Kettering Site Specific Part 2 Local Plan (SSP2) (2011-2031) Examination

Matter 4 – Delivering the Housing Requirement

Matter Statement by Kettering Borough Council

September 2020
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1. **Introduction**

1.1. This statement sets out the Council’s response to Matter 4: Delivering the Housing Requirement, questions 1 - 7, in respect of the following issues:

- Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to the approach towards the supply and delivery of housing land to meet the JCS requirement for Kettering.

1.2. The statement also addresses any representations which the Council considers are of particular significance or concern, where this is the case the relevant respondent number and comment id are provided.

1.3. All documents referred to in this statement are listed in Appendix 1, submission document numbers are provided throughout where applicable.

2. **Matter 4 – Question 1: Does the Plan deliver the housing requirement of the JCS (for 10,400 dwellings net) and its timescale for delivery?**

2.1. The SSP2, alongside completions, commitments and sites allocated in the Kettering Town Centre Area Action Plan (AAP1), will deliver the housing requirement of the JCS and its timescale for delivery. The Housing Land Supply Background Paper (October 2019) (HOU1) sets out the Council’s approach to delivering the housing requirements set out in the JCS. Section 2 of HOU1 details the housing land supply for the period 2011 to 2031. This section demonstrates that taking into account completions, commitments, allocations, sites allocated in the SSP2 and an allowance for windfall a total supply of 12,976 dwellings has been identified. Appendix 1 of HOU1 shows the schedule of sites and the timescales for site delivery, this demonstrates that sufficient sites have been identified to meet the JCS requirement in the plan period to 2031.

3. **Matter 4 – Question 2: Is it appropriate to apply a flexibility allowance? What is the justification for the plus 10% flexibility allowance and is it effective? Was consideration given to a higher or lower allowance? Should the allowance be applied across the board (including the rural areas)? Will the housing requirement plus the 10% allowance be met in the urban areas?**

3.1. It is considered appropriate to apply a flexibility allowance, this ensures that if some sites are slower to come forward than anticipated, sufficient sites are available to meet the JCS requirements.

3.2. Paragraphs 1.9 to 1.12 of HOU1 set out the justification for the 10% flexibility allowance. Paragraph 1.11 explains that the 10% flexibility allowance was applied without an urban windfall allowance so in the urban area windfall will provide further flexibility above the 10%. Paragraph 1.11 sets out that when all sources of supply are taken into account a supply of 12,976 dwellings has been
identified, this is 25% above the housing requirement in the JCS and provides sufficient flexibility and contingency to ensure the housing requirements are delivered. It is considered that this approach will be effective in ensuring that the JCS housing requirements are met.

3.3. The SA (SA1) considered reasonable alternatives to providing the 10% flexibility allowance. Paragraphs 5.2.4 to 5.2.18 identified two reasonable approaches for the housing strategy. Section 5.3 of SA1 addresses other alternatives which were considered but which were determined to be unreasonable, these included relying entirely upon commitments and completions for housing delivery and providing a higher housing flexibility allowance than 10%. Section 5.4 of SA1 sets out why the preferred approach has been selected.

3.4. A representation received from Gladman Land (respondent no 70, comment Id 174) disagrees that an adequate assessment of increases to the flexibility allowance has taken place. A representation from Mather Jamie on behalf of Central England Co-op (respondent number 123, comment Id 262) considered the emerging SSP2 is applying the JCS housing targets too rigidly.

3.5. The Council’s response to these representations is set out in the ‘Regulation 20 Representations with Council’s response’. As set out above, the SA (SA1) and Housing Land Supply Background Paper (HOU1) provide adequate evidence and justification to support the approach taken.

3.6. It is not considered that the flexibility allowance should be applied to the rural area. Section 1.10 of HOU1 sets out the justification for this approach. Paragraph 5.3.8 of SA1 considered increased growth in the rural areas and sets out why this is an unreasonable alternative. This concludes that increasing housing growth in the rural area would not be in accordance with the JCS which seeks to focus growth in the most sustainable settlements.

3.7. Although a flexibility allowance is not applied to the Rural Area in terms of additional allocations, the 25% excess supply is over the JCS requirement for the District as a whole, including the Rural Area. By making flexibility allowance allocations in Urban areas, the Council seeks to ensure a sustainable pattern of development. Furthermore, there is a Windfall allowance for the Rural area which the Council is confident will continue to deliver supply in the Rural area to at least meet the Rural area requirement of 480.

3.8. There are also other sources of supply that will supplement the SSP2 allocations and windfall allowance in the rural area. These include rural exceptions and neighbourhood plans which provide the opportunity to identify locally specific needs and establish an appropriate approach to the delivery of such needs.

3.9. A representation was received from Boughton Estates Ltd (representor number, 40, comment Id 62), which set out that the 10% flexibility allowance should be applied to the rural area. The Council’s response to this
representation is set out in the ‘Regulation 20 Representations with Council’s response’. As set out above the SA (SA1) and Housing Land Supply Background Paper (HOU1) provide adequate evidence and justification to support the approach taken.

3.10. The housing requirement plus flexibility allowance will be met in the urban area. Paragraphs 2.17 to 2.20 of HOU1 set out how the SSP2 allocations will ensure that the housing requirement plus 10% flexibility allowance is met. Table 7 of HOU1 sets out the total supply of sites identified and demonstrates the contribution completions, commitments and SSP2 allocations make to this supply.

4. Matter 4 – Question 3: Is the expected contribution from windfalls realistic and justified by evidence? What is the approach to windfalls in the urban area? Is there an undue reliance on windfalls to meet the rural housing requirement? How will the approach to housing in the Rural Areas meet the JCS requirement for 480 homes?

4.1. The expected contribution from windfall development is realistic and justified by evidence. The Housing Land Supply Background Paper (HOU1), paragraphs 2.53 and 2.54, sets out the approach taken to windfall development and Appendix 4a and 4b of HOU1 set out the evidence to support the inclusion of a windfall allowance. The inclusion of a windfall allowance is in accordance with paragraph 70 of the NPPF and Appendix 4a and 4b provide compelling evidence that windfall development will continue to provide a reliable source of supply.

4.2. There have been a number of representations which raise issues with the approach the Council has taken to the rural windfall allowance. These include a representation from Marrons Planning on behalf of Boughton Estates (representor number 40, comment Id 62) which set out that no evidence has been provided on the windfall allowance, a representation from Henry H Bletsoe and Sons (representor number 66, comment Id 170) which objects to the use of windfall allowance to contribute to the JCS requirement, disagreed with the approach to calculating windfall allowance and suggests an additional housing allocation, and a representation from Berrys on behalf of Pytchley Estate Settlement 1996 (representor number 85, comment Id 215) which disagrees with the approach to windfall allowance and proposed additional allocations to reduce reliance on windfall.

4.3. The Council’s response to these representations is set out in the ‘Regulation 20 Representations with Council’s response’. The Council considers that adequate justification is contained in the Housing Land Supply Background Paper (October 2019) (HOU1) to support the approach to including a windfall allowance, Appendix 4a and 4b of this document provide a robust analysis of windfall which take into account historic delivery rate and expected future trends and provides clear evidence for the inclusion of a windfall allowance.
4.4. In the urban area the calculations against the housing requirement do not include an allowance for windfall, in these locations’ windfall allowance would provide housing in addition to the JCS requirement plus flexibility allowance. This approach is explained in paragraph 1.11 of HOU1. The approach is considered appropriate in the urban area as this will provide further flexibility in terms of delivering the JCS housing requirement and will help ensure that the housing requirement is achieved. This approach is considered to be in accordance with the JCS which seeks to focus growth in the most sustainable settlements.

4.5. In the rural area the windfall allowance has been taken into account when calculating the number of allocations needed to meet the housing requirement of 480 dwellings. As set out above, the level of windfall allowance included is based on robust evidence as set out in Appendix 4b of HOU1. Section 6.2 of SA1 sets out the reasonable alternatives considered in relation to housing growth and distribution in the rural area. Paragraph 6.3.1 of SA1 considered the alternative of not relying upon windfall to meet a proportion of needs and sets out why this is an unreasonable alternative.

4.6. HOU1 paragraph 2.21 and table 7 demonstrate that completions, commitments, SSP2 allocations and a windfall allowance provide adequate housing to meet the JCS rural housing requirement of 480 dwellings. In addition to this there are other sources of housing which would contribute towards meeting locally identified needs in the rural area, these include rural exceptions and Neighbourhood Plans.

5. Matter 4 – Question 4: Is the housing trajectory at Appendix 1 of the Plan realistic? Does it demonstrate a supply of deliverable sites and developable sites that would meet the JCS housing requirement for Kettering? What progress has been made on the Sustainable Urban Extensions (SUEs) allocated in the JCS and how has this been monitored? What assumptions have been made in relation to delivery rates and are these justified? (See initial Question 23 and the Council’s response and position statements)

5.1. The Council considers the housing trajectory provided as Appendix 1 of the SSP2 (PKB1) to be realistic. The Housing Land Supply Background Paper (HOU1) sets out the approach taken to preparing the housing trajectory and the evidence to support the inclusion of sites. Paragraph 2.30 to 2.52 of HOU1 set out the supply of deliverable and developable sites which will meet the JCS housing requirement. Paragraphs 2.31 to 2.47 provide details of the deliverable sites and Paragraphs 2.48 to 2.52 provide details of the developable sites. These sections set out the information used to prepare the site schedule, this included discussions with, and information provided by, developers and/or agents, discussions with development management case officers and an assessment of lead in times and build out rates achieved on sites delivered in the Borough. The site schedule at Appendix 1 of HOU1 provides a justification for each site’s inclusion.
5.2. A representation received from Harris Lamb on behalf of Tata Steel (representor number 76, comment id 202) states that evidence has not been provided to demonstrate a supply of deliverable or developable sites or delivery rates. The Council considers that the Housing Land Supply Background Paper (HOU1) provides evidence to demonstrate the supply of deliverable and developable sites and the delivery rates. However, an additional document has been attached at Appendix 2 which provides the information used to support the Council’s five year land supply position for the period 2019-2024 and provides additional evidence to support the deliverability of sites and the delivery rates set out in the housing site schedule set out in Appendix 1 of the SSP2.

5.3. An update on progress at the SUE’s is provide in the Council’s response to the Inspector’s Initial Questions, EXAM 2G – Appendix 7a provides a position statement for the East Kettering SUE and EXAM 2H – Appendix 7b provides a position statement for the Rothwell North and Desborough North SUEs. Progress at the SUE’s is monitored through the North Northamptonshire Authorities’ Monitoring Report (AMR1) and through the Council’s annual monitoring of housing sites. The Council updates its housing site schedule annually in accordance with paragraph 73 of the NPPF.

5.4. The delivery rates set out in Appendix 1 of the SSP2 are informed by discussions with, and information provided by, the site developers and/or agents. They are also informed by discussions with development management case officers for the sites and an assessment of lead in times and build out rates achieved on sites in the Borough. The site schedule attached at Appendix 1 of HOU1 provides a justification for the delivery rates set out.

5.5. There are representations which raise issues in relation to the delivery rates and assumptions made for the SUE’s and in relation to the supply of deliverable and developable sites. These include a representation from Harris Lamb on behalf of Tata Steel (representor number 76, comment Id 200 and 202) which raised that there is no reference to the SUE monitoring trigger, that the SUE’s have not progressed as expected and raises concerns regarding the delivery rates at the SUE’s. A representation from RDC Development consultants (representor number 88, comment Id 212) raised issues including that SUE’s are not delivering at the rates predicted, concerns about the deliverability of Desborough North and the impact this would have on delivering the housing target for Desborough, that insufficient information has been published to determine whether a 5 year supply of deliverable sites exists, additional sites are needed and there is no reference to SUE monitoring target. A representation from Marrons Planning on behalf of Hallam Land Management (representor number 107, comment Id 233) raised that the plan fails to demonstrate specific, deliverable sites for years 1 to 5 of the plan period, with a 25% buffer supply falls to 5.66 years, the supply is very dependent of three SUE’s, concerns about delivery rates, an alternative site is identified to boost supply. A representation from Gladman Land (representor number 70, comment Id 186) raised that delivery assumptions made for SUEs risk deliverability of the SSP2 and will lead to housing land supply problems,
clear evidence is required to demonstrate sites are deliverable, SUE’s are falling below the 75% JCS trajectory, Local Plan needs to provide contingency against overall requirement. A representation from Mather Jamie on behalf of Central England Co-op (represeantor number 123, comment Id 262) considered the SSP2 relies too heavily on Desborough North which is running late on delivery schedules and does not meet the definition of deliverable.

5.6. A representation was also received from David Lock Associates on behalf of Hanwood Park LLD (represeantor number 57, comment Id 148) queried the inclusion of 3,525 dwellings at East Kettering in the housing site schedule when there are 4,644 remaining on the site.

5.7. The Council’s response to these representations is set out in the ‘Regulation 20 Representations with Council’s response’. The Council considers that the Housing Land Supply Background Paper (HOU1) provides evidence to support the housing site schedule set out in Appendix 1 of the SSP2 and that this schedule is realistic.

5.8. The Council recognises that the SUE’s have not progressed as quickly as originally set out in the JCS housing trajectory. However, significant progress has been made in delivering these sites. Delivery on East Kettering is now well underway, as set out in EXAM 2G, development has now commenced on Rothwell North and Desborough North is progressing through the planning application process, as set out in EXAM 2H. Progress of the SUE’s is monitored through the North Northants Authorities Monitoring Report (AMR1). The timescales for delivery and delivery rates set out in Appendix 1 of the SSP2 are informed by information provided by the developers and/or agents for these sites.

5.9. The Inspector’s Report for the Plan for the Borough of Wellingborough considered the progress being made in relation to the SUE’s in Wellingborough, paragraphs 41 and 42 of the report consider the expected delivery rates on the SUE’s, the Inspector considered the projected rates for delivery of the SUE’s to be realistic and recognised that while the SUE’s were running behind their original trajectories, the constraints which had been responsible for the delay were being overcome or could realistically be overcome at the necessary stages. The Inspector considered that there was not an over reliance on the two SUE’s. Paragraphs 52 to 58 of the Inspector’s Report consider the contribution of the SUE’s to five year land supply and concluded the Plan demonstrably able to deliver a five year housing land supply.

5.10. The JCS SUE monitoring trigger is set out in paragraph 9.18 and table 9 of the JCS, the purpose of this monitoring trigger is to report on the progress of the SUE’s. In the event of the SUE’s in a district or borough delivering less than 75% of projected housing completions in three consecutive years, the Joint Committee will undertake a partial review of the JCS to ensure that the objectively assessed need for housing is met. Table 9 of the JCS sets out contingencies, these include; identifying the cause and considering
justification; reviewing implementation; considering any remedial action and considering policy review.

5.11. The North Northamptonshire Joint Planning Committee (JPC) considered the need to review the JCS at its meeting on the 25th July 2019, among other issues, this report considered the 75% trigger. The JPC agreed that the JCS does not require updating at the current time. There were a number of reasons for this, one of which is that the JPDU considers that the JCS is up-to-date and the policies are working, including in relation to housing delivery.

5.12. The Council considers that the housing schedule provided at Appendix 1 of the SSP2 is realistic and that a supply of deliverable and developable sites has been identified to meet JCS housing requirements for the plan period. The Council updates the Borough’s housing schedule on an annual basis, and it is expected an update to the end of March 2020 will be available at the time of the Hearings.

6. Matter 4 – Question 5: Is there sufficient range and choice of sites allocated in the Plan in terms of location, type and size to provide adequate flexibility to meet the JCS housing requirement for Kettering?

6.1. The Council considers that there is a sufficient range and choice of sites allocated in the SSP2 in terms of location, type and size to provide adequate flexibility to meet the JCS housing requirement for Kettering.

6.2. Sites allocated in the plan range in size from 3 dwellings to 350 dwellings and provide a mix of brownfield and greenfield sites in both the urban and rural areas. Allocations have been distributed to ensure that the JCS requirement for each settlement, as set out in table 5 of the JCS, is met. A mix of scales of development is available within each location, in Kettering the scale of allocations ranges from 13 dwellings on a small brownfield site within the settlement (Policy KET3) to 350 dwellings on a larger greenfield site on the edge of the settlement (KET4). In the market towns sites range in scale from 7 dwellings (BLA5) to 300 dwellings (ROT3). In the rural area sites range from 3 dwellings in the smaller village of Braybrooke (BRA2) to a site of 50 dwellings in Mawsley which is one of the larger villages (MAW2).

6.3. The site allocations provide a range of sites which would be suitable for different types of developers from small/ medium sized local builders to national housebuilders, this will ensure a flexible approach to the delivery of sites.

6.4. The range and choice of sites allocated in the SSP2 is complemented by the strategic scale SUE’s, Kettering Town Centre AAP allocations, which are predominantly small and medium sized brownfield sites, and existing commitments.
6.5. The housing site schedule set out in Appendix 1 of [HOU1] provide details of the supply of sites and shows the range in location, type and size of sites identified to meet the JCS requirements.

7. **Matter 4 – Question 6:** Paragraph 68 of the Framework states that local planning authorities should identify, through the development plan and brownfield registers, land to accommodate at least 10% of housing requirements on sites no larger than one hectare. Should this be recognised specifically in the Plan? (See Initial Question 13 and the Council’s response)

7.1. As set out in the Council’s response to Question 13 of the Inspector’s Initial Questions section 4 of [HOU1] demonstrates that the requirement of NPPF Paragraph 68 has been met. The Council doesn’t consider that it is necessary for this to be recognised specifically in the SSP2. However, if the Inspector considers it is necessary for this to be recognised specifically in the Plan the Council would support a modification to address this.

8. **Matter 4 – Question 7:** Overall will the Plan realistically deliver the dwellings required over the plan period? What contingencies are in place should housing delivery fall below expectations? Are there any risks associated with the over-supply of land for housing? How have these been addressed?

8.1. It is considered that the SSP2 will realistically deliver the dwellings required over the Plan period. The SSP2 combined with the SUE’s, Kettering Town Centre AAP allocations, completions, commitments and windfall allowance provide a supply of sites significantly in excess of the JCS requirements ensuring that sufficient choice and flexibility is provided to enable the market to deliver the housing requirement. Housing completions for the period 2011 to 2019 shown in Appendix 1 of [HOU1] show that in two years the number of completions reached 644 and 706 dwellings, demonstrating the ability of the market to deliver levels of completions which are higher than the average annual requirement demonstrating that over the plan period the JCS requirement can be achieved.

8.2. The Council takes a proactive approach to delivering its housing requirements and actively engages with developers and agents to bring forward housing sites. Delivery of the SSP2 allocations will be monitored using the monitoring framework set out in Section 15 of the SSP2, where sites are not coming forward as anticipated the Council will seek to identify and address the reasons for this. It is considered that sufficient contingency is included within the supply of sites to address individual sites coming forward at a rate lower than expected.

8.3. It is not considered that there are any risks associated with the over-supply of housing land identified in the SSP2 in terms of delivering the housing requirement, this approach provides choice and flexibility. The only risk is that potentially at the end of the plan period there are sites which have not needed to come forward to meet the housing requirements, if this was the case these
sites would provide a starting point for meeting needs beyond the current plan period.

9. Conclusion

9.1. The Council considers that the submitted Kettering Borough Site Specific Part 2 Local Plan is sound in relation to the Issues and Questions set out in Matter 4. This is founded on the assessment provided in this statement which sets out the approach which has been taken towards the supply and delivery of housing land to meet the JCS requirement, the statement draws extensively on evidence contained in the Housing Land Supply Background Paper (HOU1) and Sustainability Appraisal (SA1).

9.2. The statement demonstrates that the JCS requirement will be delivered within the plan period, it provides a justification to the approach taken to applying a flexibility allowance and demonstrates that the approach to windfall is justified and in accordance with national policy. It demonstrates that the housing trajectory is realistic, and that sufficient deliverable and developable sites have been identified in accordance with the NPPF to meet housing requirements.

9.3. The statement demonstrates that a sufficient range and choice of sites has been identified in terms of location, type and size and to provide adequate flexibility in meeting the requirements and demonstrates that the requirement of paragraph 68 of the NPPF to accommodate at least 10% of housing on smaller sites has been met.

9.4. The statement demonstrates that overall, the plan will realistically deliver the JCS requirements and that adequate contingencies are in place to ensure the requirements are met.

9.5. Therefore, to conclude, the Council considers the SSP2 (PKB1) to be positively prepared and justified, effective and consistent with national policy in relation to the approach towards the supply and delivery of housing land to meet the JCS requirement for Kettering.
Appendix 1: List of Reference Documents

- PKB1 – SSP2 Publication Plan
- NPPF – National Planning Policy Framework
- PPG – Planning Practice Guidance
- JCS1 – North Northamptonshire Joint Core Strategy 2011-2031
- AAP1 – Kettering Town Centre Area Action Plan
- HOU1 – Housing Land Supply Background Paper
- SA1 – Sustainability Appraisal
- Copies of the Regulation 20 Representations with Council’s Response
- North Northamptonshire Joint Planning Committee – 25th July 2019 - Agenda Item 6 – North Northamptonshire Joint Core Strategy Review Report
- Inspector’s Report for the Plan for the Borough of Wellingborough
Appendix 2 – Additional site information.

The following site forms contain information from developers on specific sites, and were prepared to support the Council’s five year land supply position at appeal reference APP/L2820/W/18/3215362 which was an appeal by Gladman Developments against refusal of Outline Planning Permission for residential development of up to 245 dwellings to include public open space, landscaping, sustainable drainage systems and vehicular access at Braybrooke Road (land off), Desborough. There are references in this appendix to the information being gathered for this appeal, however the information provides evidence to support the Councils housing site schedule and has therefore been included for this purpose. The base date for this information is the 31st March 2019.
## Appendix 2 – Site Forms

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Desborough North has outline planning permission for 700 dwellings. A design code has been approved for the site and a reserved matters application for the first 175m of highway off Stoke Road into Phase 1 of the development was approved on 10/04/2017 (KET/2016/0249).

A series of non-material amendment applications to vary conditions attached to the outline planning permission were approved on 28/03/2019, these enabled a small section of the access road to be completed prior to the submission of the details required by the conditions.

A number of conditions on the outline application have been discharged.

Further to an unsuccessful HIF bid through Homes England which would have supported the infrastructure of this development with a loan facility, the Council is working very closely with the developer and site promoter to achieve a scheme which is viable and deliverable. The key issue for the development is the cash flow which makes the development marginally viable, the Council is investigating options to revise the triggers for certain contributions such that the spine road, other site wide infrastructure and primary school contributions are not all required at the commencement of construction. The Council is confident that this can be achieved and that a full viability appraisal will not be necessary.

A Planning Performance Agreement has been signed with CJC Development Co Ltd and one will be signed soon with Miller Homes (the first housebuilder). It is anticipated that the S106 revisions will be completed by September/ October and a Reserved Matters application submitted in September can be determined within the required 13 week time period.

The site is divided into four phases. It is anticipated that there will be 3 house builders who will build the site out. The first housebuilder should make a start on site early next year, with two more to start early 2020.

The first house builder intends to submit reserved matters applications for Phases 1 & 3 (350 dwellings) and the spine road. Delivery of the spine road will allow access to the remaining phases of development.

With submission of reserved matters in September 2019, it is anticipated work starting on site February 2020 and first sales October 2020. The sales rate for this housebuilder is 48 per year, based on an average of 36 private dwellings (3 per month) and 12 housing association properties (1 per month). An e-mail from Miller Homes confirming this information is provided below.

The site promoter has provided the letter below, which sets out delivery rates for the site. The delivery rates have been moved back a year in the Council’s housing trajectory to allow time for reserved matters to be submitted and for work to start on site.

There is clear evidence that this site is progressing through the application process and that dwellings will be delivered on the site within the five year period. Allowance has been made in the trajectory for time for reserved matters to be submitted, time to deliver essential infrastructure and time between start on site and first completions. The number of house builders has been taken into account in the build out rates. With two or three house builders on site, 120 dwellings per year is realistic and achievable. This level of build out rate has been achieved on sites within the Borough.

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<td>A number of conditions on the outline application have been discharged.</td>
</tr>
<tr>
<td>Further to an unsuccessful HIF bid through Homes England which would have supported the infrastructure of this development with a loan facility, the Council is working very closely with the developer and site promoter to achieve a scheme which is viable and deliverable. The key issue for the development is the cash flow which makes the development marginally viable, the Council is investigating options to revise the triggers for certain contributions such that the spine road, other site wide infrastructure and primary school contributions are not all required at the commencement of construction. The Council is confident that this can be achieved and that a full viability appraisal will not be necessary.</td>
</tr>
<tr>
<td>A Planning Performance Agreement has been signed with CJC Development Co Ltd and one will be signed soon with Miller Homes (the first housebuilder). It is anticipated that the S106 revisions will be completed by September/ October and a Reserved Matters application submitted in September can be determined within the required 13 week time period.</td>
</tr>
<tr>
<td>The site is divided into four phases. It is anticipated that there will be 3 house builders who will build the site out. The first housebuilder should make a start on site early next year, with two more to start early 2020.</td>
</tr>
<tr>
<td>The first house builder intends to submit reserved matters applications for Phases 1 &amp; 3 (350 dwellings) and the spine road. Delivery of the spine road will allow access to the remaining phases of development.</td>
</tr>
<tr>
<td>With submission of reserved matters in September 2019, it is anticipated work starting on site February 2020 and first sales October 2020. The sales rate for this housebuilder is 48 per year, based on an average of 36 private dwellings (3 per month) and 12 housing association properties (1 per month). An e-mail from Miller Homes confirming this information is provided below.</td>
</tr>
<tr>
<td>The site promoter has provided the letter below, which sets out delivery rates for the site. The delivery rates have been moved back a year in the Council’s housing trajectory to allow time for reserved matters to be submitted and for work to start on site.</td>
</tr>
<tr>
<td>There is clear evidence that this site is progressing through the application process and that dwellings will be delivered on the site within the five year period. Allowance has been made in the trajectory for time for reserved matters to be submitted, time to deliver essential infrastructure and time between start on site and first completions. The number of house builders has been taken into account in the build out rates. With two or three house builders on site, 120 dwellings per year is realistic and achievable. This level of build out rate has been achieved on sites within the Borough.</td>
</tr>
</tbody>
</table>
## Site Schedule

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<th>2019/20</th>
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</tbody>
</table>
Afternoon Julia

Further to your email.

I can confirm that this is the current situation with the land at Desborough North and the information is correct.

Kind regards

Jackie Chastney

Sent from my iPhone

On 26 Jul 2019, at 09:36, Julia Baish <JuliaBaish@kettering.gov.uk> wrote:

Dear Jackie

I am currently preparing a proof of evidence for a Public Inquiry for an appeal brought by Gladman Developments Ltd against the refusal of an outline application for residential development of up to 245 dwellings at Braybrooke Road (land off), Desborough. Through this appeal the Council’s five year land supply has been challenged, I am therefore preparing evidence to demonstrate that the sites identified in the Council’s housing site schedule are deliverable.

My colleague, James, previously contacted you regarding Desborough North, application reference KET/2011/0235, in relation to the preparation of the Council’s housing site schedule. I have used the letter and information you provided, information provided by Miller Homes and information gathered from Development Management case officers in relation to this site to prepare the following summary of the current position in relation to this site:

<table>
<thead>
<tr>
<th>Table 1 - Desborough North</th>
</tr>
</thead>
<tbody>
<tr>
<td>Desborough North has outline planning permission for 700 dwellings. A design code has been approved for the site and a reserved matters application for the first 175m of highway off Stoke Road into Phase 1 of the development was approved on 10/04/2017 (KET/2016/0249).</td>
</tr>
<tr>
<td>A series of non-material amendment applications to vary conditions attached to the outline planning permission were approved on 28/03/2019, these enabled a small section of the access road to be completed prior to the submission of the details required by the conditions.</td>
</tr>
<tr>
<td>A number of conditions on the outline application have been discharged.</td>
</tr>
<tr>
<td>Further to an unsuccessful HIF bid through Homes England which would have supported the infrastructure of this development with a loan facility, the Council is working very closely with the developer and site promoter to achieve a scheme which is viable and deliverable. The key issue for the development is the cash flow which makes the development marginally viable, the Council is investigating options to revise the triggers for certain contributions such that the spine road, other site wide infrastructure and primary school contributions are not all required at the commencement of construction. The Council is confident that this can be achieved and that a full viability appraisal will not be necessary.</td>
</tr>
</tbody>
</table>

1
A Planning Performance Agreement has been signed with CJC Development Co Ltd and one will be signed soon with Miller Homes (the first housebuilder). It is anticipated that the S106 revisions will be completed by September/October and a Reserved Matters application submitted in September can be determined within the required 13 week time period.

The site is divided into four phases. It is anticipated that there will be 3 house builders who will build the site out. The first housebuilder should make a start on site early next year, with two more to start early 2020.

The first house builder intends to submit reserved matters applications for Phases 1 & 3 (350 dwellings) and the spine road. Delivery of the spine road will allow access to the remaining phases of development. With submission of reserved matters in September 2019, it is anticipated work starting on site February 2020 and first sales October 2020. The sales rate for this housebuilder is 48 per year, based on an average of 36 private dwellings (3 per month) and 12 housing association properties (1 per month). An e-mail from Miller Homes confirming this information is provided below.

The site promoter has provided the letter below, which sets out delivery rates for the site. The delivery rates have been moved back a year in the Council’s housing trajectory to allow time for reserved matters to be submitted and for work to start on site.

There is clear evidence that this site is progressing through the application process and that dwellings will be delivered on the site within the five year period. Allowance has been made in the trajectory for time for reserved matters to be submitted, time to deliver essential infrastructure and time between start on site and first completions. The number of house builders has been taken into account in the build out rates. With two or three house builders on site, 120 dwellings per year is realistic and achievable. This level of build out rate has been achieved on sites within the Borough.

<table>
<thead>
<tr>
<th>Site Schedule</th>
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<td>25</td>
<td>120</td>
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</tr>
</tbody>
</table>

Could you confirm by return e-mail that you agree that this information is correct and that this statement reflects the current position for this site. If there are any updates to this information then please let me know.

For the avoidance of doubt your reply will be treated as a statement of common ground for the purpose of the Inquiry and will be submitted as evidence to the Inquiry.

If you have any questions or would like to discuss this, then please contact me on the number below.

Thank you

Kind regards

Julia

Julia Baish

Development Team Leader (Planning Policy)
Development Services
Kettering Borough Council
Bowling Green Road
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3 June 2019

James Wilson
Interim Head of Development Services
Kettering Borough Council
Municipal Offices
Bowling Green Road
Kettering
NN15 7QX

Dear James,

Re: Land to the north of The Grange, Desborough

Please find enclosed a review of the predicted build-out rate for our site north of The Grange, Desborough.

End March 2020 : 25
End March 2021 : 120
End March 2022 : 120
End March 2023 : 120
End March 2024 : 120
End March 2025 : 120
End March 2026 : 75

We have reviewed our figures following a delay of 12-18 months whilst we waited to hear from Homes England about a bid for HIF Funding, which originally we were told we would get and then this has not materialised.

It is anticipated now that there will be 3 Developers on site in total, the first of which should make a start on site latest this year, with two more to start early next year.

If you need any further information, please do not hesitate to contact me.

Kind Regards,

Yours sincerely

Jacqueline A Chastney BSc
Director
Julia Baish

From: Tom Roberts <Tom.Roberts@miller.co.uk>
Sent: 19 July 2019 10:27
To: Julia Baish; Clare Thornton
Cc: jackie@cjc.uk.com
Subject: Re: Desborough North

Follow Up Flag: Follow up
Flag Status: Completed

Julia

At present our indicative timetable is as follows;

Target RM submission in September 2019
RM decision in January 2020
Start on site Feb 2020
First sales October 2020
Sales rate is based upon an average of 36 private (3 per month) and 12 HA per year (1 per month)

Please let me know if you need any further info.

Regards
Tom

Julia Baish

Dear Tom/ Clare,

I have been provided with your contact details by my colleague, Theresa Nicholl, in relation to Desborough North. I understand that Miller Homes will be delivering phases 1 & 3 of the development and the spine road.
I am currently in the process of preparing a proof of evidence for a public inquiry to support the Council’s five year land supply position. Desborough North is included within the housing trajectory and I have information provided by CJC on the site. However it would be helpful to have a letter or e-mail from yourselves setting out your timetable in relation to submitting a reserved matters application, estimated start on site date, estimated build out rates and timetable for completion of the spine road. This letter or e-mail could then be appended to my proof of evidence.

Is this something you would be able to provide for me?

If you would like to discuss this, then please call me on the number below.

Kind regards

Julia

Julia Baish

Development Team Leader (Planning Policy)
Development Services
Kettering Borough Council
Bowling Green Road
Kettering
Northamptonshire
NN15 7QX

Tel: 01536 534316
www.kettering.gov.uk
www.twitter.com/KetteringBC

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Table 2 - Desborough South

This site has Outline Planning Permission, application reference KET/2016/0044. Kettering Borough Council is a part landowner of the site.

The Council is working closely with the housebuilder and agent to deliver this site and is working with them to complete a Planning Performance Agreement for the submission of a reserved matters application.

Pre-reserved matters conditions are currently going through the process of being discharged.

Reserved matters are expected to be submitted in September, with start on site early 2020. A delivery schedule has been provided by developer but this has been put back a year to allow time for submission of reserved matters, start on site and time between starting on site and completions.

There is clear evidence that this site is progressing through the application process and that dwellings will be delivered on the site within five years. Due to the scale of the site, development will build beyond the five year period. The delivery schedule takes into account time for submission of reserved matters, time for work to start on site and time between work starting on site and the completions of dwellings.

Build out rates are provided by the developer, the highest these go up to is 60 dwellings per year. This is considered realistic and achievable, this level of build out rate has been achieved on sites within the Borough. A site at Polwell Lane, Barton Seagrave for 422 dwellings delivered 55 dwellings in 2014/15, 73 dwellings in 2015/16, 139 dwellings in 2016/17 and 70 dwellings in 2017/18.

<table>
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<th>Site Schedule</th>
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<td>32</td>
<td>60</td>
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</tr>
</tbody>
</table>

An e-mail from the developer confirming this information is provided below.
Dear Julia,

I confirm that we agree to the information in respect of the anticipated delivery for Desborough South in the Site Schedule in Table 2.

Kind regards

Robert

Julia Baish

From: Julia Baish [mailto:JuliaBaish@kettering.gov.uk]  
Sent: 23 July 2019 13:36  
To: Robert Love <robert.love@bidwells.co.uk>  
Subject: Desborough South KET/2016/0044  

Dear Robert

I am currently preparing a proof of evidence for a Public Inquiry for an appeal brought by Gladman Developments Ltd against the refusal of an outline application for residential development of up to 245 dwellings at Braybrooke Road (land off), Desborough. Through this appeal the Council’s five year land supply has been challenged, I am therefore preparing evidence to demonstrate that the sites identified in the Council’s housing site schedule are deliverable.

My colleague, Persida, previously contacted you regarding land to the south of Desborough, application reference KET/2016/0044, in relation to the preparation of the Council’s housing site schedule. I have used the information you provided and information gathered from Development Management case officers in relation to this site to prepare the following summary of the current position in relation to this site:
Table 2 - Desborough South

This site has Outline Planning Permission. Kettering Borough Council is a part landowner of the site.

The Council is working closely with the housebuilder and agent to deliver this site and is working with them to complete a Planning Performance Agreement for the submission of a reserved matters application.

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Reserved matters are expected to be submitted in September, with start on site early 2020. A delivery schedule has been provided by developer but this has been put back a year to allow time for submission of reserved matters, start on site and time between starting on site and completions.

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Could you confirm by return e-mail that you agree that this information is correct and that this statement reflects the current position for this site. If there are any updates to this information then please let me know.

For the avoidance of doubt your reply will be treated as a statement of common ground for the purpose of the Inquiry and will be submitted as evidence to the Inquiry.

If you have any questions or would like to discuss this, then please contact me on the number below.

Thank you

Kind regards

Julia

Julia Baish

Development Team Leader (Planning Policy)
Development Services
Kettering Borough Council
Bowling Green Road
Kettering
Northamptonshire
NN15 7QX

Tel: 01536 534316
www.kettering.gov.uk
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Table 3 - Gipsy Lane (land west), Kettering

This site has outline planning permission, application reference KET/2015/0551. The site is available and development on the site can be achieved within the 5 year period.

The agent is currently working towards sale of the site to a housebuilder. It is anticipated reserved matters will be submitted early 2020.

Time has been allowed in the trajectory for sale of the site to a housebuilder, time for submission of reserved matters and time to start on site.

Build out rates of 50 dwellings per year are based on there being one outlet. The site to the south of this development, West Hill, is currently being built out, completions of up to 70 dwellings per year have been achieved on this site. A figure of 50 dwellings per year is therefore considered realistic and achievable.

<table>
<thead>
<tr>
<th>Site Schedule</th>
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</tbody>
</table>

An e-mail from the developer confirming this information is provided below.
Julia Baish

From: Jewson, Emma <Emma.Jewson@carterjonas.co.uk>
Sent: 30 July 2019 09:43
To: Julia Baish; Brown, Colin
Cc: Richard Marlow
Subject: RE: Gipsy Lane (land west), KET/2015/0551 [CJ-WORKSITE.FID234355]

Dear Julia,

In response to your email below the information set out in Table 3 still represents the current position. We are continuing discussions with a selected house builder although a deal has not yet been finalised. There is therefore no guarantee at this time that the transaction will complete; in which case your suggested timings / delivery trajectory will slip.

We are targeting a commitment by late August / early September so I will be happy to update you as appropriate prior to the 3rd September as requested.

Kind regards

Emma

Emma Jewson MRICS
Partner

Carter Jonas

T: 01865 404463 | M: 07585 303731 | carterjonas.co.uk
Mayfield House, 256 Banbury Road, Summertown, Oxford, OX2 7DE

Please consider the environment. Do you really need to print this email?

From: Julia Baish <JuliaBaish@kettering.gov.uk>
Sent: 23 July 2019 13:51
To: Jewson, Emma <Emma.Jewson@carterjonas.co.uk>; Brown, Colin <Colin.Brown@carterjonas.co.uk>
Cc: Richard Marlow <RichardMarlow@kettering.gov.uk>
Subject: [Ext Msg] Gipsy Lane (land west), KET/2015/0551

Dear Emma/Colin,

I am currently preparing a proof of evidence for a Public Inquiry for an appeal brought by Gladman Developments Ltd against the refusal of an outline application for residential development of up to 245 dwellings at Braybrooke Road (land off), Desborough. Through this appeal the Council’s five year land supply has been challenged, I am therefore preparing evidence to demonstrate that the sites identified in the Council’s housing site schedule are deliverable.
My colleague, Persida, previously contacted you regarding Gipsy Lane (land west), Kettering, application reference KET/2015/0551, in relation to the preparation of the Council’s housing site schedule. I have used the information you provided and information gathered from Development Management case officers to prepare the following summary of the current position in relation to this site:

**Table 3 - Gipsy Lane (land west), Kettering**

<table>
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<tr>
<th>Site Schedule</th>
<th>2019/20</th>
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</table>

This site has outline planning permission, application reference KET/2015/0551. The site is available and development on the site can be achieved within the 5 year period.

The agent is currently working towards sale of the site to a housebuilder. It is anticipated reserved matters will be submitted early 2020.

Time has been allowed in the trajectory for sale of the site to a housebuilder, time for submission of reserved matters and time to start on site.

Build out rates of 50 dwellings per year are based on there being one outlet. The site to the south of this development, West Hill, is currently being built out, completions of up to 70 dwellings per year have been achieved on this site. A figure of 50 dwellings per year is therefore considered realistic and achievable.

Could you confirm by return e-mail that you agree that this information is correct and that this statement reflects the current position for this site. If there are any updates to this information then please let me know.

For the avoidance of doubt your reply will be treated as a statement of common ground for the purpose of the Inquiry and will be submitted as evidence to the Inquiry.

If you have any questions or would like to discuss this, then please contact me on the number below.

Thank you

Kind regards

Julia

Julia Baish

Development Team Leader (Planning Policy)
Development Services
Kettering Borough Council
Bowling Green Road
Kettering
Northamptonshire
NN15 7QX

Tel: 01536 534316
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Carter Jonas LLP
Place of Registration: England and Wales
Registration Number: OC304417
Address of Registered Office: One Chapel Place, London, W1G 0BG.
## Table 4 – 25 Durban Road, Kettering

The developer is progressing with a reserved matters application. The application reference number is KET/2018/0661.

There is clear evidence that this site is progressing through the application process, given the scale of development it is clear this is deliverable within five years.

<table>
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<tr>
<th>Site Schedule</th>
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</table>

## Table 5 – Maplefields School, Beatrice Road, Kettering

A reserved matters application has been submitted. The application reference number is KET/2019/0480.

There is clear evidence that this site is progressing through the application process, given the scale of development it is clear this is deliverable within five years.

<table>
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<td>17</td>
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</tbody>
</table>
Appendix 2 – Site Forms

Table 6 - Rothwell North

This site has outline planning permission which was granted 15/11/2018, application reference number KET/2007/0461. A design code has been approved for the site.

The developer is going through the process of discharging conditions.

Three reserved matters applications have been submitted and are pending:
- KET/2018/0961 – Strategic Link Road for part of the route between A6 Roundabout to approved B576 junction (this accounts for approximately four fifths of route)

Work is progressing on the reserved matters applications which are planned to be presented to KBC Planning Committee on 1st October 2019 for determination. Progress is also being made on the AOCs seeking discharge of conditions.

The developer has advised that the first completions will be 6 months after starting on site and that the build out rate will be 100 dwellings a year.

There is clear evidence that the site is progressing through the application process and that homes will be delivered on the site within five years. Time has been allowed in the schedule for approval of reserved matters, for work to start on site and time between start on site and completions.

Build out rates have been provided by the developer. For a site of this size 100 dwellings per year is considered achievable, this level of build out rate has been achieved on other large sites within the Borough, including at Kettering East where the Barratt/ David Wilson site delivered 124 dwellings in 2017/18 and 132 dwellings in 2018/19.

<table>
<thead>
<tr>
<th>Site Schedule</th>
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<tbody>
<tr>
<td>2019/20</td>
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<td>50</td>
</tr>
</tbody>
</table>

An e-mail from the developer confirming this information is provided below.
Good Afternoon Julia,

I can confirm that your statement is correct.

Kind Regards

Lucy Walden
Senior Planner

Persimmon Homes Midlands
3 Waterside Way
Bedford Road
Northampton
NN4 7XD

Tel No: 01604 884699
Fax: 01604 884686

Dear Lucy,

I am currently preparing a proof of evidence for a Public Inquiry for an appeal brought by Gladman Developments Ltd against the refusal of an outline application for residential development of up to 245 dwellings at Braybrooke Road (land off), Desborough. Through this appeal the Council’s five year land supply has been challenged, I am therefore preparing evidence to demonstrate that the sites identified in the Council’s housing site schedule are deliverable.

My colleague, Persida, previously contacted you regarding Rothwell North, application reference KET/2007/0461, in relation to the preparation of the Council’s housing site schedule. I have used the information you provided and information gathered from Development Management case officers to prepare the following summary of the current position in relation to this site:

### Table 5 - Rothwell North

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>This site has outline planning permission which was granted 15/11/2018, application reference number KET/2007/0461. A design code has been approved for the site.</td>
<td></td>
</tr>
<tr>
<td>The developer is going through the process of discharging conditions.</td>
<td></td>
</tr>
<tr>
<td>Three reserved matters applications have been submitted and are pending:</td>
<td></td>
</tr>
</tbody>
</table>
KET/2018/0961 – Strategic Link Road for part of the route between A6 Roundabout to approved B576 junction (this accounts for approximately four fifths of route)

Work is progressing on the reserved matters applications which are planned to be presented to KBC Planning Committee on 1st October 2019 for determination. Progress is also being made on the AOCs seeking discharge of conditions.

The developer has advised that the first completions will be 6 months after starting on site and that the build out rate will be 100 dwellings a year.

There is clear evidence that the site is progressing through the application process and that homes will be delivered on the site within five years. Time has been allowed in the schedule for approval of reserved matters, for work to start on site and time between start on site and completions.

Build out rates have been provided by the developer. For a site of this size 100 dwellings per year is considered achievable, this level of build out rate has been achieved on other large sites within the Borough, including at Kettering East where the Barratt/ David Wilson site delivered 124 dwellings in 2017/18 and 132 dwellings in 2018/19.

<table>
<thead>
<tr>
<th>Site Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019/20</td>
</tr>
<tr>
<td>50</td>
</tr>
</tbody>
</table>

Could you confirm by return e-mail that you agree that this information is correct and that this statement reflects the current position for this site. If there are any updates to this information then please let me know.

For the avoidance of doubt your reply will be treated as a statement of common ground for the purpose of the Inquiry and will be submitted as evidence to the Inquiry.

If you have any questions or would like to discuss this, then please contact me on the number below.

Thank you

Kind regards

Julia

Julia Baish

Development Team Leader (Planning Policy)
Development Services
Kettering Borough Council
Bowling Green Road
Kettering
Northamptonshire
NN15 7QX

Tel: 01536 534316
www.kettering.gov.uk
www.twitter.com/KetteringBC
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Persimmon Homes Limited is registered in England number 4108747, Charles Church Developments Limited is registered in England number 1182689 and Space4 Limited is registered in England number 3702606. These companies are wholly owned subsidiaries of Persimmon Plc registered in England number 1818486, the Registered Office of these four companies is Persimmon House, Fulford, York YO19 4FE.

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This site has outline planning permission, application reference KET/2016/0048. The agent is currently working towards sale of the site to a housebuilder.

It is anticipated that the reserved matters will be submitted shortly.

Given the scale of development on the site, it is clear that development on the site will be delivered within the five year period.

The timescales for delivery have been provided by the agent. Allowance has been made for the submission of a reserved matters application, start on site and time between start on site and completions.

Build out rates of 30 dwellings per year are realistic and achievable, sites of this size in the Borough have achieved this level of build out, for example Rothwell Town Football Club (80 dwellings) delivered 13 dwellings in 2016/17 and 67 dwellings in 2017/18 and a site for 75 dwellings at Harrington Road, Desborough, delivered 26 dwellings in 2015/16 and 45 dwellings in 2016/17.

<table>
<thead>
<tr>
<th>Site Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019/20</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

An e-mail from the developer confirming this information is provided below.
From: Julia Baish <JuliaBaish@kettering.gov.uk>
Sent: 24 July 2019 09:52
To: Mark Ferguson <Mark@fergusonbroadbent.co.uk>
Subject: EXTERNAL: Cranford Road (land to the rear of 30-50), Barton Seagrave,

**WARNING: Message received from an external sender.**

Dear Mark,

I am currently preparing a proof of evidence for a Public Inquiry for an appeal brought by Gladman Developments Ltd against the refusal of an outline application for residential development of up to 245 dwellings at Braybrooke Road (land off), Desborough. Through this appeal the Council’s five year land supply has been challenged, I am therefore preparing evidence to demonstrate that the sites identified in the Council’s housing site schedule are deliverable.
My colleague, Persida, previously contacted you regarding Cranford Road (land to the rear of 30-50), Barton Seagrave, application reference KET/2016/0048 in relation to the preparation of the Council’s housing site schedule. I have used the information you provided to prepare the following summary of the current position in relation to this site:

**Table 6 - Cranford Road (land to the rear of 30-50), Barton Seagrave**

<table>
<thead>
<tr>
<th>Site Schedule</th>
<th>2019/20</th>
<th>2020/21</th>
<th>2021/22</th>
<th>2022/23</th>
<th>2023/24</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This site has outline planning permission, application reference KET/2016/0048. The agent is currently working towards sale of the site to a housebuilder.

It is anticipated that the reserved matters will be submitted shortly.

Given the scale of development on the site, it is clear that development on the site will be delivered within the five year period.

The timescales for delivery have been provided by the agent. Allowance has been made for the submission of a reserved matters application, start on site and time between start on site and completions.

Build out rates of 30 dwellings per year are realistic and achievable, sites of this size in the Borough have achieved this level of build out, for example Rothwell Town Football Club (80 dwellings) delivered 13 dwellings in 2016/17 and 67 dwellings in 2017/18 and a site for 75 dwellings at Harrington Road, Desborough, delivered 26 dwellings in 2015/16 and 45 dwellings in 2016/17.

Could you confirm by return e-mail that you agree that this information is correct and that this statement reflects the current position for this site. If there are any updates to this information then please let me know.

For the avoidance of doubt your reply will be treated as a statement of common ground for the purpose of the Inquiry and will be submitted as evidence to the Inquiry.

If you have any questions or would like to discuss this, then please contact me on the number below.

Thank you

Kind regards

Julia

Julia Baish

Development Team Leader (Planning Policy)
Development Services
Kettering Borough Council
Bowling Green Road
Kettering
Northamptonshire
NN15 7QX

Tel: 01536 534316
www.kettering.gov.uk
www.twitter.com/KetteringBC

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Table 8 - Hanwood Park (East Kettering)

Hanwood Park has outline planning permission for 5,500 dwellings.

The Council has a team dedicated to the Hanwood Park development and officers work closely with the site promoters and developers to bring the development forward.

A significant amount of infrastructure has been delivered which will allow the development of the site:
- Foul drainage for the whole development has been completed.
- The surface water main attenuation pond for Phase 1 is complete.
- Access D, which allows access from Warkton Lane, is complete.
- The first Primary School opened in September 2015.
- Access E and F and Phase 1 primary internal development roads are under construction and will be completed by the end of 2019.

Parcels R7, R9 and R10 are currently being build out by Barratt David Wilson, with 285 dwellings complete at the end of March 2019, 62 dwellings remain to be completed on these parcels.

Parcels 23 & 26 are currently being built out by Persimmon, at the end March 2019 58 plots were under construction. Build out rates in the schedule have been provided by Persimmon. This site will be complete within the five year period.

Parcel R19 will be build out by Taylor Wimpey. Infrastructure ground work is currently underway. Taylor Wimpey anticipates start on site November 2019 with superstructures around June 2020 and showhome opening around October 2020. Build out rates provided by the Taylor Wimpey. This site will be complete within the five year period.

<table>
<thead>
<tr>
<th>Site Schedule</th>
<th>2019/20</th>
<th>2020/21</th>
<th>2021/22</th>
<th>2022/23</th>
<th>2023/24</th>
</tr>
</thead>
<tbody>
<tr>
<td>R7, R9 &amp; R10</td>
<td>62</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R23 &amp; R26</td>
<td>90</td>
<td>100</td>
<td>100</td>
<td>52</td>
<td></td>
</tr>
<tr>
<td>R19</td>
<td></td>
<td>8</td>
<td>54</td>
<td>46</td>
<td>59</td>
</tr>
</tbody>
</table>

The tables below provide more detail on the remaining parcels which have outline planning permission and are included in the five year housing land supply.

Table 9 – Hanwood Park (East Kettering) – Parcels R8, R11, R12, R13 & R14

Parcels R8, R11, R12, R13 & R14 will be delivered by Barratt David Wilson, a letter from Barratt David Wilson is provided below.

These parcels are located adjacent to parcels R7, R9 and R10 which are currently being built out by Barratt David Wilson (BDW).

BDW intend to submit a reserved matters application in Autumn/ Winter 2019, subsequent reserve matters will follow. As BDW are already established on site the time between permission being granted and work starting on site is reduced.

There is clear evidence that these parcels are progressing through the planning process and that dwellings will be delivered on the site in the five year period.
Appendix 2 – Site Forms

Build out rates have been provided by the developer. For a site of this size 76/80 dwellings per year is considered achievable, this level of build out rate has been achieved and exceeded on other large sites within the Borough, including at adjacent parcels where BDW delivered 124 dwellings in 2017/18 and 132 dwellings in 2018/19.

<table>
<thead>
<tr>
<th>Year</th>
<th>2019/20</th>
<th>2020/21</th>
<th>2021/22</th>
<th>2022/23</th>
<th>2023/24</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>39</td>
<td>76</td>
<td>76</td>
<td>80</td>
<td></td>
</tr>
</tbody>
</table>
Dear Louise,

**East Kettering delivery numbers R8, R11, R12, R13, R14**

As you are aware Barratt David Wilson (BDW) have exchanged contracts on the above parcels at East Kettering and will be completing on the purchase immintely. The development of these parcels will be seen as a continuation of our existing commitment within the East Kettering SUE.

The contents of this letter should be read in conjunction with the housing trajectory set out below.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Delivery R8, R11, R12, R13, R14</td>
<td>0</td>
<td>39</td>
<td>76</td>
<td>76</td>
<td>80</td>
<td>72</td>
<td>20</td>
<td>363</td>
</tr>
</tbody>
</table>

The table it states that our current trajectory for housing delivery for the above parcels is 363 dwellings. As a final layout is drawn up through our pre-application discussions with Kettering Borough Council, the quantum of development on the site may well increase.
BDW are currently in the process of arranging a pre-application with Kettering Borough Council with a view of submitting a reserved matters application on part of the above parcels in Autumn/Winter 2019. Due to the nature of purchase, parcels will be released in tranches, and therefore subsequent reserved matters applications will follow.

Given BDW have established themselves on East Kettering, much of the infrastructure such as access roads, electricity and water is serviced to the above parcels. Our site compound is also established and therefore BDW can start construction on site soon after planning permission is granted. There is little in terms of physical constraints on the above parcels which will implicate housing delivery.

Yours sincerely,

Pritesh Shah

Planning Manager

David Wilson Homes (South Midlands)

(*a trading name of BDW Trading Limited*)
Parcels R20, R21, R22 & R24 are located within phase 1 of the development. The table below provides detailed information provided by Hanwood Park in relation to the delivery of these parcels.

The table demonstrates that the key access routes into these parcels are currently under construction and internal development roads are under construction and will be completed by the end of the year.

Reserved matters applications are expected to be submitted on all parcels early next year.

There is clear evidence that work is taking place which will allow these parcels of land to come forward through the construction of key access points and internal roads, a clear timetable for submission of reserved matters is provided. Two of the parcels have housebuilders on board and other two are being progressed to reserved matters by the freeholders.

Build out rates have been provided by Hanwood Park. For sites of the size of each of these parcels these are considered achievable. A development of 165 dwellings in Desborough delivered 114 dwellings in 2015/16 and a site at Higham Road, Burton Latimer of 248 dwellings delivered 95 dwellings in 2013/14 and 65 dwellings in 2014/15. A site at Polwell Lane, Barton Seagrave for 422 dwellings delivered 55 dwellings in 2014/15, 73 dwellings in 2015/16, 139 dwellings in 2016/17 and 70 dwellings in 2017/18.

<table>
<thead>
<tr>
<th>Site Schedule</th>
<th>2019/20</th>
<th>2020/21</th>
<th>2021/22</th>
<th>2022/23</th>
<th>2023/24</th>
</tr>
</thead>
<tbody>
<tr>
<td>R20</td>
<td>70</td>
<td>70</td>
<td>28</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R21</td>
<td>50</td>
<td>60</td>
<td>70</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td>R22</td>
<td></td>
<td>60</td>
<td>85</td>
<td>85</td>
<td></td>
</tr>
<tr>
<td>R24</td>
<td>70</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**Hanwood Park Parcels**

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>R20 (168 units)</td>
<td>0</td>
<td>70</td>
<td>70</td>
<td>28</td>
<td>0</td>
<td>0</td>
<td>168</td>
<td>Planning condition requires completion of Access E (Barton Road/Warkton Lane) prior to first occupation of the parcel. The parcel will be accessed from the road from Access E into the site. Both Access E and the road from Access E are under construction and are to be completed by the end of 2019. Contracts for sale of parcel are at an advanced stage with national housebuilder.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Timescale for Reserved Matters submission:  Jan - Feb 2020 Timing of a start on site:  April – May 2020 Housebuilder on board: Yes</td>
</tr>
<tr>
<td>R21 (250 units)</td>
<td>0</td>
<td>50</td>
<td>60</td>
<td>70</td>
<td>70</td>
<td>0</td>
<td>250</td>
<td>Planning condition requires completion of Access E (Barton Road/Warkton Lane) prior to first occupation of the parcel. The parcel will be accessed primarily from Cranford Road (existing road) with a further access potentially via parcel R20. Access E (under construction) is to be completed by the end of 2019. Prior to commencement of works on the parcel, off-site junction works at Barton Road/Cranford Road are required (planning condition). These works have been instructed by the Council using Section 106 roof charge monies received and the works are commencing on 24th July 2019 with completion on 3rd September 2019. The freeholder is submitting a Reserved Matters Application in January 2020 to safeguard the planning permission and allow a housebuilder to bring forward development as soon as possible thereafter.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Timescale for Reserved Matters submission:  January 2020 Start on Site: August 2020 Housebuilder on board: Not yet</td>
</tr>
</tbody>
</table>

General Comments:
- Each of the below parcels at the Hanwood Park development have outline planning permission but do not yet have reserved matters approval.
- The below parcels are all within Phase 1 of the Hanwood Park development.
- All Phase 1 access points and internal roads have planning permission, reserved matters approval and conditions discharged, where necessary.
- Foul drainage for the whole development (5,500 units) has been completed. Surface water main attenuation pond for Phase 1 is also complete.
- Works to construct Access E, Access F and Phase 1 primary internal development roads are under construction and will be completed by the end of 2019.
- Works will be completed to allow the projected trajectory to be built out. There are no infrastructure constraints to bringing forward the below parcels and the development rates out.
<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>R22 (361 units)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>325</td>
<td>Planning condition requires completion of Access E (Barton Road/Warkton Lane) before first occupation of the parcel. The parcel will be accessed from Cranford Road (existing road) and internal development roads. Access E and the internal roads are under construction and due for completion by end of 2019. Prior to commencement of works on the parcel, off-site junction works at Barton Road/Cranford Road are required (planning condition). These works have been instructed by the Council using Section 106 roof charge monies received and the works are commencing on 24th July 2019 with completion on 3rd September 2019. The freeholder is submitting a Reserved Matters Application in January 2020 to safeguard the planning permission and allow a housebuilder to bring forward development as soon as possible thereafter. Timescale for Reserved Matters submission: January 2020 Start on Site: April 2021 Housebuilder on board: Not yet</td>
</tr>
<tr>
<td>Hanwood Park R24 (75 units)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>75</td>
<td>Planning condition requires that Access F (Barton Road South/J10) is constructed prior to occupation of the parcel. Before occupation of the parcel the internal development road from Access F to the site must be completed. Both the access and internal road are under construction and are due for completion by end of 2019. Contracts for sale of parcel are at an advanced stage with national housebuilder Timescale for Reserved Matters submission: January 2020 Start on Site: April 2020 Housebuilder on board: Yes</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
<td>190</td>
<td>195</td>
<td>183</td>
<td>155</td>
<td>95</td>
<td>818</td>
<td></td>
</tr>
</tbody>
</table>

2
This site is allocated in the Kettering Town Centre AAP. The County Court site is disused and now in the Council’s ownership. The development is therefore Council led development. The site is identified in the Kettering Town Centre Delivery Plan as a medium term project – by Mid 2021 for residential development.

Initial survey and design work is being undertaken to enable submission of a planning application early 2020. The site is available and deliverable within the five year period.

Time has been allowed in the site schedule for submission and determination of a planning application and for work to commence on site.

<table>
<thead>
<tr>
<th>Site Schedule</th>
<th>2019/20</th>
<th>2020/21</th>
<th>2021/22</th>
<th>2022/23</th>
<th>2023/24</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
</tbody>
</table>

An e-mail confirming this information is provided below.
Julia

Thanks for this. I am happy with the description.

Martin

Martin Hammond  
Executive Director  
Kettering Borough Council  
Municipal Offices  
Bowling Green Road  
Kettering  
Northamptonshire  
NN15 7QX

Tel: 01536 410333  
DD: 01536 534210

From: Julia Baish <JuliaBaish@kettering.gov.uk>  
Sent: 05 August 2019 17:16  
To: Martin Hammond <MartinHammond@kettering.gov.uk>  
Subject: FW: Soans Yard Y2 (County Court Site)

Hi Martin,

I am currently preparing a proof of evidence for a Public Inquiry for an appeal brought by Gladman Developments Ltd against the refusal of an outline application for residential development of up to 245 dwellings at Braybrooke Road (land off), Desborough. Through this appeal the Council’s five year land supply has been challenged, I am therefore preparing evidence to demonstrate that the sites identified in the Council’s housing site schedule are deliverable.

I have used information you previously provided in relation to Soans Yard Y2 (County Court Site) to prepare the following summary of the current position in relation to this site:

<table>
<thead>
<tr>
<th>Table 11 - Soans Yard (Y2), Kettering (County Court Site, Dryland Street)</th>
</tr>
</thead>
<tbody>
<tr>
<td>This site is allocated in the Kettering Town Centre AAP. The County Court site is disused and now in the Council’s ownership. The development is therefore Council led development. The site is identified in the Kettering Town Centre Delivery Plan as a medium term project – by Mid 2021 for residential development.</td>
</tr>
<tr>
<td>Initial survey and design work is being undertaken to enable submission of a planning application early 2020. The site is available and deliverable within the five year period.</td>
</tr>
<tr>
<td>Time has been allowed in the site schedule for submission and determination of a planning application and for work to commence on site.</td>
</tr>
</tbody>
</table>
Could you confirm by return e-mail that you agree that this information is correct and that this statement reflects the current position for this site. If there are any updates to this information then please let me know.

Thank you

Kind regards

Julia

Julia Baish
Development Team Leader (Planning Policy)
Development Services
Kettering Borough Council
Bowling Green Road
Kettering
Northamptonshire
NN15 7QX

Tel: 01536 534316
www.kettering.gov.uk
www.twitter.com/KetteringBC
Table 12 - Hazelwood Lane (NRQ13), Kettering

This site has a pending full planning application for 5 dwellings, reference number KET/2019/0440. The site is available and there is clear evidence the site is progressing through the planning application process. The site is small in scale and clearly deliverable within the five year period. Timescale for delivery of the site takes into account time for planning permission to be achieved and discharge of conditions to take place.

<table>
<thead>
<tr>
<th>Site Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019/20</td>
</tr>
<tr>
<td>5</td>
</tr>
</tbody>
</table>

Table 13 - Queen Street/ Horsemarket South (SSQ5, Kettering)

This site is identified in the Kettering Town Centre Delivery Plan as a medium term project – by March 2021. There is a pending outline application on the site, reference number KET/2018/0525. The application is for the development of 36 no. retirement apartments including communal facilities and parking, with ground floor retail unit for A1 or A3 with all matters reserved.

At planning committee on 18/12/2018 it was agreed that the application be approved subject to conditions and S106.

Time is allowed in the site schedule for the submission and determination of reserved matters, start on site and time for the scheme to be completed.

There is clear evidence that the site is progressing through the planning application process, the site is available and, given the scale of the proposal, is clearly deliverable within five years.

<table>
<thead>
<tr>
<th>Site Schedule</th>
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<tbody>
<tr>
<td>2019/20</td>
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Table 14 - Former Kettering Town Football Club Ground, Rockingham Road, Kettering

This site is on the Brownfield Register. It is also an emerging plan allocation. There is a pending full planning application (KET/2018/0519) on the site for the erection of 49 dwellings including associated access and public open space.

At planning committee on 20/02/2018 it was agreed that the application be approved subject to S106 and conditions.

Demolition and site clearance has been undertaken. The agent has advised that start on site is expected April 2020 with completion 18-24 months after start. The site is considered deliverable as there is clear evidence, through progress with the application that housing will be delivered on the site within five years.

Build out rates of 24/25 dwellings a year a considered realistic for a site of this size. A site in Kingfisher Way, Burton Latimer, for 47 dwellings, delivered 34 dwellings in 2015/16 and 11 dwellings in 2016/17.
The developer has confirmed that this statement is correct, evidence of this conformation is provided below.

In relation to the reference made in the developer’s email to viability, the Council is currently working with the developer to assess the overall viability of the scheme and understand whether alterations to the contributions can make the scheme viable at the same time still acceptable in planning terms. The Council believe that the scheme is marginally viable due to the costs of it being a brownfield site and the demolition cost that have been incurred in creating a cleared site. We consider that an acceptable lowering of the affordable housing level or reduction in other contributions is likely to generate a viable scheme. Although planning procedures allow for this assessment to take place, which is currently underway, this may lead to a short delay as the revised terms of the permission will have to go back through the planning committee. This is likely to be later in the year in September or October however this is not likely to impact on the delivery of 25 dwellings being completed in 2021/22.
Julia I am content that this is accurate albeit we are currently going through a viability situation and will have to go back to Committee hopefully in the near future.

Our viability was submitted last week and we are awaiting your instructed consultant’s feedback.

There could be some slippage as a result.

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From: Julia Baish <JuliaBaish@kettering.gov.uk>
Sent: Wednesday, July 24, 2019 1:17:16 PM
To: Richard Colson <Richard.Colson@cctownplanning.co.uk>
Subject: Kettering Town Football Ground, Rockingham Road, KET/2018/0519

Dear Richard,

I am currently preparing a proof of evidence for a Public Inquiry for an appeal brought by Gladman Developments Ltd against the refusal of an outline application for residential development of up to 245 dwellings at Braybrooke Road (land off), Desborough. Through this appeal the Council’s five year land supply has been challenged, I am therefore preparing evidence to demonstrate that the sites identified in the Council’s housing site schedule are deliverable.

My colleague, James, previously contacted you regarding the Former Kettering Town Football Ground, Rockingham Road, application reference KET/2018/0519, in relation to the preparation of the Council’s housing site schedule. I have used the information you provided to prepare the following summary of the current position in relation to this site:

| Table 14 - Former Kettering Town Football Club Ground, Rockingham Road, Kettering |
|---------------------------------|----------------|----------------|----------------|----------------|----------------|
| This site is an emerging plan allocation. There is a pending full planning application (KET/2018/0519) on the site for the erection of 49 dwellings including associated access and public open space. |
| At planning committee on 20/02/2018 it was agreed that the application be approved subject to S106 and conditions. |
| Demolition and site clearance has been undertaken. The agent has advised that start on site is expected April 2020 with completion 18-24 months after start. The site is considered deliverable as there is clear evidence, through progress with the application that housing will be delivered on the site within five years. |
| Build out rates of 24/25 dwellings a year a considered realistic for a site of this size. A site in Kingfisher Way, Burton Latimer, for 47 dwellings, delivered 34 dwellings in 2015/16 and 11 dwellings in 2016/17. |

| Site Schedule |
|---------------|---------------|---------------|---------------|---------------|
| 2019/20       | 2020/21       | 2021/22       | 2022/23       | 2023/24       |
| 25            | 24            |               |               |               |
Could you confirm by return e-mail that you agree that this information is correct and that this statement reflects the current position for this site. If there are any updates to this information then please let me know.

For the avoidance of doubt your reply will be treated as a statement of common ground for the purpose of the Inquiry and will be submitted as evidence to the Inquiry.

If you have any questions or would like to discuss this, then please contact me on the number below.

Thank you

Kind regards

Julia

Julia Baish
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