1. DEVELOPMENT: SUPPLEMENTARY PLANNING GUIDANCE

The supplementary planning guidance published by the Local Planning Authority will be an important consideration in the determination of planning applications for development in the Borough.

Current supplementary planning guidance is listed in the annex.

1.14 Kettering Borough Council has policies and strategies relating to a wide variety of issues, some of which have connections to the planning system. While the Local Plan has integrated the land use elements of all relevant strategies and policies it must be made clear that in planning terms the Local Plan policies have precedence over any other Borough Council policy or strategy.

Plans to be replaced and supplementary planning guidance

1.15 This Plan replaces the Kettering Town Map (1963), the Kettering Comprehensive Development Area Map (1969) and all non-statutory planning policies of the Local Planning Authority except those listed in the annex. The annex contains a complete list of current supplementary planning guidance but excludes the notes published with this Plan. This body of guidance formed by the notes published with this Plan and the other guidance listed in the annex will be an important consideration in the determination of planning applications for development in the Borough.

Procedure

1.16 The Plan passed through a specified statutory procedure before it was adopted as a statutory Local Plan. For information a diagram has been prepared which summarises the various procedural stages which have been involved (see Figure 1.1).

Implementation and monitoring

1.17 The implementation of planning policies and proposals is essential to the realisation of the Plan as a whole. Implementation will occur through a
and enhances the existing qualities of the area.

7. ENVIRONMENT: PROTECTION OF THE OPEN COUNTRYSIDE

Planning permission for development within the open countryside will not be granted except where otherwise provided for in this plan.

3.41 These policies form an essential element of a sustainable development strategy. The natural environment provides the means for human sustenance. Since it is so important to life, it is vital that the natural environment should not be eroded any further. Indeed, it should be enhanced wherever possible.

3.42 This principle has implications for development proposals in so much as whilst compromises may be necessary, development should not lead to an erosion of the natural environment in overall terms. Therefore, development which might involve the use of some element of the natural environment should compensate for that impact by enabling improvements to take place elsewhere. This might involve tree planting or the creation of a new nature conservation area. The principle will be secured through the following policies in this section of the Plan while Policy 118 will be relevant to secure appropriate compensation.

Open countryside and landscape conservation

3.43 An important aspect of planning policy for the natural environment is the general protection from unjustified development accorded to the open countryside. This is affirmed in specific policies which are summarised in Figure 3.1. For the purposes of this and similar policies, the open countryside is defined as those parts of the Borough outside the town inset boundaries and the defined village limits as shown on the Proposals Map.
ENVIRONMENT: CRANSLEY AND THORPE MALSOR RESERVOIRS

Planning permission for development at Cransley and Thorpe Malsor reservoirs will not normally be granted.

Exceptions may be considered where proposals are compatible with the peaceful rural nature of the area and:

i  do not involve the construction of new buildings unless there is a special and fully justified need consistent with the provisions of this plan or it involves conversions or redevelopment of existing buildings (for buildings of a similar size);

ii  do not involve development in prominent locations;

iii  do not compromise, reduce or involve the loss of existing recreational facilities;

iv  do not cause significant increase in the level of disturbance especially where this would be likely to harm the character and ecology of the area;

v  do not cause an intensification of vehicle movement to or from the sites onto inadequate sections of the local road network; and

vi  do not materially harm the amenities of neighbouring dwellings by reason of noise, loss of privacy or other forms of disturbance;

Cransley and Thorpe Malsor Reservoirs

3.46 The disused reservoirs of Cransley and Thorpe Malsor are particularly valuable countryside resources. Development proposals which are incompatible with the rural nature and quality of these areas will not be permitted. However, improvements to public access to these attractive areas will be encouraged as long as this is compatible with the peaceful nature of the locations and there is no danger of intensification. Similarly, the Local Planning Authority is keen to encourage the active management of the natural resources and landscape of these two areas to ensure that their amenity value is retained for future generations.

Natural resources

3.47 In addition to the open countryside, it is important that the Borough's other natural resources are protected. These resources, including soil, the atmosphere and water, form the essential requirements for life to continue.
and in the case of Cransley:

vii do not involve the felling of trees within the woodland tree preservation order in such numbers as to destroy its visual amenity value.

11. ENVIRONMENT: AGRICULTURAL LAND

Planning permission will not normally be granted for proposals for forms of development which would result in the permanent loss of land included in Grades 2 and 3a of the Ministry of Agriculture, Fisheries and Food classification except where:

i there is no suitable alternative site of lesser agricultural value capable of accommodating the proposed development within the Plan area; and

ii there is an overriding and clearly demonstred need locally, regionally or nationally for the development proposed.

12. ENVIRONMENT: POLLUTING ACTIVITIES

Planning permission will not be granted for proposals involving operations, uses or activities which would:

i result in contaminated land or discharges of damaging material into the atmosphere;

ii require the unsafe disposal of hazardous materials; or

Agricultural land

3.48 Although national policy towards the use of agricultural land has changed, the best and most versatile land for agricultural purposes, remains of particular value (PPG 7 - The Countryside and the Rural Economy, DoE, 1992). Such land is a valuable national long term resource and should, therefore, be protected from irreversible forms of development. The best and most versatile land comprises MAFF Grades 1, 2 and 3a. Most of the agricultural land in the Plan area is Grade 2 or 3. Except where there is no suitable alternative site on land of lesser agricultural value or that there is an overriding need for development, planning permission for the irreversible development of Grades 2 and 3a agricultural land will not be granted.

Atmosphere

3.49 The quality of the atmosphere directly relates to the quality of life. When the atmosphere is contaminated human health is affected, as indeed, are all forms of life. Pollutants in the atmosphere also contribute to the process of global warming and to the problem of "acid rain".

3.50 Various operations, activities and uses can damage the atmosphere either by the release of gases or by the emission of dirt, dust and fumes. Excessive noise can also be a significant factor in a poor quality environment.
Consent for the display of advertisements will be granted where the proposed advertisements and/or signs:

i  are integral and subsidiary to the use, building or location which they promote;

ii  are sympathetic in style, siting, materials and, where appropriate, illumination to the numerous small elements which, in themselves, may be relatively minor but which together have a significant impact - such as shop fronts, signs, overhead wires and street furniture (lights, seats, bins, etc.).

3.104 Street furniture and other elements in the street scene are important not only in sensitive areas but in all locations. However, particularly careful treatment may be required in the more sensitive locations such as Conservation Areas. There will be a particular requirement for a co-ordinated view of street level environment in the town centres. The support of the highway and public utility services will also be sought, through established liaison procedures, in finding appropriate locations and designs for street furniture, particularly in town centres and Conservation Areas. In all locations, where replacement of existing street furniture is required, the opportunity should be taken to raise standards of provision and environmental quality. The support of the highway and public utility services will be sought in this respect.

3.105 The Local Planning Authority will seek the support of the utility organisations in the undergrounding of overhead lines, particularly in sensitive locations, but also elsewhere where this is merited by development proposals or by other environmental requirements. In the most severe cases, part funding of undergrounding works may be considered as part of the environmental or conservation enhancement programmes.

3.106 Advertisements, if discreetly sited and thoughtfully designed, can make a lively contribution to the street scene. However, many advertisements are poorly conceived and insensitively located. Similarly shop fronts can help create an interesting and attractive street level environment in town centres if carefully designed and integrated into the architectural style of the building. Policy 33 provides a context for considering applications for advertisement display or the provision of shop fronts, while Supplementary Planning Guidance Note 5 (Urban Design and the Street Scene) offers additional guidance to assist in improving the quality of these elements in the street scene. Guidance may need to be prepared for illuminated advertisements in particular areas. The Local Planning Authority will consider the need for such guidance as circumstances dictate.
building or location on which they are displayed; and

iii do not prejudice highway safety.

Planning permission for new or replacement shop fronts will be granted where the proposal is sympathetic to the architectural style of the building and can contribute to the enhancement of its surroundings in scale and proportion, materials, style and general appearance.

3.107 In some areas there is a need to make use of the additional controls over advertisement display available under the Town and Country Planning Act and supporting regulations. These give additional powers, particularly to control the display of illuminated advertisements. The Local Planning Authority intend to pursue the establishment of "areas of special advertisement control" in relation to Kettering and Rothwell town centres and the rural areas (polices RA1, K10 and R4). The Local Planning Authority will also instigate discontinuance notices against existing advertisements which are considered harmful to the existing amenity of an area.
the granting of planning permission for new residential development at:

- Burton Latimer 125 dwellings
- Desborough 450 dwellings
- Kettering 303 dwellings
- Rothwell 166 dwellings

35. HOUSING: WITHIN TOWNS

Planning permission will normally be granted for proposals for residential development within the towns, defined by the Town Inset boundaries shown on the Proposals Map, where the proposal is compatible with other policies and proposals in this Plan.

4.13 Applications for the development of other sites outside the main built-up areas defined by the town inset boundaries shown on the Proposals Map, will not normally be granted planning permission and will be considered against open countryside and other relevant policies in this Plan. This technique, similar to that proposed for the villages, provides greater clarity in defining where open countryside policies apply and so gives greater certainty to developers and residents alike. It has been supported at appeal.

4.14 Within the urban areas, opportunities will occur for housing development. These may occur on land currently vacant, under-used or in other marginal uses, through the subdivision of a curtilage or through redevelopment. They will often be relatively small sites, though this may not be exclusively the case, especially where opportunities for redevelopment occur. It is not possible to foresee all of these opportunities. However, where there is no conflict with other policies or proposals, (e.g. a highway reservation or allocation for another land use) then residential development will normally be appropriate, subject to detailed matters being resolved. In particular, the Local Planning Authority will ensure that development takes place in accordance with Policy 35.
39. HOUSING: AFFORDABLE HOUSING

The Local Planning Authority, in conjunction with the Local Housing Authority, will seek the provision of 828 affordable residential dwellings throughout the Borough and during the period of the Plan, by:

i making Borough Council owned land available to housing associations for development (Policies K13 and R6);

ii negotiating for the provision of an element of affordable housing as part of significant new private sector housing development (Policies B5, D5, K14 and RA6); and

iii the implementation of an "exception sites" policy in the rural area (Policy RA7).

Housing Needs Study

4.30 In July 1993 the Borough Council commissioned David Couttie Associates, to carry out a Borough wide study of housing need. The study involved:

i a postal survey of 50% of the Borough's households seeking information on people's house type, tenure and amenities; household characteristics; the adequacy of people's housing; people's perception of the Borough's housing need; people's plans to move home; the tenure, type and preferred location of new homes; and people's income and housing costs;

ii an affordability analysis, involving a survey of house purchases and applications for mortgages over the period June 1992 to June 1993, via the Halifax Building Society;

iii population and household formation estimates; and

iv consultation with delivery agencies.

4.31 The Study found that the Borough's housing stock is similar to the national average, although terraced housing and flats are under represented. Council housing accounts for just over 17% of the housing stock. The vast majority is owner occupied. The housing stock is largely in good repair and there are few houses deficient in basic amenities.

4.32 The Study estimates that 5% of the Borough's households contain some type of a concealed household. This approximates to 1,500 concealed households. Most of these households comprise "one or two young adults" pointing to a need for more one or two bedroomed accommodation (houses and flats). There is also a significant need for 3 bedroomed accommodation.

4.33 Unsurprisingly, a large proportion of people wish to remain in Kettering or wish to move to the town from elsewhere. The greatest area of demand is, therefore, in Kettering, however, there is still a need for housing in the Borough's other towns and in the rural area.
In considering proposals, the Local Planning Authority will need to be satisfied that secure arrangements are in place to ensure that the housing provided remains affordable for future occupants.

The Local Planning Authority will also encourage ways, other than through new build to provide affordable housing units, such as the conversion of non-residential property to small dwellings and the re-use of space above shops.

4.34 The affordability analysis undertaken as part of the study indicates that some 667 concealed households have incomes of less than £1,000 per month. The analysis of the house transactions that have taken place in the Kettering area in 1992-93 indicate that an income of more than £1,000 per month is needed to be able to afford even the cheapest of the private sector housing. Consequently it is clear that the housing needs of 667 concealed households will not be met by the normal open market for housing. It is also significant that few of these households have registered with the Council.

4.35 Following on from the affordability analysis, the Local Planning Authority in conjunction with the Local Housing Authority, have defined "affordable housing" as:

"Housing that is accessible to households who are unable to resolve their housing needs in the private sector market on the basis of their income"

Accordingly, the Local Planning Authority consider that, given the economics of the local housing market, "affordable housing" should be taken as relating only to rented or shared ownership forms of tenure.

4.36 The Housing Needs Study's estimate of those in need of "affordable housing" represents only a snapshot at one point in time. It does provide a good indication of the type and location of need. However, future needs also have to be considered. This is estimated using information from the Housing Needs Study on population and household formation projections.

4.37 The information from the Housing Needs Study has been incorporated within a forecasting model adapted from the Audit Commission's report "Developing Local Authority Housing Strategies". The forecasting model rests on the following assumptions:

i there will be 4,460 more households in the Borough by the year 2006 than there will be at the end of 1994;

ii the Borough has a home ownership rate of 75% which is unlikely to change over the Plan period. This equates to 3,345 dwellings;
iii there will be an average void rate of 4% in the private sector and 2% in the local authority and housing association stock;

iv a rehousing target of 33.3% per annum of those on the Council's register and "in need" is realistic; and

v housing association relets will increase to 50 per annum.

4.38 The model, based on the above assumptions, is set out in Figure 4.2. It indicates that 828 affordable residential units will be needed over the Plan period and will, therefore, form the Borough-wide target.

4.39 Achievement of the target will involve the Council continuing to release land in its ownership. It is also clear that the private sector will have to make a contribution. The potential to achieve provision for affordable housing via either of these means is explored in the following paragraphs.

4.40 Based on the identified need, a wish to see viable, balanced communities and taking into account market conditions and the particular circumstances of each site, the Local Planning Authority will negotiate with landowners/developers for an element of affordable housing as part of significant new housing developments. This will include sites allocated for housing in this Plan, on windfall sites and when landowners/developers are seeking a renewal or amendment of planning permission. Significant housing schemes will normally constitute 20 residential units or more in the urban areas and 10 or more in the rural area.

4.41 The target percentage the Local Planning Authority will be seeking for the affordable housing element on a site has been identified for each of the towns, and for the rural area. The target percentage has been identified in relation to the level of local need, the level of need of other areas of the Borough and the size of allocated housing sites. The targets will form the basis for negotiations with developers.

4.42 Based on the particular circumstances of each town or area, the opportunities offered by Council owned land and the nature of each individual site, a specific number of affordable units has been identified for the housing land allocations in this Plan. These will also form the basis for negotiation and will rise if the total number of dwellings on the
### Extra demand 1995 - 2006

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Households</td>
<td>4,460</td>
</tr>
<tr>
<td>Total Extra Demand</td>
<td>4,460</td>
</tr>
</tbody>
</table>

### Extra Supply 1995 - 2006

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Sector Stock (75% of total)</td>
<td>3,345</td>
</tr>
<tr>
<td>less 4% voids</td>
<td>134</td>
</tr>
<tr>
<td>Total Extra Supply</td>
<td>3,211</td>
</tr>
</tbody>
</table>

### Affordable Housing Need 1995 - 2006

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shortfall in Extra Supply</td>
<td>1,294</td>
</tr>
<tr>
<td>add 2% voids</td>
<td>26</td>
</tr>
<tr>
<td>Total Affordable Housing Need</td>
<td>1,320</td>
</tr>
<tr>
<td>New Household Need per annum to 2006 (12 Years)</td>
<td>110</td>
</tr>
</tbody>
</table>

### On Council Register and in Need (including statutory homeless)

- 1,304

### One third Assumed Housing Target per annum

- 434

### New Household Need per annum

- 110

### Total Needed per annum

- 544

### Supply Side

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Authority Relets per annum</td>
<td>425</td>
</tr>
<tr>
<td>Housing Association Relets per annum</td>
<td>50</td>
</tr>
<tr>
<td>Total Relets per annum</td>
<td>475</td>
</tr>
<tr>
<td>Less Total Needed per annum</td>
<td>544</td>
</tr>
</tbody>
</table>

### Overall Shortfall per annum

- 69

### Overall Shortfall 1995 - 2006

- 828
site is going to be more than that forecast in this plan. The target figures can be found in the relevant settlement and rural chapters.

4.43 It is expected that this type of housing will be provided in the form of low cost rented accommodation or as part of a shared ownership scheme, both involving a housing association in the ownership and management of the dwellings provided. Planning obligations will be used to secure the provision of affordable housing. The mechanics of implementation may involve the provision of completed housing units to an association or the provision of serviced sites. The Borough Council has 5 Housing Association partners and will encourage developers to work with them. If a Housing Association is not to be involved and the developer proposes to rent the houses directly or to promote a shared ownership scheme, planning conditions or obligations will be used to restrict their occupation to local people in housing need. These people will be identified from the Local Housing Authority's Housing Needs Register.

**Housing for people with disabilities**

4.44 The Borough wide Housing Needs Study indicates that nearly 1.5% of households contain a wheelchair bound person. Half of these people live in dwellings that are not specifically adapted for a wheelchair and over three quarters do not have a stairlift. Over 10% of the Borough's households contain someone with a walking disability. The study also indicates that some of the households intending to move within the next few years require housing that provides for the needs of people with mobility difficulties. Many people with disabilities tend to be elderly. The number of people over retirement age in the Borough is forecast to increase and, therefore, it is not unreasonable to assume that the need for housing suitable for people with disabilities will also increase.

4.45 As very little existing housing is suitable for wheelchair users, the Local Planning Authority will seek new housing to be designed to standards that meet the needs of people with disabilities when considering applications for residential development. Such a requirement is commensurate with the objectives of the Access Committee for England (sponsored by the Department of Health) and with this Plan's strategy for equal accessibility. People with disabilities will benefit if an increased
c. is either no longer in existence (unless the dwelling has been accidentally destroyed in the recent past e.g. by fire or flood and was occupied at the time of the accident) or is structurally unsound and incapable of renovation.

49. HOUSING: TEMPORARY DWELLINGS

Planning permission will be granted for temporary dwellings only in exceptional circumstances where:

i it can be demonstrated to the Local Planning Authority that the dwelling is required for essential agricultural or forestry purposes for a limited period only; or

ii the dwelling is required to provide temporary on site accommodation during construction of a permanent or refurbishment/ conversion of an existing building(s), or other development or to meet exceptional personal requirements such as an elderly persons annex);

and in the case of i and ii

iii the proposal conforms with other policies and proposals in this Plan particularly in relation to site layout, access, drainage and landscaping,

Any such permission will be strictly time limited in accordance with the necessary requirements for the dwelling and will normally be personal So the applicant. In the case of (i) applications will be

Temporary dwellings

4.69 Temporary dwellings will not normally be an appropriate form of accommodation to encourage. However, they may be necessary in certain circumstances - usually to provide on site accommodation during construction of a permanent dwelling, refurbishment/conversion of existing building(s) or other development, or for purposes related to agriculture or forestry. Temporary accommodation adjoining an existing dwelling has also been used in this area as an alternative to the permanent construction of an annexe for elderly relatives. Usually, mobile or semi-mobile units will be used. Demand for this sort of temporary accommodation is perhaps more likely in the rural than the urban areas where alternatives are available. The visual amenity and public health considerations here will be particularly important.
assessed in a similar manner to those for permanent dwellings (see Policy RA5) and an appraisal from the Ministry of Agriculture or other recognised consultants will be required as part of the application.

Gypsy Review

Government Advice

4.70 The Criminal Justice and Public Order Act 1994 together with Department of the Environment Circulars 1/94 and 18/94 mark the privatisation of gypsy site provision. Local Authorities are guided by the following:

1. Section 24 of the Caravan Sites and control of Development Act 1960, as amended by Section 90 of the Criminal Justice and Public Order Act 1994, provides that "Gypsies":

"means persons of nomadic habitat of life, whatever their race or origin, but does not include members of an organised group of travelling showmen or of persons engaged in travelling circuses, travelling together as such".

The courts have also recently clarified the definition of the term "gipsies". In R v South Hams District Council, ex parte Gibb and two other applications - The Times, 8 June 1994; The Independent, 15 June 1994 - the Court of Appeal held that "gipsies" meant persons who wandered or travelled for the purpose of making or seeking their livelihood, and did not include persons who moved from place to place without any connection between their movement and their means of livelihood. Furthermore, in Maidstone Borough Council v. Secretary of State for the Environment and Dunn (as reported in J.P.L. July, 1996) it was clarified that a person can remain a gypsy even if they have a permanent home, as long as they retain a nomadic way of life at certain periods of the year.
51. EMPLOYMENT:
NEW OFFICES

Planning permission will be granted for major new office development proposals (Classes Bl (a) and (b)) of the Town and Country Planning (Use Classes) Order 1987) at Kettering and Burton Latimer in accordance with Policies K18 and B6.

52. EMPLOYMENT:
CHANGES OF USE TO SMALL OFFICES

Proposals for changes of use to small offices (Classes A2, Bl (a)) of the Town and Country Planning (Use Classes) Order 1987) in the defined shopping centre and the Rockingham Road/Headlands areas of Kettering, will be considered in the context of Policies K20 and K19.

Planning permission for proposals for such changes of use elsewhere will be granted where:

i. there is no significant adverse impact on the character of the building, the character or amenities of the locality or on neighbouring position astride the A14 and also the larger employment needs of its population.

Types of Employment

Offices

5.12 Offices play a large part in providing employment opportunities within the Borough; several of the Borough’s largest employers are office firms. Furthermore, office work requires skills different from industrial work and so office provision serves to broaden the range of job opportunities available.

5.13 Demand for land for major new offices is likely to be concentrated in the central area of Kettering, where there are support facilities and on the business park developments at Kettering. The business park developments offer opportunities for prestige office provision in attractive surroundings and, in addition, will assist in reducing congestion in the town centre. Policy 51 sets a general context for major office development in the Borough and should be read in conjunction with policies relating to Burton Latimer (Policy B6) and Kettering (Policy K18).

5.14 Most smaller offices - for professional services for example - are established by changing the use of existing buildings. Demand for such changes of use is again greatest in Kettering Central Area. However, elsewhere in Kettering, as well as in Burton Latimer, Desborough and Rothwell, such changes of use may be acceptable where normal planning policies can be satisfied and in residential areas, where there is no significantly adverse impact on the character of the area or neighbouring properties.
property, including the local concentration of properties in office use and in the villages and the effect on the character of the village which may arise from the loss of small dwellings is similarly not adverse (see Policy RA10);

ii  the additional traffic likely to be generated by the proposal is not detrimental to the highway network or to the amenities and character of the surrounding area;

iii  adequate provision is made for on-site parking and manoeuvring space and access arrangements in accordance with Policies 85 and 84; and

iv  adequate provision is made for amenities including bin storage and open space/landscaping.

53. EMPLOYMENT:
WORKING FROM HOME

Planning permission for employment uses, falling within Class Bl of the Town and Country Planning (Use Classes) Order 1987, being carried out within the curtilage of residential premises or the expansion of such existing uses, will normally be granted except where:

i  the scale of the operation would be inappropriate to the property itself and to the surrounding residential area;

ii  there would be an adverse impact upon the amenity of the surrounding residential area

Working from home

5.15  Working from home, whether in urban or rural areas, is becoming an attractive option for many people, particularly for those starting new businesses. Many businesses can be successfully run from just a desk and a telephone. Other service industries require very little space. Modern technology is rapidly broadening the scope for home working while other industries practice outworking, employing people to do certain tasks such as knitting or simple assembly, in their own homes at their own pace and convenience.

5.16  The Local Planning Authority is committed to supporting a broad range of employment opportunities and working from home can provide the ideal beginnings for small new enterprises. However, business operations at home can, in some circumstances, cause serious concern for local communities. Businesses established at home, or their subsequent
57. EMPLOYMENT: HAZARDOUS SUBSTANCES

Planning permission for development for business, general industrial and storage or distribution uses, will be subject to conditions excluding the presence of a 'notifiable quantity' of a 'hazardous substance'. Exceptions may be made in relation to such development at Telford Way Industrial Estate and at the proposed Glendon Employment Park dependent on the nature of adjoining development.

58. EMPLOYMENT: WITHIN TOWNS

Planning permission will be granted for proposals for industrial or commercial development within existing areas of the Borough's towns (towns being defined by the Town Inset Boundaries shown on the Proposals

5.23 Proposals for hazardous development will be considered within the context of Policy 56.

5.24 Planning permission for business, general industrial and storage or distribution development will be subject to conditions excluding the presence of a "notifiable quantity" of a "hazardous substance" where the nature of adjoining development makes this appropriate. Most employment sites in the Borough adjoin or involve development which is of a nature which makes such conditions appropriate - such as residential or prestige business park developments. Such conditions will, therefore, be imposed on permissions for development at all employment sites in the Borough, with the exception of Telford Way and Glendon Employment Park. Within these two areas, however, such conditions may also be appropriate on individual proposals dependent on the nature of adjoining development.

Employment within towns

5.25 The historical pattern of development in Kettering and in the other A6 towns is, in many cases, not compatible with the needs of modern industrial firms. Many such business activities can bring problems, particularly within areas largely residential in character. It is somewhat less of a problem in those parts of the Borough's towns which are predominantly industrial or commercial in character. To forestall and resolve amenity problems the Local Planning Authority is committed to providing opportunities for businesses within the towns to relocate to more suitable locations and premises. Consequently, provision is made within the Plan for new employment areas which are segregated from, but close to, residential areas. Such relocations will bring environmental improvements and enable beneficial re-use of vacated sites.

5.26 However, there are areas within the Borough's towns which are of a predominantly industrial/commercial character and it is clearly appropriate to allow industrial uses and buildings to replace older ones, provided they conform to other policies and proposals within the Plan. It is also recognised that some companies prefer an in-town location for a variety of reasons. These activities are potentially beneficial by introducing vitality, diversity of interest and by reducing distances
Map) which are already predominantly industrial or commercial in character, provided that they conform with the other policies and proposals of this Plan.

Industrial or commercial development proposals within areas of a residential or other non-industrial/commercial character will not normally be granted planning permission except where they involve an extension to, re-development of, or a re-organisation of, existing industrial or commercial operations and provided that:

i there would be no significant adverse effect on the amenity, the environment or the highway network of the surrounding area; and

ii there would be operational, amenity or environmental benefits.

5.27 In balancing the requirements of the business community with those of the community as a whole, the Local Planning Authority will support proposals for industrial or commercial development or re-development within those areas of the Borough's towns which are already predominantly industrial or commercial in character. The Local Planning Authority will, however, normally resist new industrial/commercial proposals within areas of predominantly residential or other non-industrial/commercial character, but will give sympathetic consideration, within certain limits, to proposals which involve existing operations. Proposals for industrial or commercial development outside the Town Inset Boundaries shown on the Proposals Map will be treated as being within the open countryside and subject, therefore, to the various relevant policies.

5.28 Some established firms, because of their visual intrusion, noise emissions or traffic generation, are incompatible with the surrounding environment, especially in predominantly residential areas. The Local Planning Authority will be co-operative with such businesses in an effort to relocate them to more suitable sites, for instance, by providing information on alternative sites or other planning advice. Where appropriate, planning obligations and other relevant legal agreements relating to the use of a vacated site may be sought when determining applications for related new development.

5.29 Uses which create significant environmental, amenity or related difficulties, are unauthorised and are contrary to the policies of this Plan, may be subject to enforcement proceedings.
63. SHOPPING: IMPACT

Planning permission will not be granted for shopping developments of a major scale or where there are a number of proposals which individually or cumulatively would seriously harm the vitality and viability of a nearby town centre as a whole.

In the context of this policy the town centres are Burton Latimer, Desborough, Kettering and Rothwell.

64. SHOPPING: DEVELOPMENT WITHIN ESTABLISHED SHOPPING AREAS

Planning permission will be granted for proposals for new or upgraded shopping development within the established shopping areas of Burton Latimer, Desborough, Kettering and Rothwell as defined on the Proposals Map where the proposal would improve the range or quality of shopping facilities or the shopping environment and is suited in character, size and operational requirements to the established shopping areas.

The Borough Council considers that the essential difference between a cash and carry warehouse and a full retail warehouse is that the former involves the sale of bulky goods (which may include small items) but sold only "in bulk" directed primarily to trade customers.

6.20 In the case of cash and carry warehouses, proposals will be considered in relation to Policies 62-65. In the case of wholesale warehouses, proposals will more appropriately be considered in the context of the employment policies in this Plan.

Town centres

6.21 The Local Planning Authority wish to see the town centres in the Borough continue to perform their full part in the economic and social life of the Borough. This Plan contains policies and proposals to enhance the urban environment in general and the shopping environment in particular. Town Centre Management is also being considered as a means of promoting existing town centre shopping areas. Proposals for shopping developments which would undermine the role of the established centres will be resisted. The cumulative effect of proposals will continue to be an important factor in the consideration of planning applications.

6.22 The Local Planning Authority will, however, welcome proposals for new or upgraded shopping facilities within the town centres where these are commensurate with their place in the hierarchy, improve the range and quality of shopping provision and contribute to improvements in the shopping environment. Proposals will also need to comply with other policies in this Plan and be suited in size and operational requirements to the established centres.
86. TRANSPORTATION: EXISTING PUBLIC CAR PARKS

Planning permission will not normally be granted for the development of existing permanent public car parks except where the proposal includes the provision of equivalent and convenient replacement provision concurrent with the development.

87. TRANSPORTATION: PUBLIC CAR PARKING

Planning permission for new development near the established shopping centres and incorporating off-street car parking will be granted especially where it allows for public use of the car parking during periods of peak demand provided the proposal accords with the other policies and proposals of this Plan. Conditions and, where necessary, legal agreements, will be used to ensure public use of such car parking provision.

those circumstances where the clear lack of parking is creating problems in terms of congestion and accidents. However, there are some circumstances in which the car parking standards applied by the Local Planning Authority may be relaxed. Policy 85 sets out the requirements and the situations where the standards may be applied flexibly.

Public car parking

7.65 The majority of public car parks in the Borough are located at Kettering. However, there are also small public car parks in Burton Latimer and Desborough, while at Rothwell car parking is readily available at Market Hill.

7.66 To ensure the retention of the existing level of parking provision to serve the town centres, no development of existing permanent car parks will be permitted unless equivalent and convenient replacement provision is made concurrently.

7.67 The provision of public car parks and car parking to serve the main shopping and employment centres is essential to their continued viability and vitality. In the Plan period additional car parking may be required in Kettering and Desborough. However, the provision, maintenance and operation of car parks is expensive. Wherever possible, therefore, new car parking, where required, must be provided through means which are self-financing or through partnership arrangements.

7.68 There is scope for introducing a scheme of commuted payments towards car parking provision in Kettering town centre where the scale of development and need are greatest. The high value of land in town centres and the limited space available for on-site non-operational parking also mean that through such a policy a more economical use of land is encouraged - pooling private car parking areas into a smaller number of larger public car parks (see Policy K25).
98. LEISURE: HERITAGE TRAILS

Heritage trails will be promoted at Burton Latimer (B10), Kettering (K28) and Rothwell (R10) and in the rural areas, including signposting, waymarking, information/interpretation boards, in association with the County Council and other bodies, where appropriate.

In establishing heritage trails, the Local Planning Authority will seek to secure greater public access to sites and buildings of particular interest.

99. LEISURE: CLASS A3 USES

Planning permission for proposals (including changes of use) for Class A3 uses of The Town and Country Planning (Use Classes) Order 1987 (pubs, restaurants, takeaways) will be granted where:

i the site falls within the town inset boundaries, or village framework boundaries as defined on the Proposals Map, and does not involve the development of environmentally important open space;

ii the proposal is appropriate in terms of the size, form, character and setting of the settlements;

iii the proposal is compatible with other policies and proposals in this Plan, particularly in relation to conservation, design, materials, density, site layout, drainage, landscaping, energy conservation and crime prevention measures;

8.54 Heritage trails are a specific means of developing the rights of way network which draw together historical and environmental interests. The availability of such a resource may assist tourists and visitors in understanding the history and development of the Borough, as well as being a valuable education resource for residents and local schools. Indeed, schools and knowledgeable local residents might be encouraged to prepare material for inclusion in publicity material for heritage trails. Trails for both urban and rural areas are proposed and links between trails might be made through the rights of way network (see Policy 97).

Other leisure activities

8.55 Public houses, restaurants and hot food takeaways provide facilities enjoyed by many people. Increased demand for a diversity of facilities, as a response to increasing leisure time, requires a positive attitude towards proposals for uses falling within Class A3, particularly in the countryside. Such facilities also assist in the realisation of the tourist development of the Borough. Policy 99, therefore, sets out the parameters for consideration of such proposals. Whilst the policy is phrased in a positive fashion, it also reflects the care needed in determining planning applications for such uses, as they have the potential to harmfully affect residential properties.

Tourism

8.56 Tourism is an increasingly important economic activity with expenditure in Britain in 1991 standing at £25 billion. As it assumes greater prominence as a source of economic activity and employment, it is clearly appropriate that suitable provision is made for tourism within this Plan. However, provision for tourism should contribute to, rather than detract from, the quality of the environment and so be compatible with the principles of sustainable development (PPG21 - Tourism, DoE 1992). With
iv the proposal has no significant adverse effect on the amenity of neighbouring property;

v as a result of the permission, there would not be a local concentration of properties in such uses which, taken together, would have a significantly adverse impact on the character or amenities of the area;

vi the proposal, if in Kettering, would not conflict with the provisions of Policy K20;

vii the proposal does not give rise to significant additional traffic to the detriment of the amenities and highway safety of the area;

viii on site parking and manoeuvring space is provided, in accordance with Policy 85;

ix vehicular access is provided, in accordance with Policy 84 and the standards of the local highway authority; and

x adequate amenities, including bin storage, kitchen ventilation and landscaped areas are provided.

Proposals for new Class A3 uses in the open countryside will not normally be granted planning permission, except where they involve the re-use of existing buildings, in which case, proposals will be considered in relation to Policy RA14.

Proposals for extensions to existing premises having an A3 use, in any location, will be considered in relation to criteria (ii) to (x) above.

this context in mind, the land use implications of the needs of visitors and tourists relate to:

i enjoyment of the countryside;

ii the provision of new facilities and new initiatives;

iii expansion/improvement of existing accommodation; and

iv self-service accommodation.

Countryside

8.57 "The English countryside is a major resource for tourism and leisure" (English Tourist Board "Rural Tourism" 1988). This is true in terms of finance and time spent. The countryside is an important resource not only for holidays (21% of British visitor nights, 1986) but also for foreign tourists and day trippers. The latter form the majority of visitors to the countryside. Increases in leisure time and mobility, together with interest in the environment and nature conservation, will ensure continued growth in the number of visitors to the countryside. Proper planning and direction for such activity is essential to ensure the countryside benefits from this interest and that the scale of activity does not damage this valuable resource.

Rural tourism

8.58 While most rural areas have potential for developing tourism and leisure uses, the capacity of areas to absorb activity without damaging either the environment or social fabric of the countryside varies widely. The countryside in the Borough already absorbs a considerable amount of use as a leisure resource. The Local Planning Authority does not wish to encourage change beyond that which is appropriate for any particular locality. However, best use of opportunities is to be encouraged where this is compatible with the character and nature of the area and will bring economic or social advantage (e.g. supplement farming income, support rural services). The Local Planning Authority is particularly keen to
103. LEISURE: HOTEL ACCOMMODATION

Planning permission proposals for new hotels and/or conference developments, including the conversion or adaptation of existing buildings, will be granted where:

i. the site falls within the town inset boundaries or, in the case of smaller facilities, is within the defined village limits as shown on the Proposals Map and does not involve the development of environmentally important open space;

New facilities

8.66 It is envisaged that taking account of the rural character and rich heritage of the Borough, new facilities are likely to be relatively small in scale, in keeping with the area and concentrating on countryside and heritage features.

8.67 With regard to conference facilities, provision has been incorporated within the Shire Inns Hotel at the Kettering Venture Park. There may still be a need for facilities, probably in conjunction with associated hotel facilities, which will encourage business tourism into the area.

Accommodation

8.68 The improvement of the range of accommodation will be an essential part of the reviewed Borough leisure and tourism strategy. While the A14 provides an opportunity to develop facilities in association with the new road - which can serve the needs of travellers and visitors - other opportunities may also arise. The Local Planning Authority wishes to provide a framework for these opportunities to be taken while safeguarding the environment and other interests of acknowledged importance.

Hotel development

8.69 A new hotel has recently opened at the Kettering Venture Park and there is a new motel at "Area 5" Telford Way, Kettering. There are also commitments for motel developments to serve the needs of travellers alongside the A14 at Kettering, whilst one has already opened alongside the A6 at Toll Bar north of Desborough. The commitments are shown on the Proposals Map for information.

8.70 While these proposals are likely to serve a variety of different needs, there may still be the opportunity for a combined conference/hotel facility in a suitable location in the area. Land adjoining the A6003 north of Kettering, adjacent to a proposed golf course and business park, would be an appropriate location for such a facility and is the subject of Policy K29.
ii the proposal has no significant adverse affect on the amenities of neighbouring property;

iii the proposal does not give rise to significant additional traffic to the detriment of the amenities and highway safety of the area;

iv on site parking and manoeuvring space is provided in accordance with Policy 85;

v vehicular access is provided in accordance with Policy 84 and the standards of the local highway authority; and

vi adequate amenities - including bin storage and landscaped areas are provided.

Proposals for new hotels and/or conference centres in the open countryside will not normally be granted planning permission, except where they involve the re-use of existing buildings, in which case proposals will be considered in relation to Policy RA14.

104. LEISURE:

ACCOMMODATION

Planning permission for changes of use to guesthouse or other similar overnight or holiday accommodation will be granted where:

i the property is suitable in terms of size, layout, private space and amenities;

ii the external character of the building is maintained;

Policy 103 sets out the framework for consideration of proposals for new hotel/conference centres in other locations.

Other accommodation

8.71 The improvement and expansion of existing hotel and guest accommodation will be welcomed where this can be undertaken without undue harm to amenity, the location or character of the property and otherwise accords with normal planning requirements and other policies in this Plan.

8.72 The change of use of property to guest house or similar overnight accommodation in the towns will normally be acceptable where the proposals meet normal planning requirements and fall outside defined housing areas (Policy K15).
B2. BURTON LATIMER: ENVIRONMENTAL IMPROVEMENT

Provision will be made for the implementation of environmental improvement schemes for sites in Burton Latimer as shown in Figure 11.1.

Environmental improvement

11.8 Within the programme established by Policy B2 the following areas within Burton Latimer are priorities for environmental improvement;

i  the town centre; and

ii  the former A6 through the town.

11.9 Figure 11.1 contains a list of sites requiring treatment and these will be included within the programme during the Plan period. Other sites which arise as requiring treatment in the Plan period will be included in the programme as opportunity allows.
Table 11.1: BURTON LATIMER: ENVIRONMENTAL IMPROVEMENT SCHEMES (Policy B2)

<table>
<thead>
<tr>
<th>Ref.</th>
<th>Location</th>
<th>Nature of Scheme</th>
<th>Other relevant policies</th>
</tr>
</thead>
<tbody>
<tr>
<td>B2.1</td>
<td>Town Centre</td>
<td>Enhancement/improvements including cleaning of buildings, review of highways/junctions, landscaping and other improvements</td>
<td>74, 75, 78, 80, 81, 83</td>
</tr>
<tr>
<td>B2.2</td>
<td>Former A6 through the town</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B2.3</td>
<td>Black Lodge, Higham Road</td>
<td>Fencing and landscaping</td>
<td>6, 78</td>
</tr>
<tr>
<td>B2.4</td>
<td>North of A604, Cranford</td>
<td>Landscaping</td>
<td></td>
</tr>
<tr>
<td>B2.5</td>
<td>Landfill site, Cranford</td>
<td>Landscaping</td>
<td></td>
</tr>
</tbody>
</table>
B5. BURTON LATIMER:
AFFORDABLE HOUSING

Taking into account market and site conditions, planning permission will only be granted for residential development of 20 or more dwellings that provides 20% of total dwellings in the form of affordable housing, or where other arrangements are made to the satisfaction of the Local Planning Authority.

Affordable Housing

11.19 Evidence from the Borough-wide housing needs study indicates that there is a need for affordable housing in the town. In accordance with Policy B5 the Local Planning Authority will negotiate for an element of affordable housing within substantial new housing developments in Burton Latimer. The way in which this type of housing is to be provided and secured for future occupants is detailed in Policy 39 and its accompanying text. Giving due consideration to the viability of potential development, together with local needs, a target figure of 20% has been identified and will form
### Figure 11.3

**NEW HOUSING SITES, BURTON LATIMER**

*Figures in hectares and dwellings*

<table>
<thead>
<tr>
<th>Location</th>
<th>Policy No.</th>
<th>Net Area</th>
<th>Total Dwellings</th>
<th>Affordable Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>East of Burton Latimer</td>
<td>B4</td>
<td>5.17</td>
<td>125</td>
<td>25</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>5.17</strong></td>
<td><strong>125</strong></td>
<td><strong>25</strong></td>
</tr>
</tbody>
</table>
the basis of negotiations with prospective developers.

11.20 It is anticipated that the development of the land to the east of Burton Latimer Site B4 will meet this need. However, in the event of the target figure not being met by this particular site or as a result of an increase in demand for low cost housing in Burton Latimer, the Local Planning Authority will seek to achieve the provision through the development of other housing sites above a certain size.
B9. BURTON LATIMER: NEW LEISURE FACILITIES

Planning permission will be granted for proposals for a new leisure centre on approximately 1.7 hectares of land north of Burton Latimer where it forms part of a comprehensive scheme including the employment uses proposed within Policy B6 and where:

i  it incorporates an appropriate range and type of activities;

ii it incorporates adequate provision of appropriate ancillary facilities, including car parking and infrastructure;

iii it is phased in relation to the proposed road linking Polwell Lane and Kettering Road and the other elements of the development of land north of Burton Latimer;

iv it would have no significant adverse impact, by virtue of its location on, existing and proposed residential areas;

v it would have no significant adverse impact on the character and nature conservation value of the locality;

Leisure Facilities

11.37 The increased demand generally for leisure/sports facilities and the need to minimise journeys from home to such facilities, emphasises the long-standing wish to provide built sports facilities, particularly a swimming pool, within the town. The proposal for employment uses to the north of the town will generate further demand for leisure facilities and so exacerbate the existing problem of a shortfall of indoor leisure facilities in Burton Latimer. However, the development to the north of the town does present an opportunity to enhance the leisure facilities of the town. A small scale leisure facility is proposed to cater for the demands arising from the new employment area and the local community. Policy B9 provides the context for dealing with such proposals. The precise content of the facility will need further consultation with the developer and the community in order to establish the nature of the leisure facility required.
vi it is accessible to users travelling by foot, cycle or public transport;

vii it is appropriate in terms of the proposed siting, layout, design, materials, access and landscaping;

viii it incorporates clear measures for the proposed management and regulation of use; and

ix it incorporates measures to ensure that none of the social, environmental or infrastructural costs arising from the proposed development, result in a consequential planning loss to the community (see Policy 118).
D2. DESBOROUGH: ENVIRONMENTAL IMPROVEMENT

Provision will be made for the implementation of environmental improvement schemes for sites in Desborough as shown in Figure 12.1.

D3. DESBOROUGH: SHOPPING ENVIRONMENT

Provision will be made for the implementation of a phased Programme of schemes for the comprehensive improvement of the shopping environment in Desborough, in association with the highway authorities.

Environmental improvement

12.10 Sites requiring environmental improvement are listed in Figure 12.1 and will be included in the environmental improvement programme during the Plan period. The improvement of the Stoke Road rural industrial area will be an important element of the programme for Desborough. Other sites which arise as requiring treatment in the Plan period will be included in the programme as opportunity allows.

Shopping environment

12.11 The main town centre shopping streets - Station Road/High Street - still act as important thoroughfares within the central area. This has inevitably limited improvements to the shopping environment. The scale of recent development in the town, as well as the further proposals in this Plan, provide the catalyst and opportunity to readdress this situation. Improvements involving a range of possibilities - including some limitations on traffic, tree planting and improved surfacing - would provide a much needed 'lift' to the centre and enhance both its function and appearance. The Local Planning Authority are in the process of preparing Phase Two of a phased programme of schemes to improve the central area of Desborough, particularly the shopping environment (see also paragraph 12.30 below). The schemes will be prepared in association with the County Council and local residents in the same manner as that undertaken for Phase One which was implemented in early summer 1994.

iii The northern approaches to the town from Market Harborough and Stoke Albany could also benefit from improvements associated with the proposed, housing and employment development north of the railway line. Discussions will be undertaken with landowners, and others, to agree means of implementation of this proposal (including grant assistance).
## DESBOROUGH:
**ENVIRONMENTAL IMPROVEMENT SCHEMES (Policy D2)**

<table>
<thead>
<tr>
<th>Ref.</th>
<th>Location</th>
<th>Nature of Scheme</th>
<th>Other relevant policies</th>
</tr>
</thead>
<tbody>
<tr>
<td>D2.1</td>
<td>Town Centre</td>
<td>Enhancement/improvements including cleaning of buildings, review of highways/junctions, landscaping and other improvements in association with traffic management/highways review. (see paragraph 12.38)</td>
<td>33, 64, 80, 81, 82</td>
</tr>
<tr>
<td>D2.2</td>
<td>Stoke Road Rural Employment Area</td>
<td>Screening and landscaping especially to road frontages to enhance rural character</td>
<td>17/D1</td>
</tr>
<tr>
<td>D2.3</td>
<td>Reservoir, east of Harborough Road</td>
<td>Supplement landscaping</td>
<td>17/D1</td>
</tr>
</tbody>
</table>
12.22 The proposed residential development north of the railway line is dissected by an area known as the Plens. This area of land, formerly a minerals railway line, has now reverted to nature and is an important nature conservation site. It provides an important amenity for the residents of Desborough and would provide an important "green lung" within the proposed residential development. It is important that this area is protected from development. Wide and sweeping buffer areas will, therefore, be required between any new development and the nature conservation area and it should not be dissected by any road or other form of built development except for a footbridge linking the two separate residential development areas. The Plens can be enhanced by creating new wildlife habitats within the country park area and within the area of open space between the railway line and the new leisure centre. Given the scale of the development and the range of uses proposed, it is important that a Master Plan should be prepared and submitted with the initial outline application. However, in the event of an outline application being submitted prior to the preparation of such a Plan, a condition will be imposed on the outline permission requiring a Master Plan to be prepared prior to the commencement of development. Subsequent development should conform to the agreed Master Plan.

12.23 Evidence from the Borough-wide housing needs study indicates that there is a need for affordable housing in the town. In accordance with Policy D5 the Local Planning Authority will negotiate for an element of affordable housing within significant new housing developments in Desborough. The way in which this type of housing is to be provided and secured for future occupants is detailed in Policy 39 and its accompanying text. A target figure of 15% has been identified and will form the basis of negotiations with prospective developers. The most significant future development in Desborough will be that to the north of the railway line, D4. It is anticipated that this site will meet local needs for affordable housing. This is a large housing land allocation and it is considered that, as well as meeting housing needs identified in Desborough, it should also help to meet needs identified elsewhere in the Borough, particularly Kettering. It also takes account of the landowners own proposals and is, therefore, considered realistic. If, for any reason, this development does not meet the

D5. DESBOROUGH:  
AFFORDABLE HOUSING

Taking into account market and site conditions, planning permission will normally only be granted for residential development of 20 or more dwellings that provides 15% of total dwellings in the form of affordable housing, or where other arrangements are made to the satisfaction of the Local Planning Authority.
D6. DESBOROUGH:
NEW EMPLOYMENT SITES

Planning permission will normally be granted for business, light and general industrial and distribution uses (Classes Bl, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 - with the exception of open storage and quasi-retail uses) on land north of Desborough adjacent to the eastern side of Stoke Road. Proposals for employment uses of this site must form part of a comprehensive scheme, including the housing and leisure uses, consistent with Policies D4 and D9. Such proposals will be:

i  phased in relation to the proposed A6 Desborough-Rothwell bypass;

affordable housing needs of Desborough the Local Planning Authority will seek to achieve the provision through the development of other housing sites of above a certain size.

Employment

12.24 Formerly a "boot and shoe" town, Desborough has a number of small businesses though the firm of Rigid Containers now dominates employment in the town. There is a small industrial estate north of Desborough at Stoke Road (formerly known as the Millbrook Estate). This has been slow to develop but the Local Planning Authority has successfully promoted, with the Rural Development Commission, the development of a small workshop scheme at Pipewell Road. This is now fully let.

12.25 Consultation in Desborough revealed a need for additional local employment opportunities to support the economic well being of the town and to reduce the need to travel outside the town for employment.

New Employment Sites

12.26 It is, therefore, proposed to release land for employment north of the railway line as part of a comprehensive scheme which includes residential and leisure developments (see policies D4 and D9).

12.27 The employment element will be located at the western end of the area, adjacent to the existing employment uses in Stoke Road.

12.28 This site offers good communications via the A6 Harborough Road. When the Desborough-Rothwell bypass is opened, the site will have access onto the A14. The site is also well located for employees living in Desborough and will benefit from the proposed leisure facilities.

12.29 The development proposals should take into full consideration Policy 61, relating to layout and design and refer to the relevant Supplementary Planning Guidance Note 11. The employment area should form part of the Master Plan discussed in paragraph 12.22.
D12. DESBOROUGH: 
BACK LANE

Provision will be made for the establishment of footpath links through land to the south of Back Lane, Desborough linking the proposed employment, housing and country park areas north of the railway.

D13. DESBOROUGH: 
GREEN LANE

Provision will be made for playing field(s) on land adjacent to Green Lane in association with a committed housing development.

D14. DESBOROUGH: 
COUNTRY PARK

Planning permission will be granted for proposals involving the establishment of a Country Park on land north of the railway line adjacent to Pipewell Road where it forms part of a comprehensive scheme, including the housing and employment uses consistent with Policies D4 and D6 and where:

   i the proposed layout, site improvements and building proposals is appropriate

   ii it incorporates adequate vehicular access and parking facilities;

   iii it incorporates adequate provision of appropriate facilities and infrastructure;

   iv it incorporates adequate and appropriate footpath links;

Land south of Back Lane

12.45 An area of land will be left between the northern edge of the proposed housing and employment area north of the railway line and Back Lane which runs in an east-westerly direction. This area is protected from development under Policy 8 but should incorporate footpath links between the country park, housing and employment areas.

Green Lane

12.46 In Association with a site which is also already committed for housing on land off Green Lane, a playing field is proposed to be provided.

Country Park

12.47 The recent and proposed development in Desborough (Policies D4 and D6) will increase the demand for access to the countryside. In order to meet this likely demand and in order to forestall increased trespassing, a country park is proposed to be provided and managed in association with the residential and employment development north of Desborough. It will serve the town and the surrounding settlements. The country park will be designed for casual recreation with emphasis on diverse habitat creation. It should cater for education needs, to be defined in association with local schools.
K3. KETTERING:
ISE VALLEY

Provision will be made for proposals to improve and enhance the amenity, recreation and wildlife value of the existing open space in the Ise Valley.

In pursuing this policy the Local Planning Authority will:

i  protect existing open spaces and allotments (Policies 94 and 96);

ii make provision for land off St. Vincent's Avenue for new outdoor built sports facilities;

iii make provision for access agreements for footpath/cycleway links where necessary;

The Ise and Slade Valleys

13.14 The Ise and Slade Valleys are valuable environmentally and the Local Planning Authority's wish is to enhance the contribution they make to the town as environmental and recreational resources. Furthermore, these areas represent important connections to the surrounding countryside from Kettering. Their long term management is, therefore, very important. Policies K3 and K4 set out the principles for the future of these two areas.

13.15 The Ise Valley is the major continuous open space within the town. The basic principles adopted in formulating a policy for this area have been to:

i  recognise its value for recreation, wildlife and amenity;

ii recognise its value as the major open area within the town; and

iii improve access to, and provision of, recreational facilities.
iv make provision for the establishment of new
wildlife habitats (Policy 18); and

v make provision for the establishment of a
Heritage Trail at Castle Fields (Policy 98).

K4. KETTERING:
SLADE VALLEY

Provision will be made for a linear park and
footpath/cycle link within the Slade Valley, linking
existing and proposed open spaces and other extensive
urban fringe uses.

In pursuing this policy the Local Planning Authority
will:

i protect existing open spaces and allotments
(Policies 94 and 96);

ii seek the provision of new open space as part
of development proposals at:

a. A6003 employment area (Policies K17
and K18);

b. housing sites K12.4 and K13.1 (Furnace
Lane and the adjacent committed
housing site); and

c. redevelopment proposals within the
town;

13.16 The protection of the open character of the valley is provided for through
Policy 94 (Leisure: existing open spaces). Other policies apply to specific
issues within the valley, notably Policy K14 (Affordable Housing) and
Policy 18 (Nature Conservation Sites).

13.17 It is proposed to continue to upgrade the leisure and recreational facilities
in the Ise Valley in a manner complementary to its open character and
consistent with its location and use, as well as undertaking measures to
enhance the environment.

13.18 The Slade Valley, on the western side of the town, contains a number of
existing open spaces, linked by landscaped footpaths for much of its length
through Kettering. There are also a series of proposals along the Valley
which have made provision for open space in the valley bottom including
the Kettering Leisure Village, located in the southern part of the valley,
(south of Northampton Road Recreation Ground) and Kettering Venture
Park.

13.19 Though different in character to the Ise Valley, passing as it does through
the built up centre of the town, the Slade Valley represents a unique
resource environmentally and in terms of its recreational potential. The
opportunity exists to formally link these spaces with a waymarked
footpath/cycle link, also providing links to other locations, urban fringe
uses and to the open countryside. The protection of existing open space
is provided for in Policy 94.
iii make provision for access agreements for footpath/cycleway links where necessary; and

iv make provision for the establishment of new wildlife habitats (Policy 18).

K6. KETTERING:
ENVIRONMENTAL IMPROVEMENT

Provision will be made for the implementation of environmental improvement schemes for sites in

Environmental improvement

13.21 Within the environmental improvement programme, the following areas in Kettering are priorities:
Kettering, as shown on Figure 13.1 and on the Proposals Map.

Proposals for development which would prejudice the implementation of environmental improvement schemes will not be granted planning permission.

i the town centre;

ii the Priority Areas; and

iii the main approaches to the town.

13.22 Figure 13.1 contains a list of sites requiring treatment and these will be included in the programme during the Plan period. Other sites which arise as requiring treatment within the Plan period will be included in the programme as opportunity allows.

New development

13.23 New development/redevelopment proposals will be considered in the context of the policies for the environment set out in Chapter 3. There will, however, be specific concerns in relation to Kettering, notably:

i the Northall Street/Lower Street Improvement;

ii the central area (landscaping/street furniture);

iii central area redevelopment; and

iv Headlands.
<table>
<thead>
<tr>
<th>Ref.</th>
<th>Location</th>
<th>Nature of Scheme</th>
<th>Other relevant policies</th>
</tr>
</thead>
<tbody>
<tr>
<td>K6.1</td>
<td>Land and premises at of Barford Bridge</td>
<td>Remove unauthorised uses/buildings</td>
<td>12, 18, 19 and 59</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Landscaping</td>
<td></td>
</tr>
<tr>
<td>K6.2</td>
<td>Southern side of Grafton Street/Northfield Avenue Junction</td>
<td>Landscaping</td>
<td>18</td>
</tr>
<tr>
<td>K6.3</td>
<td>Northfield Avenue</td>
<td>Landscaping</td>
<td>K4</td>
</tr>
<tr>
<td>K6.4</td>
<td>Northfield Avenue (Hill Street Motors)</td>
<td>Landscaping</td>
<td>K4</td>
</tr>
<tr>
<td>K6.5</td>
<td>Railway bridges, Northampton Road and Rothwell Road</td>
<td>Removal of hoardings Landscaping and Cleaning of Bridges</td>
<td>29</td>
</tr>
<tr>
<td>K6.6</td>
<td>Pytchley Road</td>
<td>Repairs to bridge and Landscaping</td>
<td>29</td>
</tr>
<tr>
<td>K6.7</td>
<td>Linden Avenue/St. Mary's Road</td>
<td>Landscaping and re-fencing</td>
<td></td>
</tr>
<tr>
<td>K6.8</td>
<td>St. Mary's Road</td>
<td>Renew fencing</td>
<td></td>
</tr>
<tr>
<td>K6.9</td>
<td>Deeble Road</td>
<td>Landscaping</td>
<td></td>
</tr>
<tr>
<td>K6.10</td>
<td>Windmill Avenue</td>
<td>Landscaping</td>
<td></td>
</tr>
<tr>
<td>K6.11</td>
<td>Midland Warehouse, Montagu Street</td>
<td>Stone cleaning, repainting and consolidate advertisement display</td>
<td></td>
</tr>
<tr>
<td>K6.13</td>
<td>Stamford Road</td>
<td>Landscaping</td>
<td></td>
</tr>
<tr>
<td>K6.14</td>
<td>London Road</td>
<td>Landscaping</td>
<td></td>
</tr>
</tbody>
</table>
f. adequate amenities including bin storage, open space and landscaping areas are provided; and

ii will not be granted for proposals involving redevelopment, infilling or the sub-division of a property's curtilage on Headlands, between Bowling Green Road and Glebe Avenue.

K12. KETTERING: NEW HOUSING SITES

Planning permission will be granted for proposals for residential development of the following sites in Kettering:

1. land north of Barton Road;
2. land west of Barton Road; and
3. land south of Furnace Lane;

Planning permission for the residential development of land east of Brambleside (Silver Acre), shown on The Proposals Map as a long term housing site, will only be granted after, either the end of the Plan period or following a formal review of the Plan.

Housing

13.30 As the largest town in the Borough with a wide range of excellent facilities already in place, it is appropriate for major land allocations for housing to be made adjacent to Kettering. This is consistent with the Structure Plan, the approach adopted in the policy for the Housing Land (1987) and with the general environmental strategy set out in Chapter 3.

New Housing

13.31 A major factor in considering potential sites around Kettering has been the A14. However, much of the land enclosed by the proposed road, particularly on the western and south western approaches is visually prominent and environmentally sensitive. Any development within the principal views of the town would be of particular concern as the landscape setting of the town is of great long term value. Similarly, large scale development on the east of the town, where the landscape is expansive and exposed with few natural boundaries, would be undesirable while sites better related to the towns remain undeveloped.

13.32 The major areas envisaged for development in Kettering are, therefore:

   i in the northern part of the town - much of which is now under construction;

   ii an area to the south west of the town centre, enclosed by the route of the A14, with care being taken to protect the views of the town.

13.33 Land to the east of Brambleside has previously been identified for housing. However, there are limitations to the potential for providing vehicular access. These difficulties and the need to restrict the degree of over supply of housing land suggests that the development of this site be deferred pending a review of the Plan or until after the end of the Plan period.

13.34 Site development principles, setting out guidance on the form of development of these sites including commercial sites, are included in
**Figure 13.3**

**NEW HOUSING SITES, KETTERING**

*Figures in hectares and dwellings*

<table>
<thead>
<tr>
<th>Location</th>
<th>Policy No.</th>
<th>Net Area</th>
<th>Total Dwellings</th>
<th>Affordable Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of Barton Road</td>
<td>K12.1</td>
<td>2.3</td>
<td>62</td>
<td>13</td>
</tr>
<tr>
<td>West of Barton Road</td>
<td>K12.2</td>
<td>3.1</td>
<td>59</td>
<td>12</td>
</tr>
<tr>
<td>South of Furnace Lane</td>
<td>K12.3</td>
<td>4.7</td>
<td>95</td>
<td>19</td>
</tr>
<tr>
<td>Furnace Lane</td>
<td>K13.1</td>
<td>1.3</td>
<td>52</td>
<td>52</td>
</tr>
<tr>
<td>Windmill Avenue</td>
<td>K13.2</td>
<td>0.6</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Whiteford Drive</td>
<td>K13.3</td>
<td>0.7</td>
<td>27</td>
<td>27</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>12.7</strong></td>
<td><strong>310</strong></td>
<td><strong>138</strong></td>
<td></td>
</tr>
</tbody>
</table>
Planning permission will not be granted for proposals for residential development involving redevelopment, infilling or the sub-division of a property’s curtilage in the following areas:

i  Warkton Lane/Poplars Farm Road;

ii  Gipsy Lane/Northampton Road; and

iii  Headlands (south of Glebe Avenue).

Character and density

13.37 Within Kettering, the development of new housing on infill (including the division of a curtilage) or redevelopment sites must have full regard to the character and density of development in the local area (see Policy 37 - Housing density and site layout). Recent Government and Ministerial Statements have reflected local concerns about the value of open space and density of development - often summarised in the term "town cramming". Infilling, redevelopment and conversion can make an important contribution to housing supply but this must be undertaken with care to ensure that existing residential areas remain pleasant places in which to live.

13.38 Some areas within the town are at risk of losing their special character through a combination of development and changes of use. In order to protect particular areas which are at risk in this way, the Local Planning Authority have defined housing areas where particular controls are considered necessary. Policies K15 and K16 set out policies in this respect.

Defined housing areas

13.39 Defined housing areas embrace areas of particular residential character, which contain large dwellings in large, often well treed, grounds. The division of a curtilage in these areas to enable infilling would lead not only to detailed problems of residential amenity but also to a loss of character and loss of an important element in the range of housing available in the town. It is, therefore, intended to operate a restrictive policy to development proposals in these areas of low density housing. The areas involved are Gipsy Lane/Northampton Road, and Warkton Lane/Poplars Farm Road and that part of Headlands south of Glebe Avenue.
 Protected housing areas

13.40 There are pockets of housing development within the central area of Kettering. The Local Planning Authority regards the retention of these housing uses in the central area as an important factor in retaining vitality and character of the town centre as well as providing accommodation close to central area facilities. The Local Planning Authority considers that these areas should be protected from the further encroachment of non-residential uses. A series of protected housing areas is therefore identified in Policy K15. Non-residential uses include, for the purposes of this policy, residential institutions, guest houses and similar uses.

13.41 It is also important to consider the issues raised by the proximity of these areas to the town centre in relation to traffic management and residents parking (see below paragraph 13.59 to 13.68).

Other housing areas

13.42 In other housing areas within the town (including the Priority Areas - see paragraphs 13.86 to 13.90), while no specific additional controls are considered appropriate, the Local Planning Authority will pay careful regard to the character and density of proposals in relation to the local area, in the context of Policy 37 (Housing: density and site layout).
R2. ROTHWELL: ENVIRONMENTAL IMPROVEMENT

The Local Planning Authority will prepare and implement environmental improvement schemes for sites in Rothwell.

Environmental improvement

14.11 Within the environmental improvement programme established under Policy 28, the town centre environs and the approaches to the town are priorities. The site identified at Half Way House, Desborough Road, Rothwell will be included in the programme during the Plan period. Other sites which arise as requiring treatment during the Plan period will be included in the programme as opportunity allows.
R4. ROTHWELL:
AREA OF SPECIAL ADVERTISEMENT CONTROL

The Local Planning Authority proposes to designate an area of special advertisement control in Rothwell town centre.

Area of special advertisement control

14.14 The centre of Rothwell is considered to be of such historic and architectural importance as to justify designation as an area of special advertisement control. It is proposed to initiate the relevant procedures under the Town and Country Planning (Control of Advertisement) Regulations 1989 as amended.

14.15 The suggested area is shown on the Proposals Map. The advantages of such special control are principally in the additional control over the display of "illuminated" advertisements, which may detract from the special character and amenity of the area.

Central area redevelopment

14.16 A limited number of town centre properties are out of character with the surrounding development and represent an anomaly in the architectural evolution of the town. The Local Planning Authority wishes to encourage the appropriate redevelopment of these properties and to see the reinstatement of buildings of a scale and design more befitting of their central area location. These properties are identified for information on Figure 14.1.
Planning permission will be granted for an affordable housing scheme on Borough Council owned land at Town Farm, Rothwell.

Affordable housing

14.21 Evidence from the Borough-wide housing needs study indicates that there is a need for affordable housing in the town. The Borough Council owns a site of 0.8 ha. to the west of the town centre, known as Town Farm. The land to the rear of the barns is to be made available for affordable housing. The expected yield for the site is approximately 30 dwellings which should meet the identified housing need in Rothwell. If for some reason this site does not come forward, the Local Planning Authority will review its affordable housing policy for Rothwell and seek an element of affordable housing as part of private sector housing developments in the town.
Figure 14.2

NEW HOUSING SITES, ROTHWELL

Figures in hectares and dwellings

<table>
<thead>
<tr>
<th>Location</th>
<th>Policy No.</th>
<th>Net Area</th>
<th>Total Dwellings</th>
<th>Affordable Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scott Avenue</td>
<td>R5.1</td>
<td>1.1</td>
<td>20</td>
<td>-</td>
</tr>
<tr>
<td>Jubilee Street</td>
<td>R5.2</td>
<td>5.1</td>
<td>116</td>
<td>-</td>
</tr>
<tr>
<td>Town Farm</td>
<td>R6</td>
<td></td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>6.9</strong></td>
<td><strong>166</strong></td>
<td><strong>30</strong></td>
<td></td>
</tr>
</tbody>
</table>
R9. ROTHWELL:
THE SLADE VALLEY

Provision will be made for a comprehensive enhancement scheme for the Slade Valley open space, including improvements to Manor House Park, the extension of the open space in association with housing development east of Jubilee Street and establishing a footpath link between Rothwell and Kettering.

The Slade Valley

14.29 In particular, the Slade Valley is an important open space resource for the town within which recreation facilities could be improved. The potential for a comprehensive scheme is considerable and this could be linked to improvements to the Manor House Park. It is, therefore, proposed to prepare a comprehensive scheme for the Slade Valley and, in particular, to allocate additional land for open space in association with housing development south of Jesus Hospital (Policy R5.2) and the relocation of existing factories. This will provide the basis for the retention of an important view of the historic centre of Rothwell.
14.30 The Local Planning Authority will seek to establish a footpath link along the Slade Valley to Kettering. This will involve agreements with landowners. There may also be potential for a new footpath connecting Rothwell via Orton to the new footpath/cycleway proposed along the disused Kettering/CRansley railway.

Heritage trail

14.31 The recognition of heritage trails is explored in Chapter 8. In Rothwell, a trail exploring the legacy of historic buildings, townscape and local history, including links with the Tresham family, is proposed.

Rowell Fair

14.32 The Rowell Fair, an annual event, is enjoyed and strongly supported by many local people. Its atmosphere is enhanced by its traditional location on the Market Hill, Rothwell. It is proposed that within the Plan the Rowell Fair and its site be protected.

Formal Review

14.33 The allocation of land in Rothwell is complicated by the lack of a decision on the route of an A6 Desborough/Rothwell Bypass. A Public Inquiry was held in January, 1994 and a decision on the route is expected by the end of 1994/beginning of 1995. Certain roads in Rothwell are already congested and are experiencing further congestion following completion of the A14 and its two half junctions (west facing sliproads at Orton Road and east facing slip roads at Kettering Road).

14.34 Previously when considering the release of land for development in Rothwell in relation to the A6 Desborough/Rothwell Bypass it was
RA1. RURAL AREA: AREA OF SPECIAL ADVERTISEMENT CONTROL

The Local Planning Authority proposes to designate an area of special advertisement control in the rural area.

Area of special advertisement control

15.23 The rural area possess a high visual quality which can be marred by inappropriate advertisements. In the rural area, the Local Planning Authority proposes to designate an area of special advertisement control (Town and Country Planning (control of Advertisements) Regulations 1989 as amended). It is considered that the additional controls, especially relating to control over illuminated advertisements, are justified on the grounds of amenity. The area of special control would cover the whole of the rural area, outside of the town inset boundaries.

Housing

15.24 The rural housing strategy of the Local Plan has been prepared taking account of the need to protect the environment of the Borough's rural area and, in particular, the character of existing villages, whilst at the same time meeting the requirement to accommodate 1250 new dwellings between the years 1988 and 2006. The strategy also takes account of the need to meet local needs for affordable housing in the rural area. In striving to meet these objectives, the rural housing strategy is composed of four elements:

i a new village to help meet demand for housing in rural area and to assist in protecting the character and the rate of change of existing villages;

ii village limits have been defined within which development may be permitted to allow expansion appropriate to the settlement, whilst areas outside the defined village limits are to be considered as open countryside (see iii below);

iii severe constraint policies in the open countryside; and

iv a low cost/local needs policy defining specific circumstances for the provision of housing to meet identified local needs.
RA3. RURAL AREA: 
RESTRICTED INFILL VILLAGES

Planning permission will only be granted for new residential development in the Restricted Infill Villages listed in the schedule, where the following criteria are met:

i the proposal is within the defined village limits shown on the Proposals Map;

ii the proposal is appropriate in terms of size, form, character and setting of the village and in terms of the local community and its environment;

iii the proposal does not involve the development of open land shown on the Proposals Map as particularly significant to the form and character of the village;

Restricted Infill Villages

15.62 The majority of villages in the Borough fall within the Restricted Infill category reflecting the emphasis to protect their environment and their limited ability to absorb much more new development.
iv the proposal is compatible with other policies and proposals in the Plan, particularly in relation to conservation, design, density, site layout, access, drainage, landscaping and open space provision; and

v the proposal takes account of the need to conserve energy through good building design and the use of appropriate materials.

Outside the boundaries of these villages as defined on the Proposals Map, open countryside policies will apply (Policy RA5).

Schedule

Restricted Infill Villages:


RA4. RURAL AREA:

RESTRRAIN AND SCATTERED VILLAGES

Planning permission will not normally be granted for residential development in the Restraint or Scattered Villages listed in the schedule.

Exceptions may be considered where:

i the proposal is for the appropriate re-use of an existing building and would not harm the village environment (and in the case of

15.63 There are five restraint villages in the Borough - Grafton Underwood, Little Oakley, Newton, Warkton and Weekley are particularly important Conservation Areas and, as "estate villages" associated with the Boughton Estate, have a particular character and charm. The Local Planning Authority wishes to maintain their character and vitality and will maintain close liaison with the Boughton Estate to this effect.
the Restraint Villages, is within the defined village limit shown on the Proposals Map);

ii the proposal is appropriate within the context of Policy RA7 (local needs) and meets the criteria established by that policy;

and in all cases:

iii the materials, siting and design are appropriate to the form, character and setting of the village;

iv the proposal does not involve the development of open land in the Restraint Villages and shown on the Proposals Map as being of particular significance to the form and character of the village;

v the proposal is compatible with other policies and proposals in this Plan, particularly in relation to conservation and design; and

vi the proposal takes account of the need to conserve energy through good building design and the use of appropriate materials.

Schedule

Restraint Villages

Grafton Underwood, Little Oakley, Newton, Warkton and Weekley

Scattered Villages

15.64 There are a number of small settlements - hamlets or groups of dwellings - which are generally regarded for policy purposes as scattered development in the open countryside.

15.65 The dispersed character of some of these settlements makes it difficult to define appropriate boundaries while the inter-relationship of landscape and built form which provides settlement form (e.g. at Pipewell or Dingley) makes it hard to accept a purely countryside definition. It is, therefore, considered that they should be distinguished from open countryside but that the principle of restraint should apply (see also paragraph 15.64 and Policy RA4).

15.66 In this Plan, therefore, the settlements of Brampton Ash, Dingley, Orton and Pipewell, are regarded as "scattered settlements" (see Figure 15.3 Rural Settlement Hierarchy).

15.67 In the case of Pipewell, this issue was thoroughly explored in 1988 and in 1989 during the preparation of this Plan (Policy for Housing Land Annual Monitoring Report 1988; Local Plan for Kettering Borough, Pipewell Discussion Paper, 1989) and the Local Planning Authority is satisfied that the principle of restraint should continue to apply.

Defined village limits

15.68 This technique is intended to provide within the boundaries a degree of protection to the character of the villages, while giving flexibility for appropriate and sensitive development to be accommodated. Outside the boundaries, it is intended that open countryside policies will apply. Other planning policies - such as Conservation Area policy - also help to ensure the protection of village character and the harmony of new buildings. This Plan also contains policies for the protection of environmentally important open space in the villages (Policy 94).

15.69 The village boundaries identified in the Policy for Housing Land (1987) have been used as a starting point for the definition of the village limits in this Plan. In most cases these are considered to remain valid and no
changes are proposed. In a limited number of cases minor change is considered necessary - for instance, to correct anomalies.

15.70 Where the dispersed character of a settlement, or its very small scale, make it difficult or inappropriate to define a boundary, the principle of restraint will apply, though provision is made to allow very selective and limited development in appropriate circumstances.

Environmentally important open spaces

15.71 The character of many of the Borough's rural settlements is typified by the presence of areas of open land. These areas, comprising a mixture of play areas, paddocks and fields make an important contribution to the sense of identity of the villages. Consequently, it is important that the character of the Borough's rural settlements is not eroded by developing areas of open land within the defined village limits. This Plan, therefore, contains a policy (Policy 94) for the protection of environmentally important open space. These areas are also shown on the Proposals Map.

Other relevant issues

15.72 Regarding density, the important factor is that new housing developments reconcile the need to complement the form and character of the village and provide a satisfactory layout in accordance with contemporary requirements.

15.73 Requirements for open space provision in new housing development are set out in Policy 95 and further advice is published with this Plan. *(Supplementary Planning Guidance Note 4, Open Space Provision)* Changes of use from housing in the villages will be carefully considered having regard to the character of the village (e.g. small offices - Policy 52 - and village shops/post offices - Policy 68).

15.74 Proposals for general needs housing development in the villages, therefore, will be considered against Policies RA3 and RA4; these, together with the village plans, will form the basis for determination of planning applications for housing development in villages.
RA5. RURAL AREA: HOUSING IN THE OPEN COUNTRYSIDE

Planning permission will not normally be granted for residential development in the open countryside. Exceptions may include:

i development essential for the purposes of agriculture or forestry, which:
   a. by the design, materials and siting, would be sympathetic to the character of the surrounding countryside; and
   b. is not normally more than 180 square metres in total floor space except where there are particular personal, family or business reasons for justifying a larger floor area and provided that in all circumstances it is appropriate to the character of the surrounding countryside;

ii reuse/conversion, retention and/or reinstatement of a suitable rural building (see Policy RA14);

Housing development in the open countryside

15.75 The open countryside is defined as those parts of the Borough outside the built up areas of the towns, defined by the Town Inset boundaries shown on the Proposals Map; outside the defined village limits shown on the Proposals Map; and where no specific land use allocations for future development are included on the Proposals Map. There is a general presumption against residential development in the open countryside, in accordance with the general strategy of this plan. This strategy has received the specific support of the Secretary of State in his approval of the Structure Plan and Alteration No. 1.

15.76 There are, however, exceptions where, in certain defined circumstances, residential development may be appropriate in the open countryside. These are set out in Policy RA5 but this policy should not be interpreted as a promotive one; the presence of this policy recognises the need to make provision for exceptional cases which cannot be foreseen.

15.77 The case for any exceptions to be made to Policy RA5 will need to be fully justified to the Local Planning Authority as part of any planning application. It is strongly recommended that any such proposals are discussed with the authority at an early stage. Policies 48, RA7 and RA14 set out the basis on which exceptions will be considered.

Dwellings for agriculture or forestry

15.78 For proposals involving agricultural dwellings the applicant will be expected to provide a comprehensive appraisal by the Ministry of Agriculture (ADAS), or other recognised consultants, as part of the application. In establishing the need for a dwelling in the open countryside to support agriculture or forestry, the needs of the farming unit will be assessed, taking into account:

i the viability of the unit;

ii the labour requirement of the farm;

iii the need for workers to be accommodated on the farm;
iii the provision of housing to meet local need in accordance with Policy RA7;

iv a proposal in accordance with Policy RA2 (new village);

v the replacement of an existing dwelling (see Policy 48); and

vi gypsy sites (see Policy 119).

iv existing accommodation on the farm;

v the availability of appropriate accommodation locally;

vi the availability of alternative locations for a dwelling within the boundaries of the unit and within a village;

vii the size of the building in relation to the associated agricultural or forestry activity; and

viii the controls proposed (including planning conditions and, where appropriate, legal agreements) relating to the occupancy of the dwelling.

15.79 The erection of a further dwelling(s) on a farm holding would not normally be justified if an existing dwelling serving the holding or closely connected with it has either been sold separately from the holding or is in some other way alienated from it.

15.80 Policy RA5 (i) reflects the guidance contained in PPG 7, Annex E which seeks to ensure that dwellings which are unusually large in relation to the agricultural needs of the unit, or considerably expensive to construct, do not undermine the long term sustainability of the agricultural unit. Therefore the size of a new agricultural dwelling should be seen in the light of three main considerations:

i the size of dwelling in relation to the holding it serves;

ii the need to avoid large scale development in the open countryside which does not reflect the traditional farm house of the area by reason of detracting from visual amenity; and

iii the need to maintain a range of reasonably sized dwellings within the agricultural occupancy stock of houses within the Borough in order to retain those dwellings as potential properties for retired farmers, agricultural workers etc. and thereby, should the property be no longer required for the holding it serves, it can be marketed successfully without the need for the relaxation of the occupancy condition.
RA6. RURAL AREA:

AFFORDABLE HOUSING

Provision will be made for affordable housing in the rural area of Kettering Borough through:

i the inclusion of 112 affordable dwellings within the proposed new village at Cransley Lodge (Policy RA2);

ii the inclusion within any scheme involving 10 or more dwellings on sites within the defined village limits, of 20% affordable housing, or other arrangement to the satisfaction of the Local Planning authority in accordance with Policy 39;

iii the implementation of schemes for affordable housing for local people under Policy RA7;

iv endeavouring to retain a wide range of dwelling types and sizes within the rural area; and

15.81 The Local Planning Authority expect that most needs can be met by dwellings with a total floor area of no more than 180 square metres measured externally. This does not include garages and outbuildings. However, there may be circumstances which justify a dwelling larger in size than 180 square metres in total floor area, such as the family size or business requirements.

Affordable housing in the Rural Area

15.82 The provision of housing in the rural area at an affordable cost, remains an important issue even though house prices in the private sector have declined substantially from their peak in the late 1980's. This issue has been explored as part of a Borough wide Housing Needs Survey.

15.83 PPG 7 - the Countryside and the Rural Economy (DoE, 1992), recognises the need to assist the continuing vitality of the rural area. Such vitality is dependent in part, upon the provision of a range of housing choice and opportunities for all parts of the community in the rural area. The provision of affordable housing in the rural area is, therefore, important, and this Plan seeks to ensure that appropriate provision is made. Policy RA6 provides the framework for that provision.

15.84 Most of the mechanisms referred to will cater largely for people in the rural community or for those with very strong connections. However, as the rural housing allocation overall caters for some inward migration, some opportunity should be allowed for those who can only afford to rent and presently reside in urban areas, to have the opportunity of living in the rural area. The new village at Cransley Lodge offers the opportunity to meet most of the local rural need for affordable housing and for some needs originating in Kettering. Catering for these needs will help to ensure that the new village is a balanced community.
RA7. RURAL AREA: AFFORDABLE HOUSING FOR LOCAL NEEDS

In order to help meet local needs for affordable housing, the Local Planning Authority will give consideration to a limited number of proposals for low cost housing for local needs on sites outside the defined boundaries of the villages where residential development would not normally be permitted. In these circumstances, planning permission will not be granted unless all of the following criterion are satisfied:

i. the site adjoins an existing settlement and the development is appropriate in terms of the use, form, character and setting of the settlement and in terms of the local community and its environs;

ii. the proposal is small in scale;

iii. the proposal is compatible with other policies in this Plan relating to materials, conservation, design, density, site layout, access, drainage, landscaping, open space provision and energy conservation;

iv. local facilities are adequate to accommodate and respond to the development (e.g. schools, shop(s), local transport);

v. encouraging, enabling and assisting in the establishment of suitable schemes on appropriate sites within defined village limits.

Affordable housing for local needs in rural area

15.85 In addition to the new village proposal at Cransley Lodge the Local Planning Authority will also aid affordable housing provision for local people by seeking:

i. to maintain existing, and encouraging the provision of new, small dwellings in the villages;

ii. to act as a catalyst in discussions with landowners, developers, housing associations and other relevant organisations; and

iii. to consider exceptions to planning restraint policies to assist in producing schemes which meet genuine local needs and are economically viable.

15.86 The key to successful schemes providing affordable housing for local needs is likely to be the availability of land at or near agricultural value. In most cases this will involve building on sites where planning permission would not normally be granted for housing development, but any such application for permission would have to meet the conditions set out in Policy RA7.

15.87 In particular, in the operation of Policy RA7, close consideration will be given to the justification of local need. Local need may include:

i. existing residents of a Parish, who have resided there for a period in excess of five years or who have strong or long standing ties with the Parish and who need separate accommodation (e.g. newly married couples, people leaving tied accommodation on retirement, elderly people returning to the village); or,
v the proposal has no adverse impact on the operation of a farm holding or policies relating to agricultural land;

vi it can be demonstrated to the satisfaction of the Local Planning Authority that the proposal meets a particular and identifiable local need which can be met in no other way; and

vii secure, legally binding arrangements can be made to ensure the long term availability of the dwellings for local needs, low cost housing (for instance through a housing or village trust or housing association).

ii people whose work provides important services and who need to live closer to the community they serve or who have the offer of such a job but cannot take up the offer because of a lack of affordable housing.

15.88 Residential development allowed under Policy RA7 will be in addition to the housing land allocations.

15.89 None of the methods outlined above are a panacea to the provision of affordable housing in the rural area. While the Local Planning Authority does wish to encourage schemes which extend the choice of house types and tenure in the rural area, it also recognises that other planning objectives must not be undermined. Policy RA7 will thus be implemented with extreme caution and exceptions to Policy RA5 will be carefully controlled to ensure that the strategy of the Plan is maintained. The operation of the policy will be closely monitored (see Chapter 17).
Planning permission will be granted for the reuse or conversion of existing buildings in the Restricted Infill Villages, Restraint Villages, Scattered Villages and in the open countryside, where:

i the building is physically suitable for conversion or retention and is suitable for its proposed use without extensive alteration, rebuilding, or extension. In the case of conversion to residential use, in particular, it should be demonstrated that the proposal will not have a detrimental effect on the character of the building and that the creation of a residential curtilage is not harmful to the character of the countryside;

ii the new use(s) is compatible with any adjacent land uses or ongoing farm practices;

iii any proposed extensions are small in scale and subordinate in size and form to the original building and are of complementary materials;

iv any proposed alterations are in keeping with the original design and provide, where appropriate, for the retention of original features including, for example, openings or roof structure;

v proposals provide, where appropriate, for the retention or reinstatement of the original walls and roof finishes;

vi walls, hedges and trees are provided to achieve screening (especially of ancillary buildings and outdoor car parking areas), privacy and an adequate area of useable curtilage, unobtrusively sited in relation to the building's main aspect. Walls should

i the erection of new buildings on the pretext of the conversion of existing barns;

ii the erection of new "farm" buildings with the intention of conversion to a non-agricultural use;

iii uses that disrupt the peace of the countryside or are incompatible with farming; and

iv the poor location of the buildings in respect of services and their availability.

15.106 A detailed landscaping scheme will normally be requested as part of a planning application. It may also be considered appropriate to remove the permitted development rights normally associated with residential use, in order to avoid the possibility of inappropriate extensions to buildings.

15.107 Many farm buildings and barns, especially the older, more traditional structures, are used by wildlife species protected under the Wildlife and Countryside Act 1981, e.g. bats and barn owls. Many previous conversions have occurred without taking due account of the impact on wildlife species. This has resulted in a steady erosion of appropriate places for protected species. The Local Planning Authority places great importance upon the preservation and enhancement of all aspects of the environment. Accordingly it considers that proposals for the re-use of existing buildings should take account of the possible impact on protected wildlife species which inhabit that structure and make provision for their retention or appropriate re-location. Where protected wildlife species are affected, the formal consent of English Nature will be required.

Transportation

15.108 The rural area is presently experiencing a number of transportation difficulties. These include:

i poor or non-existent bus services;
be of materials complementary to the building; and

vii where the building is, or has recently been, inhabited by wildlife species protected by the Wildlife and Countryside Act 1981, the proposals provide for their continued habitation or make appropriate provision for their habitation in another suitable location in accordance with any formal consent issued by English Nature.