WRITTEN STATEMENT IN RESPECT OF THE KETTERING SITE SPECIFIC PART 2 LOCAL PLAN EXAMINATION

MATTER 13- RURAL AREAS

On Behalf of The Boughton Estate
1. **INTRODUCTION**

1.1 This Written Statement is made on behalf of our client, The Boughton Estate (the Estate), in respect of the forthcoming examination (EIP) of the Kettering Site Specific Part 2 Local Plan.

2. **MATTER 13- RURAL AREAS**

2.1 Issue: Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to development principles in rural areas.

Questions

Village Specific Development Principles

9. Are the development principles policies for the specific villages listed below justified by appropriate available evidence, having regard to national policy and local context, including the JCS?

2.2 As with comments made in relation to Matter 7, the wording of Policy GED1 is considered too prescriptive and lacks sufficient flexibility to be applied at the Development Management stage. Representations have suggested amendments to refer to ‘where appropriate’ within the detailed wording.

10. Do the policies repeat the general development principles set out in RS5? What is their relationship with the requirements for the housing allocations in the respective villages?

2.3 Yes, there is overlap with the requirements within the housing allocations.

11. Is it clear that the principles are locally specific to each village? Have the identified improvements identified in some of the policies been costed? Do they raise issues of viability? Do the criteria align with the requirements of the Framework for example with regard to the tests for heritage assets?
2.4 The principles if applied inflexibly at the Development Management stage may raise issues in terms of viability of development.

12. Do the policy requirements in the specific villages replicate other generic development management policies (in the JCS or elsewhere) which would be required in all instances, such as those requiring adequate off-street car parking etc? Is it necessary or effective for these policies to refer to compliance with other policies in the Plan?

ASH1 Ashley
BRA1 Braybrooke
CRA1 Cranford
GED1 Geddington
GRA1 Grafton Underwood
GRC1 Great Cransley
HAR1 Harrington
LOA1 Little Oakley
LOD1 Loddington
MAW1 Mawsley
NEW1 Newton
PYT1 Pytchley
RUS1 Rushton
STA1 Stoke Albany
SUT1 Sutton Bassett
THM1 Thorpe Malsor
WAR1 Warkton
WEK1 Weekley
WES1 Weston by Welland
WIL1 Wilbarston
2.5 In respect of NEW1, as there are no allocations proposed at Newton and the settlement limit is drawn relatively tightly around existing residential curtilages, there is limited scope for new development.

2.6 It is our view that a small, proportionate development should be enabled at Newton in order to provide some growth to support the local community, allow for young people connected with Newton to continue to live in the area and also to support the farm shop and cafe.

2.7 The Estate has previously promoted their site to the south of Dovecote Farm as a potential housing allocation for 4 homes. It remains the Estate’s view that the farm buildings/barns and associated outbuildings could be consolidated or moved to a more suitable site on Dovecote Farm to improve the character and quality of this part of the village and provide four new homes for local people.

2.8 This development could be achieved through a small allocation, or by redrafting the settlement limit to include the land and buildings that comprise the southern extent of the Dovecote Farm complex.

2.9 It might be noted that whilst the Estate wishes to re-develop the southern part of Dovecote Farm through the provision of new homes, specifically designed to meet need and of a size, scale and orientation that maintains the fabric and character of the area in accordance with the development principles set out in Policy NEW1, there are a number of fall-back positions possible via permitted development rights under Classes Q, R and S of Part 3 of Schedule 2 (changes of use) to the Town and Country Planning (General Permitted Development) (England) Order 2015.

2.10 Subject to a number of conditions and restrictions the agricultural buildings and land in their curtilage at Dovecote Farm could be converted for:

- up to 5 homes under Class Q;

- to a “flexible use” within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1
(business), Class B8 (storage or distribution), Class C1 (hotels) or Class D2 (assembly and leisure) under Class R; or

- to a state-funded school or a registered nursery under Class S.

2.11 Work undertaken in 2017 demonstrates that traffic generated by a development of four new homes will be lower than that arising from redevelopment at the upper limit of the permitted development rights. The site’s allocation for up to 4 dwellings cannot be considered to result in any material increase of traffic through the Newton Road junction.

2.12 To re-iterate, the Estate is of the opinion that a development of 4 new homes would provide a better opportunity to enhance the setting of the village, its Conservation Area and Dovecote House (Grade II listed) whilst providing a level of housing which is in keeping with the existing character of the settlement.

2.13 The settlement limit for Newton should be amended to include the southern part of the Dovecote Farm complex or Policy NEW1 and the proposal map should be modified to include an allocation for around 4 new homes.

2.14 There are no known technical issues and, subject to a grant of planning permission, the site is deliverable within 5 years and capable of contributing to the land supply for Kettering.