1.0 Introduction

1.1 This SoCG (‘the Statement’) has been prepared jointly by Kettering Borough Council (‘the Council’) and Hanwood Park LLP (‘HPL’) – the parties to the SoCG – to support the examination process of the Kettering Site Specific Part 2 Local Plan (SSP2) (‘the Plan’). This SoCG highlights the areas of agreement between the parties to try and assist the Inspector in the examination of the Plan.

1.2 This Statement reflects the current position as agreed by both parties with regard to representations made by David Lock Associates on behalf of HPL – the principal promoter and master developer of the East Kettering Sustainable Urban Extension comprising 5,500 new homes and related development (also known as Hanwood Park) through the Regulation 19 consultation and the Written Statements submitted to the Examination of the Plan. This Statement follows a meeting on 5th October 2020 between the parties prior to the opening of the Examination Hearing Sessions. This meeting clarified a number of matters that HPL has previously made comments upon to the Council as part of the Plan-making process and via reserved matters applications to the Council, pursuant to the outline planning permission for the East Kettering Sustainable Urban Extension (Ref. No. KET/2015/0967) granted in November 2018.

1.3 The Statement covers the Plan as a whole although its primary focus is in relation to evidence base documents and emerging planning policies in the Plan to be considered by the Examination in relation to Matters 11 and 12 (draft policies HWC1 – Health & Wellbeing, HWC3 – Sport, Recreation & Physical Activity, NEH2 – Green Infrastructure & NEH4 – Open Spaces).

1.4 This Statement is made without prejudice to any other matters of detail that the parties may wish to raise during the Examination of the Plan and its associated hearings.

2.0 Background

2.1 HPL is the principal promoter and master developer of Hanwood Park, formerly known as the East Kettering Sustainable Urban Extension. As Paragraph 9.1 of the Plan states, ‘the majority’ of the growth over the Plan period within the Kettering Borough will be provided through Hanwood Park.
2.2 The adopted North Northamptonshire Joint Core Strategy (2016), the strategic Development Plan document applicable to Kettering Borough, shows “Kettering East” on Figure 12, the North Northamptonshire Key Diagram, as a committed Sustainable Urban Extension. Policy 29 states that “further delivery requirements will be focused on the delivery of the Sustainable Urban Extensions... identified on the Key Diagram”.

2.3 HPL and the Council have been working together closely over many years to ensure the delivery of the Hanwood Park development. Outline planning permission was first granted for the development in April 2010 subject to a S106 Obligation. The development covers an area of 328 hectares and comprises 5,500 homes, schools, district and local centres, a health centre, community buildings, shops and space for new businesses. The 10-year time period to submit all reserved matters was due to expire at the end of March 2020 but the Business and Planning Act, 2020 has extended this to May 2021 due to the Covid-19 pandemic.

2.4 HPL has signed a Planning Performance Agreement with the Council relating to the preparation and submission of a new outline planning application (‘OPA’) and Environmental Impact Assessment (‘EIA’), due to be submitted shortly to the Council for determination. The new outline planning application is to “refresh” the existing permission for the remainder of Phase 1 and for Phase 2 of the Hanwood Park development; a whole series of reserved matter applications were submitted before March 2020 to enable housing and infrastructure delivery on Phase 1 of the Hanwood Park development to continue pending the submission, assessment, determination and implementation of the new OPA.

2.5 HPL made representations at formal stages of consultation during the preparation of the Submission Plan, including the Submission Draft Consultation in February 2020 - User ID 57.

3.0 Matters on which the parties agree

Working together and existing S106 Obligation

3.1 Both parties are committed to continuing to work proactively and positively together to secure the timely delivery of the Sustainable Urban Extension at Hanwood Park, which will provide a significant amount of market and affordable housing to meet the needs of Kettering and North Northamptonshire, alongside the delivery of employment, open space, schools, a district centre and other associated infrastructure.

3.2 Both parties also agree and acknowledge that there is an existing outline planning permission for the Hanwood Park development with an associated Section 106 Obligation, which sets out what the development requires in terms of affordable housing, community facilities, leisure and recreation, open space, play facilities, primary health care, education and related matters. The Section 106 Obligation includes direct delivery and financial contributions to be paid on a “roof charge” basis (administered by the Council) with a total sum being contributed of £73.4m to help deliver key infrastructure. This includes £20m towards the regeneration of the town centre and over £22m towards off-site highway and transportation improvements.

Matter 11

Draft Policy HWC1 – Health & Wellbeing

3.3 Both parties agree that draft Policy HWC1 will enable the Council to work with partners to ensure health facilities are available where they are needed, with support for the provision of multi-purpose building(s).

3.4 Both parties agree that for the purpose of decision-making, future development proposals would be assessed on a case by case basis against the Development Plan and taking into account any other material considerations. Nevertheless, both parties agree that the District Centre at Hanwood Park would provide a suitable location for a health facility, to support the substantial growth planned at Hanwood Park/East Kettering. Both parties agree and acknowledge that the existing Section 106 Obligation requires HPL to make a site of 0.25 hectares of fully serviced land within the District Centre available for the provision of primary health care facilities to serve the proposed development at Hanwood Park.
3.5 Both parties agree that the primary purpose of the Sports Facilities Audit and Needs Assessment (June 2020), Sports Facilities Strategy (June 2020), Playing Pitch Audit and Needs Assessment (October 2020), Playing Pitch Strategy (June 2020), Open Space Audit and Needs Assessment (March 2020) and Open Space Standards Paper (July 2020) ("the Studies") is to identify surpluses and deficiencies of provision across the area covered by the Plan and provide recommendations on how to meet current and future needs.

3.6 Both parties agree that the Studies were developed in consultation and collaboration with Stakeholder Steering Groups representative of the topic covered. The Steering Groups for the Playing Pitch and Sports Facilities Studies included membership from Sport England, the National Governing Bodies for sports, Northamptonshire Sports and the Sports Development Officer for Kettering Borough Council.

3.7 In line with Sport England’s guidance, consultation was also undertaken with sports clubs, providers of sports facilities (including educational establishments), Parish and Town Councils and Council Officers involved with sport development, management and maintenance. The Council’s Development Management Planning Case Officer for Hanwood Park provided input on all three Studies in the context of Hanwood Park. The consultation did not invite representations from Hanwood Park LLP. The Council nor KKP (the Council’s consultants) did not seek to check or verify the context with HPL or DLA, on behalf of HPL.

3.8 Both parties agree that opportunities exist and should be explored for the shared use of sport, recreation and other facilities to be provided at the planned Secondary School at Hanwood Park to add to the range of facilities available to serve the development and wider area.

3.9 Both parties acknowledge that the Studies make reference to the following proposed provision in conjunction with Hanwood Park:

**Sports Facilities Strategy**
- dedicated gymnastics facility which could provide a shared space with Kettering Trampoline Club;
- 10-court sports hall and studios;
- community owned, 5-court sports hall which could be expanded to a 10-court facility should demand be sufficient

**Playing Pitch Strategy**
- full sized 3G pitch to provide part of the artificial pitch provision. Consider providing a second 3G in the longer term if demand is sufficient
- sand based AGP and consider providing a second AGP if demand is sufficient
- two double tennis courts

3.10 Both parties agree that the above provision is not included in the scope of the existing outline planning permission, approved documents and associated S106 Obligation for Hanwood Park. The Reserved Matters applications for sports and playing pitches submitted to-date reflect this.

3.11 It is agreed that this Statement aims to clarify that whilst the Studies make reference to shortfalls in sports provision and suggest where these could be met, this is not an indication, in the case of Hanwood Park, that HPL are responsible for the on-site provision or funding of off-site contributions required to provide the facilities identified in Paragraph 3.9. The requirement on HPL is to meet the needs arising from the Hanwood Park proposal.

3.12 For the purposes of the existing outline planning permission, reserved matters and S106 Obligation this is already set and cannot be changed. By virtue of section 38(6) of the Planning & Compulsory Purchase Act, 2004 any new outline planning application will need to be assessed against and determined in accordance with the Development Plan unless material considerations indicate otherwise. Such material considerations will include the existing outline
permission, S106 Obligation, the National Planning Policy Framework, viability and many other factors prevailing at the time.

3.13 The Studies identify, given the available formal open space in Phase 2 of the Hanwood Park development, an opportunity for Hanwood Park to create exemplary sports provision through collaborative, partnership working between HPL, Council planners and key stakeholders, with funding support from such stakeholders. HPL have already demonstrated their willingness to explore new possibilities having listened at a meeting to the requirements of the Kettering Gymnastics Club and Trampoline Club. Whilst a resolution was not reached at this exploratory meeting HPL would re-open discussions if the Clubs are able to secure funding that would be capable of delivering a facility that would be commercially viable.

3.14 Both parties acknowledge that agreement would need to be reached with HPL over land considerations, including the price and terms, that would enable the Council (or other body) to deliver a building or facility, on a commercially viable basis, that compliments the Strategic Master Plan and place-making aspirations for Hanwood Park.

Matter 12

Draft Policy NEH2: Green Infrastructure

3.15 Both parties agree that the Green Infrastructure Corridors shown on Figure 8.1 are locally led indicative corridors of Green Infrastructure whether ecological corridors or access links.

3.16 Both parties agree that the Green Infrastructure corridors do not preclude development, including the development of Green Infrastructure (GI), at Hanwood Park.

3.17 Both parties agree that a key aspect of GI is connectivity through the creation or enhancement of linkages including green corridors or cycleway/pedestrian links. It is agreed that the Hanwood Park development will incorporate a network of multi-functional and connected green spaces and agree that it is not the intention of the Plan (and any future SPD) to apply a rigid policy requirement for specific amounts of space for specific typologies of open space or GI.

Draft Policy NEH4: Open Spaces

3.18 Both parties agree that the Supplementary Planning Documents will provide guidance on the application of the standards set out in the *Open Space Standards Paper (July 2020)* and will be subject to stakeholder engagement and public consultation.

3.19 Both parties note that there are approved Open Space and Green Infrastructure Strategies supporting the existing outline planning permission for Hanwood Park; reserved matters applications are required to accord with the principles set out in these and other approved documents in line with Condition No.5 of the permission (KET/2015/0967).

4.0 Conclusion

4.1 Both parties are strongly committed to continue working closely and proactively together to secure the timely delivery of Hanwood Park, which will make a valuable contribution towards meeting the housing needs of Kettering Borough and deliver many other benefits such as open space, playing pitches, community facilities, schools and other associated infrastructure.

Signed:

Name: Simon Richardson Date: 15/10/20

For and on behalf of Kettering Borough Council
Signed:

Name: Duncan Chadwick     Date: 15/10/20

Partner, David Lock Associates on behalf of Hanwood Park LLP