Kettering Site Specific Part 2 Local Plan
Examination Hearings

AGENDA – WEEK 2 DAY 1

Tuesday 13 October 2020 at 9.30 am

Opening
Matter 5 Housing Allocations in Kettering and Barton Seagrave
Matter 6 Housing Allocations in Burton Latimer, Desborough, Rothwell
Matter 7 Housing Allocations in Rural Areas

Questions

The Council is requested to address the following questions for each of the proposed housing allocations. For those sites where reps have been made, the Council should respond to the particular issue(s) raised. In doing this any updated information regarding the planning and development status of the sites should be included.

1. Are the housing allocations appropriate and justified in light of the potential constraints, infrastructure requirements and adverse impacts?

2. Are there any significant factors that indicate that any sites/parts of sites should not have been allocated?

3. Are the sites viable and deliverable? Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery?

4. How were the site capacities determined? What assumptions have been made? Are these justified?

5. What is the current planning status of the site?

6. What benefits would the proposed development bring?

7. What are the potential adverse impacts of developing the site and how might they be mitigated?

8. Would the Modifications proposed by the Council address any shortcomings?

9. What is the expected timescale and rate of development and is it realistic?

10. Is the boundary of the site appropriate? Is there any justification for amending the boundary?

11. Are the detailed policy requirements for each site, effective, justified and consistent with national policy? Are they needed when some of the sites already have planning permission?
**9.30 Matter 5 – Housing Allocations in Kettering and Barton Seagrave**

**Issue**
Whether the following housing allocations are soundly based.

KET1 Scott Road Garages (22 dwellings)
KET2 Former Kettering Town Football Club, Rockingham Road (49)
KET3 Kettering Fire Station, Headlands (13)
KET4 Land West of Kettering, Gipsy Lane (350)
KET5 Glendon Ironworks, Sackville Street (33)
KET6 Ise Garden Centre, Warkton Lane (15)
KET7 Factory adjacent to 52 Lawson Street (25)
KET8 Land to the rear of Cranford Road (60)
KET9 Mc Alpine’s Yard, Pytchley Lodge Road, Kettering (217) and 1 ha of employment land (see below)
KET10 Land at Wicksteed Park, east of Sussex Road and Kent Place (30-35) (see below)

*Additional site specific questions are as follows:*

**KET9 Mc Alpine’s Yard, Pytchley Lodge Road, Kettering (217) and 1 ha of employment land**

Does the objection from the Environment Agency with regard to reservoir breach flooding remain? What progress has been made on this matter and has a Statement of Common Ground been agreed? Can an indication of the implications of a continued objection to the proposed allocation from the Environment Agency and what contingencies the Council would need to be make in these circumstances be provided?

(See Initial Question 26 and the Council’s response and EXAM 9 Further Response and update from the Council)

**KET10 Land at Wicksteed Park, east of Sussex Road and Kent Place (30-35)**

Is the additional text proposed by MM21 in relation to aspirations for a larger area of land justified and effective? Does this area of land need to be included in the site for the provisions of Policy KET10 to be applied as suggested? Has the SA recommendation for mitigation and enhancement in relation to cultural heritage been taken forward in the policy wording? What does ‘strategically located’ mean?
11.30 Matter 6 – Housing Allocations in Burton Latimer, Desborough, Rothwell

Issue
Whether the following housing allocations are soundly based.

BLA4 land to the West of Kettering Road, Burton Latimer (22)
BLA5 land adjacent to the Bungalow, Higham Road, Burton Latimer (7)
BLA6 Bosworth Nurseries and Garden Centre, Finedon Road, Burton Latimer (69)
DES4 land off Buxton Drive and Eyam Close, Desborough (135)
DES5 land to the south of Desborough (304)
ROT3 Land to the West of Rothwell (300) (see below)

Additional site specific questions are as follows:

ROT3 Land to the West of Rothwell (300)

What relationship does this site have to the adjacent SUE? Is criterion h relating to the strategic link road justified by evidence? What role does the site play in terms of Green Infrastructure?

14.00 Matter 7 – Housing Allocations in Rural Areas

Issue
Whether the following housing allocations are soundly based.

BRA2 Top Orchard Braybrook (3)
CRA2 South of New Stone House, Duck End Cranford (5/6)
CRA3 Land east of the corner of Duck End and Thrapston Road Cranford (8/10)
GED2 Geddington Saw Mill, Grafton Road, Geddington (10)
GED3 Geddington South East (11)
GED4 Old Nursery Site, Grafton Road (10)
GRC2 Land to north of Lodddington Road, Great Cransley (10/15)
MAW2 Land west of Mawsley (50) (see below)
PYT2 Two fields on the outskirts of Pytchley (8)
STA2 land to the south of Harborough Road Stoke Albany (16)
WES2 Home Farm Weston by Welland (10)

Additional site specific questions are as follows:

MAW2 Land west of Mawsley (50)

Is the housing proposal justified and appropriate in light of the potential constraints including flood risk and highway safety? Does the wording of criterion I address the concerns of Natural England in relation to the nearby SSSI?