

SITE SPECIFIC PART 2 LOCAL PLAN (SSP2)

HOUSING ALLOCATIONS BACKGROUND PAPER - Update

October 2019

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1.0 Introduction

1.1 The purpose of this paper is to provide an update to the Housing Allocations Background Paper (May 2018), following the consultation on the Site Specific Part 2 Local Plan – Draft Plan which took place June – August 2018. The consultation responses were reported to Planning Policy Committee at the Meetings on 28th November 2018, 22nd January 2019, 26th February 2019 and 5th June 2019. At these meetings a number of next steps were agreed, in relation to Housing Allocations, the following next steps were agreed:

- Kettering Chapter – *‘Review the assessment for the site at Wicksteed Park’*
- Cranford Chapter – *‘Further work required in relation to the housing allocations’*
- Stoke Albany Chapter – *‘Discount site RA/120 for reasons set out in the report’*

1.2 In addition to the next steps above the McAlpine’s Yard, Pytchley Lodge Road site was identified in the Draft Plan as a potential housing allocation as a decision had not been made on whether to allocate this site for residential use. This paper provides a conclusion in relation to this site. It also provided updates on any other changes to the assessment of housing sites following the consultation on the Draft SSP2

2.0 Assessment of Housing Sites

Kettering Chapter

Assessment for Land at Wicksteed Park (KE/200)

2.1 This site is located south of Kettering town and the main urban area. It is bounded on two sides by existing residential development (north and west), overlooks Wicksteed parkland to the east and is bounded by the Midland Mainline due south.

2.2 The site has been assessed using the criteria set out in the Housing Background Paper (February 2012). A summary of the assessment is provided at Appendix 1.

2.3 The site is in single, private ownership and being promoted, it is available and deliverable. 4.4ha of strategically located farmland has been acquired to off-set the loss of open space. All identified constraints can be mitigated. Public transport is accessible. This site is considered to be both suitable and most likely economically viable and can therefore be designated as housing allocation in the Publication Plan.

Update to the Assessment of McAlpine’s Yard, Pytchley Lodge Road, Kettering (KE/184a)

2.4 McAlpine’s Yard was included in the Site Specific Part 2 Local Plan – Draft Plan as a potential housing allocation. This site was identified as a potential housing allocation because work on an employment land review had not been finalised and therefore a conclusion hadn’t been reached as to whether the site should remain in its current use or whether it could be released for housing development with a smaller element of employment use retained to the south of the site. The Employment Land Review has now been finalised, this concluded that the McAlpine’s yard is low density and underdeveloped and in single occupation and that the loss of this site to high density

employment and residential uses would not have a detrimental impact on employment provision.

- 2.5** An area at the south of the site is located in flood zone 2; this land is currently occupied by a large unit which is occupied by Sir Robert McAlpine and Sons Ltd. The Level 1 Strategic Flood Risk Assessment (2019) has rated this site as red due to the level of flood risk from all sources. The SFRA recommends that further work is undertaken prior to allocation, to better understand the level of risk to the site, such as through a Level 2 SFRA.
- 2.6** Furthermore, two access points are required for the site, allowing for emergency vehicle access, due to nature of the road network between the site and Northampton Road. To address this, a policy for this site would require an alternative access point, other than that from Abbots Way.
- 2.7** It is recommended that this site is included as a mixed use (employment and residential) allocation in the SSP2, subject to the completion of the additional work required in relation to flood risk, if this work is not undertaken or identifies risks which cannot be mitigated then the site will be withdrawn as an allocation.

Update to the assessment of KE/184

- 2.8** The assessment for this site contained in the Housing Allocations Background Paper (2018) stated that 1ha of this site is located within Flood Zone 2. This is not the case; an area adjacent to, and along the north eastern boundary of the site, is located within Flood Zones 2 and 3.
- 2.9** The site is in an area of low risk from flooding from surface water. This site forms part of site KE/184a and will be allocated as part of this site.

Cranford Chapter

- 2.10** In the Draft SSP2 two sites were included in Cranford, these were previously considered and agreed for inclusion in the Draft SSP2 for consultation at Planning Policy Committee on 4th October 2017 as Rural Exceptions Schemes, in accordance with Policy 13 of the JCS. The responses to the consultation for the Cranford section of the Draft Plan were taken to Planning Policy Committee on 22nd January 2019. From the responses received in relation to the proposed allocations, there was evident concern regarding the disconnection from the village and remote nature of the sites. Specific comments in relation to site RA/170, 'South of New Stone House', conveyed that the proposed yield for the site was high and that it would be out of character with the village.
- 2.11** Following these comments, it was recommended and agreed by Members that further work to assess the issues identified with the two sites, would be required, at Planning Policy Committee on 22nd January 2019.
- 2.12** This additional assessment involved discussions with NCC Highways and a site visit by officers. Through this process, it was recognised that the sites, although not centrally located within the main part of Cranford village, are close enough to enable pedestrian and vehicular access into the village which could be further enhanced by

the requirements of criterion a) Policy CRA3, which requires improvements to the highway, including footways and traffic calming. With regards to site RA/170, the site is detached from the village, although there are existing residential properties further from the village to the north, adjacent to the site. The site is proposed for affordable housing and when the delivery of this affordable housing to meet local needs, is balanced against the location of the site, and if the site is developed in line with the requirements of Policy CRA2, it is considered that this is a suitable location for the proposed development and would not result in any harm to the character to this part of the village. Therefore, to it is considered that the issues raised through the consultation can be addressed and would not preclude development of the sites.

- 2.13** The Level 1 Strategic Flood Risk Assessment (2019) has rated site RA/170, South of New Stone House, Duck End, Cranford, as red due to the level of flood risk from all sources. The SFRA recommends that further work is undertaken prior to allocation, to better understand the level of risk to the site, such as through a Level 2 SFRA.
- 2.14** It is recommended that, as these sites would deliver affordable housing in the village, these sites will be included as affordable housing allocations in the Publication Plan, the inclusion of site RA/170 will be subject to the completion of the additional work required in relation to flood risk, if this work is not undertaken or identifies risks which cannot be mitigated then the site will be withdrawn as an allocation.

Stoke Albany Chapter

- 2.15** In the Draft SSP2 two sites were included in Stoke Albany, the options for Stoke Albany were considered at Planning Policy Committee on 5th June 2019. These options included no housing allocations, allocating site RA/221 only, allocating site RA/120 only and allocating both RA/120 and RA/221. It was agreed at the committee that site RA/120 be discounted and site RA/221 progress as a housing allocation.

3.0 Summary

- 3.1** The following table provides a summary of the list of sites included in the draft plan as draft housing allocations and sets out the conclusions on the inclusion of these sites in the Publication Plan. These conclusions will be used to inform the allocations included in the Site Specific Part 2 Local Plan.

Site Reference Number	Site Name	Yield	Status in the draft plan	Comments	Conclusion
Kettering					
KE/001	Scott Road Garages	25	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation. Application for 22 dwellings on site approved 12/03/2019 Planning Committee	Designate as housing allocation in the Publication plan with a yield of 22 dwellings.

Site Reference Number	Site Name	Yield	Status in the draft plan	Comments	Conclusion
KE/003	Former Kettering Football Club, Rockingham Road	88	Draft Housing Allocation	Application for 49 dwellings on site approved subject to completion of S106 and conditions (20/02/2019 Planning Committee)	Designate as housing allocation in the Publication plan with a yield of 49 dwellings.
KE/007	Kettering Fire Station, Headlands	17	Draft Housing Allocation	Site area reduced following comments received – site now 0.44ha	Designate as housing allocation in the Publication plan. Reduce yield to 13 to reflect this.
KE/011	Land west of Kettering	350	Draft Housing Allocation	Application for up to 350 dwellings approved 21/02/2018	Designate as housing allocation in the Publication plan.
KE/151	Glendon Ironworks, Sackville Street	33	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
KE/152	Ise Garden Centre, Warkton Lane	15	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
KE/153	Factory adjacent to 52 Lawson Street	25	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
KE/154	Land to the rear of Cranford Road	60	Draft Housing Allocation	Application for residential development approved 20/08/2017.	Designate as housing allocation in the Publication plan.

Site Reference Number	Site Name	Yield	Status in the draft plan	Comments	Conclusion
KE/184	Land adjacent to Abbots Way	25	Draft Housing Allocation	Site assessment updated in relation to flooding.	Designate as housing allocation in the Publication plan as part of KE/184a
KET/184a	Land adjacent to KE/184 (McAlpine's Yard)	217	Potential Housing Allocation	Further assessment undertaken (see above)	Designate as housing allocation in the Publication plan, subject to additional work required in relation to flood risk.
KE/002	Land north of Gipsy Lane	81	Draft Housing Allocation	Planning permission granted 14/03/2018 Site under construction.	The site is under construction so will not be allocated in the plan.
KE/200	Land at Wicksteed Park, east of Sussex Road and Kent Place	30-35	Draft Housing Allocation	Further assessment undertaken (see above)	Designate as housing allocation in the Publication plan
Burton Latimer					
BL038	BL Site 11. Land adjacent to the Bungalow	7	Draft Housing Allocation	Planning permission granted previously. No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
BL/039	Land to the rear of 23 Regent Road	7	Draft Housing Allocation	Planning permission granted. Site under construction.	The site is under construction so will not be allocated in the plan.
BL/044	Land to the west of Kettering Road	22	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.

Site Reference Number	Site Name	Yield	Status in the draft plan	Comments	Conclusion
BL/057	Bosworth Nurseries and Garden Centre, Finedon Road	69	Draft Housing Allocation	Planning permission granted	Designate as housing allocation in the Publication plan.
Desborough					
DE/212	Land off Buxton Drive	135	Draft Housing Allocation	Resolution to grant planning permission subject to S106 and conditions	Designate as housing allocation in the Publication plan.
DE/210	Land to the south of Desborough	304	Draft Housing Allocation	Planning permission granted	Designate as housing allocation in the Publication plan.
Rothwell					
RO/088a	Rothwell North/ Land to the west	300	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
Rural Area					
RA/128	Top Orchard, Braybrooke	3	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
RA/127	The Paddock, Meadow Close, Broughton	20	Draft Housing Allocation. In the event that the Broughton Neighbourhood Plan is adopted, then this site would be withdrawn from the Local Plan process	Broughton Neighbourhood Plan was 'made' on the 17 th October 2018	Site discounted as a housing allocation.

Site Reference Number	Site Name	Yield	Status in the draft plan	Comments	Conclusion
RA/170	South of New Stone House, Cranford	6	Draft affordable housing allocation	Further assessment undertaken as a result of comments received and concluded that the issues raised were not significant and would not preclude development.	Designate as an affordable housing allocation in the Publication plan, subject to additional work required in relation to flood risk.
RA/173	Land east of the corner of Duck End and Thrapston Road, Cranford	10	Draft affordable housing allocation	Further assessment undertaken as a result of comments received and concluded that the issues raised were not significant and would not preclude development.	Designate as an affordable housing allocation in the Publication plan.
RA/107	Geddington Sawmill, Geddington	10	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
RA/109	Geddington South East, Geddington	10	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
RA/110	Old Nursery Site at Grafton Road, Geddington	10	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
RA/146	Land to the north of Loddington Road	15	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.

RA/174	Land to the West of Mawsley	50	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.
RA/117	Two fields on the outskirts of Pytchley	8	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation	Designate as housing allocation in the Publication plan.

Site Reference Number	Site Name	Yield	Status in the draft plan	Comments	Conclusion
RA/120	Stoke Farm	12	Draft Housing Allocation	Considered alongside alternative site in Stoke Albany at 5 th June 2019 Planning Policy Committee.	Discount as a housing allocation.
RA/221	Land south of Harborough Road, Stoke Albany	16	Draft Housing Allocation	Considered alongside alternative site in Stoke Albany at 5 th June 2019 Planning Policy Committee.	Designate as housing allocation in the Publication plan.
RA/136	Home Farm, Weston by Welland	10	Draft Housing Allocation	No changes to the assessment of the site following the draft plan consultation. Application KET/2018/0767 on the site is pending.	Designate as housing allocation in the Publication plan.

Appendix 1:

Detailed Assessment of KE/200 Land at Wicksteed Park, east of Sussex Road and Kent Place

Site Reference: KE/200

Address: Land at Wicksteed Park, east of Sussex Road and Kent Place

Site information




Site area: 1.07ha

Current use: Dis-used outdoor sports facility returned to parkland

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 30 - 35

Promoted use and details: Residential

<p>Summary of site</p> <ul style="list-style-type: none">• Located south of Kettering town and the main urban area• Residential development to north and west; parkland to east; railway to south of site• Available points for highway access• Small number of mature trees present• Situated in Flood Zone 1• Compatible for infiltration drainage• Single, private ownership• Deliverable within 5 years	<p>Location Plan</p> 
<p>Summary of public consultation</p> <ul style="list-style-type: none">• Will impact school capacity but constraint can be overcome• Will improve connectivity and recreational opportunities for local community• Will not affect a designated wildlife sites or protected species• Potential to enhance historic / cultural environ't• Water infrastructure upgrades required which can be achieved	
<p>Analysis and conclusions</p> <p>Site is in single, private ownership and being promoted; it is available and deliverable. 4.4ha of strategically located farmland acquired to off- set loss of open space; all constraints can be mitigated; public transport accessible making site both suitable and most likely economically viable</p> <ul style="list-style-type: none">• Ecological survey required to assess ecological sensitivity• Assessment required to determine appropriate highway access point• Application will require Transport Statement• Cost of additional fire hydrant (if req) to be met by developer• Cost of any water infrastructure diversions (if req) to be met by developer• Contributions required to support additional educational provision	

Site Reference: KE/200

Address: Land at Wicksteed Park, east of Sussex Road and Kent Place

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		Nearest facility 1,600m = 19 min walk* time / 2 min drive** time Furthest facility 2,600m = 31 min walk time* / 3 min drive** time
	Employment		Nearest site 800m = 9 min walk* time / 1 min drive** time Furthest facility 1,200m = 14 min walk time* / 1.5 min drive** time
	Public transport		250m for Stagecoach No. 2
	Settlement Hierarchy		Within Kettering
Health			Loss of open space off-set by new provision in parkland
Skills			NCC progressing plans to extend primary and secondary provision. A contribution towards this would be expected from the proposed development
Community			Improved connections and leisure opportunities
Liveability	Impact of noise or odour		Sound mitigation required against railway
	Compatible development		Adjacent to park and residential
Biodiversity impact	Protected species		None recorded, ecological survey required
	Ecological features		Possible tree removal
Landscape			Regard to policy 8 of the JCS will ensure minimum impact
Cultural Heritage			NCC do not require further information regarding archaeological significance
Built Environment	Settlement character		Regard to policy 8 of the JCS will ensure minimum impact
	Relationship to area		Within existing urban area
	Coalescence		Along-side exiting development
Water Conservat'n & Managem't			Not located in flood zone
Soil and land	Agricultural land		No loss of best and most versatile land
	Previously developed land		Wholly greenfield
	Contaminated land		No history of potentially contaminated land
Minerals			Not identified as existing / permitted minerals / waste site
Wealth Creation			More than 2,000m from railway station
Infrastructure	Access to Highway		Potential access off Sussex Road
	Capacity of Highway		NCC note application will require a Transport Statement
	Capacity of Infrastructure		Overall Rag Rating – Amber. Infrastructure or treatment upgrades required to serve proposed growth. Diversion of assets may be required
	Drainage		Foul and surface water systems available; likely that site's compatible for infiltration drainage systems
Availability	Interest		Single private ownership and willing landowners
	Constraints	None	
Deliverability			Deliverable within 5 years

* based on walking speed of 5km/h; ** based on 48km/h (roughly 30mph)

Site Reference: KE/200

Address: Land at Wicksteed Park, east of Sussex Road and Kent Place

Key development principles (if relevant):

- Be of a scale, layout and appearance which responds to the site constraints, and the character of existing development and is sympathetic towards the surrounding parkland
- Incorporate a layout and fenestration which secures a high level of natural surveillance across the parkland
- Include suitable mitigation measures to minimise the impact of noise arising from the Midland Railway line to the south-west end of the site
- Enhance connectivity between the proposed development and the surrounding residential areas and parkland to create safe and direct pedestrian and cycle routes leading into Kettering Town Centre and Wicksteed Park
- Ensure permeability within the site for pedestrians and cyclists
- Be supported by a Transport Statement that will inform the proposal and ensure:
 - it addresses access into the site off Sussex Road
 - it includes suitable measures to mitigate the impact of additional traffic generated (with particular reference to capacity constraints along the Pytchley Road).
- Provide a connected network of high-quality landscaping and green infrastructure to enhance the character of the development and to provide amenity and ecological benefits. The design, where appropriate, will protect and enhance the existing landscape boundary features (including hedgerows and mature trees) that align the site as well as biodiversity within the site.
- Contribute to the ecological and green infrastructure enhancements in the proposed strategically located farmland acquired to off-set the loss of this open space
- The layout of the development should be designed to take into account any existing sewers and water mains within the site. Any costs incurred for required diversions will be met by the developer.
- Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health.