Kettering Site Specific Part 2 Local Plan Examination

Matter 2 – Spatial Strategy

Hearing Statement

Hallam Land Management Limited

Respondent Reference: 107
This Hearing Statement is submitted on behalf of the Hallam Land Management Limited (HLM) and supports representations submitted to the Publication Plan, February 2020.

**Issue**

*Is the Plan positively prepared and justified, effective and consistent with national policy and the JCS in relation to the scale and distribution of development proposed and the site selection process?*

**Q2.** What context does the JCS provide in terms of the distribution of development in Kettering borough? Is the proposed distribution of development in Kettering as the Growth Town and Burton Latimer, Desborough and Rothwell as Market Towns in accordance with the JCS and sustainable development principles?

1.1. The distribution of housing broadly accords with the general spatial strategy in the JCS. However, were it found to be necessary to make additional allocations to maintain a rolling supply of deliverable sites, then it would be appropriate to first consider Burton Latimer given it has the lowest number of allocations of the urban settlements.

**Q3.** Does the Plan include sufficient flexibility and contingencies to take account of any changes in circumstances, including any review of the JCS?

1.2. The North Northamptonshire Joint Planning & Delivery Unit has previously indicated in July 2019 that a review of the JCS is not immediately required, and a new Strategic Plan for the new unitary authority for North Northamptonshire has an indicative adoption date of winter 2023. On this basis, the current JCS will have only 8 years remaining of its plan period and there is an increasingly likelihood that circumstances will change between now and 2023, especially in relation to housing requirements nationally. Therefore, the Plan should provide a high level of flexibility.

1.3. As noted in HLM’s regulation 19 representations, the adopted JCS (Para 9.6) states that monitoring of the 5 year housing land supply will be undertaken using a 25% buffer, to provide an early warning of housing land supply running short. In such circumstances, where a five year housing land supply cannot be demonstrated using a 25% buffer (see HLM’s Matter 4 Statement), the JCS requires corrective action by the LPA in order to boost supply. We would suggest the best means to boost supply would be through allocating additional sites within the Part 2 Plan, in order to ensure that there is a 25% buffer at all times during the plan period.

1.4. Additional site allocations should be made to maintain a deliverable 5 year supply of housing land in accordance with the JCS (Policy 28) and NPPF. To assist in delivery, additional allocations should be made in locations that are consistent with the Spatial Strategy, and which are a reliable source of market and affordable housing completions, such as Burton Latimer.
1.5. It is noted that the number of dwellings allocated to Burton Latimer is below the number allocated to Desborough (another Market Town). However, the JCS provides for flexibility, stating that the scale of development at individual settlements is dependent on the circumstances (including the current and potential capacity of infrastructure and services, regeneration needs and the character of the town).

1.6. Specifically, land south of Higham Road in Burton Latimer should be allocated for approximately 180 dwellings (including 30% affordable housing) to increase the supply of affordable housing, and contribute towards the expansion of existing services and facilities.

1.7. Burton Latimer is an attractive location for residential development and has consistently been able to deliver both market at affordable housing. Burton Latimer was the only settlement that delivered its housing target from the Core Spatial Strategy 2008, and recent planning permissions on land north of Higham Road are under construction with no delays to housing delivery. Historically there have been no concerns about viability at sites in Burton Latimer, and development in the town has been able to deliver 30% affordable housing, as demonstrated by the recent developments to the north of Higham Road. This contrasts to the 20% starting affordable housing target at the SUEs including Kettering East, Desborough North and Rothwell North.

1.8. Land to the south of Higham Road is an appropriate location for residential development and is immediately available for development. The site is controlled by Hallam Land Management Limited, who are actively promoting it for residential development. As such, the site will be able to deliver homes early in the plan period and contribute to the Council’s five year housing land supply. The site relates well to the existing settlement and is an appropriate and logical extension against the existing residential development focused along Higham Road.