Matter 5 - KET9 McAlpine’s Yard, Pytchley Lodge Road, Kettering (217) and 1 ha of employment land.

Supplementary question raised with respect to Question 12 – Has a Statement of Common Ground been agreed with the Environment Agency? Can the Council explain the implications if this site were not allocated? Specifically, what would be the impact on the spatial strategy and housing/employment provision in the Plan. Would replacement/alternative housing and employment sites need to be found?

A Statement of Common Ground has not been prepared between Kettering Borough Council and the Environment Agency. The Council has concluded that the positions of the two organisations are clearly set out on the matter of flood risk from reservoir breach, and it is expected that both parties will be available to contribute to discussions on this matter at the respective Hearing sessions.

The implications for the Council’s ability to meet its housing requirements should this site be removed as a housing allocation from the Plan (SSP2) is considered limited. The table below shows the North Northamptonshire Joint Core Strategy (JCS) housing requirement for Kettering & Barton Seagrave to be 6,190 dwellings, which with a 10% flexibility allowance is 6,809 dwellings. In terms of meeting that requirement with Policy KET9 included in the allocations, the Council can identify land for 7,756 dwellings, and with Policy KET9 removed as an allocation, it can still show a healthy 7,539 dwellings.

<table>
<thead>
<tr>
<th>JCS Housing Requirement for Kettering &amp; Barton Seagrave</th>
<th>JCS Requirement plus 10%</th>
<th>Completions 2011-2020</th>
<th>Commitments to 2031 at 31st March 2020</th>
<th>Kettering Town Centre AAP Allocations</th>
<th>SSP2 Allocations with KET9 (excluding commitments)</th>
<th>SSP2 Allocations without KET9 (Excluding commitments)</th>
<th>Total with KET9</th>
<th>Total without KET9</th>
</tr>
</thead>
<tbody>
<tr>
<td>6,190</td>
<td>6,809</td>
<td>2,156</td>
<td>4,427</td>
<td>786</td>
<td>387</td>
<td>170</td>
<td>7,756</td>
<td>7,539</td>
</tr>
</tbody>
</table>

The Council is also able to demonstrate it can meet its JCS housing requirement for the Borough of 10,400 dwellings, the updated Housing Site Schedule (EXAM 7) identifies completions, commitments, and allocations amounting to land for 12,929 dwellings to the year 2031.

In terms of meeting the Council’s employment targets the Employment Allocations Background Paper (EMP 1) demonstrates that sufficient land has been identified to meet the JCS job targets, the SSP2 allocations seek to complement the strategic allocations and provide choice and opportunity in the supply of employment sites.

This above evidence goes to demonstrate that if Policy KET9 were unsuccessful through this Examination, it would not then require the Council to identify an alternative site/sites for housing or employment to meet its strategic requirements.