Kettering Borough Site Specific Part 2 Local Plan

Position Statement

Rothwell North and Desborough North Sustainable Urban Extensions

June 2020
Introduction

This position statement has been prepared in response to the Site Specific Part 2 Local Plan Inspector’s Initial Questions, document reference EXAM1.

The statement provides an update on the status of the Rothwell North and Desborough North Sustainable Urban Extensions (SUEs). It sets out the planning status of the sites, provides information on current position and sets out the trajectories for the sites.

Rothwell North

The Rothwell North Sustainable Urban Extension (SUE) is a mixed use development containing up to 700 dwellings, employment areas, a local centre (eg shops and health care), open space and land for education adjacent to the Montsaye Academy's playing fields and associated infrastructure. Vehicular access junctions into the site are from the A6 and B576.

Planning Status

The Rothwell North SUE was granted outline planning permission on 5 November 2018. Details of the outline application are provided below:

- **KET/2007/0461** - 700 dwellings, 2.88 hectares of employment land (Classes B1 and B2), a local centre (Classes A1 - A5, B1a, C3 and D1), open space and green infrastructure and an extension to the Montsaye Academy's playing fields. Pedestrian and cycle routes, associated roads and other infrastructure, including sustainable drainage measures. Vehicular access junctions into the site from the A6 and B576; all other matters are to be reserved.

Three Reserved Matters Applications have been submitted, detail of these is provided below:

- **KET/2018/0950** - Appearance, landscaping, layout and scale in relation to Phase 1 of KET/2007/0461 for 227 dwellings, public open space, and associated infrastructure
- **KET/2018/0960** - Reserved matter in connection with the utility compound
- **KET/2018/0961** - Reserved Matters in connection with the strategic link road between the A6 and B576

The three Reserved Matters applications were approved at Planning Committee on 31st October 2019. Work has now started on site.

Site Trajectory

The Housing Trajectory for Rothwell North is set out in Appendix 1 of the Site Specific Part 2 Local Plan, the base date for this trajectory was 31st March 2019, the trajectory was prepared in consultation with the site promoter. A copy of this trajectory is provided below. The Council is currently in the process of updating its housing trajectory for five year land supply purposes. As part of this the trajectory below will be reviewed and updated.
### Desborough North

The Desborough North Sustainable Urban Extension (SUE) is a mixed use development also containing up to 700 dwellings, including a local centre, primary school, green infrastructure and creation of accesses. The site to the north of The Grange development, which is in itself to the north of Desborough, will add to the first phase of development which included in excess of 900 dwellings, employment and a leisure centre.

### Planning Status

Outline permission was granted in 2014, details of the outline planning permission are provided below:

- **KET/2011/0235** – Outline Application with EIA: Residential development of up to 700 dwellings including provision of a local centre primary school green infrastructure and creation of accesses – Approved 25th April 2014

Reserved Matters and Non-Material Amendment applications have since been consented. These are listed below:

- **KET/2019/0138** – Non-material Amendment: KET/2016/0249 first 175m of highway off Stoke Road into Phase 1 of the development – Approved 28th March 2019
- **KET/2019/0139** – Non-material Amendment: Variation of conditions on energy strategy, code for sustainable homes, lifetime homes, sustainability report, interim design stage assessment – Approved 28th March 2019

To remain extant the outline planning permission requires all the remaining reserved matters applications to be submitted by 25th April 2021. The Council is engaged in regular communication and holding meetings with the land promoter, who has been engaging prospective developers. One of the two builders in particular, has also held discussions with council officers about taking forward a large portion of the site.

The land promoter and developers are fully aware of the requirements and 2021 deadline to ensure the current outline consent does not lapse. Progress has been

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**Table 1 - Trajectory at 31st March 2019**

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delayed due the Covid-19 lockdown, the Council is seeking to engage again as developers return to work.

**Site Trajectory**

The Housing Trajectory for Desborough North is set out in Appendix 1 of the Site Specific Part 2 Local Plan, the base date for this trajectory was 31st March 2019, the trajectory was prepared in consultation with the site promoter. A copy of this trajectory is provided below. The Council is currently in the process of updating its housing trajectory for five year land supply purposes. As part of this the trajectory below will be reviewed and updated.

*Table 2 - Trajectory at 31st March 2019*

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