

Habitats Regulations Assessment of the Part 2 Local Plan for Kettering

Kettering Borough Council

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Quality information

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1. Introduction

Background to the Project

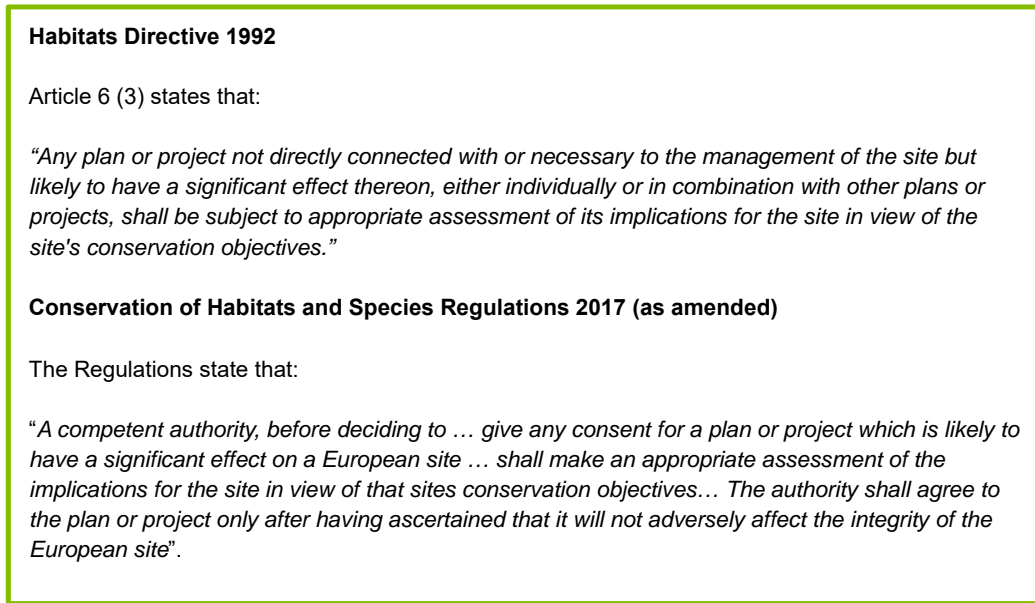
- 1.1 AECOM has been appointed by Kettering Borough Council (“the Council”) to assist in undertaking a Habitats Regulations Assessment (HRA) of the Part 2 Local Plan for Kettering. The objective of the assessment was to identify any aspects of the emerging Part 2 Local Plan that would have the potential to cause a Likely Significant Effect (LSE) on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), either in isolation or in combination with other plans and projects. This document assesses the Regulation 19 proposed submission consultation version of the Plan.
- 1.2 An overarching North Northamptonshire Joint Core Strategy (JCS), adopted in 2016, and effectively Part 1 of the Local Plan, sets out the vision and key policies for future development in Kettering, Corby, East Northamptonshire and Wellingborough up to 2031 including strategic site allocations. Therefore, an in-combination assessment of the potential effects of development plans proposed by Kettering and the key surrounding authorities was already undertaken in the North Northamptonshire Joint Core Strategy HRA. This Part 2 Local Plan allocates non-strategic sites to meet requirements in the JCS and provides more specific detail for Kettering Borough.
- 1.3 The HRA of the Joint Core Strategy established a 3km zone from the closest European site; the Upper Nene Valley Gravel Pits SPA and Ramsar site, within which a net increase in the number of residential dwellings could affect the integrity of the SPA through increased recreational pressure ‘in-combination’, without considering mitigation measures. As the administrative boundary of Kettering is approximately 2.6km from the SPA, there is the potential for new development to be allocated within the 3km zone. While the HRA for the North Northamptonshire Joint Core Strategy and the SPA Mitigation Strategy can continue to be relied upon, it is necessary to investigate Kettering’s contribution to this strategic ‘in combination’ recreational pressure effect.
- 1.4 However, this report does not seek to reinvestigate the recreational pressure issue at a strategic level, nor does it seek to assess potential allocated sites that already have planning permission.

Legislation

- 1.5 The need for Appropriate Assessment (Figure 1) is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats and Species Regulations 2017 (as amended). The ultimate aim of the Directive is to “maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest” (Habitats Directive, Article 2(2)). This aim relates to habitats and species, not the European sites themselves, although the sites have a significant role in delivering favourable conservation status.
- 1.6 The Habitats Directive applies the ‘Precautionary Principle’¹ to European sites. Plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the European site(s) in question. Plans and projects with predicted adverse impacts on European sites may still be permitted if there are no alternatives to them and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation would be necessary to ensure the overall integrity of the site network.
- 1.7 In order to ascertain whether or not site integrity will be affected, an Appropriate Assessment should be undertaken of the plan or project in question:

¹ The Precautionary Principle, which is referenced in Article 191 of the Treaty on the Functioning of the European Union, has been defined by the United Nations Educational, Scientific and Cultural Organisation (UNESCO, 2005) as: “When human activities may lead to morally unacceptable harm [to the environment] that is scientifically plausible but uncertain, actions shall be taken to avoid or diminish that harm. The judgement of plausibility should be grounded in scientific analysis”.

Figure 1: The legislative basis for Appropriate Assessment



- 1.8 Over time the phrase ‘Habitats Regulations Assessment’ (HRA) has come into wide currency to describe the overall process set out in the Habitats Directive from screening through to Imperative Reasons of Overriding Public Interest (IROPI). This has arisen in order to distinguish the process from the individual stage described in the law as an ‘Appropriate Assessment’. Throughout this report we use the term Habitats Regulations Assessment for the overall process and restrict the use of Appropriate Assessment to the specific stage of that name.
- 1.9 In spring 2018 the ‘Sweetman’ European Court of Justice ruling² clarified that ‘mitigation’ (i.e. measures that are specifically introduced to avoid or reduce a harmful effect on a European site that would otherwise arise) should **not** be taken into account when forming a view on likely significant effects. Mitigation should instead only be considered at the Appropriate Assessment stage. This HRA has been cognisant of that ruling.

Scope of the Project

- 1.10 There is no pre-defined guidance that dictates the physical scope of an HRA of a Local Plan. Therefore, in considering the physical scope of the assessment we were guided primarily by the identified impact pathways rather than by arbitrary ‘zones’. Current guidance suggests that the following European sites be included in the scope of assessment:
- All sites within the Kettering Borough boundary; and
 - Other sites shown to be linked to development within the Borough boundary through a known ‘pathway’ (discussed below).
- 1.11 Briefly defined, impact pathways are routes by which a change in activity within the Local Plan area can lead to an effect upon a European site. In terms of the second category of European site listed above, MHCLG guidance states that the AA should be ‘*proportionate to the geographical scope of the [plan policy]*’ and that ‘*an AA need not be done in any more detail, or using more resources, than is useful for its purpose*’ (CLG, 2006, p.6).

This Report

- 1.12 Chapter 2 of this report explains the process by which the HRA has been carried out. Chapter 3 details background on the relevant European sites, including their qualifying features, conservation objectives, and the potential threats and pressures to its site integrity. Chapter 4 provides scientific background on the impact pathways considered relevant to these European sites. Chapter 5 explores Likely Significant Effects

² People Over Wind and Sweetman v Coillte Teoranta (C-323/17)

(LSEs) resulting from the policies and site allocations of the Part 2 Local Plan. Finally, the key conclusions are summarised in Chapter 6.

2. Methodology

Introduction

- 2.1 The need for Appropriate Assessment is set out within Article 6 of the EC Habitats Directive 1992 and interpreted into British law by the Conservation of Habitats and Species Regulations 2010. The ultimate aim of the Directive is to “maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest” (Habitats Directive, Article 2(2)). This aim relates to habitats and species, not the European sites themselves, although the sites have a significant role in delivering favourable conservation status.
- 2.2 The Habitats Directive applies the precautionary principle to European sites. Plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. Plans and projects with predicted adverse impacts on European sites may still be permitted if there are no alternatives to them and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation would be necessary to ensure the overall integrity of the site network.
- 2.3 Figure 2 below outlines the stages of HRA according to current Ministry of Housing, Communities and Local Government guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the Plan until no significant adverse effects remain.

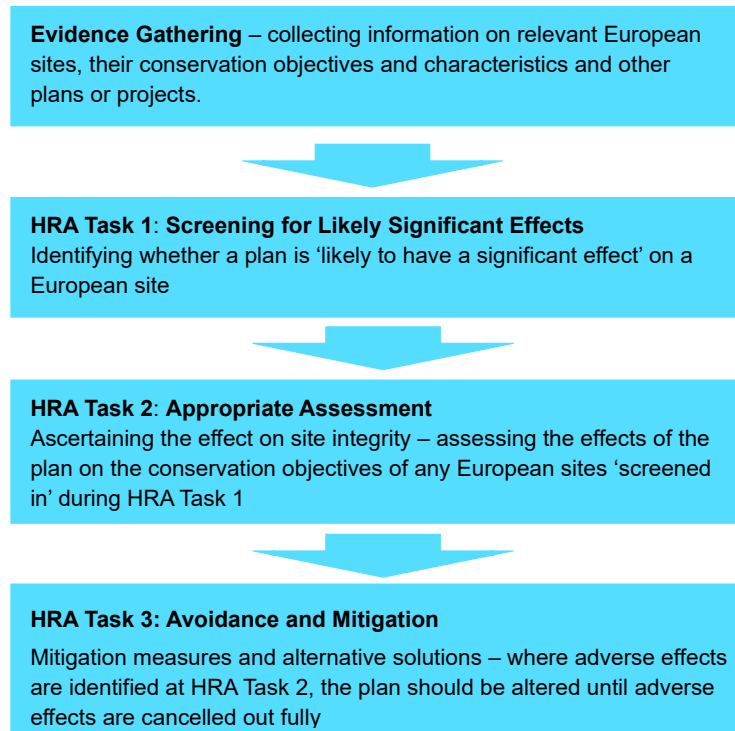


Figure 2: Four Stage Approach to Habitats Regulations Assessment. Source GOV.UK, 2019.

HRA Task 1 – Likely Significant Effects (LSE)

- 2.4 Following evidence gathering, the first stage of any Habitats Regulations Assessment is a Likely Significant Effect (LSE) test - essentially a risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

"Is the project, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?"

- 2.5 The objective is to 'screen out' those plans and projects that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon European sites, usually because there is no mechanism for an adverse interaction with European sites. This stage is undertaken in Chapter 4 of this report and in Appendix B.

HRA Task 2 – Appropriate Assessment (AA)

- 2.6 Where it is determined that a conclusion of 'no likely significant effect' cannot be drawn, the analysis has proceeded to the next stage of HRA known as Appropriate Assessment. Case law has clarified that 'appropriate assessment' is not a technical term. In other words, there are no particular technical analyses, or level of technical analysis, that are classified by law as belonging to appropriate assessment rather than determination of likely significant effects.
- 2.7 During July 2019 the Ministry of Housing, Communities and Local Government published guidance for Appropriate assessment³. Paragraph: 001 Reference ID: 65-001-20190722m explains: *'Where the potential for likely significant effects cannot be excluded, a competent authority must make an appropriate assessment of the implications of the plan or project for that site, in view the site's conservation objectives. The competent authority may agree to the plan or project only after having ruled out adverse effects on the integrity of the habitats site. Where an adverse effect on the site's integrity cannot be ruled out, and where there are no alternative solutions, the plan or project can only proceed if there are imperative reasons of over-riding public interest and if the necessary compensatory measures can be secured.'*
- 2.8 As this analysis follows on from the screening process, there is a clear implication that the analysis will be more detailed than undertaken at the Screening stage and one of the key considerations during appropriate assessment is whether there is available mitigation that would entirely address the potential effect. In practice, the appropriate assessment would take any policies or allocations that could not be dismissed following the high-level Screening analysis and analyse the potential for an effect in more detail, with a view to concluding whether there would be an adverse effect on integrity (in other words, disruption of the coherent structure and function of the European site(s)).
- 2.9 A decision by the European Court of Justice⁴ concluded that measures intended to avoid or reduce the harmful effects of a proposed project on a European site may no longer be taken into account by competent authorities at the Likely Significant Effects or 'screening' stage of HRA. That ruling has been considered in producing this HRA.
- 2.10 Also, in 2018 the Holohan ruling⁵ was handed down by the European Court of Justice. Among other provisions paragraph 39 of the ruling states that *'As regards other habitat types or species, which are present on the site, but for which that site has not been listed, and with respect to habitat types and species located outside that site, ... typical habitats or species must be included in the appropriate assessment, if they are necessary to the conservation of the habitat types and species listed for the protected area'* [emphasis added]. This has been taken into account in the HRA process.

HRA Task 3 – Avoidance and Mitigation

- 2.11 Where necessary, measures are recommended for incorporation into the Plan in order to avoid or mitigate adverse effects on European sites. There is considerable precedent concerning the level of detail that a Local Plan document needs to contain regarding mitigation for recreational impacts on European sites. The implication of this precedent is that it is not necessary for all measures that will be deployed to be fully developed prior to adoption of the Plan, but the Plan must provide an adequate policy framework within which these measures can be delivered.

³ <https://www.gov.uk/guidance/appropriate-assessment#what-are-the-implications-of-the-people-over-wind-judgment-for-habitats-regulations-assessments> [Accessed: 06/11/2019].

⁴ People Over Wind and Sweetman v Coillte Teoranta (C-323/17)

⁵ Case C-461/17

- 2.12 In evaluating significance, AECOM has relied on professional judgement as well as the results of previous stakeholder consultation regarding development impacts on the European sites considered within this assessment.
- 2.13 When discussing 'mitigation' for a Local Plan document, one is concerned primarily with the policy framework to enable the delivery of such mitigation rather than the details of the mitigation measures themselves since the Local Plan document is a high-level policy document.

Confirming Other Plans and Projects That May Act 'In Combination'

- 2.14 It is a requirement of the Regulations that the impacts of any land use plan being assessed are not considered in isolation but in combination with other plans and projects that may also be affecting the European site(s) in question.
- 2.15 In considering the potential for regional housing development on European sites the primary consideration is the impact of visitor numbers – i.e. recreational pressure and urbanisation.
- 2.16 When undertaking this part of the assessment it is essential to bear in mind the principal intention behind the legislation i.e. to ensure that those projects or plans (which in themselves may have minor impacts) are not simply dismissed on that basis, but are evaluated for any cumulative contribution they may make to an overall significant effect. In practice, in combination assessment is therefore of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential.

Physical Scope of the HRA

- 2.17 There are no standard criteria for determining the ultimate physical scope of an HRA. Rather, the source-pathway-receptor model should be used to determine whether there is any potential pathway connecting development to any European sites. In the case of Kettering, it was determined at an early stage that for an initial coarse screen, two European sites should be investigated:
- Upper Nene Valley Gravel Pits SPA / Ramsar;
 - Rutland Water SPA / Ramsar (screened out after an initial consideration of the impact pathways)
- 2.18 This was based upon a 15km zone of search around the district boundary and included housing and employment development sites. These were therefore the subject of the initial screening exercise (Appendix A). It should be noted that the presence of a conceivable pathway linking the Borough to a European site does not mean that likely significant effects will occur.

3. Relevant European Sites

Upper Nene Valley Gravel Pits SPA and Ramsar Site

Introduction

3.1 The closest part of the Upper Nene Valley Gravel Pits is located approximately 2.6km from Kettering Borough. The European site is approximately 35km in length and approximately 1,360ha in size. The site comprises a chain of extant and extinct gravel pits that follow alluvial deposits along the River Nene. It is dominated by a mix of shallow and deeper inland waterbodies, with associated marginal vegetation, improved grassland and nationally scarce wet broad-leaved deciduous woodland dominated by white willow *Salix alba* with crack willow *S. fragilis* and occasionally ash *Fraxinus excelsior*, Osier *S. viminalis* and grey willow *S. cinerea*. The site contains internationally important populations of non-breeding wintering waterbirds that have been found in numbers in excess of 20,000 individuals.

Qualifying Features⁶

3.2 The site is designated as an SPA for its wintering population of:

- Eurasian bittern *Botaurus stellaris* (Europe - non breeding) 2% of the GB population 5-year peak mean 1999/2000 – 2003/04
- European golden plover *Pluvialis apricaria* [North-western Europe - non breeding] 2.3% of the GB population 5-year peak mean 1999/2000 – 2003/04

3.3 The site is designated as an SPA as it regularly supports:

- Gadwall *Anas strepera* (North-western Europe – non breeding) 2% of the population 5-year peak mean 1999/2000 – 2003/2004
- In the non-breeding season the area regularly supports 23,821 waterfowl (5-year peak mean count 1999/2000 - 2003/2004) including: northern shoveler *Anas clypeata*, Eurasian wigeon *Anas penelope*, mallard *Anas platyrhynchos*, Gadwall *Anas strepera*, Common pochard *Aythya ferina*, tufted duck *Aythya fuligula*, Eurasian bittern *Botaurus stellaris*, Eurasian coot *Fulica atra*, great cormorant *Phalacrocorax carbo*, golden plover *Pluvialis apricaria* [North-western Europe - breeding], great crested grebe *Podiceps cristatus*, and northern lapwing *Vanellus vanellus*.

3.4 The site is designated as a Ramsar site under the criterion for the following:

- Criterion 5: in the non-breeding season, the site regularly supports 23,821 individual waterbirds (5 year peak mean 1999/2000 – 2003/04);
- Criterion 6: because it regularly supports 1% of the individuals in the populations of the following species or subspecies of waterbird in any season:
 - Mute swan *Cygnus olor*: 629 wintering individuals (5 year peak mean 1999/2000 – 2003/04) approximately 1.7% of British population; and,
 - Gadwall *Anas strepera*: 773 wintering individuals (5 year peak mean 1999/2000 – 2003/04) approximately 2.0% of the north-west Europe population (breeding).

Conservation Objectives⁷

3.5 With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

3.6 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:

⁶ jncc.defra.gov.uk/pdf/SPA/UK9020296.pdf [Accessed: 06/11/2019].

⁷ <http://publications.naturalengland.org.uk/publication/5495529882517504> [Accessed: 05/06/2019]

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site

Threats / Pressures to Site Integrity⁸

3.7 The key threats and pressures to the integrity of the Upper Nene Valley Gravel Pits SPA / Ramsar have been identified in Natural England's Site Improvement Plan:

- Public access / disturbance
- General planning permissions
- Fisheries: Freshwater
- Change in land management

Impact Pathways Considered Relevant to the Site

3.8 The following impact pathways are considered to be potentially relevant to the site:

- Recreational disturbance;
- Loss of functionally linked land; and
- Water quality and resources

Scoping Decision

3.9 Due to proximity of SPA; impacts require likely significant effects screening. Refer to Section 4 for further details.

Rutland Water SPA and Ramsar Site

Introduction

3.10 This is SPA / Ramsar is located in Rutland in the East Midlands. It was created through the damming of the Gwash Valley in 1975, and is currently the largest reservoir in the United Kingdom. The site is an active pump storage reservoir, with the water level being drawn down in summer and refilled in winter, during peak water flows in rivers. The main habitats are open water and a mosaic of lagoons, reedswamp, marsh, old meadows, scrub and woodland.

SPA Qualifying Features⁹

3.11 This site qualifies under **Article 4.2** of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:

Over winter:

- Gadwall *Anas strepera*, 1,156 individuals representing at least 3.9% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)
- Shoveler *Anas clypeata*, 526 individuals representing at least 1.3% of the wintering Northwestern / Central Europe population (5 year peak mean 1991/2 - 1995/6)

⁸ <http://publications.naturalengland.org.uk/publication/6732225261338624> [Accessed 05/06/2019]

⁹ <http://archive.jncc.gov.uk/default.aspx?page=2007> [Accessed 01/08/2019]

3.12 Assemblage qualification; A wetland of international importance

The area qualifies under **Article 4.2** of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl

Over winter, the area regularly supports 23,501 individual waterfowl (5 year peak mean 1991/2 - 1995/6) including: Lapwing *Vanellus vanellus*, Coot *Fulica atra*, Goldeneye *Bucephala clangula*, Tufted Duck *Aythya fuligula*, Pochard *Aythya ferina*, Teal *Anas crecca*, Wigeon *Anas penelope*, Cormorant *Phalacrocorax carbo*, Great Crested Grebe *Podiceps cristatus*, Little Grebe *Tachybaptus ruficollis*, Shoveler *Anas clypeata*, Gadwall *Anas strepera*.

Ramsar Qualifying Features¹⁰

3.13 The site is designated as a Ramsar site under the following criterion for the following:

Criterion 5:

Assemblages of international importance. Species with peak counts in winter: 19274 waterfowl (5 year peak mean 1998/99- 2002/2003)

Criterion 6:

Qualifying species/populations (as identified in designation) occurring at levels of international importance with peak counts in spring/autumn include:

- Gadwall, *Anas strepera* (NW Europe population): 1,014 individuals, representing an average of 1.6% of the population (5 year peak mean 1998/9-2002/3)
- Northern shoveler, *Anas clypeata* (NW & C Europe population) 619 individuals, representing an average of 1.5% of the population (5 year peak mean 1998/9-2002/3)

Species/populations identified subsequent to designation for possible future consideration with peak counts in spring/autumn:

- Mute swan, *Cygnus olor* (British population): 563 individuals, representing an average of 1.5% of the population (5 year peak mean 1998/9-2002/3)

Conservation Objectives¹¹

3.14 With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed below), and subject to natural change;

3.15 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

Threats / Pressures to Site Integrity¹²

3.16 The key threats and pressures to the integrity of the Rutland Water SPA / Ramsar have been identified in Natural England's Site Improvement Plan:

¹⁰ <https://rsis.ramsar.org/rsis/533> [Accessed 01/08/2019]

¹¹ <http://publications.naturalengland.org.uk/publication/4978639963684864> [Accessed 01/08/2019]

¹² <http://publications.naturalengland.org.uk/publication/5985520903520256> [Accessed 01/08/2019]

- Water abstraction
- Inappropriate water levels
- Invasive species
- Water pollution
- Planning permissions
- Public access / disturbance
- Fisheries: Freshwater

Impact Pathways Considered Relevant to the Site

3.17 The following impact pathways are considered to be potentially relevant to the site:

- Recreational disturbance;
- Loss of functionally linked land; and
- Water quality and resources

Scoping Decision

- 3.18 The Rutland Water SPA / Ramsar is located approx. 14.9km to the north of Kettering Borough boundary, with the closest allocated sites for development being even further away. While this is a considerable distance, Rutland Water is a popular recreational destination in the region and therefore may receive some additional visitors due to the implementation of the Part 2 Local Plan. However, given that recreational pressure in the SPA is currently managed through a zonation system, it is concluded that this will allow the continued sustainable management of recreational pressure in this site.
- 3.19 Due to its distance to the development proposed in Kettering and considering that it lies in a different water catchment than the Wastewater Treatment Works serving Kettering, it is concluded that there is no scope for the water quality in the SPA / Ramsar to be affected by the Part 2 Local Plan. According to the Anglian Water Resource Management Plan, the proposed development in Kettering will not require additional water abstraction over Kettering's Plan period.
- 3.20 It is therefore concluded that there are no connecting impact pathways from growth in Kettering and the Rutland Water SPA / Ramsar. This site will therefore not be considered further in the Likely Significant Effects section.

4. Relevant Impact Pathways

Background to Recreational Pressure

- 4.1 There is growing concern over the cumulative impacts of recreation on key nature conservation sites in the UK, as most sites must fulfill conservation objectives while also providing recreational opportunity. Various research reports have provided compelling links between changes in housing and access levels, and impacts on European protected sites^{13 14}. This applies to any habitat, but the additional recreational pressure from housing growth on destinations with water features is likely to be especially strong and some of the qualifying waterfowl are known to be susceptible to disturbance. Different European sites are subject to different types of recreational pressures and have different vulnerabilities. Studies across a range of species have shown that the effects from recreation can be complex. HRAs of Local Plans tend to focus on recreational sources of disturbance as a result of new residents¹⁵.
- 4.2 Human activity can affect birds either directly (e.g. by causing them to flee) or indirectly (e.g. by damaging their habitat or reducing their fitness in less obvious ways e.g. stress). The most obvious direct effect is that of immediate mortality such as death by shooting, but human activity can also lead to much subtler behavioural (e.g. alterations in feeding behaviour, avoidance of certain areas and use of sub optimal areas etc.) and physiological changes (e.g. an increase in heart rate). While these are less noticeable, they might result in major population-level changes by altering the balance between immigration/birth and emigration/death¹⁶.
- 4.3 Concern regarding the effects of disturbance on birds stems from the fact that they are expending energy unnecessarily and the time they spend responding to disturbance is time that is not spent feeding¹⁷. Disturbance therefore risks increasing energetic expenditure of birds while reducing their energetic intake, which can adversely affect the 'condition' and ultimately survival of the birds. Additionally, displacement of birds from one feeding site to others can increase the pressure on the resources available within the remaining sites, as they then must sustain a greater number of birds¹⁸. Moreover, the more time a breeding bird spends disturbed from its nest, the more its eggs are likely to cool and the more vulnerable they, or any nestlings, are to predators. Recreational effects on ground-nesting birds are particularly severe, with many studies concluding that urban sites support lower densities of key species, such as stone curlew and nightjar^{19 20}. Recreation disturbance in winter can be more adverse because birds are more vulnerable at this time of year due to food shortages.
- 4.4 Evidence in the literature suggests that the magnitude of disturbance clearly differs between different types of recreational activities. For example, dog walking leads to a significantly higher reduction in bird diversity and abundance than hiking²¹. Scientific evidence also suggests that key disturbance parameters, such as areas of influence and flush distance, are significantly greater for dog walkers than hikers²². A UK meta-analysis suggests that important spatial (e.g. the area of a site potentially influenced) and temporal (e.g.

¹³ Liley D., Clarke R.T., Mallord J.W., Bullock J.M. 2006a. The effect of urban development and human disturbance on the distribution and abundance of nightjars on the Thames Basin and Dorset Heaths. *Natural England / Footprint Ecology*.

¹⁴ Liley D., Clarke R.T., Underhill-Day J., Tyldesley D.T. 2006b. Evidence to support the appropriate Assessment of development plans and projects in south-east Dorset. *Footprint Ecology / Dorset County Council*.

¹⁵ The RTP1 report 'Planning for an Ageing Population' (2004) which states that 'From being a marginalised group in society, the elderly are now a force to be reckoned with and increasingly seen as a market to be wooed by the leisure and tourist industries. There are more of them and generally they have more time and more money.' It also states that 'Participation in most physical activities shows a significant decline after the age of 50. The exceptions to this are walking, golf, bowls and sailing, where participation rates hold up well into the 70s'.

¹⁶ Riley, J. 2003. Review of Recreational Disturbance Research on Selected Wildlife in Scotland. *Scottish Natural Heritage*.

¹⁷ Riddington, R. *et al.* 1996. The impact of disturbance on the behaviour and energy budgets of Brent geese. *Bird Study* 43:269-279

¹⁸ Gill, J.A., Sutherland, W.J. & Norris, K. 1998. The consequences of human disturbance for estuarine birds. *RSPB Conservation Review* 12: 67-72

¹⁹ Clarke R.T., Liley D., Sharp J.M., Green R.E. 2013. Building development and roads: Implications for the distribution of stone curlews across the Brecks. *PLOS ONE*. doi:10.1371/journal.pone.0072984.

²⁰ Liley D., Clarke R.T. 2003. The impact of urban development and human disturbance on the numbers of nightjar *Caprimulgus europaeus* on heathlands in Dorset, England. *Biological Conservation* 114: 219-230.

²¹ Banks P.B., Bryant J.Y. 2007. Four-legged friend or foe? Dog walking displaces native birds from natural areas. *Biology Letters* 3: 14pp.

²² Miller S.G., Knight R.L., Miller C.K. 2001. Wildlife responses to pedestrians and dogs. 29: 124-132.

how often or long an activity is carried out) parameters differ between recreational activities, suggesting that activity type is a factor that should be taken into account in HRAs²³.

- 4.5 Several academic studies investigated recreational disturbance on the golden plover *Pluvialis apricaria*, one of the key qualifying species that overwinters in the Upper Nene Valley Gravel Pits SPA / Ramsar. One study showed that golden plover actively avoided any areas within 200m of footpaths used by visitors²⁴. These results were corroborated in another study, which determined that golden plover responded with major flight to moorland visitors that approached to within 200m²⁵. The disturbance effect was more pronounced when chicks were present, with parents spending 11% of the day reacting to people that represented a 15% increase in energy expenditure.
- 4.6 Disturbance can also result from a wider urbanisation effect that might pose a more direct threat to survival, such as in the case of predation by dogs and cats. Dogs are often exercised off-lead and roam out of sight of their owners, and have been documented to kill ground-nesting birds. Cats tend to roam freely at night, potentially seeking out prey many kilometres away from their home.

Non-breeding birds (September to March)

- 4.7 Because the relevant European sites are designated for overwintering waterfowl, this section discusses academic research available on this functional group of birds.
- 4.8 The potential for disturbance may be different in winter than in summer, in that there are often a smaller number of recreational users. Furthermore, the impacts of disturbance at a population level may be reduced because birds are not breeding. However, recreational disturbance in winter may still have negative impacts, because birds face seasonal food shortages and are likely to be susceptible to any nutritional loss. Therefore, the abandonment of suitable feeding areas due to disturbance can have serious consequences for their ability to find suitable alternative feeding sites.
- 4.9 Tuite *et al*²⁶ used a large (379 sites), long-term (10-year) dataset (September – March species counts) to correlate seasonal changes in wildfowl abundance with the presence of various recreational activities. They determined that the shoveler was one of the most sensitive species to recreational activities, such as sailing/windsurfing and rowing. Studies on recreation in the Solent have established that human leisure activities cause direct disturbance to wintering waterfowl populations^{27 28}.
- 4.10 A recent study on recreational disturbance on the Humber²⁹ assesses different types of noise disturbance on waterfowl referring to studies relating to aircraft (see Drewitt 1999³⁰), traffic (Reijnen, Foppen, & Veenbaas 1997)³¹, dogs (Lord, Waas, & Innes 1997³²; Banks & Bryant 2007³³) and machinery (Delaney *et al.* 1999; Tempel & Gutierrez 2003). These studies identified that there is still relatively little work on the effects of different types of water based craft and the impacts from jet skis, kite surfers, windsurfers *etc.* (see Kirby *et al.* 2004³⁴ for a review). Some types of disturbance are clearly likely to invoke different responses. In very general terms, both distance from the source of disturbance and the scale of the

²³ Weitowitz D., Panter C., Hoskin R., Liley D. The spatio-temporal footprint of key recreation activities in European protected sites. Manuscript in preparation.

²⁴ Finney S.K., Pearce-Higgins J.W. & Yalden D.W. (2005). The effect of recreational disturbance on an upland breeding bird, the golden plover *Pluvialis apricaria*. *Biological Conservation* 121: 53-63.

²⁵ Yalden P.E. & Yalden D.W. (1990). Recreational disturbances of breeding golden plovers *Pluvialis apricaria*. *Biological Conservation* 51: 243-262.

²⁶ Tuite, C.H., Hanson, P.R. & Owen, M. 1984. Some ecological factors affecting winter wildfowl distribution on inland waters in England and Wales and the influence of water-based recreation. *Journal of Applied Ecology* 21: 41-62

²⁷ Footprint Ecology. 2010. Recreational Disturbance to Birds on the Humber Estuary

²⁸ Footprint Ecology, Jonathan Cox Associates & Bournemouth University. 2010. Solent disturbance and mitigation project – various reports.

²⁹ Helen Fearnley Durwyn Liley and Katie Cruickshanks (2012) Results of Recreational Visitor Survey across the Humber Estuary produced by Footprint Ecology

³⁰ Drewitt, A. (1999) Disturbance effects of aircraft on birds. English Nature, Peterborough.

³¹ Reijnen, R., Foppen, R. & Veenbaas, G. (1997) Disturbance by traffic of breeding birds: evaluation of the effect and considerations in planning and managing road corridors. *Biodiversity and Conservation*, 6, 567-581.

³² Lord, A., Waas, J.R. & Innes, J. (1997) Effects of human activity on the behaviour of northern New Zealand dotterel *Charadrius obscurus aquilonius* chicks. *Biological Conservation*, 82, 15-20.

³³ Banks, P.B. & Bryant, J.V. (2007) Four-legged friend of foe? Dog-walking displaces native birds from natural areas. *Biology Letters*, 3, 611-613.

³⁴ Kirby, J.S., Clee, C. & Seager, V. (1993) Impact and extent of recreational disturbance to wader roosts on the Dee estuary: some preliminary results. *Wader Study Group Bulletin*, 68, 53-58.

disturbance (noise level, group size) will both influence the response (Delaney et al. 1999³⁵; Beale & Monaghan 2005³⁶).

- 4.11 Disturbing activities present themselves on a continuum. Generally, activities that involve irregular, infrequent and loud noise events, movement or vibration are likely to be the most disturbing. For example, the presence of dogs around water bodies generate substantial disturbance due the areas accessed and their impact on bird behaviour. Birds are least likely to be disturbed by activities that involve regular, frequent, predictable and quiet patterns of sound, movement or vibration. The further any activity is from the birds, the less likely it is to result in disturbance. Therefore, the factors that determine species responses to disturbance include species sensitivity, timing/duration of the recreational activity and the distance between source and receptor of disturbance.
- 4.12 Due to the proximity of the Upper Nene Valley Gravel Pits SPA/ Ramsar to Kettering, further discussion is required. Refer to section 5.

Background to Loss of Functionally Linked Land

- 4.13 While most European sites have been geographically defined to encompass the key features that are necessary for coherence of their structure and function, and the support of their qualifying features, this is not necessarily the case. A diverse array of qualifying species including birds, bats and amphibians are not always confined to the boundary of designated sites.
- 4.14 For example, the highly mobile nature of both wildfowl and heathland birds implies that areas of habitat of crucial importance to the maintenance of their populations are outside the physical limits of European sites. Despite not being designated, this area is still integral to the maintenance of the structure and function of the interest feature on the designated site and, therefore, land use plans that may affect such areas should be subject to further assessment. Studies have documented that nightjar forage outside European site boundaries and that woodlark may use non-designated sites as their wintering grounds. Horseshoe bats also utilise functionally linked land distant from their breeding sites for activities such as foraging.
- 4.15 There is now an abundance of authoritative examples of HRA cases on plans affecting bird populations, where Natural England recognised the potential importance of functionally linked land³⁷. For example, bird surveys in relation to a previous HRA established that approximately 25% of the golden plover population in the Somerset Levels and Moors SPA were affected while on functionally linked land, and this required the inclusion of mitigation measures in the relevant plan policy wording. Another important case study originates from the Mersey Estuary SPA / Ramsar, where adjacently located functionally linked land had a peak survey count of 108% of the 5 year mean peak population of golden plover. As in the above example, this led to considerable amendments in the planning proposal to ensure that the site integrity was not adversely affected.
- 4.16 In relation to the European sites considered in this HRA, the golden plover *Pluvialis apricaria* and, to a lesser extent, lapwing *Vanellus vanellus* are the species that this concept is most relevant to. Both species are known to feed on parcels of agricultural land outside of European site boundaries. This has been documented in a number of academic articles and research reports by the British Trust for Ornithology (BTO). For example, a study in County Durham (UK) determined that foraging fields of golden plover were up to 3.7km away from their nest site³⁸. A BTO research report highlighted that flocks, or at least individuals, of golden plover made regular movements of 10-12km between agricultural fields, highlighting the potentially long foraging trips this species undertakes³⁹. Aside from the distance to European sites, field size and surrounding land use are also factors that require consideration.
- 4.17 Generally, the identification of an area as functionally linked land is now a relatively straightforward process. However, the importance of non-designated land parcels may not be apparent and could require the analysis

³⁵ Delaney, D.K., Grubb, T.G., Beier, P., Pater, L.L.M. & Reiser, H. (1999) Effects of Helicopter Noise on Mexican Spotted Owls. *The Journal of Wildlife Management*, 63, 60-76.

³⁶ Beale, C.M. & Monaghan, P. (2005) Modeling the Effects of Limiting the Number of Visitors on Failure Rates of Seabird Nests. *Conservation Biology*, 19, 2015-2019.

³⁷ Chapman C & Tyldesley D. 2016. Functional linkage: How areas that are functionally linked to European sites have been considered when they may be affected by plans and projects – A review of authoritative decisions. Natural England Commissioned Reports 207: 73pp.

³⁸ Whittingham M.J., Percival S.M. & Brown A.F. (2000). Time budgets and foraging of breeding golden plover *Pluvialis apricaria*. *Journal of Applied Ecology* 37: 632-646.

³⁹ Gillings S. & Fuller R.J. (1999). Winter Ecology of Golden Plovers and Lapwings: A review and Consideration of Extensive Survey Methods. BTO Research Report No. 224. 54pp.

of existing data sources to be firmly established. In some instances, data may not be available at all, requiring some further survey work.

- 4.18 Due to the proximity of the Upper Nene Valley Gravel Pits SPA/ Ramsar to Kettering, further discussion is required. Refer to section 5.

Background to Water Quality and Resources

- 4.19 The unique nature of wetlands combines shallow water, high levels of nutrients and high primary productivity. These conditions are ideal for the growth of organisms at the basal level of food webs, which feed many species of birds, mammals, fish and amphibians. Overwintering and migrating wetland bird species are particularly reliant on these food sources, as they need to build up enough nutritional reserves to sustain their long migration routes.
- 4.20 Winter flooding is integral to the function of most wetlands and essential in maintaining a variety of foraging habitats for SPA birds. Maintaining a steady water supply during key stages of their life cycle will be critical for survival. However, different species vary in their requirements of water levels.
- 4.21 Wetland habitats rely on hydrological connections with other surface waters, such as rivers, streams and lakes. A constant supply of water is fundamental to maintaining the ecological integrity of sites. However, while the natural fluctuation of water levels within narrow limits is desirable, excess or too little water supply might cause the water level to be outside of the required range of SPA birds and / or their prey. This might lead to the loss of the structure and functioning of wetland habitats. There are three mechanisms through which urban development might negatively affect the water quality and / or level in aquatic SPAs:
- The discharge of treated sewage effluent from Wastewater Treatment Works will result in elevated nutrient concentrations, particularly phosphorus levels, in connected surface water and groundwater systems.
 - The supply of new housing with potable water will require an increase in the abstraction of water from surface water and groundwater bodies. Depending on the level of water stress in the geographic region, this is likely to reduce the water level in SPAs that share the same catchment.
 - The expansion of impermeable surfaces in urban areas increases the volume and speed of surface water runoff. As traditional drainage systems often cannot cope with the volume of stormwater, sewer overflows are designed to discharge excess water directly into watercourses. Often this pluvial flooding results in downstream inundation of watercourses and the potential flooding of wetland habitats.
- 4.22 Due to the relatively long distance between the Upper Nene Valley Gravel Pits SPA / Ramsar and the development proposed in Kettering, it is considered that surface water flooding derived from impermeable surfaces, is not a likely impact pathway. This particular water resources impact pathway is therefore not considered further in this HRA.
- 4.23 Overall, the implementation of the Part 2 Local Plan has the potential to result in changes to the water quality and resources (as a result of water abstraction) in the catchment of the Upper Nene Valley Gravel Pits SPA / Ramsar. These changes to the water quality and resources might then have cascading effects on overwintering wildfowl.

5. Likely Significant Effects

Upper Nene Valley Gravel Pits SPA / Ramsar

5.1 This section identifies the potential pathways of impact of the Part 2 Local Plan and identifies policies and site allocations that have the potential to result in likely significant effects (LSE) upon the Upper Nene Valley Gravel Pits SPA/Ramsar site. The spatial distribution of the sites allocated in the Part 2 Local Plan for Kettering are illustrated in Appendix A, Figure A1. The screening assessment of policies, and residential and employment site allocations identified within the Part 2 Local Plan for Kettering can be found in Appendix B, Table B1.

Recreational Disturbance

5.2 Following the submission of the draft North Northamptonshire Joint Core Strategy HRA in 2012, Natural England recommended a visitor access survey of the Upper Nene Valley Gravel Pits designated site be undertaken. The Visitor Access Study⁴⁰ undertaken in winter 2012 and spring 2013 interviewed 939 individuals. 98% of the interviewees were on a short visit from home. The most common activity undertaken by visitors to the Upper Nene Valley Gravel Pits was dog walking (48% of interviewees) with 636 dogs recorded on site. Walking was the next most common activity (36% of interviewees), followed by bird watching.

5.3 The survey found that the median distance travelled by a visitor from a home postcode to a survey point location within the designated site was 3.2km (mean 5.85km \pm 0.31) with 75% of visitors living within 7.5km of the survey point within the designated site. There was no statistically significant seasonal difference between the distances travelled between spring and winter. Following discussions with Natural England, the Joint Planning Unit and following consideration of the Visitor Access Study, it was decided that the zone from which a significant quantum of recreational pressure to the designated sites originated was 3km. As such, it was determined that any new residential development within 3km of the SPA/Ramsar site could result in an in-combination likely significant effects as a result of increases in recreational activities within the sites.

5.4 The following site allocation policies within the Part 2 Local Plan propose residential development and could contribute to increased recreational pressure:

Kettering and Barton Seagrave (approx. 6.9km distance to the Upper Nene Valley Gravel Pits SPA / Ramsar)

- Policy KET1 (Scott Road Garages, 22 dwellings)
- Policy KET2 (Former Kettering Town Football Club, Rockingham Road; 49 dwellings)
- Policy KET3 (Kettering Fire Station, Headlands; 13 dwellings)
- Policy KET4 (Land west of Kettering, Gipsy Lane; 350 dwellings)
- Policy KET5 (Glendon Ironworks, Sackville Street; 33 dwellings)
- Policy KET6 (Ise Garden Centre, Warkton Lane; 15 dwellings)
- Policy KET7 (Factory adjacent to 52 Lawson Street; 25 dwellings)
- Policy KET8 (Land to the rear of Cranford Road; 60 dwellings)
- Policy KET9 (McAlpine's Yard, Pytchley Lodge Road; 217 dwellings)
- Policy KET 10 (Land at Wicksteed Park, east of Sussex Road and Kent Place; 30-35 dwellings)

Burton Latimer (approx. 5.7km distance to the Upper Nene Valley Gravel Pits SPA / Ramsar)

- Policy BLA4 (Land to the West of Kettering Road; 22 dwellings)

⁴⁰ Footprint Ecology (2014). Visitor Access Study of the Upper Nene Valley Gravel Pits SPA.

- Policy BLA5 (Land adjacent to The Bungalow, Higham Road; 7 dwellings)
- Policy BLA6 (Bosworth Nurseries and Garden Centre, Finedon Road; 69 dwellings)

Desborough (approx. 17km distance to the Upper Nene Valley Gravel Pits SPA / Ramsar)

- Policy DES4 (Land off Buxton Drive and Eyam Close; 135 dwellings)
- Policy DES5 (Land to the south of Desborough; 304 dwellings)
- (Policy DES6 (Land adjacent to Magnetic Park, Harborough Road; 8.1ha employment space))

Rothwell (approx. 15km distance to the Upper Nene Valley Gravel Pits SPA / Ramsar)

- Policy ROT3 (Land to the west of Rothwell; 300 dwellings)

Rural residential site allocations

- Policy BRA2 (Top Orchard, Braybrooke; 3 dwellings) – 22km distance
- Policy CRA2 (South of New Stone House; 5-6 dwellings) – 4.2km distance
- Policy CRA3 (Land east of the corner of Duck End and Thrapston Road; 8-10 dwellings) – 4.2km distance
- Policy GED2 (Geddington Sawmill, Grafton Road; 10 dwellings) – 10.5km distance
- Policy GED3 (Geddington South East; 11 dwellings) – 10.5km distance
- Policy GED04 (Old Nursery Site, Grafton Road; 10 dwellings) – 10.5km distance
- (Policy GED5 (Geddington South West, New Road; 0.28ha employment space)) – 10.9km distance
- Policy GRC2 (Land to the north of Loddington Road; 10-15 dwellings) – 13.4km distance
- Policy MAW02 (Land to the west of Mawsley; 50 dwellings) – 13.1km distance
- Policy PYT02 (Two fields on the outskirts of Pytchley; 8 dwellings) – 8.2km distance
- Policy STA02 (Land to the south of Harborough Road; 16 dwellings) – 20km distance
- Policy WES2 (Home Farm; 10 dwellings) – 24.1km distance

5.5 The site boundary of Kettering Borough is 2.5km from the Upper Nene Valley Gravel Pits SPA / Ramsar at its closest, which places it at least partly within the 3km catchment zone identified for the SPA / Ramsar. However, the nearest larger settlement (with three residential site allocations) is Burton Latimer, approx. 5.7km away. The closest rural settlement, approx. 4.2km from the SPA / Ramsar with two residential site allocations, is Cranford. This is still beyond the 3km catchment zone for which net new residents will result in LSEs on the SPA / Ramsar.

5.6 It is therefore concluded that the Part 2 Local Plan will not result in LSEs upon the Upper Nene Valley Gravel Pits SPA / Ramsar regarding the impact pathway recreational disturbance. This impact pathway is screened out from Appropriate Assessment.

Loss of Functionally Linked Land

5.7 Following the HRA of the North Northamptonshire Joint Core Strategy, it was determined that previously undeveloped farmland sites (2ha or larger) within 4km of the designated site could support designated bird features such as golden plover. This was based on the finding that the Rushden East Sustainable Urban Extension, 3.9km from the Upper Nene Valley Gravel Pits SPA / Ramsar, fell just below the 1% significance threshold for golden plover. Such greenfield sites should be subject to wintering bird survey (if the land within the site is suitable) as part of a planning application, to confirm whether an important population of SPA / Ramsar birds is present (i.e. the land supports more than 1% of the population of golden plover for which the Upper Nene Valley Gravel Pits SPA / Ramsar is designated). Scheme promoters should consult Natural England to agree the need for, and scope of, surveys. If the proposed development site does host

an important population, then avoidance or mitigation measures will be needed to ensure no adverse effects on integrity of the SPA.

- 5.8 The following site allocation policies within the Part 2 Local Plan propose residential and or employment development and could contribute to the loss of functionally linked land:

Kettering and Barton Seagrave (approx. 6.9km distance to the Upper Nene Valley Gravel Pits SPA / Ramsar)

- Policy KET1 (Scott Road Garages, 22 dwellings)
- Policy KET2 (Former Kettering Town Football Club, Rockingham Road; 49 dwellings)
- Policy KET3 (Kettering Fire Station, Headlands; 13 dwellings)
- Policy KET4 (Land west of Kettering, Gipsy Lane; 350 dwellings)
- Policy KET5 (Glendon Ironworks, Sackville Street; 33 dwellings)
- Policy KET6 (Ise Garden Centre, Warkton Lane; 15 dwellings)
- Policy KET7 (Factory adjacent to 52 Lawson Street; 25 dwellings)
- Policy KET8 (Land to the rear of Cranford Road; 60 dwellings)
- Policy KET9 (McAlpine's Yard, Pytchley Lodge Road; 217 dwellings)
- Policy KET10 (Land at Wicksteed Park, east of Sussex Road and Kent Place; 30-35 dwellings)

Burton Latimer (approx. 5.7km distance to the Upper Nene Valley Gravel Pits SPA / Ramsar)

- Policy BLA4 (Land to the West of Kettering Road; 22 dwellings)
- Policy BLA5 (Land adjacent to The Bungalow, Higham Road; 7 dwellings)
- Policy BLA6 (Bosworth Nurseries and Garden Centre, Finedon Road; 69 dwellings)

Desborough (approx. 17km distance to the Upper Nene Valley Gravel Pits SPA / Ramsar)

- Policy DES4 (Land off Buxton Drive and Eyam Close; 135 dwellings)
- Policy DES5 (Land to the south of Desborough; 304 dwellings)
- (Policy DES6 (Land adjacent to Magnetic Park, Harborough Road; 8.1ha employment space))

Rothwell (approx. 15km distance to the Upper Nene Valley Gravel Pits SPA / Ramsar)

- Policy ROT3 (Land to the west of Rothwell; 300 dwellings)

Rural residential site allocations

- Policy BRA2 (Top Orchard, Braybrooke; 3 dwellings) – 22km distance
- Policy CRA2 (South of New Stone House; 5-6 dwellings) – 4.2km distance
- Policy CRA3 (Land east of the corner of Duck End and Thrapston Road; 8-10 dwellings) – 4.2km distance
- Policy GED2 (Geddington Sawmill, Grafton Road; 10 dwellings) – 10.5km distance
- Policy GED3 (Geddington South East; 11 dwellings) – 10.5km distance
- Policy GED04 (Old Nursery Site, Grafton Road; 10 dwellings) – 10.5km distance
- (Policy GED5 (Geddington South West, New Road; 0.28ha employment space)) – 10.9km distance
- Policy GRC2 (Land to the north of Loddington Road; 10-15 dwellings) – 13.4km distance
- Policy MAW02 (Land to the west of Mawsley; 50 dwellings) – 13.1km distance

- Policy PYT02 (Two fields on the outskirts of Pytchley; 8 dwellings) – 8.2km distance
- Policy STA02 (Land to the south of Harborough Road; 16 dwellings) – 20km distance
- Policy WES2 (Home Farm; 10 dwellings) – 24.1km distance

Employment site allocations

- Policy EMP1 (Safeguarding Employment Areas)

5.9 In general, some of the proposed residential site allocations are sufficiently large greenfield sites, mainly agricultural land, that they could potentially support golden plover originating from the SPA / Ramsar. However, all residential / employment site allocations contained in the Part 2 Local Plan are located more than 4km from the SPA / Ramsar, and therefore lie outside of the zone of functionally linked land defined within the North Northamptonshire Joint Core Strategy HRA. Moreover, many of the employment allocations are 'safeguarding' and are located at current brownfield sites already occupied by industry that are not considered to support suitable habitat for SPA/ Ramsar features.

5.10 Therefore, it is concluded that the Local Plan Part 2 will not result in LSEs upon the Upper Nene Valley Gravel Pits SPA / Ramsar regarding the impact pathway loss of functionally linked land. This impact pathway is screened out from Appropriate Assessment.

Water Quality and Resources

5.11 Sewage and some industrial effluent discharges contribute to increased nutrients in the European sites and most importantly to elevated phosphate levels in watercourses. Phosphorus is the primary limiting nutrient in surface waters such as lakes, reservoirs and rivers⁴¹, and excessive concentrations might lead to undesirable shifts in ecological communities such as dominance of the phytoplankton by cyanobacteria.

5.12 Dabbling ducks such as gadwall, for which the Upper Nene Valley Gravel Pits SPA / Ramsar is designated, mainly feed on submerged macrophytes and these, largely being shaped by phosphate levels, are susceptible to the influx of sewage effluent. Freshwater bodies are therefore particularly prone to eutrophication, which involves excessive algal growth and concomitant deoxygenation of the water. Overall, sewage pollutants, and especially phosphorus levels, have the potential to affect the food sources of gadwall.

5.13 The Part 2 Local Plan provides for development in the Anglian Water Services catchment, which is responsible for the public water supply and waste water treatment in Kettering. The following site allocation policies within the Part 2 Local Plan propose residential and / or employment development and could contribute to changes in water quality and / or resources:

Kettering and Barton Seagrave (approx. 6.9km distance to the Upper Nene Valley Gravel Pits SPA / Ramsar)

- Policy KET1 (Scott Road Garages, 22 dwellings)
- Policy KET2 (Former Kettering Town Football Club, Rockingham Road; 49 dwellings)
- Policy KET3 (Kettering Fire Station, Headlands; 13 dwellings)
- Policy KET4 (Land west of Kettering, Gipsy Lane; 350 dwellings)
- Policy KET5 (Glendon Ironworks, Sackville Street; 33 dwellings)
- Policy KET6 (Ise Garden Centre, Warkton Lane; 15 dwellings)
- Policy KET7 (Factory adjacent to 52 Lawson Street; 25 dwellings)
- Policy KET8 (Land to the rear of Cranford Road; 60 dwellings)
- Policy KET9 (McAlpine's Yard, Pytchley Lodge Road; 217 dwellings)

⁴¹ Smith V.H., Tilman G.D. & Nekola J.C. (1999). Eutrophication: Impacts of excess nutrient inputs on freshwater, marine, and terrestrial ecosystems. **Environmental Pollution** 100: 179-196.

- Policy KET 10 (Land at Wicksteed Park, east of Sussex Road and Kent Place; 30-35 dwellings)

Burton Latimer (approx. 5.7km distance to the Upper Nene Valley Gravel Pits SPA / Ramsar)

- Policy BLA4 (Land to the West of Kettering Road; 22 dwellings)
- Policy BLA5 (Land adjacent to The Bungalow, Higham Road; 7 dwellings)
- Policy BLA6 (Bosworth Nurseries and Garden Centre, Finedon Road; 69 dwellings)

Desborough (approx. 17km distance to the Upper Nene Valley Gravel Pits SPA / Ramsar)

- Policy DES4 (Land off Buxton Drive and Eyam Close; 135 dwellings)
- Policy DES5 (Land to the south of Desborough; 304 dwellings)
- (Policy DES6 (Land adjacent to Magnetic Park, Harborough Road; 8.1ha employment space))

Rothwell (approx. 15km distance to the Upper Nene Valley Gravel Pits SPA / Ramsar)

- Policy ROT3 (Land to the west of Rothwell; 300 dwellings)

Rural residential site allocations

- Policy BRA2 (Top Orchard, Braybrooke; 3 dwellings) – 22km distance
- Policy CRA2 (South of New Stone House; 5-6 dwellings) – 4.2km distance
- Policy CRA3 (Land east of the corner of Duck End and Thrapston Road; 8-10 dwellings) – 4.2km distance
- Policy GED2 (Geddington Sawmill, Grafton Road; 10 dwellings) – 10.5km distance
- Policy GED3 (Geddington South East; 11 dwellings) – 10.5km distance
- Policy GED04 (Old Nursery Site, Grafton Road; 10 dwellings) – 10.5km distance
- (Policy GED5 (Geddington South West, New Road; 0.28ha employment space)) – 10.9km distance
- Policy GRC2 (Land to the north of Loddington Road; 10-15 dwellings) – 13.4km distance
- Policy MAW02 (Land to the west of Mawsley; 50 dwellings) – 13.1km distance
- Policy PYT02 (Two fields on the outskirts of Pytchley; 8 dwellings) – 8.2km distance
- Policy STA02 (Land to the south of Harborough Road; 16 dwellings) – 20km distance
- Policy WES2 (Home Farm; 10 dwellings) – 24.1km distance

5.14 The potential implications of residential and employment development for European sites are outlined in Table 1.

Table 1: Wastewater Treatment Works with catchments serving areas that are to provide new development in the Local Plan.

WwTW Catchment	Part 2 Local Plan for Kettering to Provide For	HRA implications
Broadholme Wastewater Treatment Works (operated by Anglian Water Services)	1,000 New Homes and 852 that have planning permission 9,4ha new Employment Space	Discharge of sewage and industrial pollutants into local watercourses, especially the River Nene, which is in hydrological connectivity with the Upper Nene Valley Gravel Pits SPA / Ramsar

5.15 Sewage effluent from residential and employment development in Kettering is treated by Broadholme Wastewater Treatment Works (WwTW), which is operated by Anglian Water (Table 1). This WwTW

discharges the processed effluent into the River Nene. It is well established that the Upper Nene Valley Gravel Pits SPA / Ramsar is within the floodplain of the R. Nene, and as such might receive sewage effluent from Broadholme WwTW. It is therefore important to ensure that the treatment plant operates within its Environment Agency (EA) discharge consent in order to meet the water quality objectives set out in the Water Framework Directive (WFD). As identified in Natural England's Site Conservation Objective Supplementary Advice for the SPA / Ramsar⁴², this will ensure that the site integrity of the Upper Nene Valley Gravel Pits SPA / Ramsar remains protected.

- 5.16 A wastewater capacity study undertaken by the North Northamptonshire Water Cycle Strategy Group in 2007⁴³, determined that Broadholme WwTW did not have sufficient consented headroom to accommodate projected growth within Kettering Borough. It therefore recommended extensive updates to the wastewater treatment infrastructure in the borough. In response Anglian Water assigned funding to enable the capacity of Broadholme WwTW to be upgraded in its Asset Management Plan (2010-2015)⁴⁴. These upgrades are to be delivered in phases in accordance with the delivery of new residential / employment development. Given that the WwTW capacity will be enhanced to ensure that sewage from new housing can be treated appropriately, it is concluded that the Part 2 Local Plan will not result in LSEs upon the Upper Nene Valley Gravel Pits SPA / Ramsar in relation to the impact pathway water quality. This impact pathway is screened out from Appropriate Assessment. This conclusion is in line with the North Northamptonshire Core Strategy HRA, undertaken in 2015.
- 5.17 The Water Resource Management Plan⁴⁵ published by Anglian Water and updated every 5 years, indicates that Kettering Borough is part of the Ruthamford North Resource Zone (RZ). The Upper Nene Valley Gravel Pits SPA / Ramsar are not themselves a source of potable water for the RZ. Instead, the public water supply for this RZ is mainly derived from the Rivers Welland and Nene, the latter partly in hydrological connectivity with the Upper Nene Valley Gravel Pits SPA / Ramsar.
- 5.18 Projections by Anglian Water indicate that the RZ is currently in a Dry Year Annual Average (DYAA) surplus of 60MI/d and a Critical Period (CP) surplus of 129MI/d. While the DYAA surplus will drop to 14MI/d in 2040, it is therefore noted that the RZ will be in surplus for the entire period, which covers the residential and employment growth allocated in the Part 2 Local Plan. It will therefore not be required to undertake additional abstractions from local water sources, such as the River Nene, to accommodate this growth. In line with the North Northamptonshire Core Strategy HRA (2015), it is therefore concluded that the Part 2 Local Plan will not result in LSEs on the Upper Nene Valley Gravel Pits SPA / Ramsar regarding the impact pathway water resources. This impact pathway is screened out from Appropriate Assessment.

In Combination Effects

- 5.19 The North Northamptonshire Joint Core Strategy sets out the vision and key policies for future development in the Boroughs of Corby, Kettering, Wellingborough and East Northamptonshire. Policy 28 of the Core Strategy identifies that a total of 35,000 dwellings are to be delivered in the 2011-2031 Plan period, divided up among North Northamptonshire's authorities as follows:
- Corby – 9,200 dwellings
 - East Northamptonshire – 8,400 dwellings
 - Kettering – 10,400 dwellings
 - Wellingborough – 7,000
- 5.20 Furthermore, the Upper Nene Valley Gravel Pits SPA / Ramsar is also located within 2km of Bedfordshire Borough, 3.3km of Huntingdonshire District and 8.5km from Milton Keynes district, each of which are also allocating for residential and employment development.
- 5.21 The Upper Nene Valley Gravel Pits SPA / Ramsar is situated within the Boroughs of Wellingborough, East Northamptonshire and Northampton, and policies contained within Part 2 of the Local Plans for these two

⁴² Available at <http://publications.naturalengland.org.uk/publication/5495529882517504> [Accessed 01/08/2019]

⁴³ North Northamptonshire Water Cycle Strategy Wastewater Capacity Study. (2007). Halcrow Group Limited. Available at <http://www.nnjpu.org.uk/docs/Interim%20Findings%20-%20Final%20Report.pdf> [Accessed 01/08/2019]

⁴⁴ As stated in the North Northamptonshire Joint Core Strategy 2011-2031. Available at: http://www.nnjpu.org.uk/docs/Join%20Core%20Strategy%202011-2031_Jan3_Main-Minor_v5.pdf [Accessed 01/08/2019]

⁴⁵ Water Resources Management Plan. 2015. Anglian Water Services. 390pp. Available at: <https://www.anglianwater.co.uk/siteassets/household/wmp-2015.pdf> [Accessed 01/08/2019]

boroughs therefore are most likely to affect this designated site. However, the in-combination effect of the other authorities – including that of Kettering – nevertheless needs to be considered.

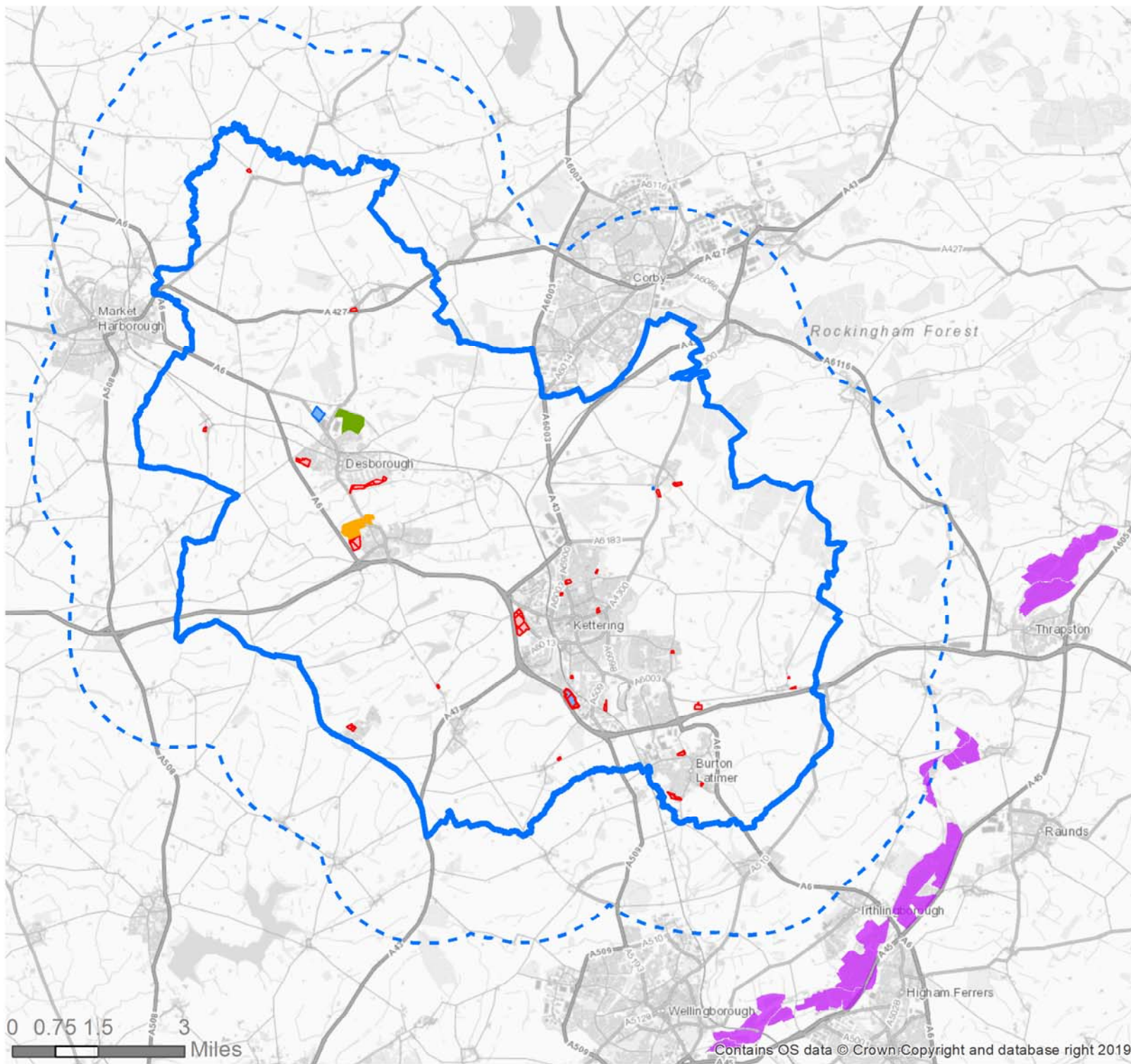
- 5.22 Generally, all allocated sites within the Part 2 Local Plan for Kettering are located more than 4km from the SPA / Ramsar, and are therefore outside of the 3km and 4km zones for impacts of recreational pressure and the loss of functionally linked land, defined within the North Northamptonshire Joint Core Strategy HRA. Given the lack of a connecting impact pathway, development in Kettering will not contribute to an in-combination effect on the SPA / Ramsar.
- 5.23 Furthermore, the North Northamptonshire Joint Core Strategy HRA also already considered an in-combination effect of the relevant authorities on the Upper Nene Valley Gravel Pits SPA / Ramsar, concluding that there were no adverse effects on the SPA's site integrity. Given this in-combination assessment at a higher tier level, which included development allocated in the Part 2 Local Plan for Kettering, it is concluded that there will be no in-combination LSEs of the Part 2 Local Plan for Kettering on the SPA / Ramsar.

6. Conclusions

- 6.1 The North Northamptonshire Joint Core Strategy HRA defined a 3km catchment zone for visitors to the Upper Nene Valley Gravel Pits SPA / Ramsar, within which development could result in increased recreational disturbance in the European site. However, all residential site allocations lie beyond this 3km screening distance and it is therefore concluded that the Part 2 Local Plan for Kettering will not result in LSEs on the Upper Nene Valley Gravel Pits SPA / Ramsar.
- 6.2 Furthermore, all residential and employment site allocations lie further than 4km from the Upper Nene Valley Gravel Pits SPA / Ramsar, which is the distance that golden plover from the SPA / Ramsar are considered to travel from the designated site. It is therefore concluded that the Part 2 Local Plan for Kettering will not result in LSEs on the Upper Nene Valley Gravel Pits SPA / Ramsar regarding the loss of functionally linked land.
- 6.3 The available evidence base indicates that the growth allocated in the Part 2 Local Plan for Kettering will not require an additional abstraction of water from the River Nene. The Resource Zone that Kettering falls into, is predicted to remain in surplus throughout the Plan period. Furthermore, it is being ensured that Kettering's Wastewater Treatment Works are upgraded in line with the delivered development. It is therefore concluded that the Part 2 Local Plan for Kettering will not result in LSEs on the Upper Nene Valley Gravel Pits SPA / Ramsar regarding the impact pathway water quality and resources.
- 6.4 The North Northamptonshire Joint Core Strategy HRA already assessed the potential in-combination effects of growth in the region at a more strategic level. Given the absence of linking impact pathways between growth in Kettering and the Upper Nene Valley Gravel Pits SPA / Ramsar demonstrated in this HRA, and that the previous in-combination HRA determined no adverse effects, it is concluded that there will be no in-combination effects of the Part 2 Local Plan for Kettering.

Appendix A Figure

Figure A1: Strategic Site Allocations in the Part 2 Local Plan for Kettering in relation to the Upper Nene Valley Gravel Pits SPA/Ramsar Site.



- Kettering Borough
- Development Allocation**
- Housing Allocation
- Employment Allocation
- Desborough North Sustainable Urban Extension
- Rothwell North Sustainable Urban Extension
- Mixed Use Allocation
- Special Protection Areas**
- Upper Nene Valley Gravel Pits
- 3km Recreational Pressure Influence Zone

Figure A1: Strategic Site Allocations in the Part 2 Local Plan for Kettering in relation to the Upper Nene Valley Gravel Pits SPA/Ramsar Site.

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Appendix B Screening Tables

Table B1: Screening of the Kettering Local Plan Policies. Where the Screening Outcome column is coloured green, there are no impact pathways linking the policy or site allocation to the Upper Nene valley Gravel Pits SPA and Ramsar site and as such are not assessed further within this document. Where the Screening Outcome column is coloured orange, linking impact pathways between the policy or site allocation to the Upper Nene valley Gravel Pits SPA / Ramsar exist, resulting in Likely Significant Effects (LSEs). It is these policies and site allocations that would require Appropriate Assessment and potential mitigation measures to avoid adverse effects on site integrity.

Policy	Detail	Screening Outcome
Policy LOC1 – Settlement Boundaries	The settlement boundaries, shown on the proposals map, will be used to interpret whether proposals are within or adjoining settlements for the purpose of Policies 11 and 13 of the Joint Core Strategy (or superseding policies) and Policies RS01 and RS02 of this plan. Land located outside settlement boundaries will be considered open countryside.	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy defines the settlement boundaries within Kettering Borough.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy HOU1 – Windfall and Infill Development	<p>Windfall and infill development within settlement boundaries, including the complete or partial redevelopment of residential garden land, will generally be accepted in principle providing:</p> <ul style="list-style-type: none"> • The design is innkeeping with local character • Conform with the policies of Kettering LP • Infilling is restricted to certain areas of the Borough 	<p>There are no LSEs of this policy.</p> <p>The policy does not outline a location / quantum of windfall development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy HOU2 – Older Persons Housing	<p>On sites of 50 dwellings or more (or 1.6ha), the Council will seek the provision of a proportion of dwellings that are suitable to meet the needs of older people.</p> <ul style="list-style-type: none"> • In determining the precise proportion, type and tenure, account will be taken of: • the viability of the scheme; 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy identifies that developments with 50 or more</p>

Policy	Detail	Screening Outcome
	<ul style="list-style-type: none"> evidence of local need; and <p>the scale and location of the site.</p>	<p> dwellings will have to meet specific targets for older persons housing.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy HOU3 – Retirement Housing and Care homes</p>	<p>Proposals for retirement housing or care homes will be supported where the development has good access to public transport links and to local facilities.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy HOU4 – Self-Build and Custom Build Housing</p>	<p>Housing developments of 50 or more dwellings, should provide 5% of plots to be made available as self-build or custom build serviced plots.</p> <p>The provision of these plots will take account of:</p> <ul style="list-style-type: none"> Evidence of local need The nature of the development proposed; and The viability of the development <p>Serviced building plots which have been appropriately marketed at a prevailing market value and which have not been sold after 6 months can be built out by the developer.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy details the delivery targets for self-build or custom-build serviced plots.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy HOU5 – Single Plot Exception Sites for Self-Build</p>	<p>Single plot affordable exception sites will be supported for self-build housing in the rural area, where the proposal is in accordance with Policy 13 of the Joint Core Strategy and:</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p>

Policy	Detail	Screening Outcome
	<ul style="list-style-type: none"> • The applicant is the prospective owner of the proposed affordable dwelling • The applicant can demonstrate a strong local connection to the village • The applicant has a need that is not met by the market • The property is built to the minimum nationally described space standards <p>A planning obligation will be used to ensure that the property remains affordable for the local community in perpetuity. Permitted development rights will also be removed.</p>	<p>This policy provides for an exception to self-build housing in rural areas, if a proposal is in accordance with Policy 13 of the Joint Core Strategy (JCS).</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy EMP1 – Safeguarded Employment Areas</p>	<p>The following employment areas, identified on the proposals map, will be safeguarded for B1 (Business), B2 (General Industry) and B8 (Storage or Distribution):</p> <ul style="list-style-type: none"> • North Kettering Business Park • Telford Way Industrial Estate, Kettering • Pytchley Lodge and Orion Way Industrial Estate, Kettering • Kettering Parkway • Northfield Avenue, Kettering • Desborough Industry (including Magnetic Park) • Latimer Business Park, Burton Latimer • Station Road, Industrial Estate, Burton Latimer • Eckland Lodge, Desborough <p>Within safeguarded employment sites the modernisation of buildings will be supported.</p>	<p>This policy identifies the safeguarded employment areas in Kettering. The closest safeguarding allocation is approx. 6.7km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds to use functionally linked land in Kettering.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy EMP2 – Local Employment Areas</p>	<p>Maintaining employment uses on the following sites is supported:</p> <ul style="list-style-type: none"> • Eveden Factories, Desborough • Pipewell Road Industrial Estate, Desborough • Grange Road, Geddington <p>Although consideration must be given to the above, in relation to the changes in the market, which may result in these sites becoming vacant, if it is evident that these become unviable to operate or have no realistic prospect of being reoccupied, proposals for alternative, non B-class uses will not be resisted.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy provides for the maintenance of employment areas within Kettering. Given that these areas are already developed, they will not be suitable as functionally linked land.</p>

Policy	Detail	Screening Outcome
		This policy is therefore screened out from Appropriate Assessment.
Policy EMP3 – Non Employment Uses (non-b use class) in Safeguarded Employment Areas	<p>Proposals which include non-employment uses within the Safeguarded Employment Areas as defined in Policy EMP1, which are not ancillary to existing employment uses, will:</p> <ul style="list-style-type: none"> a. Provide evidence to show the site has been marketed at a reasonable price and period, as well demonstrating that there is no realistic prospect of the proposal site being used for an employment use b. Provide evidence to demonstrate that employment use on the site would no longer be viable c. Be suitable in the location in which it is proposed and ensure that it does not impact current and future operations of adjoining businesses d. Not undermine the existing employment uses and adversely affect the character of the area e. Not result in an over-concentration of non B-class uses within a Safeguarded Employment Area f. Not adversely affect the supply of employment opportunities within a Safeguarded Employment Area 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy defines the nature of non-employment uses in safeguarded employment areas. The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy EMP4 – Live Work Units	<p>New developments will be encouraged to make provision for live/work units which offer flexible living and working space for small businesses. Such units should:</p> <ul style="list-style-type: none"> a. Be limited to A2 and B1 uses b. Not result in a loss of residential amenity, significantly increase on-street parking or result in a significant increase in traffic or congestion c. Be specifically designed to ensure that the commercial use of the property remains ancillary to the residential use <p>Live/work units will not normally be permitted in close proximity to B2 and B8 class uses</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy provides for live / work units for small businesses.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p>

Policy	Detail	Screening Outcome
	<p>and other uses where:</p> <ul style="list-style-type: none"> d. Operations are likely to cause a significant amount of noise e. Local Air Quality is inappropriate for a residential environment f. There are businesses operating 24 hours a day, in close proximity g. It is not possible to ensure adequate lighting and ventilation of living areas <p>The provision of live/ work units will be supported in the following locations:</p> <ul style="list-style-type: none"> h. Town centres and Local centres, excluding the primary, secondary and core shopping areas i. Mixed-use and residential areas outside of designated town and local centres. j. Vacant employment sites outside of safeguarded employment areas. k. Rural locations where provision would support the rural economy <p>Live/work units will not normally be permitted in Safeguarded Employment Areas</p>	<p>Therefore, this policy is screened out from Appropriate Assessment.</p>
<p>Policy TCE1 – Town Centre Boundaries</p>	<p>The extent of the town centre boundaries for Burton Latimer, Desborough and Rothwell are defined on the proposals map.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy defines the extent of the town centre boundaries for Burton Latimer, Desborough and Rothwell.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
Policy TCE2 – Proposals for a Medium Sized Foodstore	<p>Development proposals for a medium sized food store serving the Rothwell and Desborough catchment will be considered positively where:</p> <p>A) They do not exceed a floorspace area of 2000m² of convenience retail;</p> <p>B) A sequential approach to their location demonstrates that priority is given to the town centre first, in accordance with Policy TCE5;</p> <p>C) It will not result in the displacement of an existing community use or viable business use;</p> <p>D) The use would be compatible with existing neighbouring uses within the immediate area.</p> <p>E) They protect and enhance the Green Infrastructure status of the Jurassic Way Sub-Regional Green Infrastructure Corridor and Sywell Reservoir to Broughton Local Green Infrastructure Corridor, including land adjoining the River Ise and the River Ise itself, and identified Local Wildlife Sites, County Wildlife Sites, Nature Reserves and Sites of Special Scientific Interest.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>The policy identifies the guidelines for a medium sized food store serving Rothwell and Desborough. Furthermore, it contains wording to protect local sites of nature conservation interest.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy TCE3 – Markets – General Principles	<p>Proposals for new or enhanced markets will be supported where:</p> <p>a) They are located within the defined town centre boundary, as shown on the proposals map, and within close walking distance to existing retail uses;</p> <p>b) Market proposals/sites do not displace existing main town centres uses or markets, unless these uses/markets are relocated elsewhere within the defined town centre boundary which is not to their detriment, and the proposal enhances the existing available retail offer;</p> <p>c) Existing main town centres uses are not obscured or obstructed by the positioning of a new markets or alteration to an existing market, ensuring that any proposal makes a positive contribution to existing retail and service offers within the town;</p> <p>d) The trading area of market sites occupy a level surface to facilitate pedestrian access, layout, and appearance or markets;</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy provides the guidelines for proposals relating to new or enhanced markets.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
	<p>New or enhanced markets accord with Market Standards Guidance which could be prepared to provide a framework across all markets within the borough to provide a consistent standard.</p>	
<p>Policy TCE4 – Residential Development within the Town Centres</p>	<p>Development proposals for residential development within town centre boundaries of Burton Latimer, Desborough and Rothwell, as defined on the proposals map, (including material changes of use) will be supported where they:</p> <ul style="list-style-type: none"> a) Are compatible with existing neighbouring and nearby uses; b) Do not result in the loss of viable main town centre uses; c) Comply with the ‘design out crime’ standards; d) Provide for sufficient space and access for private amenity and servicing; and e) Preserve an active main town centre use at ground floor level. <p>Further support will also be given to proposals involving the conversion and re-use of historic buildings and buildings of local significance for residential use, where they:</p> <ul style="list-style-type: none"> f) Are suitable for conversion without significant alteration or loss of historic features or character. 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>The policy details the provision of residential development within town centres.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy TCE5 – Application of the Sequential Test</p>	<p>Development proposals for main town centres uses not located within a defined town centre or in accordance with an up-to-date Local Plan shall be accompanied by a sequential assessment in accordance with Section 2 of the National Planning Policy Framework, unless the proposal relates to:</p> <ul style="list-style-type: none"> a. a small scale rural office use or small scale rural development, or b. the creation of local centres to meet the day to day needs of residents in Sustainable Urban Extensions; or c. a small scale retail, leisure, entertainment or recreation use located to serve its immediate neighbourhood of a limited scale and type limited to neighbourhood significance only. 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>The policy provides for the application of the sequential test for development proposals outside the main town centres.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
<p>Policy TCE6 – Locally Set Impact Assessment Threshold</p>	<p>Proposals for retail, leisure and office development located outside of the defined town centre and not in accordance with an up-to-date Local Plan, will require an Impact Assessment in accordance with the National Planning Policy Framework where the resulting floorspace of the proposed use (including enlargements) exceeds the following locally set thresholds:</p> <ul style="list-style-type: none"> • Kettering - 750m² • Burton Latimer - 400m² • Desborough - 300m² • Rothwell - 500m² <p>Where the resulting floorspace of a proposed use/development falls below the above threshold in the respective town, then an impact assessment will not normally be required. In some instances, proposals will still require an impact assessment, where it is evident that cumulative impacts are likely to give rise to significant harm.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a development management policy that defines the impact assessment thresholds for different towns in Kettering.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>Therefore, this policy is screened out from Appropriate Assessment.</p>
<p>Policy TCE7 – Protection of Local Centres</p>	<p>The Council will resist the loss of local shopping facilities within Local Centres, as set out below and identified on the proposals map, in order to meet local needs.</p> <ul style="list-style-type: none"> • Belvoir Drive, Barton Seagrave; • Bignal Court, Lake Avenue, Kettering; • Brambleside, Kettering; • Cedar Road, Kettering • Grange Place, Kettering; • Hampden Crescent, Kettering; • Hawthorn Road, Kettering; • St. Johns Road, Kettering; • St. Stephens Road, Kettering <p>Emerging local centres:</p> <ul style="list-style-type: none"> • Hanwood Park, Kettering (East Kettering) 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>The policy provides for the protection of local shopping facilities within local centres.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
Policy HWC1 – Health and Well-being	<p>The Council will seek to improve health and well-being in the Borough. The Council will work with its partners to:</p> <ul style="list-style-type: none"> • Identify appropriate sites for new health infrastructure based on a health service delivery plan; • Protect existing facilities and support the provision of new or improved health facilities; • Prioritise interventions and resources to those areas of the borough where health inequalities are greatest; and • Support the integration of community facilities and services, i.e. health, education, cultural and leisure in multi-purpose buildings. 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>The policy details that the Council will seek to improve the health and well-being in the Borough.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy HWC2 – Protection of Community Facilities and Proposals for New Facilities	<p>Development should protect and enhance local services and facilities which meet a local need, and guard against their loss, unless it can be demonstrated that:</p> <p>a. the loss of the service or facility would not have a negative impact on the vitality and viability of a settlement or neighbourhood area; and</p> <p>b. the property has been marketed for its current use for a period of 12 months and that there is no interest in the property and its existing use is no longer viable.</p> <p>The Council will support proposals for new facilities and extensions to existing facilities provided they are not detrimental to the local character or amenity of the immediate area</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>The policy details the protection of existing community facilities.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy HWC3 – Sport, Recreation and Physical Activity	<p>Proposals that build on the provision of an inclusive, high quality, easily accessible, multi-functional and well maintained network of sport and physical activity facilities will be supported to ensure taking part in physical activity is safe and easy, making active lifestyles effortless.</p>	<p>There are no LSEs of this policy.</p> <p>This policy details the protection of recreational space and supports development that enhances these areas.</p>

Policy	Detail	Screening Outcome
		<p>The policy does not outline a location / quantum of recreational space or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy NEH1 – Local Flood Risk Management Policy</p>	<p>Development should:</p> <ol style="list-style-type: none"> Have regard to the findings and actions of the Strategic Flood Risk Assessment and Surface Water Management Plan, and any updates to these documents. Where appropriate, contribute towards the flood risk management projects identified within Strategic Flood Risk Assessment, Surface Water Management Plan and Green Infrastructure Delivery Plan. Have regard to the Flood Toolkit and Local Standards and Guidance for Surface Water Drainage in Northamptonshire, and, where appropriate, demonstrate how the proposal has had regard to these documents. <p>All Development proposals within the Critical Drainage Catchments identified in the Surface Water Management Plan, will be subject to stricter requirements for surface water drainage schemes and must be supported by a site-specific Flood Risk Assessment (FRA) and Drainage Strategy.</p> <p>Schemes for the retrofitting of SUDs to existing properties and townscapes will be encouraged.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>The policy details the flood risk management in Kettering, detailing that Sustainable Drainage Systems are to be used in major developments.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy NEH2 – Green Infrastructure</p>	<p>The integrity of the Borough Level Green Infrastructure Network (BLGIN) will not be compromised by new development. It will be recognised for its important contribution to the built, historic and natural environment, to people and wildlife and to ecosystem services.</p> <p>To ensure the protection and enhancement of existing and creation of new green infrastructure:</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a positive policy detailing the protection of green infrastructure in Kettering. It details that all major development must provide a site-specific green infrastructure strategy.</p>

Policy	Detail	Screening Outcome
	<p>i. The focus for investment will be on, but not limited to, the delivery of the general initiatives and projects identified by the Green Infrastructure Delivery Plan for Kettering Borough (or subsequent updated documents);</p> <p>ii. The BLGIN will be managed and maintained with a view to increasing the multi-functionality and provision of ecosystem services through GI assets</p> <p>iii. Where achievable new GI assets will be well-connected to the Borough Level and Strategic Green Infrastructure Corridors; whenever possible connectivity between the GI Corridors and the wider transport network will be improved to create routes that enable freedom of movement for pedestrians and cyclists</p> <p>To achieve the goals above:</p> <p>a) Major development will deliver on-site and / or make off-site contributions to achieve a net gain of green infrastructure in accordance with the Best Practice Principles, Aims and Objectives set out in the Kettering Green Infrastructure Delivery Plan (or subsequent updated documents)</p> <p>b) Applications for residential development of 50 units or more or, for non-residential development providing an additional floorspace of 1,000m² or more or a site of 1 hectare or more will be accompanied by a site specific green infrastructure strategy and /or plan to illustrate how GI is integrated within the development proposal and seeks to improve connectivity to the BLGIN beyond the boundary</p> <p>c) The Council will work with partners, including neighbouring authorities and the Local Nature Partnership, to plan for and deliver green infrastructure at a landscape scale. Priority will be given, but not limited to, delivering projects associated with the BLGIN and the Nene Valley Nature Improvement Area. New projects will be identified so the Council can continue to protect and enhance existing GI assets and restore fragmented links. This will enable freedom of access for people and wildlife to natural green space and improvements to landscape character</p>	<p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
<p>Policy NEH3 – Historically and Visually Important Local Green Spaces</p>	<p>Sites identified on the Policies Map as Historically and Visually Important Local Green Space (HVI) are recognised as being demonstratively special and are of particular local significance.</p> <p>The Council will seek to protect and strengthen the features that make these spaces distinctive and of value. They will be protected and preserved from development that would harm their function, visual openness; and their local and / or historical importance.</p> <p>Development of these spaces will only be considered acceptable in very special circumstances where harm resulting from the proposal is clearly outweighed by other considerations.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a development management policy detailing that all historically and visually important local green space will be protected from development.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy NEH4 – Open Space</p>	<p>The stability of the open space network will not be compromised by new development. It will be recognised as natural capital for its important contribution to the health and well-being of people, the welfare of wildlife and for the provision of ecosystem services. Individual open spaces identified on the Policies Map will be protected and their features enhanced. Where possible these spaces will be preserved from development that would harm their primary function and where applicable, ecological value.</p> <p>To ensure the protection, enhancement and development of the open space network:</p> <p>i. The focus of investment in existing and for the provision of new open spaces will be in accordance with, but not limited to, the Recommendations and the Quantity, Quality and Accessibility Standards set out in the Open Space Strategy for Kettering Borough (2019) (or any subsequent update) and the general initiatives and projects identified by the Green Infrastructure Delivery Plan for Kettering Borough (or subsequent updated documents);</p> <p>ii. Existing connections from open spaces into the local community and / or with the open space network and / or to green infrastructure corridors will be, wherever achievable, preserved and improved to create routes that promote freedom of movement for pedestrians and cyclists.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a development management strategy outlining the protection of open spaces from development.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
	<p>iii. New open spaces will be well-connected with their locality and, where possible, to the wider open space network enabling access by a choice of sustainable and active travel options and, where achievable, create traffic free and / or safe walking and cycle links.</p> <p>iv. Opportunities will be sought to introduce features such as green roofs, green walls, trees, soft landscaping, water attenuation measures and other features that might mitigate the effects of climate change.</p> <p>v. Open spaces will be managed and maintained to respect their primary use and functionality and, where appropriate, increase the multi-functionality</p> <p>To achieve the goals above the following requirements will be made in accordance with the Open Space Strategy for Kettering Borough (2019) (or any subsequent update):</p> <p>1. Major development will be required to contribute to the provision of new open space and / or the enhancement of existing open space to meet the needs of the population arising from the development.</p> <p>a. Contributions will be calculated on the basis of the open space cost calculator to cover the cost of:</p> <ul style="list-style-type: none"> • enhancing existing and / or the provision of new open space and for the • long term management and maintenance programme <p>b. New open space will be determined on the basis of the Quantity Standards and designed and delivered in accordance with the Quality and Accessibility Standards</p> <p>2. Where practicable the provision of new open space shall seek to remedy deficiencies in existing open space typologies before increasing the supply of other typologies</p> <p>3. When considering the loss and / or a change of use for an open space proposals will be assessed against the criteria set out by Policy 7 (Community Services and Facilities) of the NNJCS</p> <p>4. The Council will work with developers to determine the most appropriate long term management and maintenance arrangements following the provision of a new space or enhancements to an existing site.</p>	

Policy	Detail	Screening Outcome
Kettering and Barton Seagrave		
Policy KET1 – Scott Road Garages	<p>Scott Road Garages is allocated for housing development. The site will provide up to 22 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Maintain public pedestrian and vehicular access through the site to the allotments to the North, and protect access along Public Right of Way VD48; b. Be supported by a heritage impact statement which assesses and mitigates to an acceptable level, any harm identified which may adversely affect the Grade I registered Park and Garden at Boughton House, and its setting; c. Be supported by a contaminated land and land stability investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health; d. Incorporate a layout and fenestration which secures a high level of natural surveillance along Scott Road, the main access route through the site and shared access areas within the site; e. Be of a scale, layout and appearance which responds the site constraints, and the character of existing development within the surrounding area; f. Incorporate a high quality landscape scheme (both soft and hard landscaping) which enhances the appearance of the site, particularly along public routes through the site, Scott Road and in publicly visible areas adjacent property boundaries; g. Be supported by a Flood Risk Assessment (FRA) which addresses to an acceptable level, any surface water and ground water flood risk affecting the site and any adjacent land, as well as considering the impact on East Brook Culvert; h. Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design; i. Protect the residential amenity of neighbouring and adjacent properties; and k. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS. 	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 22 dwellings within the Scott Road Garages.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>Kettering is located approx. 6.9km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds to use functionally linked land in Kettering.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy KET2 – Former Kettering Town Football Club, Rockingham Road	<p>The site is allocated for housing development and will provide up to 49 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Be supported by an assessment to determine the stability of the land on which the site is located; b. Allow and facilitate access and potential modifications to the current roundabout on Rockingham Road; 	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 49 dwellings at the former Kettering Town Football Club, Rockingham Road.</p>

Policy	Detail	Screening Outcome
	<p>c. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</p> <p>d. Provide a contribution to improve existing facilities at North Park, Weekley Glebe Road or an appropriate alternative facility;</p> <p>e. Include a detailed Flood Risk Assessment (FRA) to ensure that the development is safe and does not increase flood risk to any adjacent land; and</p> <p>f. Ensure that surface water flood risk will be mitigated against through site layout and SuDS.</p>	<p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>Kettering is located approx. 6.9km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone, and too far for SPA / Ramsar birds to use functionally linked land in Kettering.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy KET3 – Kettering Fire Station, Headlands</p>	<p>Kettering Fire Station, Headlands is allocated for housing development. The site will provide up to 13 dwellings. Development proposals for the site will:</p> <p>a. 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;</p> <p>b. Provide vehicular access off Headlands;</p> <p>c. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; and</p> <p>d. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; and</p> <p>e. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 13 dwellings at the Kettering Fire Station, Headlands.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources

Policy	Detail	Screening Outcome
		<p>Kettering is located approx. 6.9km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone, and too far for SPA / Ramsar birds to use functionally linked land in Kettering.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy KET4 – Land west of Kettering, Gypsy Lane</p>	<p>Land west of Kettering is allocated for housing development. The site will provide up to 350 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> Protect the amenity of the properties to the east of the site on Gypsy Lane; Include suitable mitigation measures to minimise the impact from noise from the A14; Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land; Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design; Provide a site specific Flood Risk Assessment which includes an assessment of groundwater flood risk and include mitigation through site design; Be supported by an ecological management plan and include additional survey work to mitigate and therefore minimise the impact on ecological systems close to the site; Include the provision of sufficient and suitable access from Gypsy Lane and mitigate the impact of the development through the provision of highway improvements at the junction of Warren Hill and Gypsy Lane, through the provision of a roundabout; Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; and Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS. 	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 350 dwellings on land west of Kettering, Gypsy Lane.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> Loss of functionally linked land Increased recreational pressure Water quality and resources <p>Kettering is located approx. 6.9km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone, and too far for SPA / Ramsar birds to use functionally linked land in Kettering.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
<p>Policy KET5 – Glendon Ironworks, Sackville Street</p>	<p>Glendon Ironworks, Sackville Street is allocated for housing development. The site will provide up to 33 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> 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; Be supported by an assessment to determine the stability of the land on which the site is located; Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; Be supported by a heritage assessment for the site; and Consider the enhancement of the surviving industrial buildings on the site subject to feasibility and viability; and Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS; and Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land. 	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 33 dwellings at the Glendon Ironworks, Sackville Street.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> Loss of functionally linked land Increased recreational pressure Water quality and resources <p>Kettering is located approx. 6.9km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar’s visitor catchment zone, and too far for SPA / Ramsar birds to use functionally linked land in Kettering.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy KET6 – Ise Garden Centre, Warkton Lane</p>	<p>Ise Garden Centre, Warkton Lane is allocated for housing development. The site will provide up to 15 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; Provide access to the site which allows sufficient distance between it and the existing service road (Access D) at Deeble Road/Warkton Road; Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS; and Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any 	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 15 dwellings at the Ise Garden Centre, Warkton Lane.</p> <p>The impact pathways that are potentially present include:</p>

Policy	Detail	Screening Outcome
	adjacent land	<ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>Kettering is located approx. 6.9km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone, and too far for SPA / Ramsar birds to use functionally linked land in Kettering.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy KET7 – Factory adjacent to 52 Lawson Street	<p>This site is allocated for housing development and will provide up to 25 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> a. 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; b. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; c. Provide access off Lawson Street as the preferred access point; d. Conserve and enhance the setting of the Grade II* listed St Mary's Church; e. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land and consider the impact of development on the East Brook Culvert; f. Provide a site specific Flood Risk Assessment to investigate the history of flood risk on and within close proximity of the site; and g. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS. 	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 25 dwellings in the Factory adjacent to 52 Lawson Street.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>Kettering is located approx. 6.9km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor</p>

Policy	Detail	Screening Outcome
		<p>catchment zone, and too far for SPA / Ramsar birds to use functionally linked land in Kettering.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy KET8 – Land to the rear of Cranford Road</p>	<p>This site is allocated for housing development and will provide up to 60 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> Be served by a single vehicular access directly on to Cranford Road only; Be supported by a scheme for the retention and protection of trees and hedgerows located within the site; Be supported by a scheme for the assessment and protection of ecology and ecological features and biodiversity within the site, to ensure that adverse impacts are mitigated to an acceptable level; 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; Be supported by a foul water drainage strategy to be agreed and implemented prior to occupation of the site; Be supported by a detailed Flood Risk Assessment and Surface Water Management Plan which addresses surface water and ground water flood risk as well as ensuring that the development does not increase flood risk to any adjacent land; Be supported by a scheme to protect occupiers of the site to a satisfactory level, from the adverse impacts of road vibration and noise; Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered; and Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS. 	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 60 dwellings on land to the rear of Cranford Road.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> Loss of functionally linked land Increased recreational pressure Water quality and resources <p>Kettering is located approx. 6.9km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar’s visitor catchment zone, and too far for SPA / Ramsar birds to use functionally linked land in Kettering.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy KET9 – McAlpine’s Yard, Pytchley Lodge Road</p>	<p>This site is allocated for a mixed use, housing and employment development (B1c-B2). The site will provide up to 217 dwellings and a minimum of 1ha (gross) of employment land. Development proposals for the site will:</p>	<p>There are no LSEs of this policy on European sites.</p>

Policy	Detail	Screening Outcome
	<p>a. Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;</p> <p>b. 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;</p> <p>c. Include an assessment to assess the impact of noise on the site and provide mitigation as necessary;</p> <p>d. Provide a transport assessment which includes traffic modelling and determine the impact on the local highway network and any associated mitigation;</p> <p>e. Provide an assessment as to whether public transport services are required and consider how this can be incorporated into the development, if required;</p> <p>76 Site Specific Part 2 Local Plan- Publication Plan</p> <p>Kettering and Barton Seagrave</p> <p>f. Provide two access points to allow access for emergency vehicles through an alternative access, other than Abbots Way to the residential element of the site;</p> <p>g. Ensure that the area between the housing and employment uses provides an attractive buffer to protect the amenity of both uses;</p> <p>h. Explore the possibility of providing a pedestrian link onto Thurston Drive to improve connectivity;</p> <p>i. Protect and enhance the biodiversity value of Slade Brook as an existing green corridor;</p> <p>j. Provide a Level 2 Strategic Flood Risk Assessment (SFRA) to assess the risk of flooding from nearby reservoirs, particularly Slade Brook Balancing Reservoir, which includes the following;</p> <ol style="list-style-type: none"> 1. Evaluation of the potential damage to buildings or loss of life in the event of dam failure; 2. Discussions with the reservoir undertaker to avoid an intensification of development within areas at risk from reservoir failure, and to ensure that reservoir undertakers can assess the cost implications of any reservoir safety improvements required due to changes in land use downstream of their assets; and 3. Assessment to inform preparation of an emergency plan 	<p>This policy allocates the development of 217 dwellings and a minimum of 1ha of employment land at McAlpine's Yard, Pytchley Lodge Road.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>Kettering is located approx. 6.9km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone, and too far for SPA / Ramsar birds to use functionally linked land in Kettering.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
	<p>k. Be required to use the sequential approach to site layout and ensure that residential development is only located within Flood Zone 1;</p> <p>l. Provide a site specific Flood Risk Assessment to investigate the history of risk to ensure that the development is safe and does not increase flood risk to any adjacent land.</p> <p>m. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land</p> <p>n. Ensure that surface water flood risk and flow paths across the site are protected and/or mitigated against through site layout and SuDS design; and</p> <p>o. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	
<p>Policy KET10 – Land at Wicksteed Park, east of Sussex Road and Kent Place</p>	<p>This site is allocated for housing development and will provide between 30 - 35 dwellings. The loss of 1.07ha of open space has been compensated by the new provision of 4.4ha of farm land strategically located to the south east of the Parkland. Development proposals for the site will:</p> <p>a. Be of a scale, layout and appearance which responds the site constraints, and the character of existing development and sympathetic towards the surrounding parkland;</p> <p>b. Incorporate a layout and fenestration which secures a high level of natural surveillance throughout the development and across the parkland;</p> <p>c. Include suitable mitigation measures to minimise the impact of noise arising from the Midland Railway line to the south-west end of the site;</p> <p>d. 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;</p> <p>e. Ensure permeability within the site for pedestrians and cyclists;</p> <p>f. Be supported by a Transport Statement that will inform the proposal and ensure:</p> <p>i. it addresses access into the site off Sussex Road</p> <p>ii. it includes suitable measures to mitigate the impact of additional traffic generated (with particular reference to capacity constraints along the Pytchley Road).</p> <p>g. Be supported by an ecological survey to determine the presence of any protected species likely to be impacted by the development and a report setting out mitigation where necessary;</p> <p>h. Be supported by a tree survey to identify which trees must be protected and enhanced and which can be removed to enable development;</p>	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 30-35 dwellings on land to the rear of Kent Place.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>Land at Wicksteed Park is located approx. 9km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone, and too far for SPA / Ramsar birds to use functionally linked land in Kettering.</p>

Policy	Detail	Screening Outcome
	<p>i. 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;</p> <p>j. Be supported by a scheme to deliver improved access, habitat restoration, educational and recreational opportunities to the 4.4ha farm land extension (strategically located at the south east part of the Park to mitigate the loss of open space to residential development);</p> <p>k. 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;</p> <p>l. 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;</p> <p>m. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; and</p> <p>n. Include a site specific Flood Risk Assessment; and</p> <p>o. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	<p>This policy is therefore screened out from Appropriate Assessment.</p>
Burton Latimer		
<p>Policy BLA1 – Burton Latimer Town Centre Development Principles</p>	<p>Development within the Burton Latimer Town Centre Boundary, as defined on the proposals map, will:</p> <p>a. Enhance the historic character of the town and should be designed in the context of this historic character. The positive character of the old village should be reflected within the town centre;</p> <p>b. Not result in the loss of retail units and promote comparison retailing;</p> <p>c. Support proposals for small scale retail and small scale employment within the town centre;</p> <p>d. Not result in the loss of active uses at ground floor level in the town centre;</p> <p>e. Provide active uses at ground floor level, . Active uses include shops, services, restaurants, professional and business uses;</p> <p>f. Abut and front onto the street and provide a good sense of enclosure;</p> <p>g. Support A3 uses in the town centre, where it does not result in the loss of retail units;</p> <p>h. Support residential development or employment above ground floor level;</p> <p>i. Give priority to the retention and conversion of historic buildings and buildings of local significance;</p> <p>j. Retain business uses unless demonstrated to be unviable;</p> <p>k. Demonstrate that proposals accord with 'design out crime' standards; and</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a development management policy outlining development criteria within the Burton Latimer Centre Boundary.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
	I. Provide, where appropriate, 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.	
Policy BLA2 – Opportunity Redevelopment Sites within Burton Latimer	<p>The following sites offer the potential for redevelopment in Burton Latimer Town Centre. Redevelopment will be supported as follows:</p> <p>a. Paddock Court/ Council car park, shown on the proposals map as BL1 - as an area for environmental upgrade of the public realm and new development. Scoping work is currently being progressed to explore opportunities to re-configure the existing Council car-park (off Churchill Way) to deliver public realm, play facility and car parking facility enhancements, and responds to some of the findings set out in the Burton Latimer Town Centre Health Check Update (2016) and enhances the setting of the adjacent grade II listed war memorial;</p> <p>b. Churchill Way Retail Parade, shown on the proposals map as BL2 - refurbishment of retail units;</p> <p>c. Churchill Way/ High Street backland areas, shown on the proposals map as BL3 – as an opportunity area for redevelopment. This could include active town centre uses at ground floor with residential or business uses above and some small scale parking to support the additional uses;</p> <p>d. 151 High Street, shown on the proposals map as BL4 - opportunity area for redevelopment. Could include active town centre uses at ground floor with residential or businesses above and some small scale parking to support additional use.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a development management policy outlining sites for redevelopment within Burton Latimer. However, these are locations that already have existing development on site.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy BLA3 – Opportunity Environmental Improvement Sites in Burton Latimer	<p>The following areas have the potential to deliver environmental improvements in Burton Latimer and will be supported:</p> <p>a. The approach to the town from Kettering Road, shown on the proposals map as BL5 - to create a strong gateway to the town. This should include requiring any development of Kettering Road frontage to create a strong built form enclosing this entrance to the town;</p> <p>b. The High Street, shown on the proposals map as BL6 - this could include improvements to make the street more pedestrian friendly and to reduce the speed of traffic, a careful balance in the provision of on-street parking in order to preserve/ enhance town centre vitality and viability, and to improve the quality of the public realm and street furniture;</p> <p>c. The southern gateway to the town centre, shown on the proposals map as BL7 – to create a stronger gateway to the town centre;</p> <p>d. The area at Town Square, shown on the proposals map as BL8 - create a higher quality open space which may also be used to strengthen the existing market offer at this site.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a policy identifying environmental improvement sites in Burton Latimer. It includes the positive provision of a higher quality open space in the Town Square.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p>

Policy	Detail	Screening Outcome
		This policy is therefore screened out from Appropriate Assessment.
Policy BLA4 – Land to the West of Kettering Road	<p>Land to the west of Kettering Road is allocated for housing development. The site will provide up to 22 dwellings. Development proposals for the site will:</p> <p>a. Be supported by a Heritage Impact Assessment to demonstrate how design of the proposal will seek to preserve and/or enhance the special interest, character and setting of the nearby heritage assets (ie. Listed Buildings [particularly Home Farm House, The Yews, and Burton Latimer Hall] and associated curtilage structures, and the Burton Latimer Conservation Area). In particular, the assessment will include measures to protect the listed buildings, historic stone boundary wall and mature trees within and adjoining the site;</p> <p>b. Demonstrate through a flood risk assessment that the proposal will have a neutral impact on flood risk (including surface water run-off) within the site and surrounding area;</p> <p>c. 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;</p> <p>d. Be supported by an archaeological investigation and mitigation scheme to address adverse impacts on matters of archaeological importance;</p> <p>e. Demonstrate a high quality design which reflects the historic setting of the site and adjacent land, and responds to the local character and vernacular (e.g. design, scale, layout and materials) and site topography;</p> <p>f. Extend to existing footpath on the western side of Kettering Road up to the northerly most access point on the eastern side of the site boundary in order to enhance connection of the site with the rest of the town;</p> <p>g. Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional natural limestone, natural Ironstone, timber fenestration, and natural blue/grey slate; and</p> <p>h. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 22 dwellings on land to the west of Kettering Road.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>Burton Latimer is located approx. 5.7km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone, and too far for SPA / Ramsar birds to use functionally linked land in Burton Latimer.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy BLA5 – Land adjacent to The Bungalow, Higham Road	<p>Land adjacent to The Bungalow is allocated for housing development. The site will provide up to 7 dwellings. Development proposals for the site will:</p> <p>a) Not exceed 2 storeys in height;</p>	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 7 dwellings on land adjacent to The Bungalow, Higham Road.</p>

Policy	Detail	Screening Outcome
	<p>b) Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health;</p> <p>c) Front on to Higham Road, providing street enclosure and an active frontage;</p> <p>d) Be of a scale and appearance which reflects the existing character of development within the surrounding area; and</p> <p>e) Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>	<p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>Burton Latimer is located approx. 5.7km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone, and too far for SPA / Ramsar birds to use functionally linked land in Burton Latimer.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy BLA6 - Bosworth Nurseries and Garden Centre, Finedon Road, Burton Latimer</p>	<p>Land at Bosworth Nurseries is allocated for housing development. The site will provide up to 69 dwellings. Development proposals for the site will:</p> <p>a) Ensure that dwellings do not exceed 2.5 storeys in height;</p> <p>b) Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p> <p>c) Provide a site specific Flood Risk Assessment.</p> <p>d) Include the provision of a minimum of 30% affordable homes;</p> <p>e) Be supported by an archaeological investigation and appropriate mitigation scheme to address adverse impacts on matters of archaeological importance in the interests;</p> <p>f) Be supported by a scheme to protect and enhance biodiversity in the adjacent Burton Latimer Meadow Local Wildlife Site, and existing trees and hedgerows within the site;</p> <p>g) Preserve and enhance the access of the PROW UA19 (footpath) which runs through the site; and</p> <p>h) Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 69 dwellings at Bosworth Nurseries and Garden Centre.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources

Policy	Detail	Screening Outcome
		<p>Bosworth Nurseries and Garden Centre is located approx. 6.7km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone, and too far for SPA / Ramsar birds to use functionally linked land in Burton Latimer.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Desborough		
<p>Policy DES1 – Desborough Town Centre Development Principles</p>	<p>Development in Desborough Town Centre will:</p> <ul style="list-style-type: none"> a) Not result in the loss of retail units; b) Seek to increase footfall in the town centre during the daytime and evening; c) Consider the re-introduction of traditional materials, including local stone, and detailing both in the design of buildings and through the re-introduction of traditional boundary treatments. Alternatively contemporary designs should be of high architectural quality; d) Create attractive active frontages onto streets and building form should abut the street and maintain or recreate a sense of enclosure; e) Design of developments should reflect the location of the development within the town. Design of buildings in key locations should reflect the importance of these buildings in the street scene, However design on less prominent sites should also be of a high architectural quality. All designs should respond to the local context; f) Seek to enhance pedestrian connectivity within the town and to surrounding residential areas and to public open spaces; g) Proposals for residential development above ground floor will be supported; h) Protect and enhance the character and appearance of the designated Conservation Area; i) Proposals for residential development or employment above ground floor level will be supported; j) Give priority to the retention and conversion of historic buildings and buildings of local significance; k) Retain existing business uses unless demonstrated to be unviable; l) Demonstrate that proposals accord with 'design out crime'; and 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a development management policy outlining development criteria within the Desborough Town Centre.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
	<p>m. Provide, where appropriate, 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	
<p>Policy DES2 – Opportunity Redevelopment Sites within Desborough</p>	<p>The following sites offer the potential for redevelopment in Desborough Town Centre. Redevelopment will be supported as follows:</p> <p>a) The area at the High Street/Station Road area - for the creation of a new market square, redevelopment of shop units, car parking and a landmark community building as set out in the Urban Design Framework (UDF) or to identify a smaller area for creation of a new market square and parking (DE1).</p> <p>b) The Lawrence's Factory site - an opportunity for mixed use or residential development (DE2).</p> <p>c) The Station Yard - as an opportunity site and to set out uses for this site, uses could include small scale retail and small scale employment development, with residential above ground floor level (DE3).</p> <p>d) Vacant Co-op Dairy site - redevelopment for use as small scale retail/small scale employment with residential or employment above ground floor level (DE4).</p> <p>e) Corner of Havelock Street/Station Road - for redevelopment as a high quality mixed used scheme (DE5).</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a development management policy identifying sites for redevelopment within Desborough Town Centre.</p> <p>While the policy identifies the location of development, this is on already developed sites. As such this policy will not involve the loss of any greenfield sites.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy DES3 – Opportunity Environmental Improvement Sites in Desborough</p>	<p>The following areas have the potential to deliver environmental improvements in Desborough and will be supported:</p> <p>a) The High Street/Station Road area - to include high quality paving, shared pedestrian and vehicle space, new street furniture, planting and lighting of strategic buildings and improvements to frontage development to improve sense of enclosure (DE6)</p> <p>b) The Lower Street/Rothwell Road junction - for enhancement of the gateway into the town centre (DE7)</p> <p>c) The Gold Street/B576 junction - for enhancement of the gateway into the town centre (DE8)</p> <p>d) B576 - environmental improvement to include road narrowing and planting (DE9)</p> <p>e) Burghley Close/Mansfield Close car park (DE10) - environmental and streetscape improvements to enhance public realm in conjunction with conservation activities. Upgrade/improve car park.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a development management policy detailing the opportunity for environmental improvement sites in Desborough.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
<p>Policy DES4 – Land off Buxton Drive and Eyam Close, Desborough</p>	<p>Land off Buxton Drive and Eyam Close is allocated for housing development. The site will provide 135 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> Include an assessment to determine the extent and scale of potential archaeological features; Include an assessment to determine whether the land on which the site is located is contaminated; Create a strong incident-robust highway network by creating a loop for vehicular traffic through access points off Buxton Drive and Eyam Close; Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; Be outward looking and be well related to adjacent residential development on Buxton Drive, Eyam Close and Harrington Road; Provide an area of Local Green Space through the centre of the site for mitigation purposes and include measures which may enhance biodiversity; Not result in a loss of amenity of neighbouring properties on Buxton Drive, Grindleford Close, Elton Close, Upper Dane and Green Crescent; Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS; Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; and Provide a site specific Flood Risk Assessment 	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 135 dwellings on land off Buxton Drive and Eyam Close.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> Loss of functionally linked land Increased recreational pressure Water quality and resources <p>However, Desborough is located approx. 17km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds for using functionally linked land in Desborough.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy DES5 – Land to the south of Desborough</p>	<p>Land to the south of Desborough is allocated for housing development. The site will provide 304 dwellings. Development proposals for the site will:</p> <ol style="list-style-type: none"> Include an assessment to determine the extent to which the setting of Grade I Church of St Giles to the north and other assets are affected and provide mitigation where required; Include an assessment to determine whether the land on which the site is located is contaminated; Include a strategy which sets out the long term management of the adjacent nature reserve, Tailby Meadow and which provides Include an assessment to determine the extent and scale of potential archaeological 	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 304 dwellings on land to the south of Desborough.</p> <p>The impact pathways that are potentially present include:</p>

Policy	Detail	Screening Outcome
	<p>features;</p> <p>e. Include a Surface Water Drainage Assessment to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>f. Provide a site specific Flood Risk Assessment.</p> <p>g. Mitigate the risk of flooding through surface water flow paths across the site through site layout and SuDS design.</p> <p>h. Include an assessment of the likely impact of noise on the development;</p> <p>i. Require an assessment of the likely impact on biodiversity and ecology and provide mitigation where required;</p> <p>j. Provide the required mitigation to the access point off Rothwell Road, with junction improvements required;</p> <p>k. Assess the impact of the additional traffic on a number of junctions in close proximity to the site;</p> <p>l. Not include any housing on the area of designated Local Green Space on the western extent of the site as it extends towards St Giles Church;</p> <p>m. Not result in harm to the character and setting of the designated area of Local Green Space (LGS);</p> <p>n. Contribute, where appropriate, towards the provision of a footpath along the Ise Valley to Triangular Lodge and through to Rushton;</p> <p>o. Provide footpath and cycleway improvements to connect the site to the town; and</p> <p>p. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	<ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>However, Desborough is located approx. 17km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds for using functionally linked land in Desborough.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy DES6 – Land adjacent to Magnetic Park, Harborough Road</p>	<p>This site is allocated employment development and will provide 8.1ha of employment land. Development proposals for the site will:</p> <p>a. Provide B2 and/or B8 units;</p> <p>b. Include an assessment of the archaeological potential of the site and provide mitigation if required;</p> <p>c. Demonstrate that visibility splays of 215m can be achieved on the access to the site and undertake speed surveys and/or explore the relocation or modification of existing speed limit;</p> <p>d. Provide pedestrian and cycle access onto Harborough Road which includes the continuation of the surfaced path to enable access into Desborough on foot and bicycle;</p> <p>e. Protect and enhance existing Green Infrastructure where possible;</p>	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates for 8.1ha of employment land on land adjacent to Magnetic Park, Harborough Road.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Water quality and resources

Policy	Detail	Screening Outcome
	<p>f. Provide a Surface Water Drainage Assessment to be provided to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land</p> <p>g. Provide a site specific Flood Risk Assessment.</p>	<p>However, Desborough is located approx. 17km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the distance that SPA / Ramsar birds would travel outside the European site boundary.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Rothwell		
<p>Policy ROT1 – Rothwell Town Centre Development Principles</p>	<p>Development within the Rothwell Town Centre boundary, as defined on the proposals map, will:</p> <p>a. Allow the continued use of the Market Hill car park for the Rowell Fair;</p> <p>b. Respect the historic character of the town centre. New buildings should be designed to respect and enhance this character;</p> <p>c. Front onto and abut the main streets or public areas to create a good sense of enclosure.</p> <p>Development proposals within Rothwell Town Centre boundary will be supported which:</p> <p>d. Provide additional car parking in the town;</p> <p>e. Remove on-street parking on Bridge Street, where this is appropriate;</p> <p>f. Provide additional retail units or uses which would increase footfall in the town centre;</p> <p>g. Provides residential development or employment above ground floor level;</p> <p>h. Give priority to redevelopment which retains, restores and enhances historic buildings and buildings of local significance;</p> <p>i. Retain existing business uses unless demonstrated to be unviable;</p> <p>j. Demonstrate that proposals accord with 'design out crime' standards; and</p> <p>k. Provide, where appropriate, 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a development management policy outlining development criteria within the Rothwell Town Centre boundary.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy ROT2 – Opportunity Environmental Improvement Sites in Rothwell</p>	<p>Area R03, High Street/ Desborough Road, is identified as an area for Environmental Improvement to include:</p> <p>a. Narrowing of the road and provision of on street parking;</p> <p>b. Removal of on-street parking at the top of Bridge Street, where appropriate;</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p>

Policy	Detail	Screening Outcome
	<p>c. The widening of pavements to prevent excessive speeds on this road and to aid pedestrian flows; and</p> <p>d. Environmental improvements to provide a strong gateway entrance into the town.</p>	<p>This is a development management policy detailing the opportunity for environmental improvement sites in Rothwell.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy ROT3 – Land to the West of Rothwell</p>	<p>Land to the West of Rothwell is allocated for housing development. The site will provide up to 300 dwellings. Development proposals for the site will:</p> <p>a. Provide safe vehicular, cycle and pedestrian access through the Rothwell North development and provide safe cycle and pedestrian access to link the site to development to the east.</p> <p>b. Maintain future opportunities for vehicular, cycle and pedestrian access to land to the south.</p> <p>c. Be supported by a strategic landscaping scheme which protects and enhances the existing landscape to ensure adverse impacts are mitigated.</p> <p>d. Include a GI link along the western boundary of the site to link with the proposed GI corridor in Rothwell North.</p> <p>e. Be supported by a scheme for the assessment and control of noise emanating from the adjacent A6, A14 and surrounding local road network to demonstrate acceptable impact on the occupiers of new and existing dwellings.</p> <p>f. Be supported by a transport assessment and mitigate the impact of development on the highway network, including junction 3 of the A14 and the A6/ Rothwell link road junction.</p> <p>g. Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered.</p> <p>h. Only commence once the section of the strategic link road within Rothwell North connecting this site to the A6 is complete.</p> <p>i. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>j. Include a site specific Flood Risk Assessment; and</p> <p>k. Provide 30% of dwellings as affordable housing in accordance with Policy 30 of the</p>	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 300 dwellings on land to the west of Rothwell.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>However, Desborough is located approx. 15km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds to use functionally linked land in Rothwell.</p>

Policy	Detail	Screening Outcome
	JCS.	This policy is therefore screened out from Appropriate Assessment.
Rural Area General Policies		
Policy RS1 – Category A Villages	<p>The villages which are designated Category A status are as follows:</p> <p>Ashley, Braybrooke, Broughton, Cranford St. Andrew, Cranford St. John, Geddington, Great Cransley, Harrington, Loddington, Mawsley, Pytchley, Rushton, Stoke Albany, Sutton Bassett, Thorpe Malsor, Weston by Welland and Wilbarston</p> <p>Development in these villages will need to:</p> <ol style="list-style-type: none"> Be in accordance with Policy 11 of the JCS; Take into account the level of existing infrastructure and services in the individual villages, as well as the proximity of these to larger settlements; Be within the defined settlement boundary and classed an infill development, unless it can be demonstrated that it can meet the criteria under Policy 13 (Rural Exceptions) or Policy 25 (Rural Economic Development and Diversification) of the Joint Core Strategy or unless allocated in this Plan or a Neighbourhood Plan; Show consideration and be sympathetic to the existing size, form, character and setting in the village; and Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans. 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a development management policy detailing development principles within Category A Villages.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy RS2 – Category B Villages	<p>The villages which are designated Category B status are as follows:</p> <p>Grafton Underwood, Little Oakley, Newton, Warkton and Weekley</p> <p>Development in these villages will:</p> <ol style="list-style-type: none"> Be in accordance with Policies 11, 13 and 25 of the JCS; and Include the re-use, conversion or redevelopment of existing buildings within the defined settlement boundary; or Be limited to infill development (1 or 2 dwellings) within the defined settlement boundary provided that this does not harm the characteristics which make these villages special; and Show consideration and be sympathetic to the existing size, form, character and setting in the village; and 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a development management policy detailing development principles within Category B Villages.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
Policy RS3 – Category C Villages	<p>e. Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans.</p> <p>The villages which are designated Category C status are as follows: Brampton Ash, Dingley, Orton, Pipewell, Glendon and Thorpe Underwood</p> <p>Development in these villages will:</p> <p>a. Be in accordance with Policies 13 and 25 of the JCS; and/or b. Include the re-use, conversion or redevelopment of existing rural buildings; c. Show consideration and be sympathetic to the existing size, form, character and setting in the village; and d. Be compatible with other relevant policies in both the Parts 1 and 2 Local Plans.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a development management policy detailing development principles within Category C Villages.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy RS4 – Development in the Open Countryside	<p>Development in the open countryside will be resisted, unless;</p> <p>a. It meets the requirement of Policy 13, 25 or 26 of the JCS; or b. It involves the replacement of an existing dwelling; and c. The development would involve the re-use of redundant or disused buildings and would enhance the immediate setting of the redundant or disused buildings; and i. the proposal is similar in size and scale to the existing dwelling; ii. is sited on or close to the position of the original dwelling; and iii. does not detract from the open and undeveloped character of the countryside ii. the building is suitable for the proposed use without extensive alteration, rebuilding, or extension; iii. the proposal would not have a detrimental impact on the character of the building or surrounding area; iv. Proposed alterations are in keeping with the design and character of the building and seek to retain original features d. It involves small scale private equestrian facilities where a need can be demonstrated.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This is a development management policy detailing policy constraints to development within the countryside.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy RS5 – General Development Principles in the Rural Area	<p>Development in the Rural Area will:</p> <p>a. Reflect the height, scale and mass of neighbouring properties.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p>

Policy	Detail	Screening Outcome
	<p>b. Involve the protection and enhancement of the character of all settlements, especially those with designated Conservation Areas.</p> <p>c. Link to the centre of the village in several places and not result in a series of cul-de-sacs in any potential moderate village expansion.</p> <p>d. Allow greater permeability with the open countryside through the inclusion of spaces in between properties to allow views and accessibility for development on the edge of settlements.</p> <p>e. Allow connections to be made for further development in the future for development on the edge of settlements.</p> <p>f. Be well-spaced to retain the villages open and rural character, and views to the open countryside should be maintained through the use of low or soft boundary treatment on new development on the edge of the settlement. The use of high close-boarded fencing and brick walls should be avoided.</p> <p>Redevelopment of historic farm buildings will:</p> <p>g. Involve the retention of the historic fabric of the buildings themselves, where this is not possible or where there are no historic buildings left the plan form and arrangement of buildings should remain to retain the historic reference to farmsteads in the village.</p> <p>h. Include an element of employment to retain this important function within the village, where redevelopment is possible.</p> <p>i. Consider non-residential uses prior to using these historic buildings, given that this is most damaging.</p> <p>Materials to be used will:</p> <p>j. Reflect the limited pallet of materials used in the historic core of the village. The only exception to this should be where the exceptional quality and innovative nature of design merit an exception to this approach. These exceptions should demonstrate contemporary design and should show how the development will impact positively on the character of the village.</p> <p>Parking and Highways:</p> <p>k. Parking should be designed to ensure the car does not become the focus of the street scene and, should be applied sensitively to ensure roads reflect the existing network of streets in the village.</p>	<p>This policy outlines general development principles in rural areas of Kettering. It contains the positive provision of retaining views and connectivity to the open countryside.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
<p>Policy ASH1 – Ashley Development Principles</p>	<p>Development in Ashley will:</p> <ul style="list-style-type: none"> a. Be limited and follow the existing linear form of the village. Development should not be set-back from the public highway, maintain a sense of enclosure and use boundary treatments sympathetic to those currently in use throughout the village, i.e. stone walls. b. Protect the unique historic character of the village, the setting of its numerous Listed Buildings and the character and appearance of the Conservation Area. c. Ensure that where historic stone walls are present, new development should be avoided where this would involve removal or alteration of any part of these walls. d. Maintain the ‘soft’ edges around the village boundary and avoid new development with high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village. e. Improve the gateway to the village from the west to better reflect the overall historic and rural character of the rest of the village. f. Retain views of the church throughout the village. g. Protect the green space that runs between Green Lane and Main Street and improve the connectivity of properties off Green Lane to the rest of the village. This could include an informal footpath through the central green space and along the river. h. Contribute towards additional outdoor sports, open space, and allotments. i. Preserve views out to the open countryside, reflecting the density, design and layout of existing development in the area. j. Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick/natural ironstone, natural blue/black Slate and/or Collyweston Slate. k. Ensure that fenestration is of a high quality and uses natural materials that reflects the historic character of Ashley. 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Ashley. It contains the positive provision of protecting local greenspace and maintaining connectivity with the open countryside.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy BRA1 – Braybrooke Development Principles</p>	<p>Development in Braybrooke will:</p> <ul style="list-style-type: none"> a. Reflect the character of the village. New development north of the river should be less compact and interspersed with green open spaces. Boundary treatments should be low and of an 'open' nature to avoid negatively impacting on the character of this part of the village. b. Improve connectivity through the village through the inclusion of a consistent footpath connection along Griffin Road, running north/ south. c. Use building materials and boundary treatments which respect the character of existing properties, new development should avoid repetition of poorly designed properties and take 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Braybrooke. It contains the positive provision of a consistent footpath to increase connectivity through the village.</p>

Policy	Detail	Screening Outcome
	<p>inspiration from the Historic Core, as outline in the Rural Masterplanning Report, which make a positive contribution to the character of the village.</p> <p>d. Protect and enhance the Lanes and Mews which are a characteristic of the village, these should provide inspiration for new development.</p> <p>e. Protect and enhance the character of the Conservation Area and its setting.</p> <p>f. Make adequate provision for off road parking.</p>	<p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy BRA2 – Top Orchard, Braybrooke</p>	<p>Land at Top Orchard is allocated for housing development. The site will provide a maximum of 3 dwellings. Development proposals for the site will:</p> <p>a. Protect and enhance the existing tree within the site which is protected by a Tree Preservation Order;</p> <p>b. Protect and enhance existing planting and trees located within and along the boundaries of the site;</p> <p>c. Sustain and enhance the character and setting of The Old Rectory Grade II Listed Building and the Conservation Area;</p> <p>d. Include an area of open space in the northern part of the site to protect the setting of The Old Rectory;</p> <p>e. Locate built development in the southern part of the site;</p> <p>f. Provide safe vehicular, cycle and pedestrian access from Griffin Road;</p> <p>g. Have particular regard to the layout and scale, height, design and massing of buildings and landscaping, in order to minimise impact on amenity of neighbouring residential properties on Griffin Road and Latymer Close;</p> <p>h. Be supported by an appropriate level of archaeological assessment;</p> <p>i. Be supported by an appropriate level of ecological assessment and mitigate impacts on ecology;</p> <p>j. Provide adequate off road parking provision within the site;</p> <p>k. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; and</p> <p>l. Comply with other policies in the Development Plan.</p>	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of 3 dwellings in the Top Orchard, Braybrooke.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>However, Braybrooke is located approx. 22km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds to use functionally linked land in Braybrooke.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy CRA1 – Cranford</p>	<p>Development in Cranford will:</p> <p>a) Seek to deliver affordable housing to meet any remaining identified local need;</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p>

Policy	Detail	Screening Outcome
Development Principles	<p>b) Facilitate the following identified improvements to the village:</p> <ul style="list-style-type: none"> i) Creation of a children’s play area. ii) Improvements to the High Street with measures to soften or narrow the highway, calm traffic and improve the public realm. iii) Introduce appropriate tree planting to the south side of the High Street. iv) Enhancement of gateways into the village from the west and particularly the east, potentially maximising the bridge and gulley at Duck End (south) over the former railway line as a landmark feature. <p>c) Take their design, character and materials cues from the character of Historic Traditional and Scattered Isolated Rural character areas, as identified in the Rural Masterplanning report;</p> <p>d) Use a limited palate of materials of local limestone, and thatch or slate;</p> <p>e) Reflect the scale, mass, form, height and density of the historic pattern of development;</p> <p>f) Protect important views, particularly those of St Andrew’s Church and Cranford Hall;</p> <p>g) Not result in the loss of historic front gardens for structures or car parking; and</p> <p>h) Introduce street treatments and street furniture appropriate to the historic and rural context for example, setts for kerbs and bonded pea shingle for path and road surfaces, and retain and, where necessary, enhance original features such as the water hydrants.</p>	<p>This policy sets out development guidance for Cranford.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy CRA2 – South of New Stone House, Duck End	<p>South of New Stone House, Duck End is allocated for housing development and will provide between 5 and 6 dwellings. Development proposals for the site will:</p> <ul style="list-style-type: none"> a. Include an assessment of the potential impact on the heritage assets within Cranford Conservation Area; b. Include a scheme which sufficiently considers the character of Cranford village and does not detract from its setting as well as the existing residential development (New Stone House/Stable Cottage/30 Duck End); c. Use a limited palate of materials of local limestone, and thatch or slate; d. Include a Level 2 Strategic Flood Risk Assessment; e. Include a site specific Flood Risk Assessment to better understand flood risk on the site, especially groundwater flood risk; f. Ensure that surface water flow paths across the site are protected and/or mitigated against through site layout and SuDS design; g. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land; h. Consider 3 possible layout options: 	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of between 5 and 6 dwellings south of New Stone House, Duck End.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>Cranford is located approx. 4.2km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be</p>

Policy	Detail	Screening Outcome
	<p>i. Front and abut the highway of Duck End with a small set-back; or ii. Be at a right angle to Duck End and front south, presenting an attractive corner treatment to Duck End; or iii. Be an L shaped combination of these arrangements.</p> <p>In allocating this site, adequate assessment must be undertaken to accurately assess the risk of surface water flooding to the site. As such the following requirements must be met.</p> <p>1. Detailed site specific modelling to include the impacts of climate change using latest guidance on allowances; and 2. A sequential approach to site layout must be applied to ensure that development is appropriate. No “highly vulnerable” development can be located within Flood Zone 2 or areas at high risk of surface water flooding”</p>	<p>beyond the SPAs / Ramsar’s visitor catchment zone, and too far for SPA / Ramsar birds to use functionally linked land in Cranford.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy CRA3 – Land east of the corner of Duck End and Thrapston Road</p>	<p>Land east of the corner of Duck and Thrapston Road is allocated for housing development and will provide between 8 and 10 dwellings. Development proposals for the site will:</p> <p>a) Ensure the site is connected to the village through improvements to the highway, including footways and traffic calming in accordance with the requirements set out by NCC Highways; b) Be an appropriate buffer between the existing haulage yard to the east in order to separate the two uses to mitigate visual and noise impacts on the site; c) Include attractive design which could be considered as a gateway to the village with appropriate consideration for the character of Cranford and it’s Conservation Area; d) Include a mix of affordable and market housing, although the split must be determined by the minimum amount of market dwellings to make the development viable (Policy 13); e) Contain an assessment of the site to determine any potential impact of contamination given the adjacent use, with appropriate mitigation required; f) Include a design which will be outward facing and address Thrapston Road and the corner of Duck End, with access provided off Thrapston Road in accordance with local highway authority requirements; g) In addition to traditional stone, comprise of a wider palette of materials than traditional stone may be appropriate, including good quality contemporary materials; and</p>	<p>There are no LSEs of this policy on European sites.</p> <p>This policy allocates the development of between 8 and 10 dwellings on land east of the corner of Duck End and Thrapston Road.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure <p>Cranford is located approx. 4.2km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar’s visitor catchment zone, and too far for SPA /</p>

Policy	Detail	Screening Outcome
	<p>h) Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>	<p>Ramsar birds to use functionally linked land in Cranford.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy GED1 – Geddington Development Principles</p>	<p>Development in Geddington will:</p> <p>a. Seek to deliver affordable housing to meet identified local need;</p> <p>b. Abut the highway and face on to the street, or where set back, stone walls should be used to create a sense of enclosure (unless otherwise specified within separate housing site allocation policies);</p> <p>c. Ensure that new buildings front on to the street;</p> <p>d. Ensure that new streets reflect the layout of those found in the historic core and should be designed to encourage slow traffic movement, to create a pedestrian friendly environment and to create an enclosed and intimate environment;</p> <p>e. Be well connected and well related to the centre of the village;</p> <p>f. Ensure hedgerows and trees should be used to provide boundaries to gardens to create a soft edge to the village, and avoid new development with high closeboarded fencing or brick walls which marks boundaries with the open countryside or at gateways to the village;</p> <p>g. Contribute towards:</p> <p>1) The provision of a footpath along the River Ise;</p> <p>2) Traffic calming/ public realm improvements along the A43 (Stamford Road/ 29 New Road/ Kettering Road;</p> <p>h. Reflect the positive character of the historic core.</p> <p>i. Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick, natural Limestone, Collyweston slate, Thatch, Natural blue/grey slate, or clay pantile roofs (where most appropriate), etc;</p> <p>j. Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Geddington. It contains the positive provision of a footpath along the River Ise, which will likely enhance recreational access to this river.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy GED2 – Geddington Sawmill, Grafton Road</p>	<p>Land at Geddington Sawmill is allocated for housing development. The site will provide up to 10 dwellings. Development proposals for the site will:</p>	<p>There are no potential LSEs of this policy on European sites.</p>

Policy	Detail	Screening Outcome
	<p>a) Respond to the local vernacular (e.g. design, scale, and materials) and the site topography and reflect the character of the historic core;</p> <p>b) Provide clearly defined street enclosure to the west of the site through the positioning of buildings and/or stone boundary walls;</p> <p>c) Be supported by a scheme for an assessment and control of noise emanating from the retained sawmill use to demonstrate acceptable impact on the occupiers of new and existing dwellings based on a clear and defined layout which includes the location of all associated plant and equipment in relation to the position of individual residential plots;</p> <p>d) Include a layout which protects the identified Anglian Water 'Water Asset' located within the site, and Anglian Water's access to it;</p> <p>e) Protect and enhance the existing historic stone buildings on the site, and their setting;</p> <p>f) Be supported by a heritage impact assessment to demonstrate how design of the proposal will seek to protect and/or enhance the setting of the nearby heritage assets (i.e. Listed Buildings, Conservation Area including its associated trees);</p> <p>g) Include a tree management scheme which incorporates a survey and management plan.</p> <p>h) Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used ensure that the development is safe and does not increase flood risk to any adjacent land.</p> <p>i) Provide a site specific Flood Risk Assessment.</p>	<p>This policy allocates the development of up to 10 dwellings in the Geddington Sawmill, Grafton Road.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>However, Geddington is located approx. 10.5km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds to use functionally linked land in Geddington.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy GED3 – Geddington South East</p>	<p>Land at Geddington South East is allocated for housing development. The site will provide up to 11 dwellings. Development proposals for the site will:</p> <p>a. Respond to the local vernacular (e.g. design, scale, and materials) and include gable end chimney stack detailing;</p> <p>b. Ensure that new buildings to the west of the site face on to Kettering Road;</p> <p>c. Provide active frontages where dwellings adjacent the street or new shared access points;</p> <p>d. Ensure the amenity of occupiers to the north is protected through layout and design, this should include an appropriate separation buffer between properties and their curtilages, as well as appropriate boundary treatments;</p> <p>e. Ensure new buildings are set back from the highway to enhance the frontage and appearance of this gateway location;</p>	<p>There are no potential LSEs of this policy on European sites.</p> <p>This policy allocates the development of 11 dwellings in the south-east of Geddington.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure

Policy	Detail	Screening Outcome
	<p>f. Ensure that the rear of buildings are set back from the eastern boundary of the site in order to maintain the open rural character;</p> <p>g. Ensure that the eastern boundary to the site is treated with soft boundary treatments (e.g. mixed hedging, post and rail, stock fencing, etc);</p> <p>h. Include no more than one single shared vehicular access point adjoining Kettering Road;</p> <p>i. Include a comprehensive landscape scheme which retains and enhances the existing hedgerow and tree line separating the site from Kettering Road (with exception to the creation of single vehicle access);</p> <p>j. Incorporate a scheme for the assessment of potential risk of odour associated with the nearby Geddington Water Recycling Centre which shall demonstrate that an acceptable impact on the occupiers of the new dwellings is achieved without detriment to the continuous operation of the WRC. As part of the scheme to be approved, a detailed masterplan will be submitted which demonstrates that occupied land and buildings within the site are at a suitable distance from the WRC to address potential risk of odour impact to a standard to be agreed by Anglian Water;</p> <p>k. Incorporate a scheme for an assessment and control of noise emanating from the Kettering Road to demonstrate acceptable impact on the occupiers of new and existing dwellings;</p> <p>l. incorporate a housing layout which protects the identified Anglian Water 'Water Asset' located within the site, and Anglian Water's access to it;</p> <p>m. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure the development does not increase flood risk to any adjacent land;</p> <p>n. Provide a site specific Flood Risk Assessment;</p> <p>o. Supported by appropriate evidence of the archaeological potential and significance of the site; and</p> <p>p. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	<ul style="list-style-type: none"> • Water quality and resources <p>However, Geddington is located approx. 10.5km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds to use functionally linked land in Geddington.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy GED4 – Old Nursery Site, Grafton Road</p>	<p>Land at the Old Nursery Site, Grafton Road is allocated for housing development. The site will provide up to 10 dwellings. Development proposals for the site will:</p> <p>a. Ensure that no more than one single vehicular access point connects the site with Grafton Road;</p> <p>b. Demonstrate a high quality design which reflects the historic core, and responds to the local character and vernacular (e.g. design, scale, layout and materials), as well as the site topography;</p> <p>c. Be supported by a comprehensive landscape scheme which retains and enhances the existing tree belt enclosing the eastern and southern boundary (protected by Tree Preservation Order), as well as other mature trees and hedgerows located elsewhere</p>	<p>There are no potential LSEs of this policy on European sites.</p> <p>This policy allocates the development of up to 10 dwellings in the Old Nursery Site, Grafton Road.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land

Policy	Detail	Screening Outcome
	<p>within the site is provided;</p> <p>d. Be supported by a scheme to provide good footpath links to the centre of the village is provided, which may include a pedestrian link bridge to adjacent playing fields/recreation park to the west of the site (over the River Ise);</p> <p>e. Be supported by a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>f. Provide a site specific Flood Risk Assessment;</p> <p>g. Ensure that built development is only located within Flood Zone 1;</p> <p>h. Be supported by a heritage impact assessment to demonstrate how design of the proposal will seek to protect and/or enhance the setting of the nearby heritage assets (i.e. Listed Buildings, Conservation Area including its associated trees and possible archaeological remains); and</p> <p>i. Be supported by an appropriate level of archaeological assessment.</p>	<ul style="list-style-type: none"> • Increased recreational pressure • Water quality and resources <p>However, Geddington is located approx. 10.5km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds to use functionally linked land in Geddington.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy GED5 – Geddington South West, New Road</p>	<p>This site is allocated for employment development and will provide up to 0.28ha of employment land. Development proposals for the site will:</p> <p>a) Provide B1c units;</p> <p>b) Ensure that noise levels do not excessively impact on the amenity of residential properties to the east;</p> <p>c) Ensure that buildings are of a similar scale and appearance to those existing on Grange Road Industrial Estate to the north;</p> <p>d) Include the provision of landscaping to mitigate the impact of the site on the surrounding landscape;</p> <p>e) Demonstrate that Grange Road has sufficient capacity for additional development;</p> <p>f) Provide suitable access through the existing units onto Grange Road;</p> <p>g) Include a surface water drainage assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>h) Provide a site specific Flood Risk Assessment; and</p> <p>i) Need to assess the risk of groundwater flooding as part of a detailed flood risk assessment and mitigate against this through site design.</p>	<p>There are no potential LSEs of this policy on European sites.</p> <p>This policy allocates the development of up to 0.28ha of employment land in the south-west of Geddington, New Road.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Water quality and resources <p>However, Geddington is located approx. 10.5km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered too far for SPA / Ramsar birds to use functionally linked land in Geddington.</p>

Policy	Detail	Screening Outcome
		This policy is therefore screened out from Appropriate Assessment.
Policy GRA1 – Grafton Underwood Development Principles	<p>Development in Grafton Underwood will:</p> <ul style="list-style-type: none"> a) Seek to protect and enhance the unique and historic character of the village b) Not result in the loss of important open space through the village c) Not result in the subdivision of gardens or development of open land within the village boundary d) Retain views of the church e) Reflect the informal and linear layout of existing development f) Abut the main street or where set back from the main street (and not located behind existing development), stone walls should abut the highway to maintain a sense of enclosure as well as continue the built form g) Not result in the loss, removal, or alteration of existing historic stone walls h) Maintain the 'soft' edges around the village boundary and avoid new development with high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village i) Use high quality materials which respond to the local vernacular in order to preserve the historic character of the settlement. Appropriate materials may include natural limestone, Collyweston slate, grey/blue natural slate, clay tiles (pantiles and plan tiles) or thatch roofs j) Ensure that fenestration is of high quality using natural materials which responds to the historic character of the settlement 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Grafton Underwood. Positively it states that there should be no loss of important open space as a result of development in the village.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy GRC1 – Great Cransley Development Principles	<p>Development in Great Cransley will:</p> <ul style="list-style-type: none"> a. Be designed in the context of the character of the character area to which it relates and should seek to enhance or improve the character of the area. b) Where possible, reflect the positive character of the historic core; and contribute towards the following identified improvements to the village: <ul style="list-style-type: none"> i) Traffic calming along Loddington Road to create a more pedestrian friendly environment c) Development proposals within or closely related to the historic core should: <ul style="list-style-type: none"> i) Front directly onto the street or where buildings are set back, stone walls should be used to continue the built form, creating a good sense of enclosure ii) Not result in the loss of mature trees or hedgerows which are an important part of the character of this area. iii) Maintain the informal nature of streets 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Great Cransley. It explicitly protects mature trees and hedgerows within Great Cransley.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p>

Policy	Detail	Screening Outcome
	<p>d) Development proposals along Loddington Road should:</p> <p>i) Front onto Loddington Road, but be set back in a similar style to adjacent properties</p> <p>ii) Allow for the retention of views out to the open countryside to be retained</p>	<p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy GRC2 – Land to the north of Loddington Road</p>	<p>Land to the north of Loddington Road is allocated for housing development. The site will provide between 10 and 15 dwellings. Development proposals for the site will:</p> <p>a) Provide for on-site turning for any dwellings which would have a direct frontage access onto Loddington Road;</p> <p>b) Respect the existing character of the village, especially that on Loddington Road, adjacent to the the site, which is linear in nature;</p> <p>c) Provide a linear scheme along Loddington Road, although if not viable due to a higher density proposal, it should not detract from the existing density of the built environment in Great Cransley;</p> <p>d) Be spaced to allow the retention of views out to the open countryside;</p> <p>e) Include boundary treatments to the rear of the properties which allow good visual links to the open countryside and planting should be used to create a soft edge to the village. The use of high close-boarded fences or walls to provide a boundary to the open countryside, should be avoided;</p> <p>f) Reflect the density of development of adjacent development on Loddington Road;</p> <p>g) Be accompanied by an archaeological assessment; and</p> <p>h. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p>i. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being use to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>	<p>There are no potential LSEs of this policy on European sites.</p> <p>This policy allocates the development of between 10 and 15 dwellings on land to the north of Loddington Road.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>However, Great Cransley is located approx. 13.4km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds to use functionally linked land in Great Cransley.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy HAR1 – Harrington Development Principles</p>	<p>Development in Harrington will:</p> <p>a) Reflect the linear character of the settlement</p> <p>b) Be positioned behind stone boundary walls or abut the public highway</p> <p>c) Use limestone with welsh slate, clay pantiles or thatched roofs</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Harrington.</p>

Policy	Detail	Screening Outcome
	<p>d) Retained historic boundary walls and new development should be avoided where this may involve making new opening in the walls.</p> <p>e) Retain views and open spaces between dwellings and new development should not result in the subdivision of gardens, as these contribute to the rural character of the village</p> <p>f) Maintain 'soft' edges to the village boundary and new development should avoid high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village</p> <p>g) Protect and enhance the Conservation Area and the setting of the Conservation Area, scheduled ancient monument and registered park and garden</p>	<p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy LOA1 – Little Oakley Development Principles</p>	<p>Development in Little Oakley will:</p> <p>a) Maintain the linear nature of the settlement</p> <p>b) Abut the pavement on the southern side of the street</p> <p>c) On the northern side of the street, be set back at a distance which reflects that of neighbouring properties</p> <p>d) Use limestone with roof coverings of thatch, blue slate and orange pantiles, particularly on outbuildings</p> <p>e) Retain historic boundary walls and new development should be avoided where this may involve making new openings in the wall</p> <p>f) Contribute to traffic calming along the main streets to improve public realm</p> <p>g) Protect and enhance the Conservation Area and its setting</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Little Oakley.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy LOD1 – Loddington Development Principles</p>	<p>Development in Loddington will:</p> <p>a. Use high quality natural materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick, sandstone, ironstone, limestone detailing and grey/blue slate (where most appropriate), etc</p> <p>b. Ensure that fenestration is of high quality, using natural materials which responds to the historic character of the settlement</p> <p>c. Reflect the positive character of the historic core</p> <p>d. Protect or enhance the important open spaces at either end of Harrington Road, and views into them</p> <p>e. Maintain the characteristic of linear development along main streets and good pedestrian connectivity</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Loddington.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
	<p>f. Be well spaced so as views and glimpses to the open countryside, the church and village open spaces are preserved</p> <p>g. Include 'soft' edges around the village boundary and avoid high close-boarded fencing or brick walls which mark boundaries with the open countryside or at gateways to the village</p> <p>h. Provide gateway enhancements at either end of Harrington Road to create a distinct point of arrival</p> <p>i. Contribute, where appropriate, towards footpath improvements links to the east towards Thorpe Malsor and a direct off-road link to Kettering</p> <p>j. Development located north of the open space on Harrington Road or west of Main Street, will</p> <p>k. Use a limited palette of building materials comprising of natural sandstone, ironstone, limestone detailing and grey/blue slate</p> <p>l. Be traditional in design and take architectural cues from the surrounding historic buildings</p> <p>m. Use natural stone walls as boundary treatments onto streets; and either</p> <ul style="list-style-type: none"> i. Be linear to the street with frontages which face and abut the highway; or ii. Be arranged less formally, in development which extends back at right angles to the street or in sporadic mews. <p>n. Development located south or immediately north of Harrington Road, or east of Richardson's Lane, will:</p> <ul style="list-style-type: none"> i. Face and positively address streets with set backs or no more than 12 metres and boundary treatments limited to 1-1.5m in height - gated developments detached from the street scene will not be acceptable; and ii. Select from a more expansive palette of building materials - high quality contemporary materials may be as appropriate as the traditional palette of ironstone, red brick and slate. 	
<p>Policy MAW1 – Mawsley Development Principles</p>	<p>Development in Mawsley will:</p> <ul style="list-style-type: none"> a. Be designed to reflect the distinct character of the village. b. Seek to improve connections to the open countryside. c. Front onto the street or open space providing natural surveillance. 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Mawsley and, among</p>

Policy	Detail	Screening Outcome
	<p>d. Create soft edges between the village and the open countryside through the use of planting. Use of high close-boarded fences and walls at the boundary between the village and the open countryside or at gateway locations should be avoided.</p> <p>e. Contribute towards the provision of allotments.</p>	<p>other criteria, seeks to improve connections to the open countryside.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy MAW2 – Land to the West of Mawsley</p>	<p>Land to the West of Mawsley is allocated for housing development. The site will provide up to 50 dwellings. Development proposals for the site will:</p> <p>a. Demonstrate that there is adequate capacity in the sewage treatment works and the foul sewage network;</p> <p>b. Demonstrate that there is adequate capacity in the water supply network;</p> <p>c. Provide safe vehicular, cycle and pedestrian access from Cransley Rise and be served by a loop road which is in accordance with Local Highway Standards;</p> <p>d. Provide a cycle way which connects the two adjacent stubs of cycle way to the north and south of the site;</p> <p>e. Be of a high standard of design and reflect the character, layout and density of the surrounding residential area. Built development should not extend significantly beyond the existing properties on the western end of Cransley Rise and Birch Spinney to minimise landscape impact of development;</p> <p>f. Provide appropriate evidence of the archaeological potential and significance of the site;</p> <p>g. Include a site specific Flood Risk Assessment which addresses surface water and groundwater flooding, this should include a detailed assessment of the level of risk and sets out how the risk will be mitigated;</p> <p>h. Have particular regard to the layout and scale, height, design and massing of buildings and landscaping, in order to minimise amenity impact on neighbouring residential properties;</p> <p>i. Provide appropriate evidence of the ecological potential of the site;</p> <p>j. Provide appropriate evidence of the archaeological potential and significance of the site;</p> <p>k. Be accompanied by a transport assessment;</p> <p>l. Be accompanied by an assessment which considered impact of development on recreational pressures on the SSSI and sets out appropriate mitigation of any impacts identified, this could include through the provision of suitable alternative green spaces at Mawsley;</p>	<p>There are no potential LSEs of this policy on European sites.</p> <p>This policy allocates the development of up to 50 dwellings on land to the west of Mawsley.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>However, Mawsley is located approx. 13.1km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds to use functionally linked land in Mawsley.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
	<p>m. Comply with other policies in the Development Plan; and n. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p>	
<p>Policy NEW1 – Newton Development Principles</p>	<p>Development in Newton will:</p> <p>a) Improve walkability through the village via the inclusion of paving where possible. Paving should be designed to reflect the historic character of the village; b) If located in the south eastern section of the village, front onto and abut the street; c) If located to the west and north, be set back from the road by large front plots; d) Protect the historic fabric within the Conservation Area; and e) Ensure better connectivity throughout the village, especially access to the farm shop, the only facility in the village.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Newton.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy PYT1 – Pytchley Development Principles</p>	<p>Development in Pytchley will:</p> <p>a) Reflect the character of the historic core b) Ensure that the gap between Pytchley and Kettering is maintained c) Front onto and abut the street or where set back, stone walls should be used to continue the sense of enclosure d) Reflect the hierarchy of streets in the historic core, with narrow informal streets which create a pedestrian friendly environment e) Contribute towards the following identified improvements to the village i) Improvements to the recreation ground ii) The creation of a safe pedestrian/cycle route to Kettering iii) Traffic calming</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Pytchley, including the creation of a safe pedestrian / cycle route to Kettering.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy PYT2 – Two fields on the outskirts of Pytchley</p>	<p>This site is allocated for housing development and will provide 8 dwellings. Development proposals for the site will:</p> <p>a) Provide on-site turning, to enable access direct access from frontages of Isham Road.</p>	<p>There are no potential LSEs of this policy on European sites.</p>

Policy	Detail	Screening Outcome
	<p>b) Respect the pattern of built form along Isham Road, and therefore linear in nature and set back from Isham Road</p> <p>c) Include an assessment to determine the extent and scale of potential archaeological features</p> <p>d) Ensure plot sizes are of similar size, including gardens of adjoining properties on Isham Road.</p> <p>e) Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p>	<p>This policy allocates the development of up to 8 dwellings on two fields on the outskirts of Pytchley.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>However, Pytchley is located approx. 8.2km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds to use functionally linked land in Pytchley.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy RUS1 – Rushton Development Principles</p>	<p>Development in Rushton will:</p> <p>a) Not take place beyond the railway bridge</p> <p>b) Take design, character and materials cues from the historic core and high street character areas - ironstone, limestone and slate should predominate</p> <p>c) Follow the built line of surrounding development and either abut the highway or be set back, consistent with adjacent neighbouring properties</p> <p>d) Bring definition and enclosure to the street through the built line or stone wall from the High Street and Station Road</p> <p>e) Have a positive impact on views into the village from the wider area, reflecting the prominence of the settlement from the landscape</p> <p>f) Contribute towards the provision of a footpath along the Ise Valley to Triangular Lodge and through to Desborough</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Rushton, including the provision of a footpath along the Ise Valley.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p>

Policy	Detail	Screening Outcome
		This policy is therefore screened out from Appropriate Assessment.
Policy STA1 – Stoke Albany Development Principles	<p>Development in Stoke Albany will:</p> <p>a) New development shall contribute to:</p> <p>i) Highway and public realm improvements to the intersection of Harborough Road, Ashley Road and Wilbarston Road, to soften and landscape, remove the dominance of the highway, improve the pedestrian environment, increase the sense of gateway and reduce traffic speeds.</p> <p>ii) Traffic calming measures</p> <p>b) Use a limited palette of materials reflecting the historic buildings within the village, comprising ironstone, soft red brick, small areas of cream render, thatch, slate, clay pantiles;</p> <p>c) If north of the built line of Bottom Lane, development will:</p> <ol style="list-style-type: none"> 1. Be reflective of the character of the Historic Radial character area, as identified in the Rural Masterplanning report; 2. Be well set back and slightly elevated from the street; and 3. Comprise large footprint buildings in large plots arranged around the focal crossroads and green. <p>d) Seek to facilitate improvements to the village, potentially those identified in the Rural Masterplanning Report, including:</p> <p>i) The creation of a safe, paved footpath connection with Wilbarston</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Stoke Albany, including traffic calming measures and the creation of a safe footpath connection with Wilbarston.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
Policy STA2 – Land to the south of Harborough Road	<p>This site is allocated for housing development and will provide up to 16 dwellings. Development proposals for the site will:</p> <p>a) Consider and assess the impact on the Stoke Albany Conservation Area;</p> <p>b) Include a speed survey over a 7 day period at a specified location (43m to the east of the proposed first access off Harborough Rod) to determine the actual road speeds;</p> <p>c) Include a combined parking and vehicle speed survey on Desborough Road and its junction with Harborough Road, including peak time at The White Horse Inn ;</p> <p>d) Provide further information on the potential ground contamination through an assessment of the site;</p> <p>e. Comprise of a layout which reflects the surrounding residential use in the village, with considerations for the existing density of Stoke Albany;</p> <p>f. Provide sufficient mitigation to minimise the impact of noise from the A427, although development should be exclusively located along the frontage of Harborough;</p> <p>g. Provide open space as well as allotments on the southern part of the site, adjacent to</p>	<p>There are no potential LSEs of this policy on European sites.</p> <p>This policy allocates the development of up to 16 dwellings on land to the south of Harborough Road.</p> <p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources

Policy	Detail	Screening Outcome
	<p>the A427.</p> <p>h. Provide a Surface Water Drainage Assessment to demonstrate that that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land;</p> <p>i. Include a site specific Flood Risk Assessment;</p> <p>j. Include an ecological assessment which includes an assessment of the hedgerow and wider field and other natural features as well as mitigation measures to minimise any impacts as well as protect and enhance biodiversity;</p> <p>k. Protect use of and access to footpath HA9; and</p> <p>l. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS</p>	<p>However, Stoke Albany is located approx. 20km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds to use functionally linked land in Stoke Albany.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy SUT1 – Sutton Bassett Development Principles</p>	<p>Development in Sutton Bassett:</p> <p>a) Follow the linear, ribbon development form of the village with buildings almost exclusively fronting onto or facing Main Street. Any infill development will continue this character with buildings orientated towards Main Street and new dwellings in rear gardens will not be permitted.</p> <p>b) Be set behind stone or red brick boundary walls where present and not involve the removal of parts of walls or the creation of new opening within existing boundary walls</p> <p>c) Be constructed of traditional red brick or stone with slate roofs</p> <p>d) Respect the historic character of the village and the setting of the Church and other listed buildings</p> <p>e) Contribute towards the identified new footpath link to Dingley Lane</p> <p>f) Maintain open spaces and the wide tree lined grass verges in the village</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Sutton Bassett, including the contribution to a footpath link with Dingley Lane.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy THM1 – Thorpe Malsor Development Principles</p>	<p>Development in Thorpe Malsor will:</p> <p>a. Contribute to the provision of a small extension to the public footpath to include the north-east edge of the village, along Short Lane, which would allow easy walking access.</p> <p>b. Retain historic buildings and features.</p> <p>c. Improve gateways into the village, where appropriate, to create an enhanced entrance into Thorpe Malsor.</p> <p>No new development should take place south of Church Way (other than conversions of existing buildings) to protect open space and the setting of All Saints Church and Thorpe Malsor Hall.</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Thorpe Malsor.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p>

Policy	Detail	Screening Outcome
		This policy is therefore screened out from Appropriate Assessment.
<p>Policy WAR1 – Warkton Development Principles</p>	<p>Development in Warkton will:</p> <ul style="list-style-type: none"> a. Take their design and material cues from the Historic Rural character area, as identified in the Rural Masterplanning report. b. Be constructed predominantly of local limestone and thatch. Within this there is scope for very limited red brick, slate or red tiles, for example on outbuildings or barn conversions. c. Ensure a good sense of street enclosure with buildings fronting on to streets with wither minimal set backs, or with large set backs, with front and side gardens combined with a strong boundary treatment adjacent to the street to give a good sense of enclosure. d. Include 1-1.5m high stone walls or hedgerows as boundary treatments. e. Not result in the infill or loss of the frequent open fields, paddocks and gardens which make a positive contribution to the village's green and rural character, with either development or hardstanding for cars. f. Not block important views and vistas of the countryside. g. New paving and street furniture should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces. h. Protect and enhance the Conservation Area and its setting and the setting of the registered park and garden of Boughton House. 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Warkton, including the protection of open fields, village greens and gardens.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy WEK1 – Weekley Development Principles</p>	<p>Development in Weekley will:</p> <ul style="list-style-type: none"> a. Take their design and materials cues from the Historic Core character area. b. Be constructed predominantly of local limestone and thatch. Within this there is scope for some red brick, slate or red tiles, for example on outbuildings or barn conversion. c. Ensure a good sense of street enclosure with buildings fronting on to streets with either minimal setbacks, or in large setbacks with front and side gardens combined with a strong boundary treatment to the street to give a good sense of enclosure. d. Use no more than 1.5m high stone walls or hedgerows as boundary treatments. e. Where historic stone walls are present, new development should be avoided where this may involve making new openings in the wall. f. Not result in the sub-division or infill of gardens which make a positive contribution to the street-scene with either development or hardstanding for cars. 	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Weekley.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
	<p>g. Not result in the development of important field/paddock sites to the south or block important views and vistas of the countryside.</p> <p>h. New paving and street furniture should enhance the character of the Conservation Area, for example setts for kerbs and bonded pea shingle for path and road surfaces.</p>	
<p>Policy WES1 – Weston by Welland Development Principles</p>	<p>Development in Weston by Welland will:</p> <p>a) Protect and enhance the Conservation Area and its setting</p> <p>b) Reflect the character and materials of the the Historic Core or Farmstead character areas as outlined in the Rural Masterplanning report</p> <p>c) Use a materials palette limited to Northamptonshire ironstone and Collyweston or Welsh slate, with very limited red brick</p> <p>d) Front directly onto streets or be slightly set-back behind green spaces</p> <p>e) Be consistent with existing building lines and roof lines.</p> <p>f) Preserve the rural aspects, setting and environment of the village, including views out into the countryside</p> <p>g) Not involve the subdivision of gardens for development where it results in a material alteration in the appearance of the site or where views or vistas would be affected detrimentally</p> <p>h) If involving the conversion or, in exceptional circumstances, the replacement of traditional farm buildings, seek to retain the historic form and character of the building, including openings</p> <p>i) Seek to provide smaller, more affordable dwellings of 2-3 bedrooms</p> <p>j) Include, where appropriate, tree planting with native species</p> <p>k) Facilitate the following improvements:</p> <p>i) The introduction of an effective form of traffic calming appropriate to the rural setting. The use of speed humps will be resisted.</p> <p>ii) Improvements to the gateways into the village to create a better sense of arrival and a softening of The Wheel and Compass public house car park would suit the rural character of this part of the village</p> <p>iii) Improvements to the footpath connections to the wider footpath network and open countryside as well as public footpaths within the village to aid walkability throughout</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Weston by Welland, including the provision of better footpath connections to the open countryside.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy WES2 – Home Farm, Westin by Welland</p>	<p>Home Farm is allocated for housing development. The site will provide 10 dwellings. Development proposals for the site will:</p> <p>a) Enhance the character and appearance of the Conservation Area, including acknowledgement of the adjacent Grade II listed No.3 (Home Farmhouse);</p>	<p>There are no potential LSEs of this policy on European sites.</p> <p>This policy allocates the development of 10 dwellings within the Home Farm.</p>

Policy	Detail	Screening Outcome
	<p>b) Include a layout which reflects the existing pattern of built form in the village and provides a gateway to the village;</p> <p>c) Incorporate a courtyard design with an open parking area, set behind frontage dwellings; and</p> <p>d) Include a detailed Flood Risk assessment to ensure that development is safe and does not increase flood risk to any adjacent land; and</p> <p>e. Provide 40% of dwellings as affordable housing in accordance with Policy 30 of the JCS.</p> <p>f. Include a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.</p> <p>g. Provide a site specific Flood Risk Assessment.</p>	<p>The impact pathways that are potentially present include:</p> <ul style="list-style-type: none"> • Loss of functionally linked land • Increased recreational pressure • Water quality and resources <p>However, Weston by Welland is located approx. 24.1km from the Upper Nene Gravel Pits SPA / Ramsar, which is considered to be beyond the SPAs / Ramsar's visitor catchment zone and too far for SPA / Ramsar birds to use functionally linked land in Weston by Welland.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>
<p>Policy WIL1 – Wilbarston Development Principles</p>	<p>Development in Wilbarston will:</p> <p>a) Facilitate improvements to the village, potentially those identified in the Rural Masterplanning report, including:</p> <p>i) Public realm, gateway and traffic calming improvements along Carlton Road and School Lane. For example, tree planting along Carlton Road</p> <p>ii) Highway and public realm improvements to the crossroads at the junction of Main Street and Carlton Road, to remove the dominance of the highway, improve the pedestrian environment; expand the current landscaped green into a small public square</p> <p>iii) The creation of a safe, paved footpath connection with Stoke Albany</p> <p>b) Represent the local street variety and geometry</p> <p>c) Follow the characteristics of continuous enclosure of buildings, stone boundary walls, stepped frontage, and local variety of street forms</p> <p>d) Ensure that feature buildings front directly onto the street, or have short set-backs, onto the streets, lanes or alleys</p>	<p>There are no LSEs of this policy, because there are no impact pathways present.</p> <p>This policy sets out development guidance for Wilbarston, including the provision of a paved, safe footpath connection with Stoke Albany.</p> <p>The policy does not outline a location / quantum of housing or employment development.</p> <p>This policy is therefore screened out from Appropriate Assessment.</p>

Policy	Detail	Screening Outcome
	e) Use a limited palette of materials, reflecting the historic building within the village - ironstone and limestone, often in coursed bands with limited areas of render, less common soft red bricks, and roods of slate or stone slate, and thatch f) Not erode important views of the countryside	

