this forms the final step is for it to be formally 'made' by this Council.)*

## 13 Corby Town Fund

Councillor Steven North, Executive Member for Growth and Regeneration, introduced a report of the Director of Place and Economy which presented a revised Corby Town Deal Board (the Board) membership and sought to approve Head of Terms set by the Ministry of Housing, Communities and Local Government (MHCLG) in connection with Corby's Towns Fund.

A copy of the report, marked 'Agenda Item 13', was provided as part of the agenda document pack provided to members prior to the meeting.

The Executive welcomed the Council's successful bid in being awarded £19.9m for delivery of a smart, connected Corby via its Town Investment Plan and looked forward to the revised Board membership continuing its positive work to date.

**RESOLVED:**

- a) That the continuation of the Corby Town Deal Board which was established by Corby Borough Council be confirmed and approved;
- b) That membership of the Town Deal Board as detailed in section 5 of the report be approved.
- c) That authority be delegated to the Leader and Portfolio holder for Growth and Regeneration in consultation with the Chief Executive and Executive Director of Place and Economy to approve and sign Heads of Terms in connection with Corby's Town Fund from MHCLG.

*(Reasons for Decisions:*

*To ensure that North Northamptonshire Council is appropriately represented on the Corby Town Deal Board.*

*The options proposed align with MHCLG's guidance on the Town Fund.)*

**14 Exclusion of the Press and Public**

The Chair, Councillor Jason Smithers, informed members of the press and public that the remaining business for the meeting involved the exclusion of the press and public in accordance with the provisions of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

Thanks were given to all those members of the press and public who had attended the public part of the first meeting of the Executive.

**RESOLVED:**

That the press and public be excluded from the meeting in order that consideration could be given to the following item of business which was exempt by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972:-

- Kettering Alfred East Art Gallery, Library and Manor House Museum – (GLaM) Main Contract Award

- a) Kettering Alfred East Art Gallery, Library and Manor House Museum – (GLaM) Main Contract Award

Councillor Helen Howell, Executive Member for Sport Leisure, Culture and Tourism, introduced a report of the Executive Director of Adults, Health and Wellbeing which presented updates related to the capital project, GLaM, and which sought to award the main contract of works.

A copy of the exempt report, marked 'Agenda Item 14a', was provided as part of the agenda document pack provided to members prior to the meeting.

**RESOLVED:**

**(KEY DECISION)**

- a) That approval be given to the award of the Main Capital Works JCT contract to contractor A; and
- b) That authority be delegated to the Assistant Director Housing and Communities in collaboration with the Director of Legal & Democratic to conclude the appointment.

*(Reason for Decisions:*

*To accord with legislation and the constitutional policy of the Council.)*

**15 Urgent Items**

The Chair confirmed that there were no items of business for consideration.

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Chair

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Date

The meeting closed at 2.59 pm

## EXECUTIVE 15 July 2021

<b>Report Title</b>	<b>The Corporate Plan</b>
<b>Portfolio Holder</b>	<b>Cllr Jason Smithers, Leader of the Council</b>
<b>Report Author</b>	<b>Guy Holloway</b> <b>Assistant Chief Executive</b> <a href="mailto:guy.holloway@northnorthants.gov.uk">guy.holloway@northnorthants.gov.uk</a>

<b>Key Decision</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Forward Plan Reference (if yes to Key Decision)</b>	
<b>Is the decision eligible for call-in by Scrutiny?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Are there public sector equality duty implications?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Does the report contain confidential or exempt information (whether in appendices or not)?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Applicable paragraph number for exemption from publication under Schedule 12A Local Government Act 1974</b>	

### List of Appendices

Appendix 1 – Corporate Plan – Indicative process and timeline

Appendix 2 – Corporate Planning Framework (Example)

Appendix 3 – Consultation and engagement - Stakeholders (example)

### **1. Purpose of Report**

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- 1.1. To set out an indicative process and timeline for the development and adoption of a Corporate Plan for North Northamptonshire Council.
- 1.2. The report provides background as to what a Corporate Plan is, the type of information that it could contain, why it is important and suggests a process for its development, reflecting the requirements of the Council's Constitution and good practice.

### **2. Executive Summary**

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- 2.1 The Corporate Plan, sometimes referred to as a Corporate Strategy, forms a central part of the Council's Budget and Policy Framework as set out in the Council's Constitution.

- 2.2 The content of a Corporate Plan is not set out by statute. The Council has flexibility as to what it contains, its format and how it develops the Plan. It is important however that the Council follows the processes set out in the Constitution. Executive members will also be mindful of good practice and will likely wish to make the most of the opportunities available in developing the plan.
- 2.3 A Corporate Plan will typically, but not always, set out the vision for the Council, its values, define its overarching strategic objectives, set out its priorities and associated actions, outcomes, performance indicators and targets.
- 2.4 The Corporate Plan provides a vehicle to set out the context and narrative of the Council so that all stakeholders understand the Council's current position, where it aims to go and how it intends to get there. Members may also wish to include information about its approach to transformation, future public engagement and other areas considered important.
- 2.5 One of the opportunities facing the Council is the process of engaging with stakeholders and partners in determining the strategic objectives and priorities of the new Council. There is an opportunity to reach out to a broad set of stakeholders to help define where the Council needs to go; an opportunity to engage in a dialogue and to listen to partner agencies, residents and parish and town councils. There is, therefore, merit in determining an engagement approach that best delivers this objective but, at the same time, does so in a timely and efficient manner.
- 2.6 This report sets out an indicative process and timetable that members can use as a guide – included as Appendix 1.
- 2.7 The Corporate Plan, once shaped by the relevant Executive Advisory Panel and consultation and engagement feedback, will be written and approved in draft by the Executive. It will then need to be formally adopted by Full Council.
- 2.8 It would seem prudent for the Council to adopt the Corporate Plan in time for the budget consultation process in December 2021. In reality, a draft Corporate Plan would also be useful in helping shape the preparations for the budget consultation process.

### **3. Recommendations**

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- 3.1 It is recommended that the Executive:
- a) Notes the purpose, importance and potential contents of the Corporate Plan.
  - b) Approves the indicative process and timetable set out in Appendix 1.

#### Reasons for Recommendations

- 3.2 To enable to the timely development and adoption of a Corporate Plan for North Northamptonshire Council.



## **4. Background Information**

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### **What is the Corporate Plan?**

- 4.1 The Corporate Plan forms a central part of the Council's Budget and Policy Framework as set out in the Council's Constitution. The Corporate Plan sits at the top of the Council's corporate policy framework, overarching all other Council policies. The relationship and cascade between the Corporate Plan and other Council strategies and plans is shown diagrammatically as Appendix 2.
- 4.2 In simple terms, the Corporate Plan sets out what the Council is about, where it wants to go, both as a Council and in terms of the outcomes for the area and people who the Council represents. It sets out the policy choices that have been made or need to be considered in order to get there.

### **What type of information should the Corporate Plan contain?**

- 4.3 Some councils set out their Corporate Plan on just a handful of pages; others use many more. The length and content should really reflect the situation facing the council and the needs of stakeholders. There is no hard and fast rule and one size does not fit all. The Corporate Plan should however be clear to read and easy to understand for everyone who wishes to review it.
- 4.4 The types of information that often tend to be in a Corporate Plan include:
- a. The Council's vision for the area.
  - b. The values adopted in the way the Council performs its role.
  - c. High level strategic objectives.
  - d. Corporate Priorities – those things that are most important to the Council.
  - e. The desired outcomes for the area.
  - f. Key actions.
  - g. Performance indicators and targets.
- 4.5 The Corporate Plan can also be a good vehicle to set out the context and narrative of the Council so that all stakeholders understand where the Council is, where it aims to go and how it intends to get there. Members may also wish to include information about important matters such as the approach to transformation, future public engagement and other areas considered important.

### **Why is the Corporate Plan important?**

- 4.6 The Corporate Plan forms a central part of the Budget and Policy Framework of the Council. It therefore needs to follow the correct procedural rules. Once the Corporate Plan is developed, it will need to be adopted by Full Council. This formal adoption provides a clear basis on which the Council can make subsequent policy decisions and develop other strategies and linked action plans. It places the Council on a concrete footing on which to develop related strategies and make future policy decisions.
- 4.7 The process of developing the Corporate Plan can be as important as the act of adopting the Plan. Developing a Corporate Plan provides the opportunity to

engage with and listen to stakeholders and local communities on what matters most to them. Further information on the considerations relating to consultation and engagement are set out in section 6.4 of this report.

### **Setting out a process for developing the Corporate Plan**

- 4.8 An indicative process and timeline for developing the Corporate Plan has been set out as Appendix 1. This process is in line with the procedures set out by the Council's Constitution. However, the timescales should be seen as indicative at this stage.

## **5. Issues and Choices**

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### **Need for speed versus the need for meaningful engagement**

- 5.1 There is clearly a need to develop and adopt a Corporate Plan without delay. The Corporate Plan will provide vital clarity to councillors, staff, residents and stakeholders. However, it is also important that the Council takes sufficient time to engage and consult meaningfully with residents and stakeholders. The trade-off between the two requires careful consideration.

### **The need for clarity in a fast-moving environment**

- 5.2 Given the transformation taking place at the Council, it would seem important that the Corporate Plan leaves room for the organisation to be flexible, light on its feet and responsive to change. There may be merit in focusing in on the higher-level vision, strategic objectives and priorities in the initial stage so as to provide room for the Council to further define itself and maintain a meaningful dialogue with its local communities.

### **A strategy for the Council versus a strategy for the wider area**

- 5.3 The Corporate Plan sets out the Council's vision, objectives and priorities. It would be prudent to consider how best to work with partners in order to identify a shared vision and set of priorities for the area. Although outside the scope of this report, the Corporate Plan could include a narrative on this, setting out the Council's future approach.

## **6. Implications (including financial implications)**

---

### **6.1 Resources and Financial**

- 6.1.1 At present there are no resources or financial considerations. However, the Corporate Plan forms a central part of the Budget and Policy Framework.

### **6.2 Legal**

- 6.2.1 Development and adoption of the Corporate Plan will be in accordance with the Council's Constitution, specifically in relation to the Budget and Policy Framework Procedure Rules.

### **6.3 Risk**

6.3.1 The main risks are identified as:

- a. Failure to follow the Constitutional process leaving the Corporate Plan and cascading strategies and policies open to potential future challenge.
- b. Not engaging and consulting effectively with stakeholders would run the risk of failing to identify the right priorities and missing the opportunity to build trust with local communities.
- c. Failing to adopt the Corporate Plan before the budget consultation process could reduce the ability of the Council to explore a wider set of budget options.

## 6.4 Consultation

6.4.1 The process for developing a Corporate Plan presents an excellent opportunity to consult and engage with stakeholders. There is inevitably a trade-off between the amount of time required to carry out a meaningful programme of consultation and engagement, and the need to develop a plan with some fleet of foot.

6.4.2 Looking at the consultation and engagement activities of other councils, for example, Bournemouth, Christchurch and Poole (BCP) which as a new Council was recently in a similar position to North Northamptonshire Council, the indicative plan set out in Appendix 1 does provide scope for a meaningful process.

6.4.2 A stakeholder mapping exercise would be carried out to help inform the Council's approach. An initial list of potential consultation and engagement stakeholders has been drafted and included as Appendix 3. This will however require further work.

6.4.3 The use of Executive Advisory Panels play an important role in the Budget and Policy Framework, including developing proposals for the Corporate Plan.

## 6.5 Consideration by scrutiny

6.5.1 The Council's Scrutiny function will play a vital role in the scrutiny of the delivery of the Corporate Plan once adopted. The Chair of the Scrutiny Commission and other members of the Council will be notified of how consultation is to be undertaken after publication of initial proposals.

## 6.6 Climate Impact

6.7 The Corporate Plan provides the perfect opportunity for the Council to set out its approach to climate impact.

## 7. Background Papers

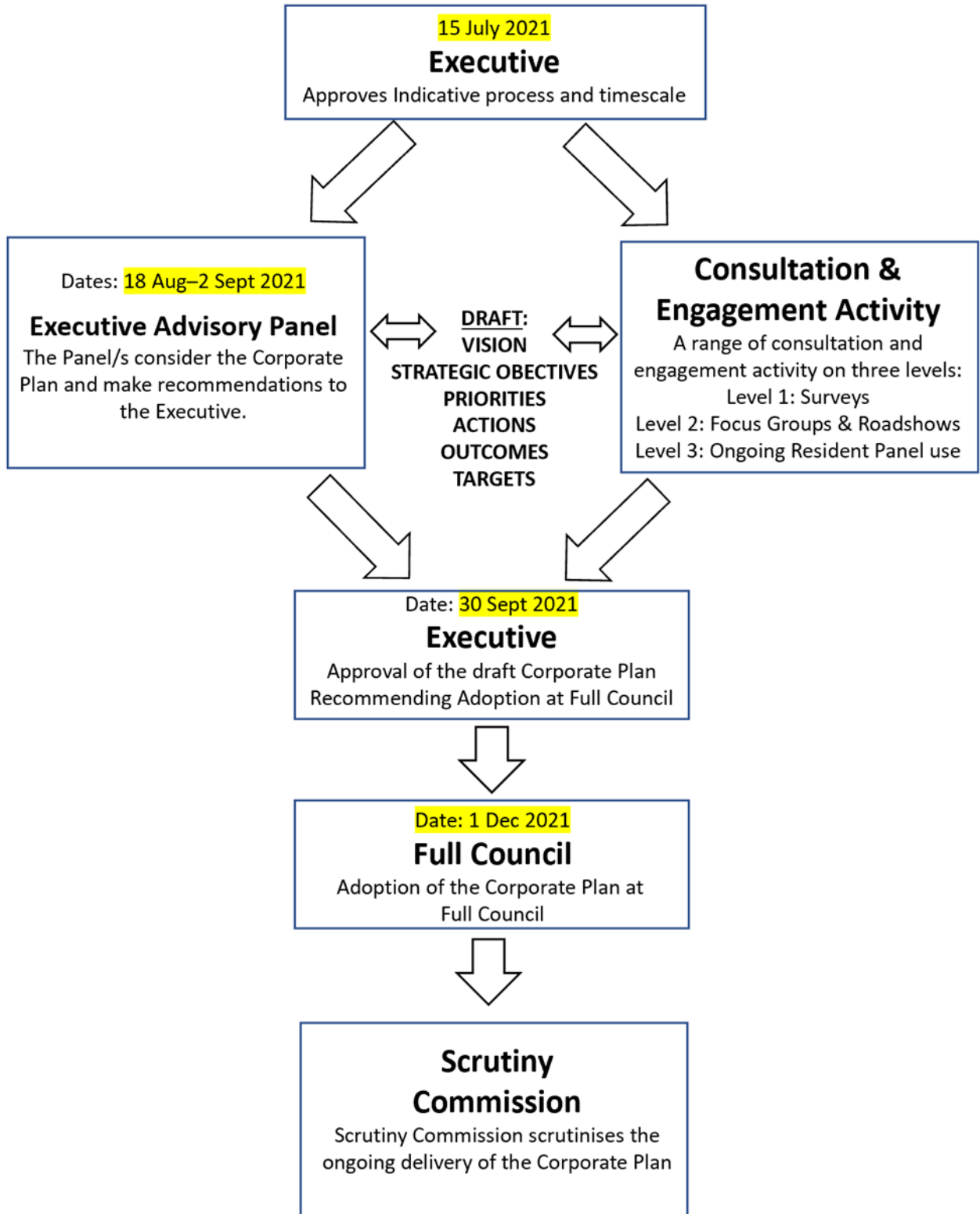
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7.1 The North Northamptonshire Shadow Authority established a Culture and Vision Task and Finish Group to look at the development of a draft vision for the new

Council. The Task and Finish Group carried out a range of consultation with key stakeholders and developed a draft vision for the new Council. [Meeting of North Northamptonshire Shadow Executive Committee on Wednesday 10th February, 2021 - North Northamptonshire Council](#) (Item 7 refers)

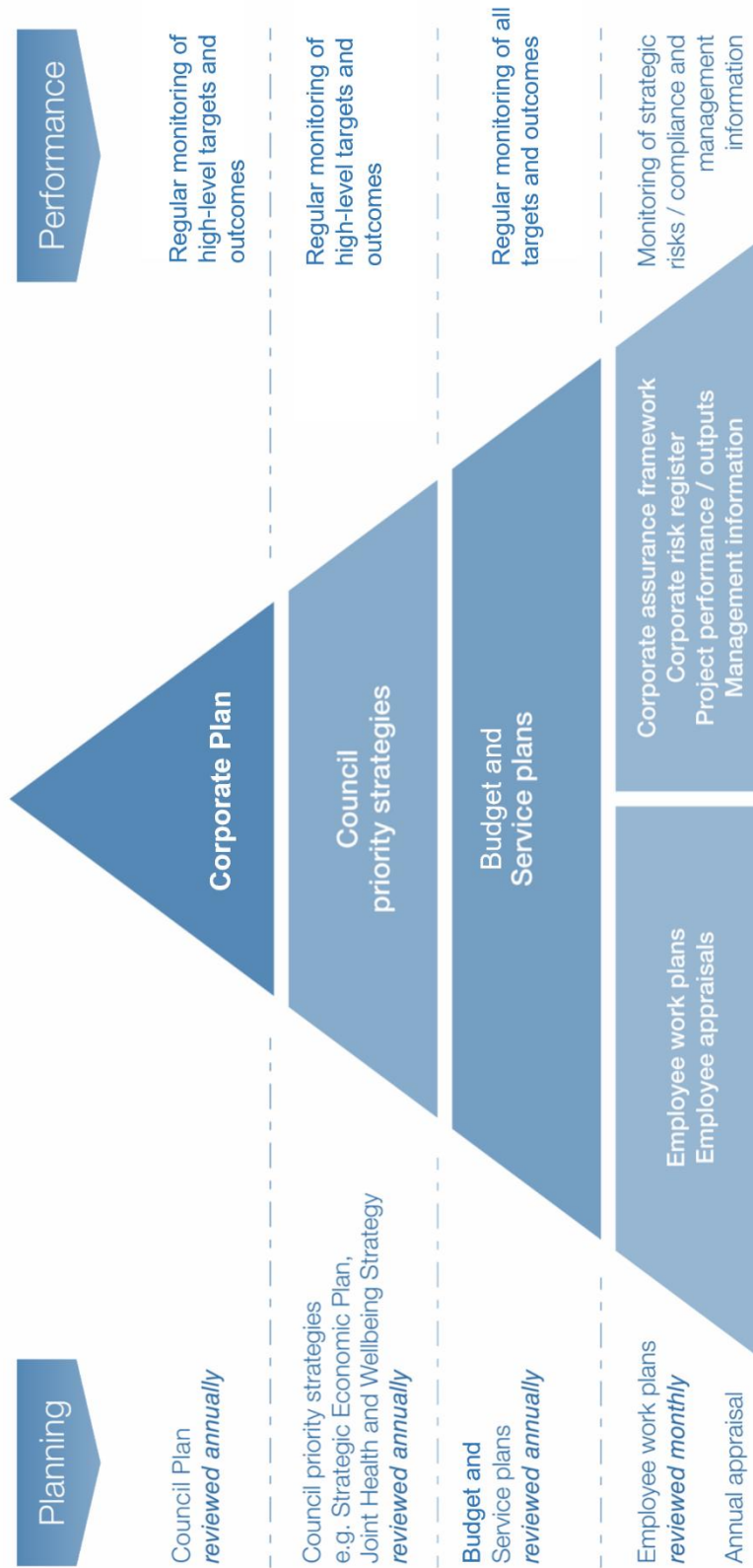
**APPENDIX 1: INDICATIVE PROCESS AND TIMETABLE**

**Corporate Plan  
Indicative Process and Timetable**



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# Typical Corporate Planning Framework



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**APPENDIX 3: CONSULTATION AND ENGAGEMENT STAKEHOLDERS**

<b>Stakeholder</b>
<b>Stakeholder category</b>
BAME
Business community and local Chamber of Commerce and representative groups
Carers
Councillors (NNC)
Children and Young People
Disability groups
Faith Groups
Partners <u>i.e.</u> Health & Police
Residents
Residents Associations/ Tenants Groups
Schools/ Colleges/ Parents
Specific Regional advisory boards
Staff (NNC)
Strategic Boards
Town and Parish Councils
Voluntary Sector

This is an initial list that will be subject to a stakeholder mapping exercise.

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## EXECUTIVE

15 JULY 2021

<b>Report Title</b>	Capital Programme Update 2021/22
<b>Report Authors</b>	Janice Gotts Executive Director of Finance <a href="mailto:Janice.gotts@northnorthants.gov.uk">Janice.gotts@northnorthants.gov.uk</a>
<b>Lead Member(s)</b>	Councillor Lloyd Bunday, Portfolio Holder for Finance and Transformation

<b>Key Decision</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Forward Plan Reference (if yes to Key Decision)</b>	
<b>Is the decision eligible for call-in by Scrutiny?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Are there public sector equality duty implications?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Does the report contain confidential or exempt information (whether in appendices or not)?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Applicable paragraph number for exemption from publication under Schedule 12A Local Government Act 1974</b>	

### 1. Purpose of Report

---

- 1.1 The purpose of this report is to request approval for capital schemes that have come forward for inclusion in the Council's Capital Programme. Approval of the funding will allow the schemes to move forward to procurement and delivery.

### 2. Executive Summary

---

- 2.1 This report contains details of the schemes which have already received scrutiny and approval by the S151 Officer and which are key to the delivery of priorities and needs within North Northamptonshire.

### 3. Recommendations

---

- 3.1 It is recommended that the Executive Committee approve the following changes into the capital programme totalling £2.877m:

- a) East Kettering (Hanwood Park) Off-site Junctions (Junctions D and E) £2.843m funded from Section 106 (S106) contributions.
- b) Xpress Merge electoral register scheme £34k funded from capital receipts.

Further detail on each of these schemes is included in section 5 below.

### 3.2 Reason for Recommendations:

- The local authority has a legal obligation to deliver S106 related works in accordance with the signed S106 agreement;
- The recommended course of action will allow the timely progression of capital works;
- The recommended course of action will enable one electoral register for North Northamptonshire. This is a directive from the Cabinet Office.

## 4. Report Background

---

4.1 The Capital Programme is the Council's plan for investing in assets to efficiently deliver its statutory services, and to improve the local infrastructure of North Northamptonshire, with the benefits lasting over a number of years.

4.2 Resources come from Government grants and contributions, capital receipts from surplus land and buildings, revenue contributions and borrowing. The report provides an update to the approved Capital Programme.

## 5. Detail on Recommendations and updates to the Capital Programme

---

5.1 **East Kettering (Hanwood Park) Off-site Junctions (Junctions D and E) - £2.843m.** This is a new scheme which involves works to two Kettering junctions which are currently operating at or over capacity in highway modelling terms and are in urgent need of improvement.

Junction D – Pytchley Road/London Road/Barton Rd, Kettering.

Junction E – Barton Road/Windmill Avenue, Kettering.

5.2 This scheme will provide necessary highway mitigation for the Hanwood Park (East of Kettering) Garden Community. The improvement works are required as part of the planning permission for this strategic development. Without the works the local road network and consequently the lives of residents within Kettering would be detrimentally affected. The works will be entirely funded via S106 contributions from the Hanwood Park development and are due Autumn 2021.

5.3 Expenditure on the scheme is forecast to occur in 2021/22.

5.4 Further detail on this scheme is provided elsewhere on the agenda for this Committee, including the request to formally approve the scheme.

- 5.5 **Xpress Merge – One Electoral Register Project - £34k.** Following the establishment of the North Northamptonshire Council on 1st of April 2021, Cabinet Office issued a directive to the new Council to merge the four existing elections registration and management systems located in Corby, East Northamptonshire, Kettering and Wellingborough into one elections registration system and one elections management system. The available timeslot to undertake this work is August 2021.
- 5.6 There are currently four elections teams, each with two separate election systems that are used to manage their day-to-day operations, namely Xpress Register used to manage and maintain the electoral registers and the Xpress election management system used to manage and maintain the elections.
- 5.7 The Council will seek to include this as part of the LGR related costs which it is seeking to fund through a capital direction from Government. The cost will be met through the application of capital receipts.

## **6. Implications (including financial implications)**

---

### **6.1 Resources and Financial**

The budget requirements are funded from external grants/contributions linked to the development (ie S106 contributions) or capital receipts. There is no requirement for the Council to undertake borrowing to support either of these schemes.

### **6.2 Legal**

The council must utilise funding and deliver schemes in line with the restrictions and requirements as set out in the agreements linked to that funding.

### **6.3 Risk**

The deliverability of the 2021/22 Capital Programme is monitored by each accountable project manager and senior officer. There is further review throughout the financial year reported through the Executive Committee.

If any overspends or emerging pressures are identified during the year then mitigating actions will be sought and management interventions undertaken.

Details of pressures, risks and mitigating actions implemented will be provided as part of the finance monitoring reports as the year progresses.

There is a risk that delays and cost increases may arise as a result of COVID-19 restrictions and changes arising from EU Exit. Generally this relates to the supply and price of materials with projects requiring increased lead in times.

There is a risk in relation to funding, particularly S106 where works may be required to take place in advance of S106 triggers/funding being payable. This occurs where a road or school is needed to provide infrastructure for the first

residents/businesses utilising the site. Where this is the required, the Council will fund costs at risk in relation to the funding being received to reimburse its costs.

#### **6.4 Consultation**

The 2021-22 Capital Strategy and Capital Programme were subject to consultation prior to approval by the North Northamptonshire Shadow Authority in February 2020.

Consultation, where relevant, is detailed as part of the respective separate report elsewhere on the agenda.

#### **6.5 Climate Impact**

The climate impact would be considered and managed via the relevant planning process.

#### **6.6 Community Impact**

These proposals can be considered to have a positive impact on the community as the Capital Programme delivers the infrastructure to support and connect communities.

## EXECUTIVE 15<sup>th</sup> JULY 2021

<b>Report Title</b>	East Kettering Off-Site Junctions D and E
<b>Report Authors</b>	<a href="mailto:louise.holland@northnorthants.gov.uk">louise.holland@northnorthants.gov.uk</a>
<b>Lead Member</b>	Councillor Steven North – Portfolio holder for Growth and Regeneration
<b>Consultees</b>	None.

<b>Key Decision</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Forward Plan Reference (if yes to Key Decision)</b>	8
<b>Is the decision eligible for call-in by Scrutiny?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Are there public sector equality duty implications?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Does the report contain confidential or exempt information (whether in appendices or not)?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Applicable paragraph number for exemption from publication under Schedule 12A Local Government Act 1974</b>	

<b>Contributors/Checkers/Approvers</b>		
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### List of Appendices

- Appendix A – General Arrangement Drawing – Junction D
- Appendix B – General Arrangement Drawing – Junction E
- Appendix C – Hanwood Park (East Kettering) Strategic Masterplan
- Appendix D – Outline Planning Permission Decision Notice (KET/2015/0967)

### 1. Purpose of Report

---

- 1.1. To inform the Executive of the S106 funded schemes designed to mitigate consented development at Hanwood Park (East of Kettering) and seek approval for the S106 funding for the scheme to be committed to the capital programme as required to proceed with construction.

## **2. Executive Summary**

---

- 2.1 Highway mitigation schemes are required in respect of the strategic development at Hanwood Park. Section 106 contributions from the Developer are to be utilised to deliver two current schemes (at Junctions D and E – see attached at Appendix A and B).
- 2.2 The Hanwood Park development (East Kettering) was originally granted outline permission in April 2010. Subsequently variations to that consent have been approved through the planning process. Proposals have been through the Planning Committee process as required by the scheme of delegation in place at that time under the former authority of Kettering Borough Council. The development is a site of strategic importance. As part of the outline consent local and strategic highway mitigation was identified as being required to allow development to be delivered. The Section 106 is structured to allow funds to be used to deliver these local off-site junction improvements. The required mitigation includes the schemes at Junctions D and E. Therefore, the requirement to deliver these schemes has been established through the planning process and appropriate planning committee decisions.

## **3. Recommendation**

---

- 3.1 It is recommended that the Executive:
- (a) Approve the S106 funding to be utilised to deliver the scheme, as outlined in section 6.1.1 of this report, and for the scheme to be placed on the North Northamptonshire Council's Capital programme.
- 3.2 Reason for Recommendation
- (a) The schemes have been identified as being required mitigation for the consented development at Hanwood Park which has been the subject of previous planning committee approval. The schemes are funded wholly by the developers S106 contributions with no capital requirements on the part of the Authority.

## **4. Report Background**

---

- 4.1 The Hanwood Park development (East Kettering) was originally granted outline permission in April 2010. Subsequently variations to that consent have been approved through the planning process. Proposals have been through the Planning Committee process as required by the scheme of delegation in place at that time under the former Authority of Kettering Borough Council. The development is a site of strategic importance (Garden Community) supported by a Homes England loan to the developer.



- 4.2 The development comprises 5,500 dwellings, schools, district and local centres, healthcare, employment, formal and informal open space including playing facilities, roads and associated infrastructure.
- 4.3 As part of the outline consent local and strategic highway mitigation was identified as being required to allow development to be delivered. The Section 106 is structured to allow funds to be used to deliver these local off-site junction improvements. The required mitigation includes the schemes at Junctions D and E.

#### **Junction D: London Road/Pytchley Road/Barton Road**

#### **Junction E: Barton Road/Windmill Avenue**

- 4.4 The design work for the scheme has been funded through Homes England Large Sites Capacity Funding.

### **5. Issues and Choices**

---

- 5.1 Works are needed to junctions which are currently operating at or over capacity in highway modelling terms and are in urgent need of improvement.
- 5.2 To provide necessary highway mitigation for the Hanwood Park development – the improvement works are required as part of the planning permission for this strategic development. Without the works the local road network and consequently the lives of local residents would be detrimentally affected.
- 5.3 With regard to alternatives explored, the ‘do nothing’ approach is not a viable option; mitigation is a requirement of the development and planning permission. The mitigation strategy and therefore the requirement to deliver the schemes has been established through the planning process.

### **6. Implications (including financial implications)**

---

#### **6.1 Resources and Financial**

- 6.1.1 The junction improvements at Junctions D and E will be delivered through S106 funds paid by the developer. The S106 contributions amount to £2,843,076.08 – it has been confirmed that these funds have been receipted by North Northamptonshire Council. The forecast cost to deliver the scheme (Junction D and E) is within this funding envelope. Any Section 106 funds remaining will be used towards other Hanwood Park S106 projects related to the development and in accordance with the terms of the planning permission and S106.
- 6.1.2 The scheme budget estimate has been prepared based on a construction period completing by the end of this financial year 21/22 and being procured through KierWSP under the current Highways services contract. Should this not be achieved then it is likely that additional procurement fees and costs would be incurred as a result of delays to the scheme and costs incurred through the handover process and loss of knowledge. If the scheme cannot be delivered

through the existing contract the start date will be delayed until at least Autumn 2022 (given both contractual arrangements but also local considerations around Wicksteed Park's summer season and consultation we have carried out with them regarding the programme).

## 6.2 Legal

6.2.1 There are no legal implications arising from the proposals.

## 6.3 Risk

### 6.3.1 Risk of the mitigation scheme not going ahead.

The scheme has been identified as required and essential mitigation work associated with the Hanwood Park development and without this, there would be a significant and untenable increase in congestion and journey times. The developer has provided funding for the purpose of completing these highway schemes in accordance with the current programme (works currently programmed to start Autumn 2021).

Purchase Orders (POs) would need to be raised with the Utility Authorities as soon as practicable following scheme approval to allow delivery before the end of this financial year, utilising KierWSP services and the knowledge gained to date over the duration of the scheme. Delays in issuing POs to Utility Authorities is currently the most significant risk to scheme delivery.

### 6.3.2 Scheme Risk

The scheme is fully funded by the Developer and the funds have been receipted by North Northamptonshire Council. There is a suitable risk and contingency allowance within the budget. The scheme can be delivered through the current KierWSP Highway services provider for Northamptonshire. The KierWSP contract is based on actual costs with any overspend borne by the Contractor.

## 6.4 Consultation

6.4.1 The highway mitigation strategy for the development has been consulted on as part of the planning process (outline planning permission). Further consultation and information sharing on highway mitigation schemes (subsequent to planning approval) was carried out through the former East Kettering Liaison Forum (a Kettering Borough Council organised forum which brought together Members, developers, Parish Councils, residents, Officers of the former KBC/NCC and other key stakeholders). The schemes at Junction D and E, and details of the anticipated programme, were shared with that public forum.

6.4.2 Once approval is in place it is proposed to share locally, proposals for traffic management with Members, the Town and Parish Councils in the local area, residents and local businesses. Wicksteed Park has been involved in discussions around the programme (via the former Kettering Transport Steering Group – a KBC organised meeting). Wicksteed Park is assisting with accommodating a temporary compound associated with the works.

## **6.5 Consideration by Scrutiny**

6.5.1 Not applicable at this stage. Scrutiny may choose to scrutinise this scheme in the future.

## **6.6 Climate Impact**

6.6.1 Failure to develop the scheme as part of the Hanwood Park development mitigation would result in congestion, delays, increased journey times and queuing traffic resulting in a greater impact on noise and air quality.

6.6.2 There is a requirement to remove trees to facilitate the scheme (unavoidable due to the position of trees and the works needed). A mitigation scheme is currently being developed by NNC Officers and funds are available in the overall S106 budget for the scheme to complete these important mitigation works. Any necessary ecology oversight will be in place and has been factored in.

## **6.7 Community Impact**

6.7.1 As discussed above this has been considered through the planning process for the Hanwood Park development. Should the schemes not proceed there will be impacts on residents due to the congestion, queues and delays and the consequential environmental and amenity impacts that would result from this.

## **7. Background Papers**

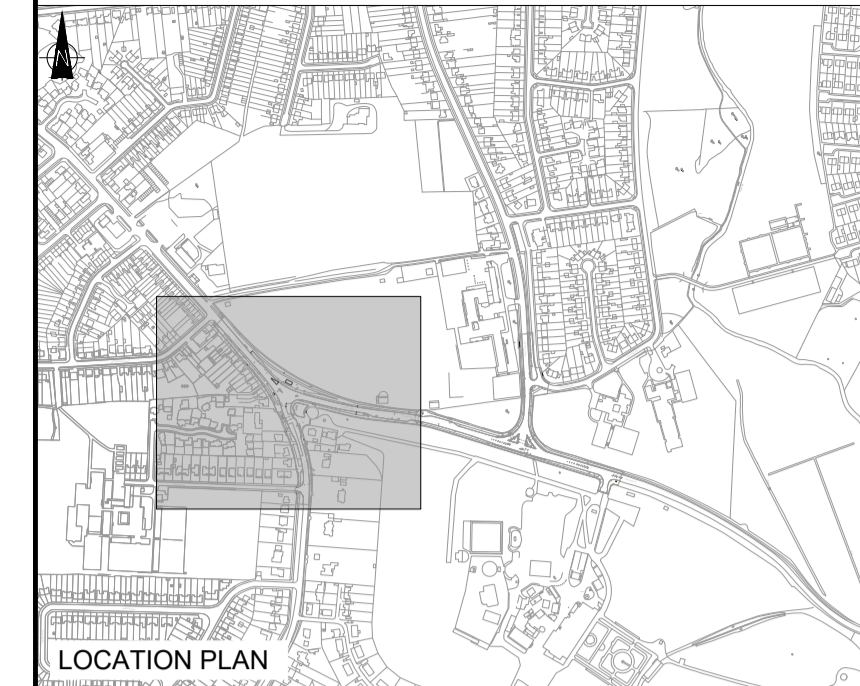
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7.1 General Arrangement drawings for the scheme;  
Master plan of Hanwood Park;

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LOCATION PLAN

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- PROPOSED KERB AND EDGING
- PROPOSED COMBINED KERB DRAIN
- ▨ PROPOSED VERGE
- ▨ PROPOSED CENTRAL ISLAND
- ▨ PROPOSED EARTHWORKS
- ▨ PROPOSED TACTILE PAVING
- ▨ PROPOSED SIGN
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**EAST KETTERING JUNCTIONS D AND E**

TITLE:  
**JUNCTION D  
GENERAL ARRANGEMENT**

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PROJECT NO: 70065520	DESIGNED: KV	DATE: 03/02/2021

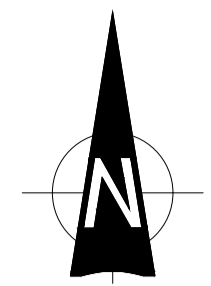
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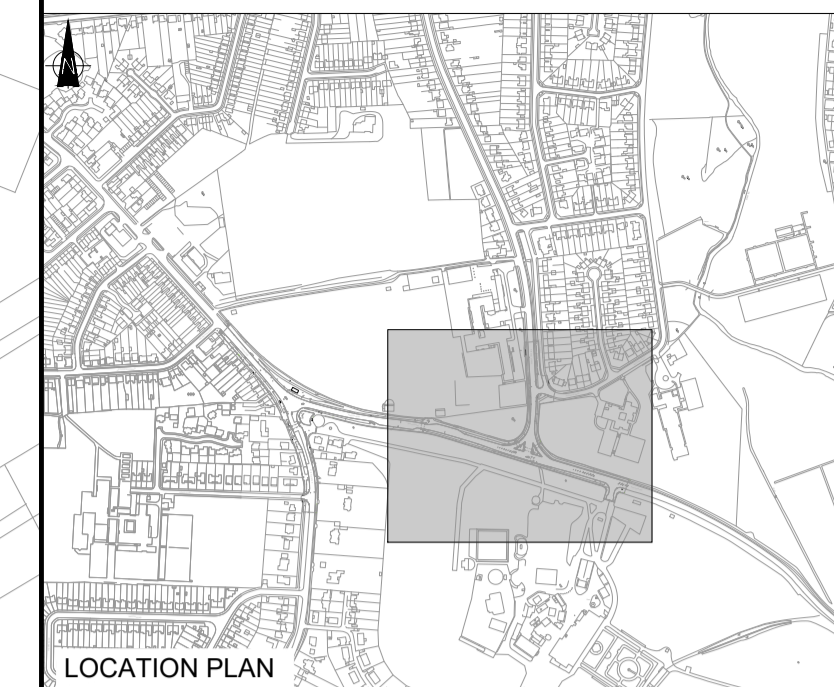
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- PROPOSED SIGN
- PROPOSED LIGHTING COLUMN
- PROPOSED GUARD RAIL
- PROPOSED DRAGONS TEETH BARRIER (TIMBER) TO NCC STANDARD DETAIL DRAWING SD3/4/9



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TITLE:

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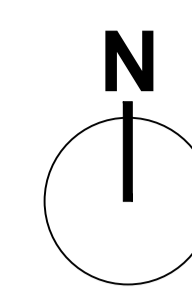
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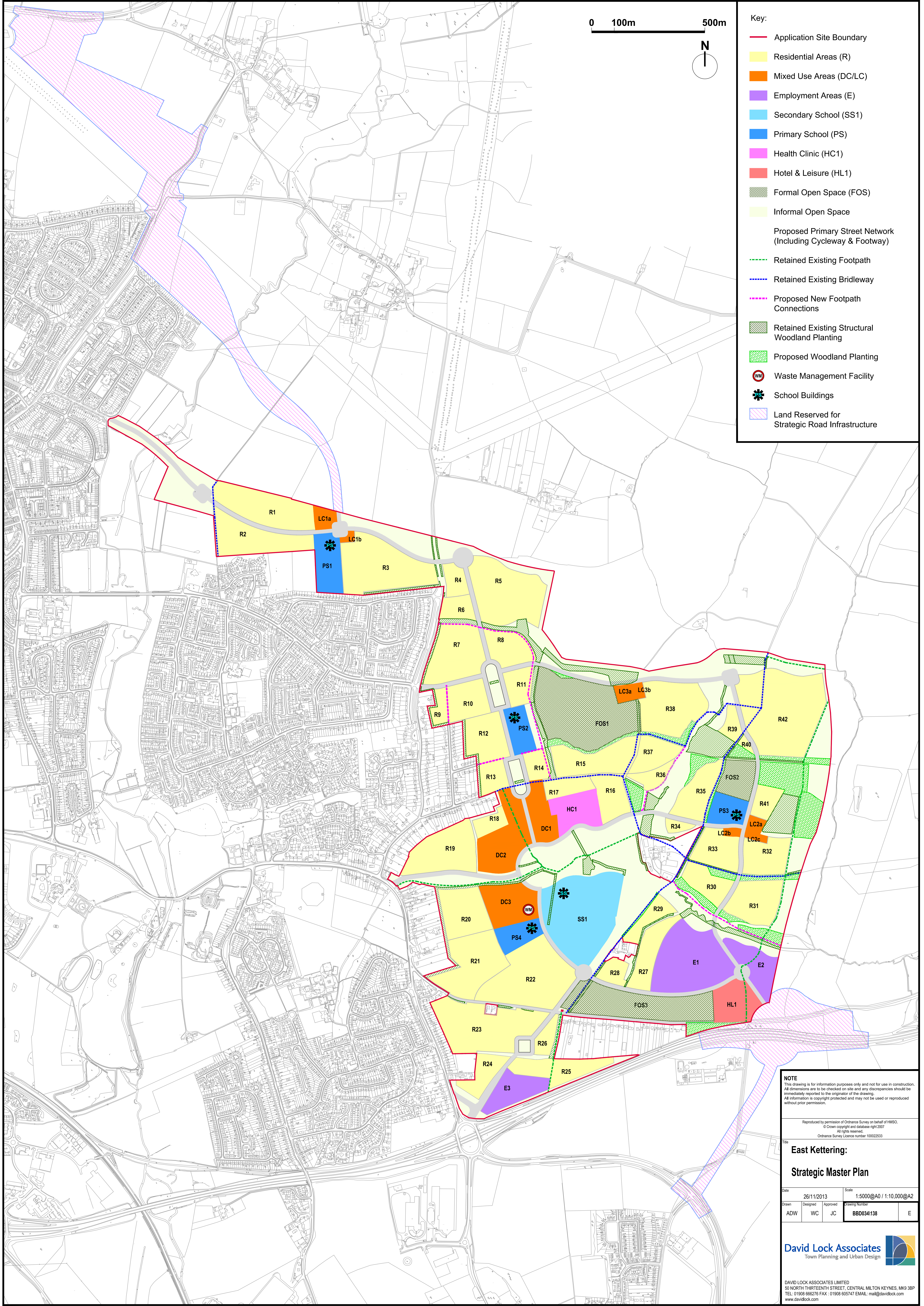
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0 100m 500m



- Key:
- Application Site Boundary
  - Residential Areas (R)
  - Mixed Use Areas (DC/LC)
  - Employment Areas (E)
  - Secondary School (SS1)
  - Primary School (PS)
  - Health Clinic (HC1)
  - Hotel & Leisure (HL1)
  - Formal Open Space (FOS)
  - Informal Open Space
  - Proposed Primary Street Network (Including Cycleway & Footway)
  - Retained Existing Footpath
  - Retained Existing Bridleway
  - Proposed New Footpath Connections
  - Retained Existing Structural Woodland Planting
  - Proposed Woodland Planting
  - Waste Management Facility
  - ✿ School Buildings
  - Land Reserved for Strategic Road Infrastructure



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<b>Strategic Master Plan</b>				
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Mr A Wordie On Behalf Of Hanwood Park  
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LONDON  
EC4A 3LA

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## NOTICE OF APPROVAL

### TOWN & COUNTRY PLANNING ACT 1990 (as amended)

REFERENCE No: **KET/2015/0967**  
APPLICANT: **Mr A Wordie On Behalf Of Hanwood Park LLP,**  
DEVELOPMENT: **Variation and removal of conditions from permission no. KET/2013/0695 (relating to various aspects including code for sustainable homes, lifetime homes, district centre and highways) of Hanwood Park development incorporating up to 5,500 dwellings, schools, district and local centres, healthcare, employment, formal and informal open space including playing facilities, roads and associated infrastructure**  
LOCATION: **Hanwood Park, Barton Road, Warkton Lane & Cranford Road (land off), Barton Seagrave**

KETTERING BOROUGH COUNCIL, having considered a valid application submitted on 08 December 2015, for the above development in pursuance of their powers under the above mentioned Acts,

## GRANT PERMISSION

for the development as described and in accordance with the application and plans submitted, subject to the following conditions:-

1. All applications for the approval of Reserved Matters for Phases 1 and 2 as shown on the approved Phasing Plans (see Condition 4) shall be made to the Local Planning Authority no later than 31st March 2020.

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

2. Details of the access, appearance, landscaping, layout and scale (hereinafter called the Reserved Matters) for each development parcel (or part thereof) as shown on the Strategic Masterplan and detailed in the approved Land Use Schedule (see Condition 4) shall be submitted to and approved in writing by the Local Planning Authority before any development begins on the land to which it relates. The development shall be carried out in accordance with the approved details.

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

3. Reserved Matters applications for approval of details required under Condition 2 of this permission shall be accompanied by the following additional details:

i) Infrastructure and construction sequence comprising details of the following for the relevant parcel or part thereof:

a) Road junctions and junction alterations, road improvements, carriageway widening, new roads, footpaths, bridleways, cycleways, bridges, traffic signalling, highways signage, the treatment of all surfaces and any traffic calming measures;

b) Lighting, signage and street furniture;

c) Foul and surface water drainage;

d) Details of services (including the adequacy/availability/details of gas, water and electricity supplies, cables, telecommunications, sub-stations, poles, cable runs and other utilities);

e) Security infrastructure and equipment;

f) Vehicle parking;

g) Publicly accessible open space;

h) Waste recycling, disposal and management measures including a statement of conformity with the approved Waste Audit and Waste Facilities Management Strategy (approved document set out in Condition 5);

ii) Existing and proposed site levels and finished floor levels for all buildings;

iii) Travel plans;

iv) Cycle parking facilities;

v) A schedule of floorspace and uses proposed within the relevant phase or development parcel;

vi) A Statement of Conformity to the Design Code (see Condition 5);

vii) Construction Management Plan (see Condition 40);

viii) Noise Impact Assessment (pursuant to Condition 47);

ix) Schedule of building materials;

x) A written statement of conformity which demonstrates compliance with the approved foul water drainage strategy (approved document set out at Condition 5); and

xi) A written statement of conformity which demonstrates compliance with the approved Stage 2 FRA (referred to in Condition 5).

The development shall be carried out in accordance with the approved details.

REASON: To ensure that the scheme of development accords with the approved Strategic Masterplan and Environmental Statement which has identified and assessed environmental issues and relevant mitigation measures and to secure a high standard of development in accordance with Policies 4, 7, 8, 10 and 11 of the National Planning Policy Framework and Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 19, 22, 23, 24, 28, 29 & 30 of the North Northamptonshire Joint Core Strategy.

4. The development to which this permission relates shall be carried out only in accordance with the revised Strategic Master Plan (Drawing No. BBD034\138 E), the revised Phasing Plans (Drawing Nos. BBD034/136 B - Phase 1 and BBD034/137 - Phase 2), and the revised Land Use Schedule dated November 2013 or in accordance with a revised Strategic Masterplan, Phasing Plans and Land Use Schedule which shall first be submitted to and approved in writing by the Local Planning Authority.

Development shall be carried out in accordance with the approved details.

REASON: To ensure that the scheme of development accords with the approved Strategic Master Plan and Environmental Statement which has identified and assessed environmental issues and relevant mitigation measures and to secure a high standard

of development in accordance with policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 19, 22, 23, 28 and 29 of the North Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

5. The development shall be carried out in accordance with the following approved documents listed (a) to (n) below. Reserved Matters applications submitted pursuant to Conditions 1 and 2 of this permission shall accord with the principles set out in these approved documents:

- a) The Design Code dated March 2013 approved on 26 March 2013 under application reference AOC/0694/0710.
- b) The Retail Strategy (Final Report) dated September 2012 and Appendix 1 Retail Impact Assessment (Final Report) dated September 2012 approved on 20 September 2012 under application reference AOC/0694/0705.
- c) The Green Infrastructure Strategy (reference 12-0076/3156/D01) dated September 2012 approved on 20 September 2012 under application reference AOC/0694/0702
- d) The Open Space Strategy (reference 12-0385/3156/D01) dated September 2012 approved on 20 September 2012 under application reference AOC/0694/0704.
- e) The Archaeological Written Scheme of Investigation dated May 2012 approved on 19th September 2012 under application reference AOC/0694/0701.
- f) The Waste Audit and Waste Management Facilities Strategy Ref: 25134/003/Rev 3 dated March 2013 approved on 1st March 2013 under application reference AOC/0694/0707.
- g) The Low or Zero Carbon Feasibility Study 2012 Project Ref: 25134/ Doc Ref: R8/rev 8 dated October approved on 22nd October 2012 under application reference AOC/0694/0703.
- h) The Water Efficiency Strategy for Non Residential Buildings Project Ref: 25134 Doc Ref: 25134/003/Rev1 dated December 2012 approved on 26th February 2013 under application reference AOC/0694/0709.
- i) The Stage 2 Flood Risk Assessment (FRA) document reference 25134/010/01E Revision E dated May 2014 received on 21st May 2014 under application reference AOC/0514/1302.
- j) The Traffic Access and Impact Assessment (A14) Project Ref: 25134/001 Doc Ref: Rev 1 dated October 2012 approved on 19th December 2012 under application reference AOC/0694/0706.
- k) The Walking and Cycling Audit Version 4 Project Ref: 25134/011, Doc Ref: 001 dated February 2013 approved on 21st February 2013 under application reference AOC/0694/0711.
- l) The Traffic Access and Impact Assessment (Weekley-Warkton Avenue and associated junctions and Elizabeth Road access junction and link road) Project Ref: 25134/001 approved on 21st March 2013 under application reference AOC/0694/0712 and AOC/0694/0713.
- m) The Traffic Access and Impact Assessment (Phasing) Revision 5 Project Ref: 25134/001 Doc Ref: 001 dated 12th March 2013 approved on 28th March 2013 under application reference AOC/0694/0714.
- (n) The Foul Water Drainage Strategy, document reference 25134/008/011 dated December 2013, prepared by Peter Brett Associates on behalf of Alledge Brook Ltd approved on 7th February 2014 under application reference AOC/0274/0802.

Any revisions to the approved documents referred to in this condition shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Each Reserved Matters application shall be accompanied by a written statement of conformity which demonstrates compliance with the approved Design Code.

REASON: To ensure that the scheme of development accords with the approved Strategic Masterplan and Environmental Statement which has identified and assessed environmental issues and relevant mitigation measures and to secure a high standard of development in accordance with Policies 9, 12, 8, 14 and 15 of the National Planning Policy Framework and Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 19, 22, 23, 24, 28, 29 & 30 of the North Northamptonshire Joint Core Strategy.

6. The residential development hereby permitted shall not comprise more than 5,500 dwellings (use class C3 as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)).

REASON: The development must be limited accordingly and not exceed the total 5,500 tested by the Environmental Statement and to ensure sustainable development in accordance with the principles contained within the National Planning Policy Framework and Policies 1, 11, 15, 16, 17, 28 & 29 of the North Northamptonshire Joint Core Strategy.

7. Construction of Employment Parcels E1 and E2 as shown on the approved Strategic Masterplan (see Condition 4) shall not be carried out other than in accordance with the phasing shown in the Employment Areas Table in the approved revised Land Use Schedule (see Condition 4). No residential development shall take place on Phase 2 of the development unless and until the employment developments required in Phase 1 of the development, as set out in the approved Land Use Schedule (see Condition 4), have been practically completed, as defined by the Royal Institute of Chartered Surveyors (RICS).

REASON: To ensure that the scheme of development accords with the approved Strategic Master Plan and Environmental Statement which has identified and assessed environmental issues and relevant mitigation measures and to secure a high standard of development in accordance with Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 19, 22, 23, 28 and 29 of the North Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

8. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that Order with or without modification, the Class B1 office (as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended)) employment floorspace to be provided as part of the development shall be retained as such and shall not be used for any other purpose.

REASON: To ensure that the scheme of development accords with the approved Strategic Masterplan and Environmental Statement which has identified and assessed environmental issues and relevant mitigation measures and the significance of any material alteration and impact that has not been assessed must be considered. The development must be limited accordingly and the amount of B1 use tested by the Environmental Statement must not be altered and to ensure the continuing supply of B1 employment land in the Borough in accordance with Policy 6 of the National Planning Policy Framework and Policies 22 and 23 of the North Northamptonshire Joint Core Strategy.

9. Prior to the completion of 1250 dwellings on the site or the submission of any Reserved Matters Application(s) for the District Centre, whichever is the earliest, a programme for the delivery of the District Centre within Phase 1 of the development

shall be submitted to and approved in writing by the Local Planning Authority. The programme of delivery shall be informed by the approved Retail Strategy (see Condition 5b) and shall identify and justify the timing of completion of the floorspace specified for each use class contained within the District Centre as shown in the approved Land Use Schedule (see condition 4). The development shall be carried out in accordance with the approved programme of delivery.

REASON: To provide a range of local facilities for the homes in Phase 1 in accordance with the principles contained within Policies 6, 7, 5 and 12 of the National Planning Policy Framework and Policies 1, 8, 10, 11, 12, 15, 22 and 23 of the North Northamptonshire Joint Core Strategy.

10. A building with net floorspace of 750 square metres of D1 (as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended)) community use shall be provided at the District Centre (parcels DC1, DC2 or DC3 as shown on the approved Strategic Master Plan (see Condition 4)) within Phase 1 of the development.

REASON: To provide community facilities for the residents of dwellings in Phase 1 of the development in accordance with Policies 5, 12 and 8 the National Planning Policy Framework and Policies 1 and 7 of the North Northamptonshire Joint Core Strategy.

11. Prior to the submission of any Reserved Matters application(s) for the District Centre (parcels DC1, DC2 or DC3 as shown on the approved Strategic Master Plan (see Condition 4)), details of the nature, scale and extent of Use Class D2 (as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended)) floorspace, as set out in the approved Land Use Schedule (see Condition 4), shall be submitted to and approved in writing by the Local Planning Authority. The Reserved Matters applications for the District Centre shall be carried out and accord with these approved details.

REASON: To provide sport and recreation facilities for the residents of dwellings in Phase 1 of the development in accordance with Policies 12 and 8 of the National Planning Policy Framework and Policy 7 of the North Northamptonshire Joint Core Strategy.

12. No development other than the delivery of formal open space within FOS3 and/or the delivery of the Central Avenue South as identified within the approved design code (see condition 5) shall commence on Phase 2 of the development as shown on the approved Phasing Plan (see condition 4) unless and until a programme of delivery for the Local Centres of the development has been submitted to and approved in writing by the Local Planning Authority. The programme of delivery shall be informed by the approved Retail Strategy (see condition no. 5(b)) and shall identify and justify the timing of completion of the floorspace specified for each Use Class contained within the Local Centres as shown in the approved Land Use Schedule (see condition 4). The development shall be carried out in accordance with the approved programme.

REASON: To provide a range of local facilities for the residents of Phase 2 of the development in accordance with the National Planning Policy Framework and Policies 1, 7, 12 and 15 of the North Northamptonshire Joint Core Strategy.

13. No more than 1500 dwellings shall be occupied until a serviced site of 0.25 hectares for a public healthcare facility (to accommodate a maximum of 2000sqm of floorspace) is provided at the District Centre as shown on the approved Strategic Masterplan (see Condition 4).

REASON: To provide public health facilities for the development in accordance with Policies 5, 12 and 8 of the National Planning Policy Framework and Policy 7 of the North Northamptonshire Joint Core Strategy.

14. No development shall take place on development parcel PS1, PS2, PS3 or SS1 as shown on the approved Strategic Masterplan (see Condition 4), unless and until a strategy for that parcel has been submitted to and approved in writing by the Local Planning Authority that sets out how the school and its facilities in that parcel will be made available for community use during the day, evening, weekends and school holidays. The strategy shall detail the total floorspace and facilities to be made available for community use. The development shall be carried out in accordance with the approved strategies.

In relation to the school on parcel PS4 the strategy titled 'East Kettering SUE - PS4 Community Use - Planning Condition 15. Statement of Community Use' prepared by S M O'Donovan Ltd received on 3rd October 2014 shall be implemented as approved by the Local Planning Authority.

REASON: To provide community facilities for the development in accordance with Policy 8 of the National Planning Policy Framework and Policy 7 of the North Northamptonshire Joint Core Strategy.

15. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that Order with or without modification, the floorspace to be provided for Class D2 (as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended)) purposes at the District and Local Centres shall be only used for the purposes of sports and community leisure uses and shall not be used for any other purpose including those within Class D2.

REASON: To provide sport and recreation facilities for the development in accordance with Policies 5, 12 and 8 of the National Planning Policy Framework and Policy 7 of the North Northamptonshire Joint Core Strategy.

16. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that Order with or without modification, the floorspace to be provided for Class D1 (as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended)) purposes at the District and Local Centres shall only be used for community uses only, and for no other purpose including those falling within Use Class D1.

REASON: To provide community facilities for the development in accordance with Policies 5, 12 and 8 of the National Planning Policy Framework and Policy 7 of the North Northamptonshire Joint Core Strategy.

17. i. For parcels R7, R9 and R10 (as shown on the approved Strategic Masterplan (see condition 4)), all dwellings shall be completed in accordance with the Sustainability Report (Issue 06 dated 05 January 2015) submitted on 5 January 2015 and approved as part of the Reserved Matters Approval KET/2015/0887 and with the Sustainability Report (Issue 04 dated 24 November 2015) submitted on 25 November 2015 and approved as part of the Reserved Matters Approval KET/2015/0564 for those parcels.

ii. All other dwellings shall be constructed to

a) achieve a maximum water use of no more than 110 litres per person per day in accordance with the optional standard 36(2)(b) of the Building Regulations 2010 (as



amended) as detailed within the Building Regulations 2010 Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition);

b) achieve a minimum reduction in Dwelling Emissions Rate (DER) of 10% against Target Emissions Rate within Part L1A of the Building Regulations 2016. This will be an average figure calculated from all dwellings located within the Parcel.

c) Provide cycle storage for at least 1 cycle for each dwelling of 2 or fewer bedrooms and 2 cycles for all other dwellings.

d) Provide direct daylight to all main habitable rooms (bedrooms, kitchens, lounge/living room and dining rooms).

REASON: In the interests of tackling climate change and creating a sustainable development which meets standards for energy efficiency, water efficiency and sustainable construction in accordance with the sustainability principles of the National Planning Policy Framework and Policies 1, 8 & 9 of the North Northamptonshire Joint Core Strategy and to ensure that the development meets the assessed criteria within the submitted and approved Environmental Statement.

18. The residential units constructed as part of the Development shall comply with the following requirements:

i. 10% of the residential units constructed under approved reserved matter

KET/2013/0314 on parcel R19 shall comply with the 'Lifetime Homes' standard 2010.

ii. 10% of the residential units on parcel R23 and R26 (as shown on the approved strategic masterplan) shall comply with the 'Lifetime Homes' standard 2010. The remaining 90% shall meet the detail set out in the Accessibility Statement received 8th December 2015 and approved by the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority.

iii. All residential units within parcels R7, R9 and R10 (as shown on the approved Strategic Masterplan), shall be completed in accordance with the Sustainability Report (Issue 06 dated 05 January 2015) submitted on 5 January 2015 and approved as part of the Reserved Matters Approval KET/2015/0887 and with the Sustainability Report (Issue 04 dated 24 November 2015) submitted on 25 November 2015 and approved as part of the Reserved Matters Approval KET/2015/0564 for those parcels.

iv. Residential units constructed on parcels R8, R11, R12, R13, R14, R20 and R24 (as shown on the approved Strategic Masterplan) shall comply with the 16 design criteria of the 'Lifetime Homes' standard 2010. Reserved Matters for these parcels shall be accompanied by a written statement of conformity which demonstrates compliance with the design criteria of the 'Lifetime Homes' standard 2010. The residential units shall be constructed in accordance with the approved details.

No occupation of any residential units on parcel R8, R11, R12, R13, R14, R20 and R24 shall be permitted until (i) the Local Planning Authority has been invited to select a sample of up to 10% of the residential units on the relevant parcel which shall be assessed by the Local Planning Authority for compliance with the design criteria of the Lifetime Homes standard 2010; and (ii) where any non-compliance with the design criteria of the Lifetime Homes standard 2010 is identified by the Local Planning Authority, all residential units in the relevant parcel shall be assessed and any required remedial action is identified by the Local Planning Authority in consultation with the developer. No occupation of residential units within such parcel shall be permitted until the identified remedial action has been completed to the Local Planning Authority's written satisfaction.

v. All other dwellings on all other residential parcels (as shown on the approved Strategic Masterplan) shall be constructed to meet Part M4(2) Accessible and Adaptable Dwellings of schedule 1 Part M of the Building Regulations 2010 (as amended) unless otherwise agreed in writing by the Local Planning Authority having been demonstrated by the developer by way of a technical assessment submitted with Reserved Matters for such parcels.

REASON: To ensure dwellings within the development are capable of being adapted to meet the needs of all people in accordance with Policies 12, 8 and 14 of the National Planning Policy Framework and Policy 30 of the North Northamptonshire Joint Core Strategy.

19. Non-residential buildings shall achieve a minimum of Building Research Establishment Environment Assessment Method (BREEAM) level ""very good"" (or the equivalent standard which replaces BREEAM and is to be the assessment in force at the time when the non-residential unit or units concerned are registered for assessment purposes). In the event that the BREEAM standard achieved for the actual building falls short of the ""very good"" standard (or the equivalent standard which replaces BREEAM and is to be the assessment in force at the time when the non-residential unit or units concerned are registered for assessment purposes) achieved at design stage, a programme of remediation works shall be agreed in writing by the Local Planning Authority and carried out in accordance with a timetable to be agreed.

REASON: In the interests of tackling climate change and creating a sustainable development which meets standards for energy efficiency, water efficiency and sustainable construction in accordance with Policy 14 of the National Planning Policy Framework and Policy 9 of the North Northamptonshire Joint Core Strategy.

20. The Reserved Matters applications for the layout, scale and/or appearance of the development shall be accompanied by a Sustainability Report;

a) for non-residential buildings that demonstrates how environmental sustainability issues have been addressed during the design process and sets out the way in which the credits under the relevant BREEAM Rating (or the equivalent standards which replace BREEAM and is to be the assessment in force at the time when the non-residential units concerned are registered for assessment purposes) will be achieved based on the actual design of the non-residential units.

b) for residential development that demonstrates how environmental sustainability issues including those required by condition 17 have been addressed during the design process and how they will be implemented during the construction phase.

The development shall thereafter be undertaken in accordance with the approved Sustainability Report unless alternative details are agreed in writing by the Local Planning Authority.

REASON: In the interests of tackling climate change and creating a sustainable development which meets standards for energy efficiency, water efficiency and sustainable construction in accordance with Policy 14 of the National Planning Policy Framework and Policy 9 of the North Northamptonshire Joint Core Strategy.

21. Prior to the commencement of any non-residential unit within a development parcel or part thereof, as shown on the approved Strategic Masterplan (see Condition 4), a copy of the Interim Design Stage Assessment Certificate shall be provided to the Local Planning Authority to demonstrate that the non-residential units to be constructed will achieve the required BREEAM levels (pursuant to Condition 19).

REASON: In the interests of tackling climate change and creating a sustainable development which meets standards for energy efficiency, water efficiency and sustainable construction in accordance with Policies 8, 12 and 14 of the National Planning Policy Framework and Policy 9 of the North Northamptonshire Joint Core Strategy.

22. Within six months of the completion of:

a) Any non-residential unit(s), a copy of the Post Construction Final Certificate shall be provided to the Local Planning Authority to prove that the unit(s) has/have been constructed in accordance with the Sustainability Report and that the development has achieved the relevant BREEAM level (pursuant to Condition 19).

b) Any residential unit, a report shall be provided to the Local Planning Authority demonstrating that the residential development has been constructed in accordance with the Sustainability Report and that the development has achieved the required level of sustainability (pursuant to Condition 17).

REASON: In the interests of tackling climate change and creating a sustainable development which meets standards for energy efficiency, water efficiency and sustainable construction in accordance with Policy 14 of the National Planning Policy Framework and Policy 9 of the North Northamptonshire Joint Core Strategy.

23. A waste management facility shall be provided at the District Centre within Phase 1 of the development. This facility shall be provided in accordance with the approved Waste Audit and Waste Management Facilities Strategy (see Condition 5f).

REASON: In the interests of sustainable development, to mitigate the long term impacts of the development and to provide residents and workers of the development with waste management facilities in accordance with the principles of the Northamptonshire Waste Local Plan and National Planning Policy Framework and the National Planning Policy for Waste.

24. Prior to the occupation of any dwelling within any development parcel as shown on the approved Strategic Masterplan (see Condition 4) or part thereof, the arrangements for the ongoing management of the public realm within that development parcel (including areas of open space), street furniture and any unadopted roads shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details/management arrangements.

REASON: To ensure a continued high quality public realm in accordance with Policy 8 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

25. Prior to submission of a Reserved Matters application for Access C serving the development and/or its link road into the development (shown as Ise Avenue within the approved Design Code (see Condition 5)), a strategy for relocating the existing 'Green Patch' facility to the development site or other location as first agreed with the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall include details of the new site location (as close to the existing site as possible), its size and design, site characteristics (including the quality of the land and soil), facilities and amenities to be provided on site and a timetable for completion and transfer of the new facility to the Local Authority. The size and quality of the land within the new site shall as a minimum be commensurate with the existing 'Green Patch' site. The strategy shall include evidence of consultation with users of the

existing 'Green Patch' facility on the contents of the strategy. The development shall be carried out in accordance with the approved strategy.

REASON: To ensure that the loss of a community open space facility is compensated by way of new provision on-site or nearby in accordance with Policy 8 of the National Planning Policy Framework and Policy 7 of North Northamptonshire Joint Core Strategy.

26. (a) Phase 1 strategic landscape works shall take place in accordance with drawing number BBD034/156 Rev D entitled 'East Kettering: Phase 1 Strategic Landscaping Plan (Details, Phasing and Implementation)' received by the Local Planning Authority on 6 March 2018 unless otherwise agreed in writing by the Local Planning Authority.

26. (b) No development shall take place on phase 2 of the development, as shown on the approved Phasing Plans (see Condition 4) unless and until a scheme for strategic landscape works as detailed in points i to iv below has been submitted to and approved in writing by the Local Planning Authority.

The scheme for strategic landscape works shall include landscaping of key access routes (motorised and non-motorised routes), the Primary Street network (i.e. Central Avenue, Eastern Avenue, Poplars Farm Avenue and Ise Avenue set out in the approved Design Code (see Condition 5a) and strategic open spaces.

Such a scheme shall specify:

- i. the species, position, diameter, approximate height and canopy spread of all existing trees, shrubs and hedges and an assessment of their general state of health and stability;
- ii. which trees, shrubs and hedges outlined in (i) are to be retained;
- iii. the protection measures to be used during the construction stages for the trees, shrubs and hedgerows to be retained in accordance with British Standard 5837 (Trees in Relation to Construction 2005: recommendations);
- iv. the layout of all new planting including species, plant sizes, spacing and numbers to be planted;
- v. existing contours and any proposed alterations to the land such as earth mounding;
- vi. timetable for implementation of works.

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. The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of the visual appearance of the development and enhancement to biodiversity in accordance with Policy 15 of the National Planning Policy Framework and Policies 4, 8 and 19 of the North Northamptonshire Joint Core Strategy.

27. No development shall take place on a development parcel as shown on approved Strategic Masterplan (see Condition 4) or any part thereof, unless and until a scheme of hard and soft landscaping, for that parcel has been submitted to and approved in writing by the Local Planning Authority which specifies:

- i. the species, position, diameter, approximate height and canopy spread of all existing trees, shrubs and hedges and an assessment of their general state of health and stability;
- ii. which trees, shrubs and hedges outlined in (i) are to be retained;
- iii. the protection measures to be used during the construction stages for the trees, shrubs and hedgerows to be retained in accordance with British Standard 5837 (Trees in Relation to Construction 2005: recommendations);
- iv. the layout of all new planting including species, plant sizes, spacing and numbers to be planted; and
- v. existing contours and any proposed alterations to the land such as earth mounding;

The approved scheme(s) shall be carried out in the first planting and seeding seasons following the occupation of the buildings on the development parcel(s) or sub parcel(s) to which the landscaping scheme relates.

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 visual appearance of the development and enhancement to biodiversity in accordance with Policy 15 of the National Planning Policy Framework and Policies 4, 8 and 19 of the North Northamptonshire Joint Core Strategy.

28. No works shall take place on a development parcel as shown on the approved Strategic Masterplan (see Condition 4) including any tree felling, tree pruning, demolition works, soil moving, temporary access construction/widening, or any operations involving the use of motorised vehicles or construction machinery shall take place within that parcel unless and until a detailed Arboricultural Method Statement for that parcel has been submitted to and approved in writing by the Local Planning Authority. The development and all other operations shall not take place other than in accordance with the approved Method Statement. The Method Statement shall include details of the following:

- a) details of all existing trees, shrubs and hedges which are proposed to be retained including species, position, diameter, approximate height and canopy spread and an assessment of their general state of health and stability
- b) Implementation, supervision and monitoring of the proposed protection measures for the trees, shrubs and hedgerows which are proposed to be retained in accordance with British Standard 5837 (Trees in Relation to Construction 2005: recommendations);
- c) Implementation, supervision and monitoring of other proposed construction works within any area proposed to be designated as being fenced off or otherwise protected in accordance with point b
- d) Timing and phasing of Arboricultural works in relation to approved details

REASON: To ensure the continued well-being of the trees on the site in the interests of the visual appearance of the locality and the preservation of biodiversity in accordance with Policy 15 of the National Planning Policy Framework and Policies 4 and 19 of the North Northamptonshire Joint Core Strategy.

29. The existing hedgerows which are identified for retention within approved landscaping schemes submitted and approved pursuant to Conditions 26 and 27 shall be retained in perpetuity and shall not be cut down, grubbed out or otherwise removed, or topped or lopped so that the height of the hedge falls below 2 metres at any point, without the prior written consent of the Local Planning Authority. Any hedges removed

without such consent or which die or become severely damaged shall be replaced in the next planting season with hedging plants of such size and species as approved in writing by the Local Planning Authority.

REASON: To ensure the continued wellbeing of hedgerows in the interests of the visual appearance of the locality and the preservation of biodiversity in accordance with Policy 15 of the National Planning Policy Framework and Policies 4 and 19 of the North Northamptonshire Joint Core Strategy.

30. (a) Within 6 months of the date of this permission a landscape management plan for the strategic landscaping works within Phase 1 (as shown on the approved Phasing Plans (see Condition 4)) approved under Condition 26 shall be submitted to and approved in writing by the Local Planning Authority. Such management plan(s) shall include long term objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small, privately-owned, domestic gardens. The development shall be carried out in accordance with the approved landscape management plan.

30. (b) Prior to the occupation of any dwelling within Phase 2 (as shown on the approved Phasing Plans (see Condition 4)) a landscape management plan for the strategic landscaping works within Phase 2 approved under Condition 26 shall be submitted to and approved in writing by the Local Planning Authority. Such management plan(s) shall include long term objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small, privately-owned, domestic gardens. The development shall be carried out in accordance with the approved landscape management plan.

REASON: In the interests of the visual appearance of the development and enhancement to biodiversity in accordance with Policy 15 of the National Planning Policy Framework and Policies 4, 8 and 19 of the North Northamptonshire Joint Core Strategy.

31. Prior to the occupation of any development parcel or part thereof as shown on the approved Strategic Masterplan (see Condition 4) a landscape management plan for the hard and soft landscaping of that development parcels approved pursuant to Condition 27 shall be submitted to and approved in writing by the Local Planning Authority. Such management plan(s) shall include long term objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small, privately owned domestic gardens. The development shall be carried out in accordance with the approved landscape management plan(s).

REASON: In the interests of the visual appearance of the development and enhancement to biodiversity in accordance with Policies 8, 12 and 15 of the National Planning Policy Framework and Policies 4 and 19 of the North Northamptonshire Joint Core Strategy.

32. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting or amending that Order) no additional fencing, walling or other means of enclosure shall be erected, placed or installed within any of the approved landscaping or amenity areas (including open space) other than that approved by details pursuant to Conditions 26, 27, 30 and 31 without the prior written approval of the Local Planning Authority.

REASON: In the interests of the visual appearance of the development and enhancement to biodiversity in accordance with Policies 8, 12 and 15 of the National

Planning Policy Framework and Policies 4 and 19 of the North Northamptonshire Joint Core Strategy.

33. Development shall only take place in accordance with:

- Great Crested Newt Mitigation Strategy reference 13-1442 3156 D01 V4 received 3rd March 2014 under application reference AOC/0514/1301.
- Bat Mitigation Strategy reference 13-1557 3156 D01 R V1 received 19th November 2013 under application reference AOC/0514/1301.
- Badger Mitigation Strategy 13-1471 3156 D01 R V3 received 3rd March 2014 under application reference AOC/0514/1301.
- Reptile Method Statement reference 13-1216 3156 D01 R V3 dated October 2013 prepared by Lockhart Garratt on behalf of Alledge Brook Ltd under application reference AOC/0274/0801.

Unless written consent is given by the Local Planning Authority for any variation to these mitigation strategies. Development shall be carried out in accordance with the approved details.

REASON: To ensure necessary ecological mitigation measures and management regimes are implemented in accordance with Policy 15 of the National Planning Policy Framework and Policies 4 and 19 of the North Northamptonshire Joint Core Strategy.

34. Development shall only take place in accordance with the approved Combined Landscape and Ecological Management Plan reference 13-1369/3156/D01 V5 received on 6th March 2014 under application reference AOC/0514/1301, unless written consent is given by the Local Planning Authority for any variation to this Strategy. The Ecological Management Plan shall be in accordance with the Green Infrastructure Habitat Creation Plan (submitted September 2009) unless written consent is given by the Local Planning Authority for any variation to this Plan. The development shall be carried out in accordance with the approved Ecological Management Plan.

REASON: To secure a net gain in biodiversity and enhancements to the green infrastructure network in accordance with Policy 15 of the National Planning Policy Framework and Policies 4 and 19 of the North Northamptonshire Joint Core Strategy.

35. No development shall commence on a development parcel of the development as shown on the approved Phasing Plans (see Condition 4) unless and until details of pollution prevention measures for all surface water drainage facilities and details of a scheme for pollution control during groundworks and construction, including surface water runoff management within that parcel have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To prevent pollution of the water environment in accordance with Policies 14 and 15 of the National Planning Policy Framework and Policies 4, 5, 6 and 19 of the North Northamptonshire Joint Core Strategy.

36. No built development (excluding the access bridge over the River Ise) shall take place within Flood Risk zones 2 and 3 as defined in the Technical Guidance to the National Planning Policy Framework (March 2012) and identified in the approved Stage Two Flood Risk Assessment (see Condition 5).

REASON: To reduce the risk of flooding to the occupants of development, the site and third parties in accordance with Policy 14 of the National Planning Policy Framework, Technical Guidance and Policy 5 of the North Northamptonshire Joint Core Strategy.

37. No development shall take place other than in accordance with the scheme for the mitigation of air quality impact as detailed in the Environmental Statement Chapter 12 Air Quality (January 2009) and the Addendum Air Quality document dated November 2009 unless an updated Air Quality Assessment including an updated assessment and mitigation strategy is submitted to and approved in writing in advance by the Local Planning Authority.

REASON: To ensure the necessary air quality mitigation measures and management regimes to mitigate the impact of the development upon air quality are implemented in accordance with the Environmental Statement and Air Quality assessment and in accordance with Policy 15 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

38. In the event of the Weekley Warkton Avenue not being open to traffic prior to the commencement of works on any development parcel (excluding any open space parcels) other than Local Centre 3 (parcel LC3a/LC3b) within Phase 2 as shown on the approved Phasing Plans (see Condition 4) a further assessment of air quality shall be submitted to and approved in writing by the Local Planning Authority. Any further mitigation identified in this assessment shall be implemented in accordance with the assessment prior to any Phase 2 development being commenced.

REASON: To ensure the continued protection of air quality from the development in accordance with the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

39. Development on any parcel or part thereof as shown on the approved Strategic Masterplan (see Condition 4) other than that required to be carried out as part of an approved scheme of remediation must not commence until points A to C and the monitoring scheme requirement of point E below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until point D has been complied with in relation to that contamination. In submitting the scheme for approval regard shall be given to Chapter 10 of the Environmental Statement (July 2007) as amended.

#### A. Site Characterisation

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

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

(iii) an assessment of the potential risks to:

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

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



This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification).

#### B. Submission of Remediation Scheme

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

#### C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (also known as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

#### D. Reporting of Unexpected Contamination

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

#### E. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed in advance, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification).

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely

without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 15 of the National Planning Policy Framework and Policy 6 of the North Northamptonshire Joint Core Strategy.

40. No development shall take place on a parcel of the development as shown on the approved Strategic Masterplan (see Condition 4) unless and until a Construction Management Plan for that parcel has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify provision to be made for the following:

- a) Overall strategy for managing environmental impacts which arise during construction;
- b) Measures to control the emission of dust and dirt during construction;
- c) Control of noise emanating from the site during the construction period;
- d) Hours of construction work for the development;
- e) Location, scale and appearance of contractors' compounds, materials storage and other storage arrangements, for cranes and plant, equipment and related temporary infrastructure;
- f) Designation, layout and design of construction access and egress points;
- g) Internal site circulation routes;
- h) Directional signage (on and off site);
- i) Provision for emergency vehicles;
- j) Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- k) Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- l) Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles
- m) Routing agreement for construction traffic;
- n) Enclosure of phase or development parcel and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; and
- o) Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works on that parcel.

REASON: In the interests of residential amenity, highway safety, visual amenity and waste minimisation in accordance with the principles of the National Planning Policy Framework, Northamptonshire Waste Local Plan, National Planning Policy for Waste and Policies 1, 5 and 6 of the North Northamptonshire Joint Core Strategy.

41. i. Vehicular access to the development from the A14 shall not be carried out other than in accordance with the approved document Traffic Access and Impact Assessment (A14) project reference 25134/001 Doc. Ref: Rev 1 dated October 2012 approved on 19 December 2012 under App. Ref. No. AOC/0694/0706 (see Condition 5) and the Option C scheme identified within this approved document as being the preferred option for the A14 access to the development unless written consent is given by the Local Planning Authority for any variation to this approved document and preferred option.

REASON: To ensure that the A14 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site, and in the interests of road safety,

efficiency, sustainability, and amenity in accordance with National Planning Policy Framework (NPPF) and Policies 1, 16 and 17 of the North Northamptonshire Joint Core Strategy and to secure a sustainable development which meets the needs of the users of the development in accordance with the NPPF and Policies 1 and 8 of the North Northamptonshire Joint Core Strategy.

ii. Prior to works commencing on the permanent Access F (Barton Road south/A14 junction 10) into the site, the following details of the A14 junction 10 mitigation works and the new A14 Junction 10A (including link roads or other associated works) shall be submitted to and approved in writing by the Local Planning Authority along with:

a) Detailed design, lighting, engineering, layout and constructional drawings of the permanent Access F into the site and Option C scheme, all associated works and mitigation measures in general accordance with drawings contained within the Traffic Access and Impact Assessment (A14) Project reference 25134/001 Doc. Ref: Rev 1 dated October 2012 approved on 19 December 2012 under App. Ref. No. AOC/0694/0706 (see Condition 5), current DMRB and departmental policies (or approved relaxation/departures from standards;

b) Details of implementation, including phasing and timing of all works;

c) Independent Stage One and Stage Two Road Safety Audits.

The development shall be carried out in accordance with the approved plans.

REASON: To ensure that the A14 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site, and in the interests of road safety, efficiency, sustainability, and amenity in accordance with National Planning Policy Framework (NPPF) and Policies 1, 16 and 17 of the North Northamptonshire Joint Core Strategy and to secure a sustainable development which meets the needs of the users of the development in accordance with the NPPF and Policies 1 and 8 of the North Northamptonshire Joint Core Strategy.

iii. No more than 2700 dwellings shall be occupied on the development until the permanent works to Access F into the site, A14 junction 10 and A14 junction 10A have been completed in accordance with the details approved under Condition 41ii and are fully operational to traffic.

REASON: To ensure that the A14 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site, and in the interests of road safety, efficiency, sustainability, and amenity in accordance with National Planning Policy Framework (NPPF) and Policies 1, 16 and 17 of the North Northamptonshire Joint Core Strategy and to secure a sustainable development which meets the needs of the users of the development in accordance with the NPPF and Policies 1 and 8 of the North Northamptonshire Joint Core Strategy.

42. No more than 375 dwellings shall be occupied on the development until the scheme of improvement to A14 Junction 9 (as shown on Drawing No. 25134/001/051/B and referred to in the PBA Technical Report 19 entitled 'A14 junction 9 VISSIM Assessment of Proposed Road Marking Improvements' dated 6 January 2014) or other

scheme that shall be submitted to and approved in writing by the Local Planning Authority has been undertaken and is open to traffic.

REASON: To ensure that the A14 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site, and in the interests of road safety, efficiency, sustainability, and amenity in accordance with National Planning Policy Framework (NPPF) and Policies 1, 16 and 17 of the North Northamptonshire Joint Core Strategy and to secure a sustainable development which meets the needs of the users of the development in accordance with the NPPF and Policies 1 and 8 of the North Northamptonshire Joint Core Strategy.

43. i) Prior to the occupation of the first dwelling on Parcel R4, R5, R6, R7, R8, R9, R10, R11, R12, R13 or R14, or the occupation of non-residential Parcel PS2, as shown on the approved Strategic Master Plan (see Condition 4), Access D (Warkton Lane/Deeble Road) shall be completed in accordance with the following plans and details:

- Access D Internal Road Layout Detailed Design - Full Roundabout Planning Boundary. Drawing Number 28135/100/009 Rev A received 12th February 2014.
- Access D Internal Road Layout Detailed Design - Full Roundabout General Arrangement. Drawing Number 28135/100/007 Rev C received 6th March 2014.
- Access D Internal Road Layout Detailed Design - Full Roundabout Drainage Layout. Drawing Number 28135/500/006 Rev A received 12th February 2014.
- Access D Internal Road Layout Detailed Design - Full Roundabout Swept Path Analysis. Drawing Number 28135/100/008 Rev A received 12th February 2014.
- Illustrative 3-D Visuals received 12th February 2014.
- Site Location Plan Drawing Number 28135/TN2/001 received 12th February 2014.
- Transport Technical Note 2 (Job No: 28135) and Appendices received 13th February 2014.

under application reference AOC/0274/0803 or an alternative scheme that shall first be approved in writing by Local Planning Authority before the access works are commenced.

REASON: In the interests of highway safety, efficiency, sustainability and amenity in accordance with the National Planning Policy Framework and Policies 1, 10, 15 and 17 of the North Northamptonshire Joint Core Strategy.

ii) Prior to the occupation of the first dwelling on Parcel R16, R17, R18, R19, R20, R21 or R22, or the occupation of non-residential Parcels DC1, DC2 or DC3, as shown on the approved Strategic Masterplan (see Condition 4 ), Access E (Barton Road/Warkton Lane) shall be completed in accordance with the following plans and details:

- Access E Signalised Junction Plan reference 25134/001/028 H received 18th February 2014
- East Kettering Access E Signalised Junction Vehicle Swept Path Manoeuvres Plan reference 25134/001/031 B dated 19th June 2013
- Transport Technical Note 21 received on 19th February 2014
- PBA VISSIM Assessment Outputs dated 21st February 2014
- PBA Notes received 14th February 2014
- Technical Note 8D received 14th February 2014
- Technical Note 15 Revision A received 14th February 2014
- Ecology Statement Access E received on 27th February 2014
- Arboricultural Report dated November 2013

- Construction Management Plan received 18th February 2014
  - Planning Statement dated November 2013
  - Addendum Planning Statement received 14th February 2014 under application reference AOC/0274/0804 or an alternative scheme that shall first be approved in writing by Local Planning Authority before the access works are commenced.
- REASON: In the interests of highway safety, efficiency, sustainability and amenity in accordance with the National Planning Policy Framework and Policies 1, 10, 15 and 17 of the North Northamptonshire Joint Core Strategy.

iii)

Part 1

Prior to the occupation of the 135th dwelling on Parcels R23 and R26 (collectively), or prior to the occupation of the first dwelling on Parcels R24 or R25 or first occupation of a building on non-residential Parcel E3, as shown on the approved Strategic Masterplan (see Condition 4) whichever occurs first to construct and complete Access F (Barton Road South/A14 junction 10) accordance with the following plans and details:

- i. Access F Site Location Plan 25134/020/015 E received 27th January 2014
- ii. Access F Interim Roundabout Arrangement reference 25134/020/014 B received 16th December 2013
- iii. Landscape Proposals received 27th January 2014
- iv. East Kettering SUE Access F Phasing Plan reference 25134/020/011 C
- v. Technical Note Access F Reserved Matters Application TN03 received 17th December 2013
- vi. Technical Note TN11 dated 21st October 2013
- vii. Ecology Statement Access F received on 28th January 2014
- viii. Arboricultural Report received 27th January 2014
- ix. Construction Management Plan received 18th February 2014
- x. Planning Statement received 4th December 2013
- xi. Site Location Plan Drawing Number 25134-020-013D received 27th January 2014
- xii. Planning Boundary Drawing Number 25134/020/001F received 27th January 2014
- xiii. Access 'F' General Arrangement Drawing Number 25134/020/010F received 27th January 2014
- xiv. Drainage Layout Sheet 1 of 3 Drawing Number 25134/020/002C received 27th January 2014
- xv. Drainage Layout Sheet 2 of 3 Drawing Number 25134/020/003B received 27th January 2014
- xvi. Drainage Layout Sheet 3 of 3 Drawing Number 25134/020/004A received 27th January 2014
- xvii. Drainage Manhole Details Drawing no. 25134/020/006A received 16th December 2013
- xviii. Long Section drawing Number 25134/020/009A received 16th December 2013
- xix. Landscape Proposals Sheet 1 of 5 Drawing Number CSa/2278/103A received 27th January 2014
- xx. Landscape Proposals Sheet 2 of 5 Drawing Number CSa/2278/104A received 27th January 2014
- xxi. Landscape Proposals Sheet 3 of 5 Drawing Number CSa/2278/105A received 27th January 2014
- xxii. Landscape Proposals Sheet 4 of 5 Drawing Number CSa/2278/106A received 27th January 2014

## Part 2

Not to occupy more than 135 dwellings on Parcels R23 and R26 (collectively) (as shown on the approved Strategic Masterplan) until that part of the access road (connecting Access F to Cranford Road) serving parcels R23 and R26 has been constructed and completed in its entirety accordance with the approved plans and details specified in paragraphs (i)-(xxiii) of Part 1 of this condition 43(iii) to the Local Planning Authority's written approval.

## Part 3

Not to occupy any dwellings on parcels R24 or R25 or a building on non-residential parcel E3 (as shown on the approved Strategic Masterplan) until that part of the access road (connecting Access F to Cranford Road) serving parcels R24, R25 and E3 has been constructed and completed in its entirety accordance with the approved plans and details specified in paragraphs (i)-(xxiii) of Part 1 of this condition 43(iii) to the Local Planning Authority's written approval.

REASON: In the interests of highway safety, efficiency, sustainability and amenity in accordance with the National Planning Policy Framework and Policies 1, 10, 15 and 17 of the North Northamptonshire Joint Core Strategy.

44. No occupation of the 876th or subsequent dwellings on the development shall take place until the works listed below have been completed in accordance with details first approved by the Local Planning Authority, unless an alternative programme of delivery is approved in writing by the Local Planning Authority. Should an alternative programme be approved the works shall be completed in accordance with that programme.

- Improvements to the roundabout at the junction of Stamford Road/Windmill Avenue (junction a)
- Improvements to the roundabout at the junction of St. Mary's Road/Windmill Avenue (junction b)
- Improvements to the roundabout at the junction of London Road/Barton Road/Pytchley Road (junction d)
- Improvements to the junction of Barton Road/Windmill Avenue (junction e)
- Bus priority scheme (junction f)

REASON: In the interests of highway safety, efficiency, sustainability and amenity in accordance with the National Planning Policy Framework and Policies 1, 10, 15 and 17 of the North Northamptonshire Joint Core Strategy.

45. Prior to the commencement of development on Parcels R21 or R22 or prior to the occupation of the 135th dwelling collectively on Parcels R23 and R26 (as shown on the approved Strategic Masterplan (see Condition 4)(whichever occurs first) highway improvement works at the Cranford Road/Barton Road junction (junction g) shall be completed in accordance with drawing number KETJCT-WSP- HGN-0000-SK-CH-00013, unless an alternative programme for delivery, funding arrangement, and/or scheme is agreed in writing by the Local Planning Authority. Any alternative details agreed in writing shall be implemented as approved.

REASON: In the interests of highway safety, efficiency, sustainability and amenity in accordance with Policy 9 of the National Planning Policy Framework and Policies 15 and 17 of the North Northamptonshire Joint Core Strategy.

46. No more than 1750 dwellings shall be occupied until all the mixed use area, (which shall include a minimum of 4,500 square metres of A1, A3, A4 and A5 uses and a total maximum of 5,400 square metres of these uses), employment areas, schools and health clinic approved within Phase 1 as shown on the approved Phasing Plan (see Condition 4), including the related Land Use Schedule, are constructed and available for occupation.

REASON: In order to ensure that the development is sustainable and provides services and facilities within the site in accordance with the principles of the National Planning Policy Framework and Policies 1, 7 and 10 of the North Northamptonshire Joint Core Strategy.

47. All applications for the approval of reserved matters shall include a noise impact assessment for the proposed development, having regard to all noise sources existing or having planning approval at the time of the reserved matters application. The noise impact assessment shall include a review of the data provided within the Environmental Statement and Addendum Noise Report (accompanying the original outline application), be informed by further noise monitoring and modelling where necessary, and where necessary include a noise mitigation scheme. All mitigation schemes shall demonstrate compliance with the standards contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice; and for residential dwellings the good standards as contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice, or any subsequent British Standard which replaces this. The development shall be carried out in accordance with the approved noise mitigation scheme(s).

REASON: To ensure adequate protection against noise in accordance with the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

48. Prior to the completion of the new link road over the River Ise as shown on the approved Strategic Masterplan (see Condition 4) and its junction with Elizabeth Road (Access C), a Noise Impact Assessment in respect of the use of the access link and its effect upon residential properties and gardens in the Elizabeth Road area shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall have regard to the baseline noise conditions referred to in the original Environmental Statement, the baseline noise conditions for the year of opening of the access link, and predicted noise levels for fifteen years after the year of opening. The assessment shall be undertaken in accordance with the Calculation of Road Traffic Noise (CRTN) methodology. Where necessary, a scheme of mitigation designed to satisfy the requirements of the Land Compensation Act 1973, BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice and for residential dwellings the good standards as contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice, or any subsequent British Standard which replaces this, shall be submitted to and approved in writing by the Local Planning Authority. The access link shall not be opened for vehicular traffic until the approved scheme of mitigation has been implemented and a validation report has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure adequate protection against noise generated as a result of the development for the residents of Elizabeth Road in accordance with Policy 9 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

49. Prior to the commencement of works for Barton Road/Warkton Lane (Access E) a Noise Impact Assessment in respect of the use of the new access and its effect upon residential properties and gardens in the Barton Road/Warkton Lane area shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall have regard to the baseline noise conditions referred to in the original Environmental Statement, the baseline noise conditions for the year of opening of the access link, and predicted noise levels for fifteen years after the year of opening. The assessment shall be undertaken in accordance with the Calculation of Road Traffic Noise (CRTN) methodology. Where necessary, a scheme of mitigation designed to satisfy the requirements of the Land Compensation Act 1973, BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice and for residential dwellings the good standards as contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice, or any subsequent British Standard which replaces this, shall be submitted to and approved in writing by the Local Planning Authority. The access link shall not be opened for vehicular traffic until the approved scheme of mitigation has been implemented and a validation report has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure adequate protection against noise generated as a result of the development for the residents in the Warkton Lane/Barton Road junction area in accordance with Policy 9 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

50. Prior to the commencement of Barton Road (South) (Access F) a Noise Impact Assessment in respect of the use of the new access and its effect upon residential properties and gardens in the Barton Road/Acorn Close area shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall have regard to the baseline noise conditions referred to in the original Environmental Statement, the baseline noise conditions for the year of opening of the access link, and predicted noise levels for fifteen years after the year of opening. The assessment shall be undertaken in accordance with the Calculation of Road Traffic Noise (CRTN) methodology. Where necessary, a scheme of mitigation designed to satisfy the requirements of the Land Compensation Act 1973, BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice and for residential dwellings the good standards as contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice, or any subsequent British Standard which replaces this, shall be submitted to and approved in writing by the local planning authority. The access link shall not be opened for vehicular traffic until the approved scheme of mitigation has been implemented and a validation report has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure adequate protection against noise generated as a result of the development for the residents in the Barton Road/new link (Access F) junction area in accordance with Policy 9 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

51. Not to commence development on a development parcel (as shown on the approved Strategic Master Plan - see condition 4) until all owners and/or leaseholders (including any relevant mortgagee) of that development parcel have deduced title to the local planning authority and entered into a confirmatory or supplemental deed in a form acceptable to the local planning authority binding the relevant development parcel by the obligations covenants and undertaking secured by the Section 106 Agreement entered into in respect of this planning permission.



REASON: In the interests of site delivery and to ensure that all development parcels are carried out in accordance with the secured planning obligations and covenants.

52. The development hereby permitted shall be carried out in accordance with all details approved pursuant to the following Reserved Matters approvals (or such alternative details submitted and approved by the Local Planning Authority in substitution for the said details, or such alternative Reserved Matters as may be approved in substitution for the said Reserved matters approvals listed below) together with such additional reserved matters applications submitted pursuant to condition [2] of this permission and subsequently approved by the Local Planning Authority:

- (a) KET/2013/0213
- (b) KET/2013/0780
- (c) KET/2013/0781
- (d) KET/2013/0792
- (e) KET/2014/0255
- (f) KET/2013/0314
- (g) KET/2015/0028
- (h) KET/2015/0564
- (i) KET/2015/0887
- (j) KET/2016/0236
- (k) KET/2016/0778
- (l) KET/2017/0928

REASON: To allow the Development to be built pursuant to approvals approved under earlier planning permissions for substantially the same form of Development.

Notes (if any):-

1. Environment Agency

Notwithstanding the planning permission(s) that may be granted or extant on the site, any proposed works affecting ordinary watercourses, statutory main river, within the indicative floodplain or within the byelaw distance (9 metres) requires the prior written consent of the Environment Agency under the relevant statutory legislation and current land drainage byelaws. This will require unimpeded bankside access including for the area proposed for a river crossing.

It should not be assumed that such consent will automatically be forthcoming, and the applicant should consult with the Environment Agency at the earliest opportunity in order to determine and secure formal flood defence consent for the proposed works as appropriate.

2. Lighting

The lighting details required with reserved matters shall include a layout plan with beam orientation and lighting Lux levels and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The scheme shall have regard to the spillage of light beyond the site boundary.

3. Protected Species

It is the responsibility of the applicant to ensure that where any aspect of the proposals directly affects badgers or their setts, work must be undertaken under licence, which must be obtained from Natural England.

Operations that involve the destruction and removal of vegetation or buildings (or part of a building) shall not be undertaken during the months of March to August inclusive, except when approved in writing by the Local Planning Authority, once they are satisfied that breeding birds will not be adversely affected.

#### 4. Highways

No works may commence upon the existing public highway without the express written consent of the Local Highway Authority. Such consent would only be forthcoming subject to the completion of an Agreement under Section 278 of the Highways Act 1980. The preparation of the Agreement would require the submission of full engineering, drainage, street lighting, signal, signing, road marking and constructional details etc along with updated capacity assessments. Submitted details would be subjected to a full Technical and Safety Audit which may result in changes to layouts and works extents shown indicatively on the approved plans.

The developer is advised that details required to discharge conditions associated with highway and access works should be submitted to and gain the Technical Approval of the Local Highway Authority prior to submitting such approved details to the Local Planning Authority for the discharge of associated conditions.

After the completion of the Section 278 Agreement, the commencement of any highway works will be subject to suitable Notices required by the New Roads and Streetworks Act 1991 as amended by the Traffic Management Act 2004. This, in practice, means that a three month Notice is required to book the road space necessary to undertake works of this nature on any highway. Separate Notices will be required for each element or phase of the Off Site Highway Works. The County Council's Traffic Manager may stipulate start and completion dates, duration of works and impose penalties for failure to adhere to conditions that may be imposed. Any works that may affect the Trunk Road Network either directly or indirectly will also need the agreement of the Highways Agency in respect of road booking space.

No works may commence or affect any existing public Right of Way without the express written permission of the Northamptonshire Highways' Rights of Way Officers. Temporary diversion/closure, conversion and extinguishment Orders will be required to facilitate the development. Details should be discussed and agreed with Northamptonshire Highways' Definitive Map Team.

The provision of controlled pedestrian crossings and cycle facilities within the existing highway require the processing of appropriate Statutory Notices which are available for public comment which may result in amendments to crossing locations or routes. The developer is encouraged to ensure that all parties directly affected by such works are informed of proposals.

#### 5. Public Rights of Way

With respect to construction works to be carried out in close proximity to Public Rights of Way, please note the following standard requirements:

- i. The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at any time.
- ii. There must be no interference or damage to the surface of the Public Right of Way as a result of the construction. Any damage to the surface of the path must be made good

by the applicant, specifications for any repair or surfacing work must be approved by the Local Highway Authority

iii. As a result of the major urban expansion of East Kettering, Public Rights of Way will need to be closed by a Temporary Traffic Regulation Order during the construction of each phase for each individual right of way affected. An application form for such an order is available from Northamptonshire Highways, a fee is payable for his service and a period of six weeks notice is required.

iv. Any new path furniture (e.g. gaps or gates preferred over stile) needs to be approved in advance with the Local Highway Authority, standard examples can be provided.

No works affecting any existing Public Right of Way may commence without the express written permission of the Local Highway Authority's Rights of Way Team.

The developer is reminded to apply to the Local Planning Authority for any proposed diversion to a Public Right of Way under Section 257 of the Town and Country Planning Act 1990 required to facilitate the development of East Kettering. The alternative route for such a diversion must be agreed with the Highway Authority's Right of Way Team and be available for public use prior to the closure of any existing route.

Northamptonshire Highways' Definitive Map Team is available and preferably required for the involvement, guidance and consultation at all stages of the diversion orders as necessary.

#### 6. Condition 43 (iii)

As part of the approval process for condition 43(iii) the local planning authority will require each section of the said access road to be constructed so as not to prejudice the connection, integration and construction of any remaining sections of the said access road.

7. The word average in condition 17 shall be the mean average and be calculated on the basis of the total emissions divided by no. of dwellings.

8. In accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015, Article 35(2). The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application including seeking amendments and additional information during the application process and as such planning permission is granted.

9. The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

Title	KET Ref.	Agent's Ref	Received Date	Status
Location plan		BBD005/001	26/11/15	Approved
Strategic Master Plan		BBD034/138 Rev E	26/11/15	Approved
Landscape Phasing Plan		BBD034/156 Rev D	06/03/18	Approved
Barton Road/Cranford Road		KETJCT-WSP-HGN-0000-SK-CH-00013	07/12/17	Approved
Update Statement			10/01/18	For Information
New Properties to be Notified			11/01/18	For Information
Schedule of Conditions to be Varied or Removed			04/01/18	For Information

Date of Decision: 22 November 2018



Robert Harbour  
Head of Development Services

Contact:-

Mr D Chadwick  
David Lock Associates  
50 North Thirteenth Street  
MILTON KEYNES  
MK9 3BP

1. In accordance with the National Planning Policy Framework the Local Planning Authority has acted positively and proactively in dealing with this application.
2. Planning approvals may be monitored to ensure compliance. If development is found not to be in full accordance with the permission, the Council may stop the work, invite a fresh application and/or take enforcement action against the developer/owner. I would urge you to notify the Case Officer at least 8 weeks prior to commencement of any works by completing and returning the attached "Notice of Intention to Commence" form, so that any outstanding matters can be identified.
3. Please pay attention to the requirements of any conditions imposed on the approval, in particular, to any schemes and details that need approval **before**

**development commences.** Under Article 27 of the Town & Country Planning (Development Management Procedure) (England) Order 2015, the Council has a further 8 weeks to agree conditions once details are submitted

4. Any details requiring approval by the Council must be submitted on the relevant form “Application for approval of details reserved by condition” (attached). There is a fee<sup>1</sup> for requests to discharge conditions of Planning Permissions: currently £34 per submission for householder developments and £116 for all other developments. There is no fee to discharge conditions of other types of consent. Your development will be liable to enforcement action if you do not comply with the approved plans and all of the conditions.

This permission refers only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulations.

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<sup>1</sup> Please be aware each fee paying application made on line through the Planning Portal will attract a £20.00 financial transaction service fee, which is an additional cost on top of the application fee. Full details of this service are available at: [https://www.planningportal.co.uk/info/200208/supporting\\_local\\_authorities\\_services\\_and\\_resources/144/financial\\_transaction\\_service](https://www.planningportal.co.uk/info/200208/supporting_local_authorities_services_and_resources/144/financial_transaction_service)

## Appeals Against Decision

The rules for lodging an appeal against this decision are set out in Article 37 of Town & Country Planning (Development Management Procedure) (England) Order 2015. The following is a summary of the rules:

1. If you wish to appeal against this decision you must do so on the Planning Appeal form. Appeals may be made online at <https://www.gov.uk/appeal-planning-inspectorate>. If you are unable to use the online service, please contact the Planning Inspectorate's Customer Services Team on 0303 444 5000 and ask for a Planning Appeal form.
2. Completed appeals (forms and supporting documents set out in the appeal form) must be received by the Planning Inspectorate within the relevant time scale set out in the table below. The Secretary of State has the power to allow a longer period for you to give notice of an appeal, but he will not normally exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeal Type	Time Period
Appeal against decision where no enforcement action taken or pending	Six months from date of this decision notice
Appeal against decision where enforcement notice served in respect of substantially the same development: <ul style="list-style-type: none"><li>• within two years before the date of the planning application, or</li><li>• before the date of this planning decision and still in force.</li></ul>	28 days from date of this decision notice
Appeal against decision where enforcement notice served in respect of substantially the same development: <ul style="list-style-type: none"><li>• on or after the date of this planning decision, and</li><li>• is still in force.</li></ul>	The <b>earlier</b> of the following dates: <ul style="list-style-type: none"><li>• 28 days from date enforcement notice is served, or</li><li>• Six months from date of this decision notice</li></ul>

These time scales are in relation to the appeal against the planning decision.

**The time scales for appeals against the enforcement notice (as set out in the enforcement notice) are not affected by this decision.**

## Purchase Notices

If permission is refused, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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