Proposals for land north of Higham Road, Burton Latimer

SUBMISSION OF RESERVED MATTERS

Application reference: KET/2015/0586

Linden Homes has now submitted detailed plans, known as ‘reserved matters’, to Kettering Borough Council (KBC) for the development of the above site and wanted to provide you with more information on these proposals.

As you may be aware, ‘outline’ planning permission was granted for up to 199 homes in this location in June 2014. The permission agreed the principle and parameters for the development, along with detailed approval of the access arrangements.

The agreement of the reserved matters is now required before any construction can begin. These include specific matters of detail, such as the layout of the new homes and open space, design features, construction materials and landscaping proposals. The reserved matters will need to comply with the framework provided by the outline application.

Further information about the submitted proposals can be found within this newsletter and by visiting the project website: www.lindenhomes.co.uk/community/burtonlatimer.

We hope you will find this update helpful, but if you have any further questions please call freephone 0800 298 7040.

Scheme Overview

The reserved matters proposals have been developed in line with the parameters approved at the outline stage. Our submitted plans include:

• 199 new homes in total, ranging from one bedroom apartments to five bedroom homes
• 60 of these designated as affordable dwellings
• A mixture of 2, 2.5 and 3 storey buildings
• 16,560m² of public open space
• Vehicular access from Higham Road
• Links to existing footpaths along Higham Road
• A ghost island right turn lane at the access point into the site
Housing mix

The final housing mix is as follows:

**Open market:**
- 45 x 3 bedroom houses
- 71 x 4 bedroom houses
- 23 x 5 bedroom houses

**Affordable:**
- 6 x 1 bedroom apartments
- 3 x 2 bedroom apartments
- 35 x 2 bedroom houses
- 16 x 3 bedroom houses

Open space, landscaping and ecology

The development incorporates a significant amount of public open space for the enjoyment of existing and future residents. A comprehensive planting strategy has also been devised as part of the reserved matters application, with a broad range of native trees, shrubs and plants provided throughout the site.

The proposals include:
- A central green within the main loop road, which can be used for sports and play activities, with a number of new trees to add to its aesthetic quality;
- A further area of open space with planting and a Sustainable Urban Drainage System (SUDS) which wraps around the northern and north-western edge of the development, softening the appearance of the homes in this rural location; and
- A broad range of native trees, shrubs and plants provided throughout the open space, along the internal access roads and within the curtilage of properties.

As well as improving the aesthetic of the scheme, the landscaping features will also provide the following ecological benefits:
- The SUDS features, such as swales and attenuation ponds, will include wild flowers, grasses and marginal planting, making them an attractive habitat for insects and amphibians; and
- Bat and bird boxes will be distributed through the site and discreet log piles will be added to create a refuge for hedgehogs and invertebrates.

Design and materials

The design of the homes and the palette of materials used have been carefully considered to create an attractive development which responds well to its semi-rural location and respects the wider context of Burton Latimer. The homes will be ‘tenure blind’, meaning that there will be no difference in the external appearance of the open market and affordable homes.

The scheme will incorporate attractive design features, such as:
- Bay windows;
- Cottage-style windows;
- Heritage colours; and
- Tree-lined avenues.

A range of building materials are proposed to add variety across the site, including:
- Bricks of varying colours (red, orange, cream, yellow);
- Limited use of render at first floor height;
- Dark grey and autumn red flat tiles; and
- Burnt orange pan tiles.

Scale and massing

The density across the development is 22.6 dwellings per hectare; this density was approved at the outline stage and is deemed appropriate for this location.

There is a small section of 3 storey buildings on the edge of the site, which houses some of the apartments. The other homes across the site will be 2 or 2.5 storeys tall, with the latter having some accommodation in the roof space.
In summary

The application now submitted would:
• Deliver a range of open market and affordable homes, making an important contribution towards KBC's housing supply
• Incorporate high-quality landscaping and significant areas of attractive open spaces for public use
• Deliver improvements to Higham Road, including the extension of the 30mph speed limit along Higham Road to the junction with the A6
• Enable the delivery of over £426,000 in Section 106 financial contributions towards local infrastructure, facilities and transport improvements, as well as £1.7 million towards primary and secondary education
• Generate New Homes Bonus payments of over £1.59 million for KBC and Northamptonshire County Council over six years
• Create up to 298 jobs on-site during the construction phase, primarily with local contractors (based on 1.5 jobs for each new home*)
• Provide opportunities for people seeking apprenticeships in the building industry
• Nationally, Linden Homes made £68 million worth of S106 financial contributions between 2010-14

* Prof. Michael Ball, The Labour Needs of Extra Housing Output, Reading University (2011)

Questions or comments
If you would like any further information about the submitted plans or have any questions, please call James Atterbury or Steve Houkes on freephone 0800 298 7040 (between 8.30am and 5.30pm). Alternatively, you can visit our website: www.lindenhomes.co.uk/community/burtonlatimer.

Considerate Constructors

Linden Homes is a member of the Considerate Constructors Scheme, a non-profit, independent organisation. This means that Linden Homes has agreed to abide by the Code of Considerate Practice, which is designed to encourage best practice beyond statutory requirements.

The Code of Considerate Practice commits those sites and companies registered with the Scheme to care about appearance, respect the community, protect the environment, secure everyone’s safety and value their workforce.

We follow a code of conduct which commits us to being a good neighbour during the development of our sites. We will agree a construction management plan with the Council which will include hours of operation and delivery times to ensure any disruption is kept to a minimum.

Access, internal roads and parking arrangements

Access:
• Vehicular access to the development will be provided from Higham Road, in line with the previously-approved outline application.
• A ghost right turn lane is also proposed at this junction to aid the efficient movement of cars into the site.
• In order to improve traffic safety, the 30mph speed limit on Higham Road will be extended to the A6 junction on completion of the development.

Internal roads:
• The internal road layout is organised around a main street which moves north from the site entrance and forms a loop.
• A network of smaller roads and private drives extend from this central road to provide access to other properties.
• A series of shared surface areas on the secondary streets will help to reduce traffic speeds and improve pedestrian safety.
• A number of priority footways and crossings for pedestrians and cyclists will be provided to facilitate their safe movement through the site, giving secure connections to existing routes into Burton Latimer town centre and helping to encourage sustainable travel.
• Footpaths will also connect to existing rights of way, providing access to the countryside around the proposal site.

Parking arrangements:
• Parking spaces are predominantly situated on-plot, either in private garages or driveways within the curtilage of the new homes.
• Parking courts are also utilised in various locations – with natural surveillance from the new homes to aid security – and some on-street parking bays are provided around the internal access roads.