1. The purpose of this note is to address comments made in Matters Statements and by a participant at the Matter 6 hearing session in relation to the site allocated in Policy BLA6. The note addresses two issues:

- The status of the planning permission.
- Progress made in delivering the site.

**Implementation of the planning permission**

2. Planning Permission for this site was granted under the following permissions:

- KET/2013/0750 – Outline application - Residential development for up to 69 no. dwellings with access.
- KET/2016/0883 – Approval of Reserved Matters - Appearance, landscaping, layout and scale in respect of KET/2013/0750 for 69 no. dwellings with access.

3. The expiry date for the reserved matters permission was 7th June 2020. However, the Council can confirm that the permission has been implemented. The implementation was confirmed by a site visit undertaken by one of the Council’s Building Control Inspectors, the e-mail attached at appendix 1 confirms that the permission has been implemented by the commencement of a single family dwelling at the Bosworth Nurseries site, this site visit took place on 5th May 2020.

**Progress in delivering the site**

4. Delivery of the site is reliant on the relocation of the existing garden centre business. At the hearing sessions it was asserted that it is no longer the owners intention to bring the site forward and that investment has been undertaken at the current site which means that the relocation will not be taking place in the near future.

5. Following the hearing session, the site owner contacted the Council to confirm intentions to progress the site and to provide an update on progress with this. The site owner confirmed the following:

- The comments made in relation to investment at the current site meaning the relocation won’t take place in the foreseeable future are incorrect.
- The existing site cannot cope with the level of business they are currently working at, relocation is key to the future, and the site owners will be working hard to make sure this happens.
- The site discussed at the hearing session as a relocation option at Isham is no longer relevant, this was one of several sites which were looked at for relocation.
The site owner is about to submit a full planning application for a new site, which is located within East Northamptonshire, about 4 miles from the existing site. This is for the relocation of the existing operation at Burton Latimer.

6. The following position statement was agreed with the Site Promoter for a Public Inquiry which took place in November 2020.

**Bosworth Nurseries and Garden Centre, Finedon Road, Burton Latimer**

This site has reserved matters approval, application reference number KET/2013/0750. The site has detailed planning permission and is therefore considered deliverable.

The planning permission has been implemented. This was confirmed following a site inspection on 5th May 2020 by one of the Council’s Building Control Inspectors. The development consisted of the commencement of a single family dwelling at the Bosworth site.

A site for the relocation of the garden centre business has been identified and secured. The site is located in East Northamptonshire District. Pre-application advice has been provided. A Planning Application was due to be submitted earlier this year but was delayed due to Covid-19. Various reports are now being compiled including reports on highways, ecology, archaeology, retail assessment, flood risk and drainage, to enable the submission of a planning application by the end of the year.

The current Bosworth’s Garden Centre site has not yet been marketed, but work is progressing towards this. The landowner has already received interest from the development industry.

The trajectory included in the site schedule showed completions in 2021, however due to the delays caused by Covid-19, the timetable for delivery has been put back a year. A revised trajectory is provided below.

The timetable below provides the site promoters target dates for the key stages of delivery at the site:

- Dec 2020 - submit planning application to East Northants Council
- May 2021 - receive consent and sign contract with developer
- August 2021 - begin developing the new Garden Centre
- March 2022 - open new Garden Centre
- June 2022 - provide developers with vacant possession to develop on site at Finedon Road, Burton Latimer

There is clear evidence that work in delivering this site is progressing and that the site will be delivered within five years.

**Site Schedule:**

<table>
<thead>
<tr>
<th>2020/21</th>
<th>2021/22</th>
<th>2022/23</th>
<th>2023/24</th>
<th>2024/25</th>
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</thead>
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7. This demonstrates that the site is deliverable and will be developed within the Plan Period. This update results in a change to the timescale for delivery set out in the housing site schedule, an amendment to the Publication Plan Appendix 1 – Housing Trajectory is proposed in the Interim Table of Main Modifications to address this.
Appendix 1 – Building Control E-mail

From: James McGillan <JamesMcGillan@kettering.gov.uk>
Sent: 05 May 2020 16:42
To: Frazer Hickling <FrazerH@ahillips-planning.co.uk>
Subject: RE: Bosworth Nurseries Site Visit Application No FP/2020/0271 Erection of single family dwelling

Dear Sir

I can confirm that I visited site today to acknowledge commencement of the single family dwelling at the above address and to ensure compliance with the requirements of the Building Regulations pertaining to the foundation excavations.

The depth of the excavations were deemed satisfactory to progress with the placement of the foundation concrete suitable to the soil conditions and close proximity of the adjacent row of trees.

We have written to the agent for further details pertaining to the foundations design and the impact the trees are likely have regarding heave etc.

Regards

James McGillan
MSc, PgDip, FCABE, C Build E, FCIOB, MIFireE
Building Control Surveyor
Building Control & Land Charges
Kettering Borough Council
Municipal Offices, Bowling Green Road, Kettering, NN15 7QX

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Mobile: 07599 834767
c: JamesMcGillan@kettering.gov.uk