Kettering Site Specific Part 2 Local Plan (SSP2) Examination

Statement of Common Ground

Site Policy STA2 Land to the South of Harborough Road, Stoke Albany

September 2020

Between

1. Rosconn Strategic Land
2. Kettering Borough Council

1. Introduction

1.1. This Statement of Common Ground is provided in respect of the identification of land to the south of Harborough Road, Stoke Albany as a proposed allocation under Policy STA2 in the Kettering Site Specific Part 2 Local Plan and follows on from Hearing Statements submitted relating to the allocation by Kettering Borough Council (KBC) and Rosconn Strategic Land (RSL). These Hearing Statements reference the submitted Full Planning Application (Ref: KET/2020/0385) currently under consideration and subject to ongoing discussions to overcome detailed design concerns about how the site has been laid out and relationship of the proposed dwellings and open space, as well as the residual paddock area.

1.2. This Statement is structured to provide the Inspector with a summary of the areas of agreement between RSL and KBC and to provide clarification on the Modifications to the policy to facilitate a scheme which can both overcome the detailed design matters and provide a high-quality development which reflects the character and appearance of the village.

1.3. The contents of this Statement of Common Ground are to inform the Kettering Site Specific Part 2 Local Plan (SSP2) Examination; they do not prejudice the proper determination of a planning application for this site.

2. Context

2.1. Both parties agree that the land south of Harborough Road, Stoke Albany is available, suitable and achievable. Furthermore, there is agreement that there are no insurmountable constraints and no potential adverse impacts associated with the development of the site.
2.2. In terms of the detailed policy requirements, these are considered in order as they appear in Policy STA2.

**Scale**
2.3. Through detailed design comments relating to the current application, and specifically the requirement for the proposed housing to both front Harborough Road and to overlook the public open space, both parties agree that a small increase in the yield would help achieve a more acceptable layout. As such, it is agreed between the parties that the policy should be amended to provide a small increase in yield.

**Heritage**
2.4. Both parties agree that the site does not contain any designated heritage assets and that the closest designated heritage asset is the Conservation Area lying adjacent to the east. It is agreed that this does not serve as a fundamental constraint to development and can be appropriately considered as part of a Heritage Assessment accompanying the planning application to ensure the scheme responds appropriately. Matters relating to layout and the design and the external appearance of proposed dwellings can be assessed through the Development Management process.

**Transport**
2.5. Both parties agree that a suitable and safe vehicular access to the site can be achieved, this position being supported by Northamptonshire County Council in their consultation response. Internal highway and parking design can be achieved within the site and assessed through the Development Management process.

**Ground Conditions**
2.6. A Phase I Geo-Environmental Assessment was submitted as part of the current planning application, concluding that the site has no former significant contaminative usage and is not expected to have a significant environment impact. Both parties therefore agree that a standard contaminated land condition, as recommended by the Council’s Environmental Protection Officer, would be appropriate.

**Character & Appearance**
2.7. Both parties agree that an appropriate layout and density which reflect the linear character of the settlement can be achieved through the Development Management process.

**Noise**
2.8. Both parties agree that noise from the A427 located to the south of the site
does not pose a fundamental constraint to development, however it should be considered, and any appropriate mitigation should form part of the design of any scheme.

2.9. Both parties agree that the proposed wording for Policy Sub Criteria (f) provides sufficient assurance to ensure that through design and mitigation measures any impact of noise on the future occupiers of the scheme can be sufficiently mitigated to meet and British Standard guidelines. This position is reinforced by the consultation response by the Environmental Protection Officer accepting the conclusions and mitigation measures as proposed by the Noise Assessment accompanying the current application.

Open Space & Allotments
2.10. As part of the preparation of the current application, RSL held a Public Consultation Event on 7th November 2019. A questionnaire was provided to attendees requesting feedback on the form of public open space, with allotments being one of the options. A total of 28 questionnaires were returned, only 12 made reference to allotments, the majority of which questioned the need in the village given the existing provision and no responses identified individuals who were either on a waiting list or in need of allotments. RSL met with the Parish Council on 11th September and 3rd December 2019 where they also questioned the need for on-site allotment provision. Further dialogue with the Parish Council determined that their preference for the open space was as a community woodland.

2.11. Both parties agree that as part of the development, the provision of on-site allotments should no longer be included as a requirement within the policy.

Flood Risk
2.12. Both parties agree that the proposed development is located within the lowest risk flood zone (Flood Zone 1) and that Sustainable Urban Drainage System (SuDs) can be utilised to ensure the development does not increase the flood risk on adjacent land. Consultation responses from the Environment Agency and Lead Local Flood Authority on the current application have both confirmed that there are no objections in respect of drainage, subject to conditions.

Ecology
2.13. Both parties agree that there are no significant ecological constraints identified on-site and that net biodiversity gains can be provided through the provision of open space and implementing opportunities for ecological
enhancement. The consultation responses on the current application from the Northamptonshire County Council Ecological Officer has confirmed this position, subject to conditions. In addition, Natural England have chosen to provide no comments on the application.

**Public Right of Way**

2.14. Both parties agree that the PROW can be retained through the site in order to protect its use and access to it, but its exact alignment can be determined through the Development Management process.

**Affordable Housing**

2.15. Both parties agree that the development can achieve 40% affordable housing on site in line with Policy 30 – Housing Mix and Tenure of the North Northamptonshire Joint Core Strategy 2011 – 2031 and that this can be secured as part of the overall Section 106 Agreement for the proposed development.

3. **Latest Position**

3.1. The table below has been prepared to summarise the Modifications required to Policy STA2 to facilitate the scheme. These Modifications are detailed in conjunction with the existing Modifications proposed which were submitted to the Inspector as part of ‘EXAM 2D - Appendix 4 - Schedule of Proposed Changes to the Publication Plan (Updated June 2020)’.

<table>
<thead>
<tr>
<th>STA2</th>
<th>Current &amp; Proposed Wording</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy Text</td>
<td><strong>This site</strong> Land to the south of Harborough Road, as shown on the policies map, is allocated for housing development and will provide <strong>up to 16 up to 18</strong> dwellings. Development proposals for the site will:</td>
<td>The deletion of ‘this site’ and replacement with ‘Land to the south of Harborough Road, as shown on the proposals map,’ is as per MM87. The deletion of ‘up to 16’ and replacement with ‘up to 18’ is to reflect the agreed position of reverting back to allocation of the entire site which would provide a small increase in yield enabling better natural surveillance of the larger area of Public Open Space, whilst increasing the level of Affordable Housing.</td>
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<tr>
<td>Criterion</td>
<td>Current &amp; Proposed Wording</td>
<td>Justification</td>
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<td>c)</td>
<td>Include a combined parking and vehicle speed survey on Desborough Road and its junction with Harborough Road, including peak time at The White Horse Inn.</td>
<td>Deleted as per MM41.</td>
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<td>d)</td>
<td>Provide further information on the potential ground contamination through an assessment of the site; Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment;</td>
<td>Amended as per MM42.</td>
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<td>f)</td>
<td>Provide sufficient mitigation to minimise the impact of noise from the A427, although development should be exclusively located along the frontage of Harborough Road;</td>
<td>As part of discussions with RSL and the Case Officer and feedback from the Design Panel on the current application, it is clear that the relationship of new dwellings to the proposed open space is a key consideration. The amendment of this policy assists in allowing any scheme to achieve both strong relationship to the Harborough Road and natural surveillance of the proposed public open space.</td>
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<td>g)</td>
<td>Provide open space, including allotments if there is a local need demonstrated, as well as allotments on the southern part of the site, adjacent to the A427.</td>
<td>Amended as per MM41.</td>
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<thead>
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<th>Proposed Policies Map</th>
<th>Justification</th>
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<tr>
<td>Policies Map</td>
<td>The reversion back to the entire land parcel to reflect a small increased yield in order to achieve the detailed policy requirements as amended, so that a high quality development is delivered.</td>
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</table>
4. Conclusions

4.1. The parties agree that the site is deliverable within the Plan period and would make a contribution to meeting the need for housing, including affordable in the Borough. It is a suitable location for development and there are no overriding issues or constraints to bringing forward this development site.

4.2. Development of the site would provide additional market and affordable housing to the village to meet the needs of Stoke Albany and nearby areas, whilst helping to address a geographical imbalance where the majority of rural growth is to take place in the southern villages of the Borough. The delivery of this site will also provide a significant area of public open space and contribute to progressing improvements in the village as set out in criteria a) and g) of Policy STA1.

4.3. The parties are committed to continue working proactively together to secure the delivery of the site in accordance with the detailed policy requirements within Policy STA2. The proposed modifications have been informed by a better understanding of the site, through the current planning application, and will therefore help to achieve a more appropriate scheme that responds positively to the site and its surroundings.

Signed:

Name: Simon Richardson Date: 30/09/2020
For and on behalf of Kettering Borough Council

Signed:

Name: Dan Hatcher Date: 30/09/2020
For and on behalf of Rosconn Strategic Land