

# Site Specific Proposals Local Development Document

## Background Paper: Open Space and Allotments



February 2012

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## 1.0 Introduction

The purpose of this paper is to specify additional local provision of open space based on an identified requirement to protect historically and visually important open spaces where they make a significant positive contribution to any settlement within the Borough, Conservation Area or setting of a Listed Building.

The paper begins by outlining the current policy position and the process by which officers have assessed open spaces across the Borough. It then explains how new sites were identified and the options for open space. All new sites were then assessed against the criteria and the reasons for designation outlined. The paper illustrates which spaces should be designated as *Historically and Visually Important Open Space* (HVI).

The paper then looks at allotment provision across the Borough and those areas where there is an identified need to provide additional facilities.

## 2.0 Policy Position

### **National Planning Policy Guidance note: 17**

The Government's Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation provides guidance for Local Planning Authorities in seeking to achieve three long term outcomes:

- Networks of accessible, high quality open space, sport and recreation facilities in both urban and rural areas, which meet the needs of residents and visitors, are fit for purpose and economically and environmentally sustainable;
- An appropriate balance between new provision and the enhancement of existing provision; and
- Clarity and reasonable certainty for developers and landowners in relation to the requirements and expectations of local planning authorities, in respect of open space, sport and recreation provision.

To help achieve these aims, PPG17 advises that local authorities should set their own standards of provision for a range of open space, sport and recreation facilities and include these within their Local Development Frameworks. These standards should be used to ensure that the occupants of new houses have access to sufficient, good quality open space to meet their recreational needs.

### **North Northamptonshire Core Spatial Strategy (June 2008)**

The North Northamptonshire Core Spatial Strategy (CSS) includes a number of policies which aim to protect open space and green infrastructure across the Borough as well as extending networks to improve the quality of life of residents. Policies in the CSS include:

#### **CSS Policy 5: Green Infrastructure**

*Sub-Regional Green Infrastructure corridors will connect locations of natural and historic heritage, green space, biodiversity or other environmental interest. They will be safeguarded through:*

*b) Using developer contributions to facilitate improvements to their quality and robustness;*

*Development will contribute towards the establishment, enhancement or ongoing management of local corridors linking with sub-regional corridors*

**CSS Policy 6: Infrastructure Delivery and Developer Contributions**

*New development will be supported by the timely delivery of infrastructure, services and facilities necessary to provide balanced, more self-sufficient communities...Developers will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments.*

**CSS Policy 13: General Sustainable Development Principles**

*Development should:*

*g) not lead to the loss of open space or recreation facilities, unless a site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing.*

**Kettering Borough Open Space SPD (September 2008)**

Kettering Borough Council completed a PPG17 assessment of open space in 2007. This involved public consultation exercises and audits of all open space in the Borough. The public consultation included postal surveys comprising 5000 householder questionnaires, group discussions, peer group sessions with schoolchildren and workshops with a variety of interested stakeholders. The findings and recommendations of the PPG17 assessment have been used to develop an Open Space SPD. On finalising the PPG17 Assessment and adopting the Open Space SPD in autumn 2008, KBC commenced a review of all open space to ensure that the PPG17 database is kept upto date.

The SPD sets out new local standards for the provision of open space in connection with new housing development in the Borough. It provides information on the level of open space contributions that will be sought from new residential developments, together with other explanatory advice. It sets minimum quantity standards and size standards for open space across the Borough.

The SPD split types of open space into ten typologies as listed below:

- Parks and Gardens
- Natural and semi-natural greenspace
- Amenity greenspace
- Provision for children
- Provision for young people
- Outdoor sports facilities
- Allotments and community gardens
- Green corridors
- Cemeteries, disused churchyards and other burial grounds
- Civic Spaces

### **3.0 Site Specific Proposals LDD review of Open Space**

Work progressing on the Kettering Borough Site Specific Proposals LDD highlighted a gap in the Borough's PPG17 study and SPD. It noted that there were a number of spaces across the Borough that are important, not necessarily due to their accessibility, but provide the setting, form or character for a particular settlement, its Conservation Area or the setting of Listed Buildings. These spaces are considered to be either historically or visually important and should be protected for this reason.

A list of sites to assess was collated through the following sources of information:

- A desk-top survey
- A review of previously allocated Environmentally Important Open space (policy 94 of the Local Plan for Kettering Borough)
- A review of Conservation Area Appraisals and Reviews
- Rural Masterplanning
- A mail-out to all Town and Parish Councils
- Site visits

#### Desk Top Survey

A list of sites was produced to assess through the combination of methods including a desk top survey of sites, looking at open spaces within settlement boundaries and abutting them. Site visits were later carried out to assess their importance.

#### Policy 94 of the Local Plan for Kettering Borough

Policy 94 of the Local Plan for Kettering Borough prevented the development of existing parks and public open spaces in the towns, and environmentally important open spaces in the towns and villages. This protection has now been lost as this policy has not been saved.

#### Conservation Area Appraisals and Reviews

Spaces identified in Conservation Area Appraisals and Reviews have been included where appropriate and where they do not currently afford protection.

#### Rural Masterplanning

The Rural Masterplanning project has provided the evidence base for preparing options for the rural area. The project is a holistic look at each of the Borough's village's needs, aspirations, opportunities for improvement and their capacity for future development and, crucially, to ensure that any new development in villages respects and enhances the qualities of that village which makes it special.

The project explores and draws out relevant issues to inform a clearer spatial understanding of rural areas and the roles, functions, relationships, needs, aspirations, qualities of the built and natural environment, and special character of settlements in order to develop a strategy for ensuring their sustainable future. A key focus of the work has been identifying qualities of the built and natural environment and on capturing the sense of place to ensure locally distinctive character is identified, preserved and enhanced.

#### Town and Parish Councils

All Town and Parish Councils were contacted and asked to submit plans indicating any site, not already allocated which are key to the village, visually or historically. (Also, they were asked to accuracy check those spaces which were allocated).

## 4.0 Site Assessment

Sites were assessed against the following criteria:

- Is the site important to the visual or physical character and structure of the settlement?
- Is the site of specific local importance where it is necessary to exclude development so that the sites open character is not eroded. This could include parks (not already designated through the Kettering Borough PPG17 study), traditional village greens, or more informal areas such as spaces where important views to the open countryside can be obtained?
- Does the site provide the setting for the village?
- Is the site open space which contributes positively to the character and appearance of a Conservation Area?
- Is the site open space which provides the setting for a Listed Building and/or the Conservation Area?

The detailed assessment sheet used to assess each individual site is shown in appendix 1.

For the purposes of this paper only spaces which have not been designated either in the Core Spatial Strategy, the Council's PPG17 Study (2007 plus any subsequent updates) and the Kettering Borough Open Space SPD have been identified here.

Previously policy 94 of the Local Plan for Kettering Borough only identifies Environmentally Important open spaces located within settlement (town and village) boundaries. Outside of settlement boundaries open spaces are identified as open countryside where development is restricted by saved Policy 7 of the Local Plan for Kettering Borough. This paper looks not only at those HVI open spaces within settlement boundaries but those outside of boundaries which meet with the criteria outlined above. This approach is in recognition of the Localism Bill and the emerging National Planning Policy Framework, the draft version of which encourages neighbourhoods to produce plans which empower local people to shape their surroundings. To facilitate this, local planning authorities should set out clearly their strategic policies for the area. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them.

The early identification of those areas which are historically and visually important will prevent their loss and give greater certainty to neighbourhoods when producing their plans as well as providing them with an early opportunity to identify those spaces and places which are most important to their particular settlements.

It is not considered that the North Northamptonshire Core Spatial Strategy (CSS) policy 13 is locally specific in nature to sufficiently protect these open spaces. Following the loss of policy 94 of the Local Plan for Kettering Borough (1995) and the lack of recognition in the Kettering Borough PPG17 survey it is considered that these open spaces contribute significantly to the character and appearance of the Borough's settlements, Listed Buildings and Conservation Areas and warrant protection which is not currently afforded to them. With this in mind a register of these spaces has been included in this paper as well as maps in appendix 1 showing these locations.

A summary of sites assessed and the conclusions is outlined below:

<b>Settlement</b>	<b>Reference</b>	<b>Site name</b>	<b>Reason for designation</b>
Kettering	HVI/035	Brambleside Wood	Discounted as should be designated as a Natural and Semi-Natural Open Space.
	HVI/019	Land to the west of Gypsy Lane	Part of the site has planning permission. The site is of limited landscape quality, due to the presence of the A14 and pylons, to warrant this designation.
	HVI/060	Land to the north of Kettering	This land lies outside of the Kettering boundary and the A14 which acts as boundary to the Town. This site therefore makes a limited contribution to the landscape to warrant this designation.
	HVI/061	Land to the east of Charlotte Place	This site is largely screened from view by existing boundary treatments and residential properties. This site therefore makes a limited contribution to the landscape to warrant this designation.
	HVI/068	Land at Rochester Close	This site provides the setting for the curtalige listed kitchen garden wall in the grounds of the Grade II* Listed Barton Hall. This site is also an important open space contributing to the character and appearance of the Conservation Area in this location.
Barton Seagrave	HVI/053	Land to the south of Barton Road,	This is visually important open space

		surrounding the cricket ground	within the Conservation Area which provides the setting for locally Listed Buildings including the Grade I Listed, St Botolphs Church.
	HVI/062	Land to the west of Polwell Lane	Site has planning permission and/or will be largely screened by planned development.
Rothwell	HVI/054	Land to the east of Manor Park	This is historically important open space adjacent to the Conservation Area which provides the setting for locally Listed Buildings including the Grade I Listed, Holy Trinity Church.
	HVI/063	Land to east of Jubilee Street	Part of the site has planning permission but largely it is screened from view by boundary treatments and dwellings. It makes a limited contribution to the landscape to warrant this designation.
Desborough	HVI/055	Land to the south of Desborough	This is visually important open space providing the setting for Desborough and views and access to the Ise Valley.
	HVI/064	Land off Pipewell Road	This site makes a limited contribution to the landscape to warrant this designated.
	HVI/065	Land to the west of the B576	This site makes a limited contribution to the landscape to warrant this designated.
	HVI/066	Land to the south of Arthingworth Road	This site is largely screened from view by existing

			vegetation. It makes a limited contribution to the landscape to warrant this designation.
Burton Latimer	HVI/056	Land to the south of Church Street	Contributes to the character and appearance of the Conservation Area as well as providing the setting for the Church and Cemetery
	HVI/057	Land to the west of Bridle Road	Provides the setting for Burton Latimer and encompasses Hogs Hole.
	HVI/057a	Land to the south of Station Road	Discounted as should be designated as a Natural and Semi-Natural Open Space.
	HVI/058	Land to the east of Burton Latimer Hall	Provides the setting for Burton Latimer Hall and the rural character of this part of Burton Latimer, as well as protecting the character and appearance of the Conservation Area.
	HVI/059	Land to the west of the cricket ground	This site makes a limited contribution to the landscape to warrant this designated
Ashley	HVI/001	Land to the south of Main Street/to the north of Green Lane	Provides the setting for the village and Conservation Area, as well as contributes to the overall character of village and its rural natural especially in this location.
	HVI/002	Land to the east of Stoke Road	Provides the setting of the village and for Listed Buildings.
		The rural masterplanning work identified the following additional sites within Ashley which it considered to	These verges and smaller areas of open space contribute to the rural character of the village and the setting for Listed

	HVI/003 HVI/004 HVI/005	be Visually important areas of open space: • On the corner of Main Street and Green Lane • Outside Saddlestones, Green Lane • Green outside Westhorpe	Buildings at Westhorpe. However, these have been discounted as should be designated as amenity greenspace,
Brampton Ash			No update
Braybrooke	HVI/006	Land around rectory farm / to the east of Griffin Road and north of School Lane	This is visually important open space running through the centre of the village contributing to the character of this part of the village.
	HVI/007	Land to the east of the village and north and east of Desborough Road	Site provides the setting for the village.
	HVI/008 HVI/009 HVI/010	The rural masterplanning work identified the following additional sites within Ashley which it considered to be Visually important areas of open space: Informal walkway from Griffin Road to Green Lane; and Green corners at entrance to School Lane off Desborough Road and into Latymer Close off Griffin Road	These areas add significantly to the amount of green space within the village and soften entrances to these roads. They provide informal walkways as well as allow space for the provision of village facilities such as signs. Discounted as should be designated as Amenity Greenspace.
Broughton	HVI/011	Rectory Farm and to the east of Gate Lane	This is visually important open space providing the setting for the village and the emerging Conservation Area as well as providing an important historic record of the dispersed nature of the village.
	HVI/012	Land to the south	Provides the rural

		east of Church Street	setting for this part of the village and the setting for the Grade II* Listed St Andrews Church.
	HVI/052	Land to the west of St Andrews Church	Visually important open space providing the setting for the Listed Church and the Conservation Area.
Cranford	HVI/013	Land in between Cranford St John and Cranford St Andrew	This is visually important open space which protects the setting of the village as well as the special interest of Listed Buildings including Cranford Hall and St Andrews Church as well as the character and appearance of the Conservation Area.
	HVI/014	Land to the north of Top Dysons	Provides the setting for the neighbouring Listed Buildings.
	HVI/015	Land off The Green	Visually important open space within the village, which also provides the setting for adjacent Listed Buildings and is an important open space contributing to the character and appearance of the Conservation Area
Dingley			No update
Geddington	HVI/016	Land either side of the River Ise running through the centre of the village	The linked linear expanse of the open space is an important character of the village. It forms an attractive aesthetic and recreational feature and is central to the historic character of the settlement which

			grew around the River Ise.
Grafton Underwood	HVI/017	Land surrounding the Old Rectory, St James Church	This is historically important open space within the Conservation Area providing the setting for Listed Buildings.
	HVI/018	The village green/linear green space either side of the Allege Brook.	Site contributes to the overall character of the village which is characterised by wide spaces abutting the brook. It is an important historic open space, important to the function of the village, which also provides the setting for numerous Listed Buildings and is an important open space within the Conservation Area.
Great Cransley			No update
Harrington	HVI/020	The Rectory, south of High Street	The site contributes to the character and appearance of the Conservation Area. These wide but intermittent open spaces in between properties are part of the character of Harrington.
	HVI/021	The Falls, north of High Street	These wide but intermittent open spaces in between properties are part of the overriding character of Harrington. The site contributes to the setting of the Conservation Area and the rural setting of the village through allowing important views out to the open countryside.
	HVI/051	Land east of High Street	These intermittent open spaces in

			between properties are part of the overriding character of Harrington. The site contributes to the setting of the Conservation Area and the rural setting of the village through allowing important views out to the open countryside.
Thorpe Underwood			No update
Little Oakley	HVI/022	Land to the south of St Peters Church	Provides the historic setting for St Peters Church and Manor Farm and the rural gateway to the village and Conservation Area.
	HVI/023 (adjoining HVI/026)	Land to the north east of 16 Oakley Barn	This site is important to the character of the settlement and the conservation area
	HVI/024	Land to the east of 7 Little Oakley	This site is important to the character of the settlement, the conservation area and the setting of neighbouring Listed Buildings.
	HVI/025	Land to the east of 4 Mayfield	This site is important to the character of the settlement, the conservation area and the setting of neighbouring Listed Buildings.
	HVI/026 (adjoining HVI/023)	Land to the east of 19 Moat Farm	This site is important to the character of the settlement, the conservation area and the setting of neighbouring Listed Buildings.
	HVI/050	Bowls Club	Is a functional recreational space within the village and form part of its setting. Discounted as should be designated as an Outdoor Sports

			Facility.
Loddington	HVI/027	Land to the south of St Leonards Church	Central to the character of the settlement and its green and open landscape. The site contributes to the character and appearance of the Conservation Area as well as the setting of the Grade II* Listed St Leonards Church.
	HVI/028	Land to the south west of Richardsons Lane	Central to the character of the settlement and its green and open landscape and to the character and appearance of the Conservation Area.
	HVI/054	Land to the south of Loddington Hall	This site is central to the character of the settlement and its green and open landscape. The site contributes positively to the character and appearance of the Conservation Area and the setting of the Grade II* Listed St Leonards Church and Loddington Hall.
Mawsley	HVI/029	Land to the west of Warren End and Fox Covert	This site is an important open space to the village but has been discounted as should be designated as a Natural and Semi-Natural open space.
	HVI/030	Land to the north of IB wood	This site is an important open space to the village but has been discounted as should be designated as a Natural and Semi-Natural open space.
Newton	HVI/032	Land to the south of and south west of Newton Lodge	This is a visually important open space within the village

			boundary which contributes positively to its character and the character and appearance of the Conservation Area.
Orton			No update
Pipewell			No update
Pytchley	HVI/033	Land off Stringers Hill and Butchers Lane	This is visually important open space which forms part of the character and setting of the village and positively contributes to the character and appearance of the Conservation Area.
	HVI/034	Pytchley Cricket Ground	Is a functional recreational space within the village and forms part of its setting. Discounted as should be designated as an Outdoor Sports Facility.
Rushton	HVI/036	Land either side of the entrance to Station Road from Rushton Road	These wide open spaces to the south of the village form part of the overriding character of Rushton and contribute to its rural setting. The site contributes positively to the character and appearance of the Conservation Area as well as providing the setting for locally Listed Buildings including All Saints Church.
	HVI/037	Land to the south of High Street	These wide open spaces to the south of the village form part of the overriding character of Rushton and contribute to its rural setting. The site contributes positively

			to the character and appearance of the Conservation Area as well as providing the setting for locally Listed Buildings including All Saints Church and the Thornhill Arms.
	HVI/038	Land to the south of Manor Road	These wide open spaces to the south of the village form part of the overriding character of Rushton and contribute to its rural setting. The site contributes positively to the character and appearance of the Conservation Area as well as providing the setting for locally Listed Buildings including Rushton Manor House.
	HVI/039	Land to the east of Rushton Road	Site is a functional recreational space within the village and an important space within the Conservation Area. Discounted as should be designated as Provision for Children.
	HVI/067	Land surrounding the Church of All Saints	These wide open spaces to the south of the village form part of the overriding character of Rushton and contribute to its rural setting. The site provides the setting for the Grade II* Listed All Saints Church and contributes positively to the character and appearance of the Conservation Area.
Stoke Albany	HVI/040	Land to the east of Bottom Lane	The site contributes positively to the rural character of this part

			of the village and to the character and appearance of the Conservation Area.
Sutton Bassett	HVI/041	Land to the south of the village and to the east and west of Main Street	These spaces within the village contribute positively to its character and also provide the rural setting for the village and views to the open countryside.
	HVI/042	Land surrounding All Saints Church	These spaces within the village contribute positively to its character. This site is a historically important open space that provides the setting for the Grade II Listed All Saints Church.
Thorpe Malsor			No update
Thorpe Underwood			No update
Warkton	HVI/043	Land surrounding St Edmunds Church	This is historically important open space surround a Grade I Listed Building as well as being important to the character and appearance of the Conservation Area.
	HVI/044	Land to the north and south of Warkton	This site is important to the rural character of the settlement and is an important open space within the Conservation Area that makes a positive contribution to its character and appearance as well as maintaining important visual connections to the open countryside.
Weekley	HVI/045	Land adjacent to St Mary's Church	This site provides the setting for the village, the Conservation Area and the Grade I

			Listed Church.
	HVI/046	Land to the east of the village	This site contributes to the setting of the village, the Conservation Area and Listed Buildings.
	HVI/047	Land to the centre of the village	This contributes positively to the character and form of the village and to the character and appearance of the Conservation Area and to the setting of neighbouring Listed Buildings.
Weston by Welland	HVI/048	Land to the north of the village	This contributes positively to the character and form of the village and allows important views to the open countryside.
	HVI/049	Land adjacent to North Lea	This contributes positively to the character and form of the village and allows important views to the open countryside.
Wilbarston			No update

#### 4.0 Site Specific Proposals LDD – HVI Open Space Options

The aim of any subsequent policy or options will seek to designate, protect and enhance locally important open space provision across the Borough in particular '*historically and visually important open space*'. An alternative option would be to have no policy for the protection of these spaces and rely solely on the policies within the Core Spatial Strategy. As the CSS does not and will not define individual sites then they could become open to development or deteriorate in quality to the detriment of specific areas or individual settlements.

## **Kettering Borough Allotment Provision**

### **6.0 Introduction**

The provision of allotment sites makes an important contribution to the health and well being of the population and can improve quality of life. Recently, demand for allotments has increased dramatically. The interest and current trend for 'growing your own veg' generated by the media and celebrity chefs has raised awareness about the importance of sustainability and sourcing local produce in addition to promoting the associated health benefits of utilising outdoor space.

The economic downturn in recent years rather than suppressing demand for allotments has fuelled it. The rising costs of living and increased food prices have led to a new call for allotments as people look at ways to save on household costs.

### **7.0 Policy Background**

National guidance states that local planning authorities should have clear policies for the protection and creation of open space and biodiversity. It emphasises that new housing developments should incorporate sufficient green spaces which includes allotments.

Allotments are defined as an open space typology within the adopted Open Space SPD (2008). Kettering Borough Council completed a Planning Policy Guidance Note 17 compliant study of open space in 2007 which included the assessment of allotment sites within the Borough. The study identified a number of sites with respect to the provision of allotments in addition to the quality standards of this open space typology. Although the PPG17 study indicated at that time that overall allotment provision for the Borough was being met (0.4ha per 1000 population), demand for this type of open space has significantly increased since the study was carried out.

The Local Development Document Issues Paper Consultation (March 2009) states that in addition to the provision of new open space it also important to protect existing open space. This is particularly pertinent for allotment sites given the latest increase in demand for plots. The North Northamptonshire Core Spatial requires that development should not result in the loss of open space unless a site of equivalent quality and accessibility can be provided.

### **8.0 Allotment Provision within the Borough**

There are currently 20 allotment sites across the Borough of Kettering, 8 of which are situated within the Kettering area (sites are listed in the table below). The local demand for allotments is high and urban areas represent a greater need for allotment land particularly where there are dense neighbourhoods and a lack of outdoor space. Some recent planning decisions incorporate new allotment provision for the local area but as yet these developments have not been built out. Examples of these include the East Kettering outline permission for mixed use development and 5,500 dwellings and the Polwell Lane development for 500 dwellings.

A number of existing allotment sites within the Borough have been assessed as high quality with good accessibility and frequent levels of use, a number of the sites also have waiting lists/times for interested users. All the sites which have been assessed are publicly accessible but not all are owned by Kettering Borough Council, many are privately owned and/or managed. There are a few allotment sites which are 'less fit for purpose' and poorly maintained, but due to recent demand it is felt that improvements to the allotment sites should be sought before consideration is given to any form of re-designation.

<b>Kettering Borough Council Owned Sites</b>	<b>Private Ownership</b>	<b>Unknown/To be Checked</b>
ID 34 - Scott Road Kettering	ID 42 – Rushton Road North, Rothwell	ID 5 – Short Lane, Thorpe Malsor
ID 44 – Shotwell Mill Lane, Rothwell	ID 156 – Railway View, Kettering	ID 494 – Wilbarston
ID 61 – Bracher’s Field, Meadow Road, Rothwell	ID 451 – St. Botolph’s Road, Barton Seagrave	ID 610 – Broughton North, Little Cransley
ID 120 – Windmill Avenue, Kettering Borough Council	ID 675 – Pytchley	ID 627 – Grafton Underwood
ID 154 – Northfield Avenue, Kettering		ID 686 - Kettering
ID 200 – Higham Road, Burton Latimer		ID 716 – Geddington
ID 413 – Margaret Road, Kettering		Desborough Road, Rushton
ID 573 – Desborough		Mawsley (Allotments are outside of the Borough boundary)
ID 648 – Whiteford Drive (KBC owned but leased out on a 10yr lease).		

*\*\*ID ref = Reference given to site in PPG17*

A list of sites with waiting lists/identified need (where known) has been included for reference in appendix 2.

The greatest need for new sites has been identified in:

- Kettering
- Desborough
- Burton Latimer
- Rothwell
- Geddington

Some need has been identified in:

- Weekley
- Stoke Albany
- Mawsley (closer to the village of Mawsley)
- Wilbarston

A need has been identified by Parish Councils in the following locations:

- Ashley
- Barton Seagrave

Some of the above identified need in Kettering and Barton Seagrave may be met by outstanding planning consents at Kettering East and Polwell Lane. Residents in Wilbarston have held a public meeting that was well attended by 17 people, with 3 apologies received. A Steering Group was set up to take responsibility for the establishment and on-going management of new allotments with the help and support of the Parish Council. The whole village has been leafleted to establish, through a return slip, the residents who are serious about having an allotment. It has been identified that one acre of land will be needed for the provision of allotments in the village. No exact location has been established as yet and any new development in this area should contribute to this provision where appropriate.

It is considered that any subsequent option should consider these areas and potential land adjacent to existing allotments for potential for additional provision in the first instance. On the basis that there are insufficient allotments within the Borough to meet the needs of local people, existing allotments should be protected where possible or replaced if developed. Allotments are protected by Policy 5 and 13 of the North Northamptonshire Core Spatial Strategy and the PPG17 study and the Kettering Borough Open Space SPD.

## **10.0 Site Specific Proposals LDD – Allotments Options**

It is considered that the Site Specific Proposals LDD should include an options which seeks to increase the provision of allotments where there is an identified need and ensure high standards of allotment provision within the Borough, which accords with the standards set out within the PPG17 study. An alternative option would be to rely solely on CSS policies 5 and 13 for allotment protection and not have an allotment policy within the Site Specific Proposals LDD. This is not considered adequate protection for this increasingly important open space category and as the CSS does not specifically mention allotments, this approach could fail to afford them the necessary protection.

Appendix 1

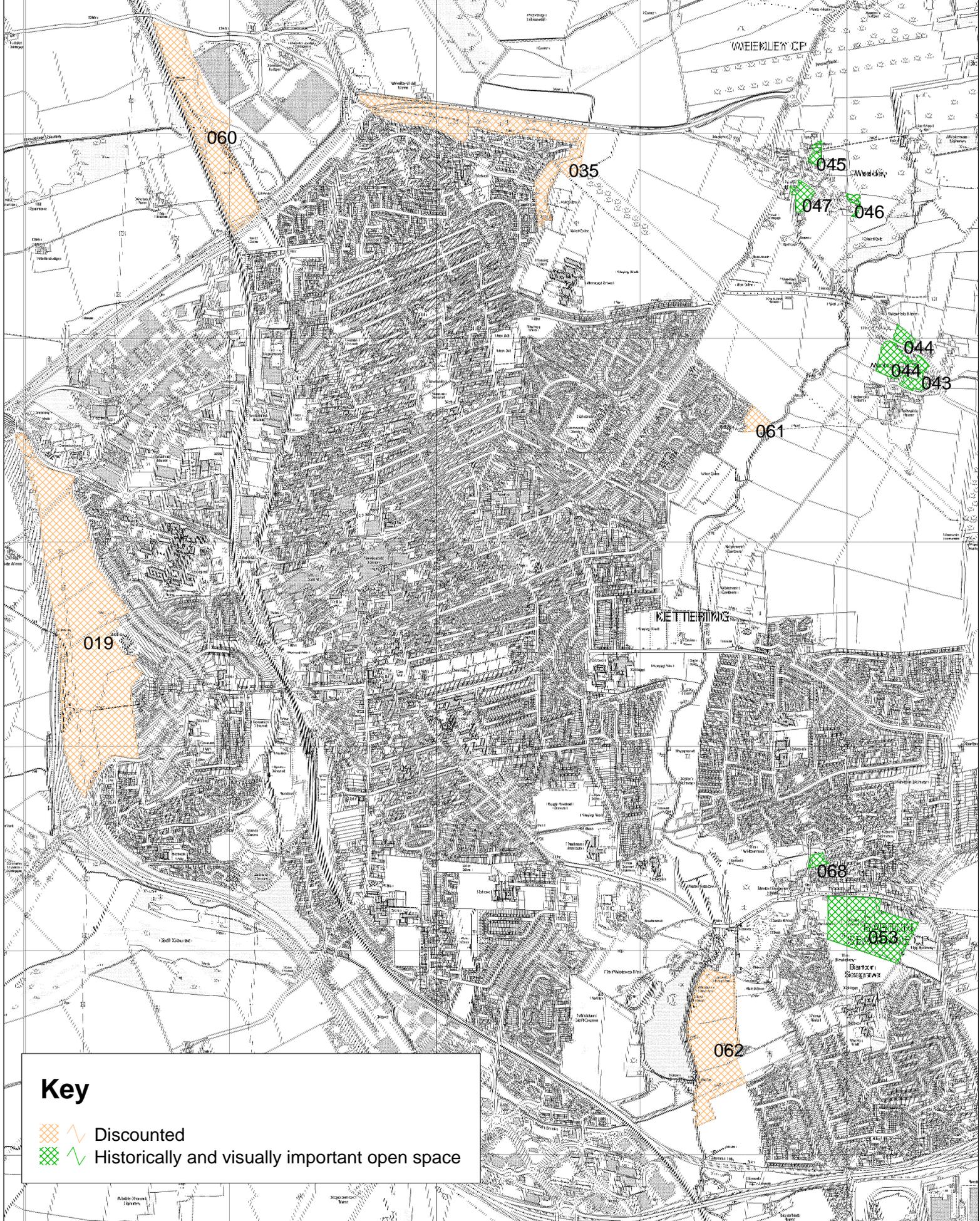
**Historically and Visually Important Open Space**

Site reference	
Site address	
Site Area	

<b>Original Source</b>	<b>Yes</b>	<b>No</b>
Policy 94 - Local Plan Designation – Environmentally Important open spaces		
Suggested during Issues Consultation		
Identified as important open space, which is not designated, in a Conservation Area		
Identified in the Rural Masterplanning report		
<b>Background Information</b>		
Is the site in/adjacent to a Conservation Area?		
Is the site in proximity to a Listed Building?		
Does the site include a SAM or in proximity to one?		
Does the site have any TPO's		
<b>Policy Criteria</b>		
Which criteria does the site meet?		
Land that contributed positively to the existing form or character of the settlement		
Explain:		
Land that contributes to the setting of a Listed Building, an ancient monument or the character of the Conservation Area		
Explain:		
Land that allows views into the settlement from approach roads or open countryside, views into the open countryside from within the settlement and/or views across the settlement		
Explain:		
<b>Accessibility</b>		
Is the site publically accessible?		
Explain:		
Does the site connect with other areas of open space?		
Explain:		

<b>Conclusion</b>

**Appendix 2**



**Key**

-   Discounted
-   Historically and visually important open space

Title: Kettering & Barton Seagrave - Proposed Historically and Visually Important Open Space

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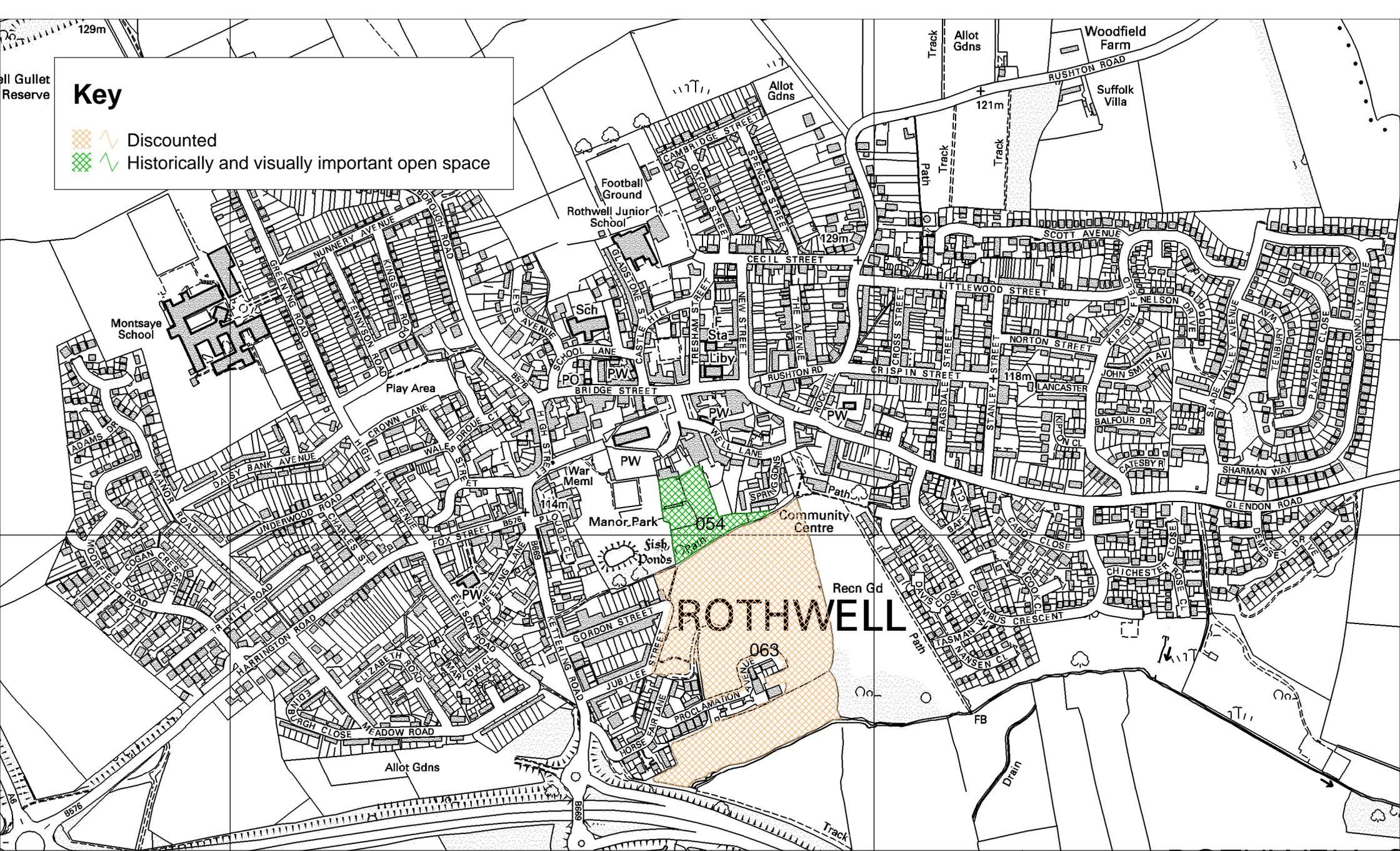
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Date: 16:02:12

Scale: 1:25000

Drawn by:



**Key**

-   Discounted
-   Historically and visually important open space

Title: Rothwell - Proposed Historically and visually important open space

Date: 04:11:11

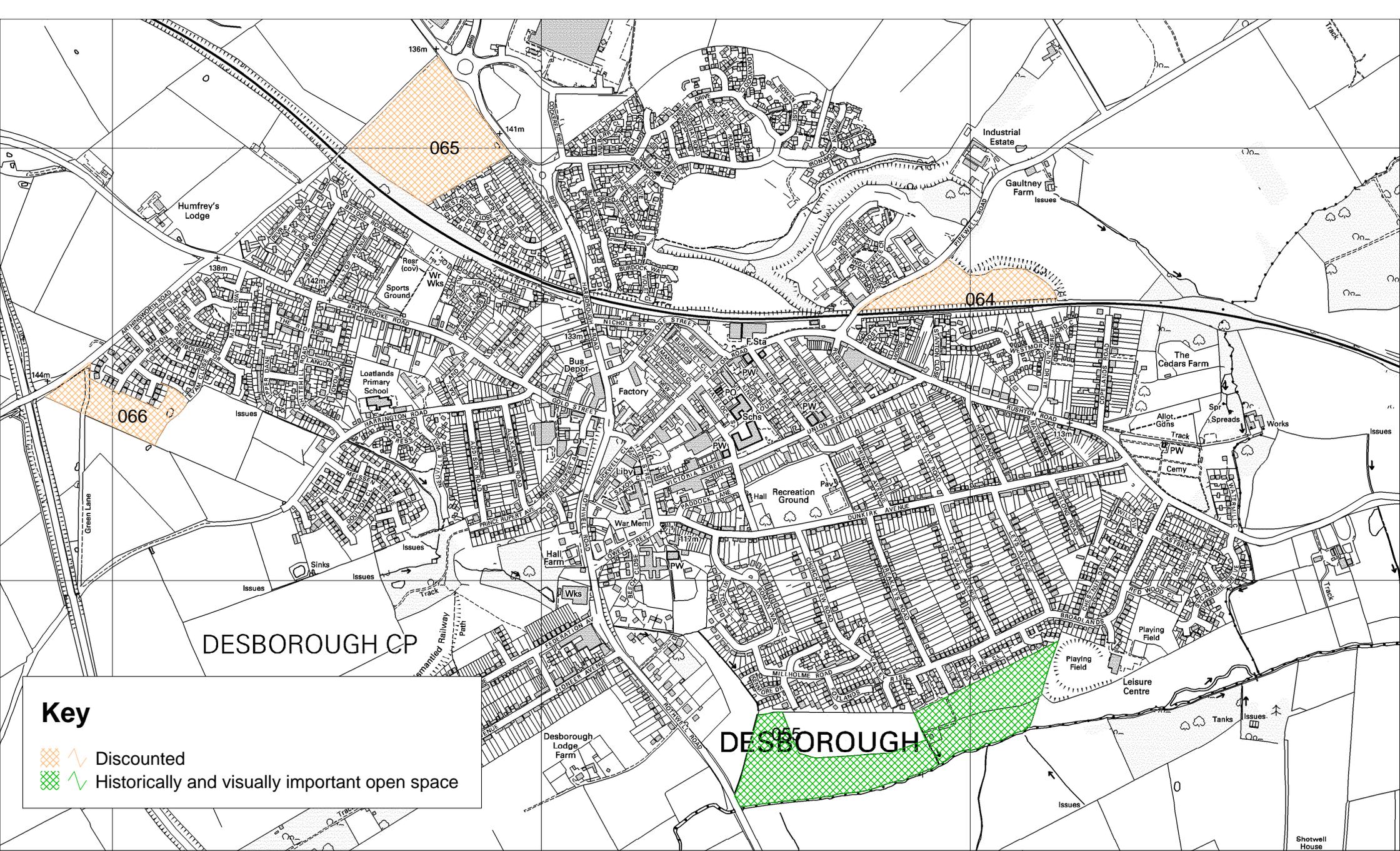
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Drawn by:

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DESBOROUGH CP

DESBOROUGH

**Key**

-   Discounted
-   Historically and visually important open space

Title: Desborough - Proposed Historically and visually important open space

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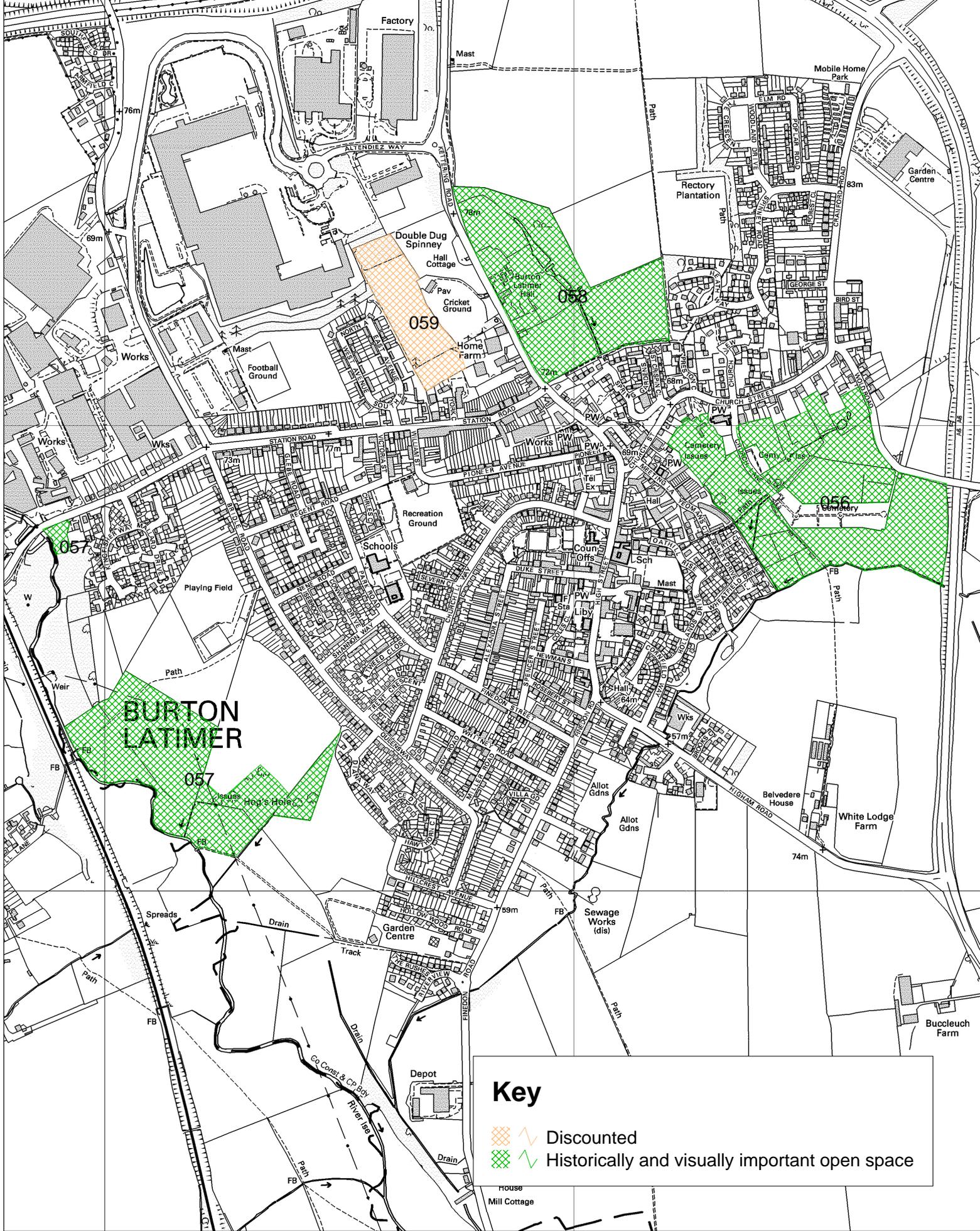
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**Kettering**  
Borough Council

Date: 04:11:11

Scale: 1:12000

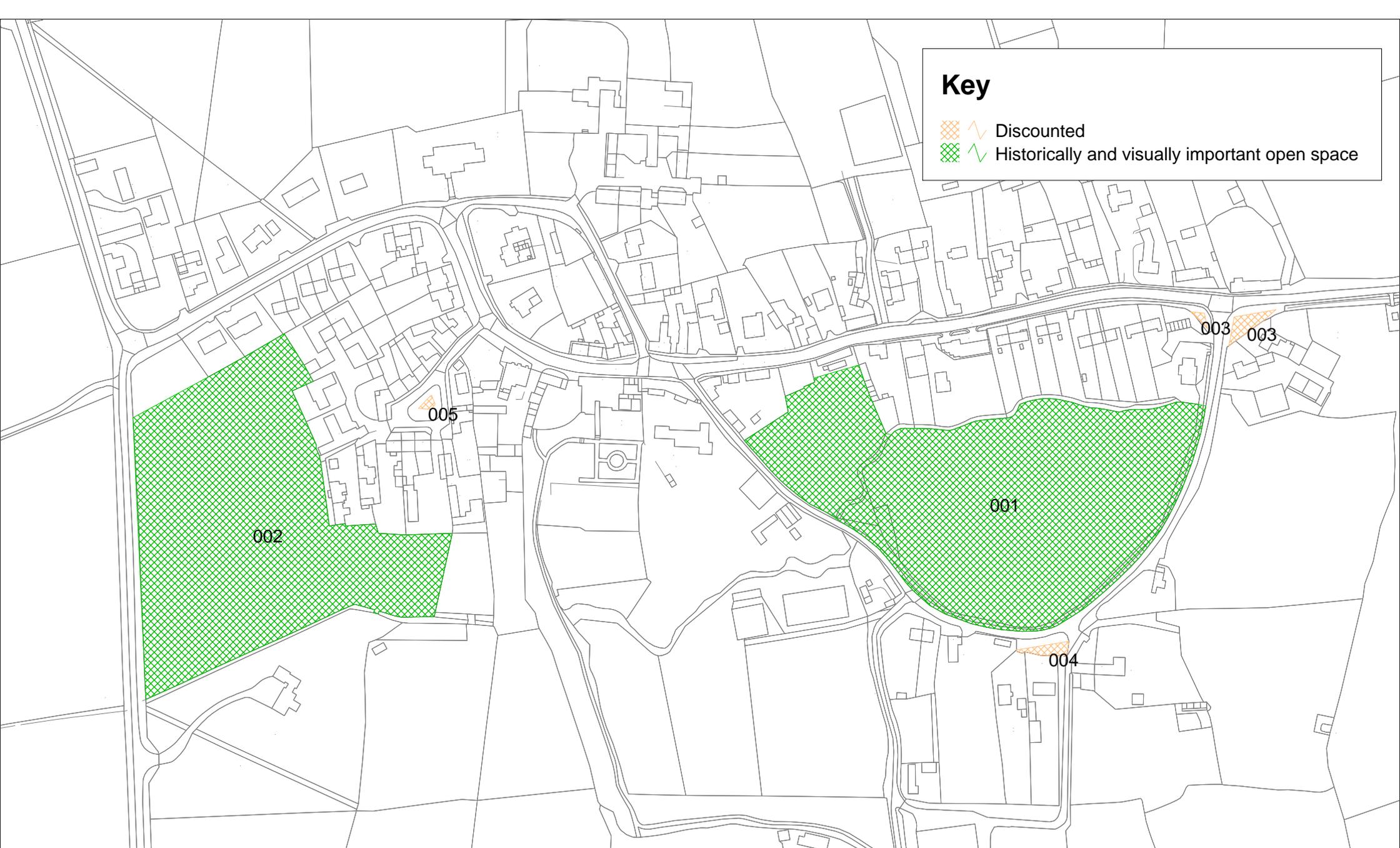
Drawn by:



Title: Burton Latimer - Proposed Historically and visually important open space

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**Key**

-   Discounted
-   Historically and visually important open space

Title: Ashley - Proposed Historically and visually important open space

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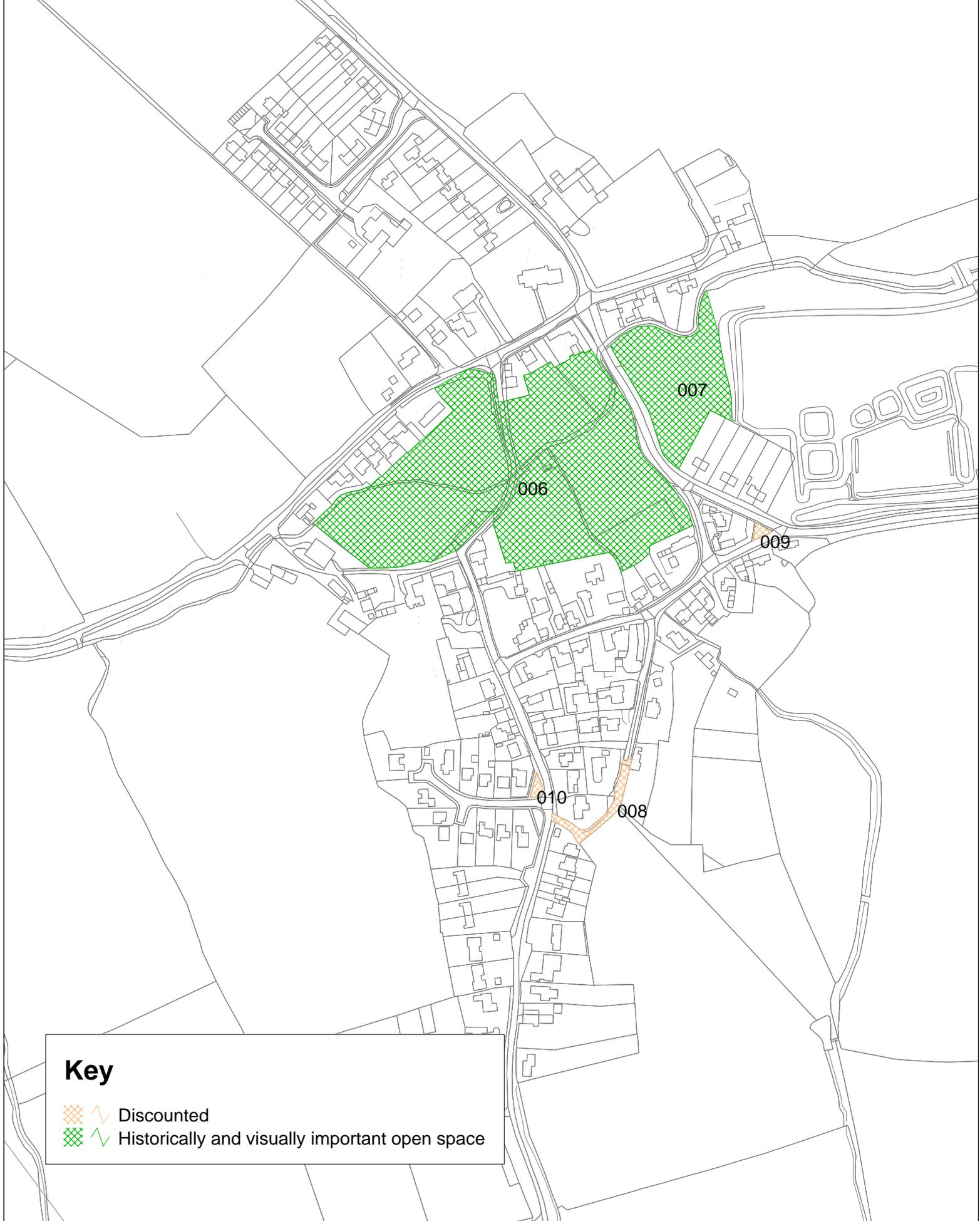
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Date: 04:11:11

Scale: 1:3000

Drawn by:



**Key**

-   Discounted
-   Historically and visually important open space

Title: Braybrooke - Proposed Historically and visually important open space

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**Kettering**  
Borough Council

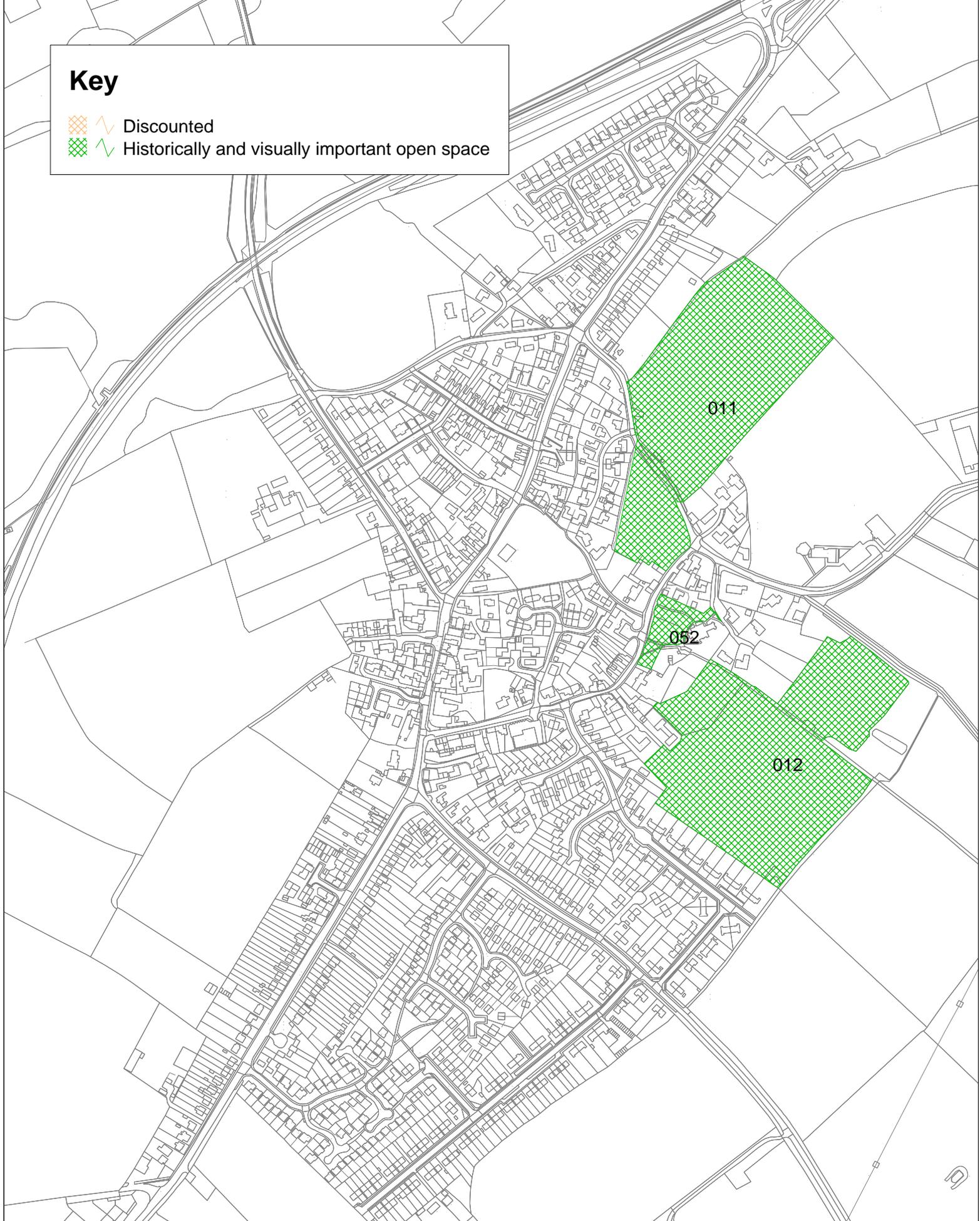
Date: 04:11:11

Scale: 1:4000

Drawn by:

# Key

-   Discounted
-   Historically and visually important open space



Title: Broughton - Proposed Historically and visually important open space

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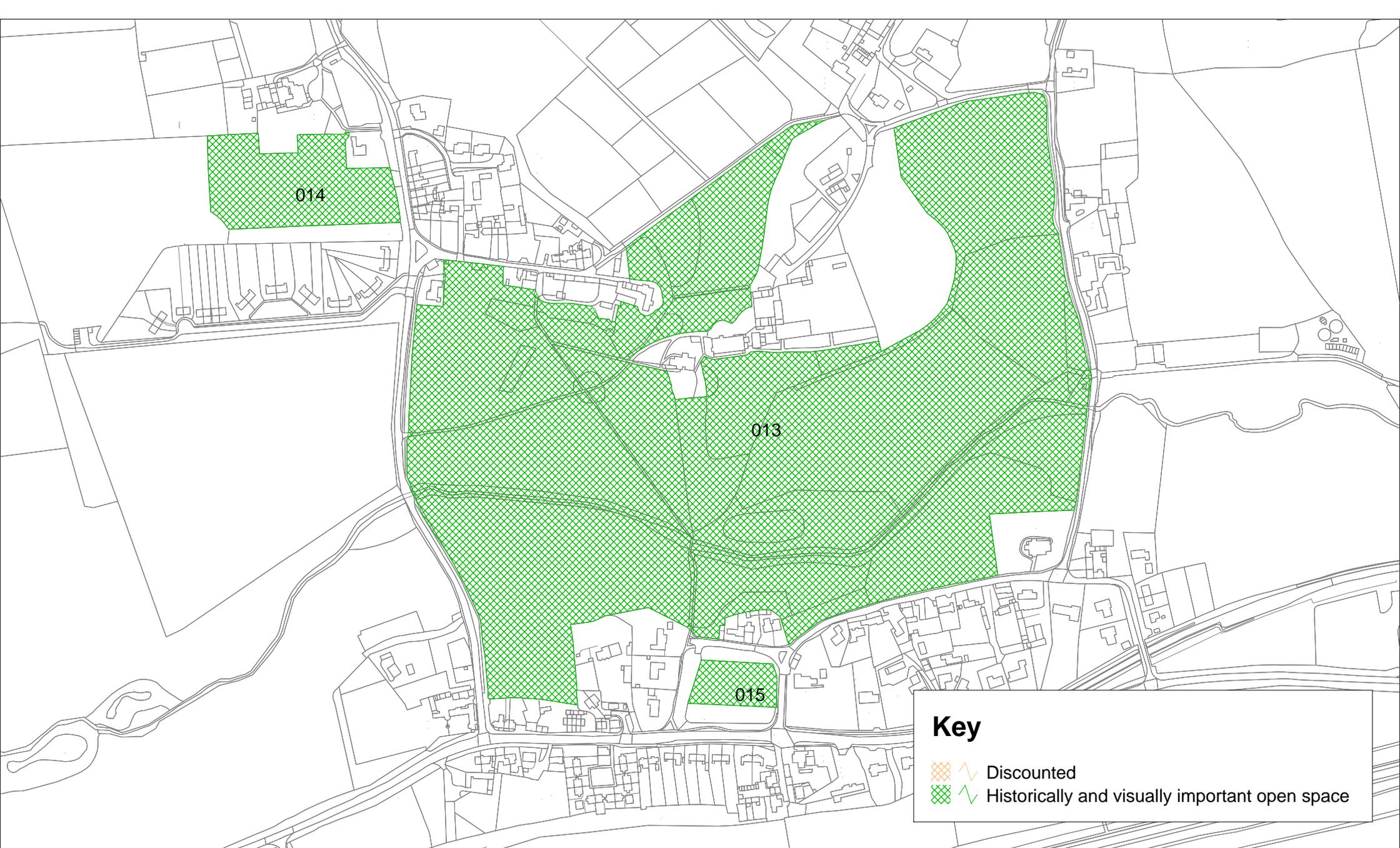
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Date: 04:11:11

Scale: 1:6000

Drawn by:

**Kettering**  
Borough Council



**Key**

-   Discounted
-   Historically and visually important open space

Title: Cranford - Proposed Historically and visually important open space

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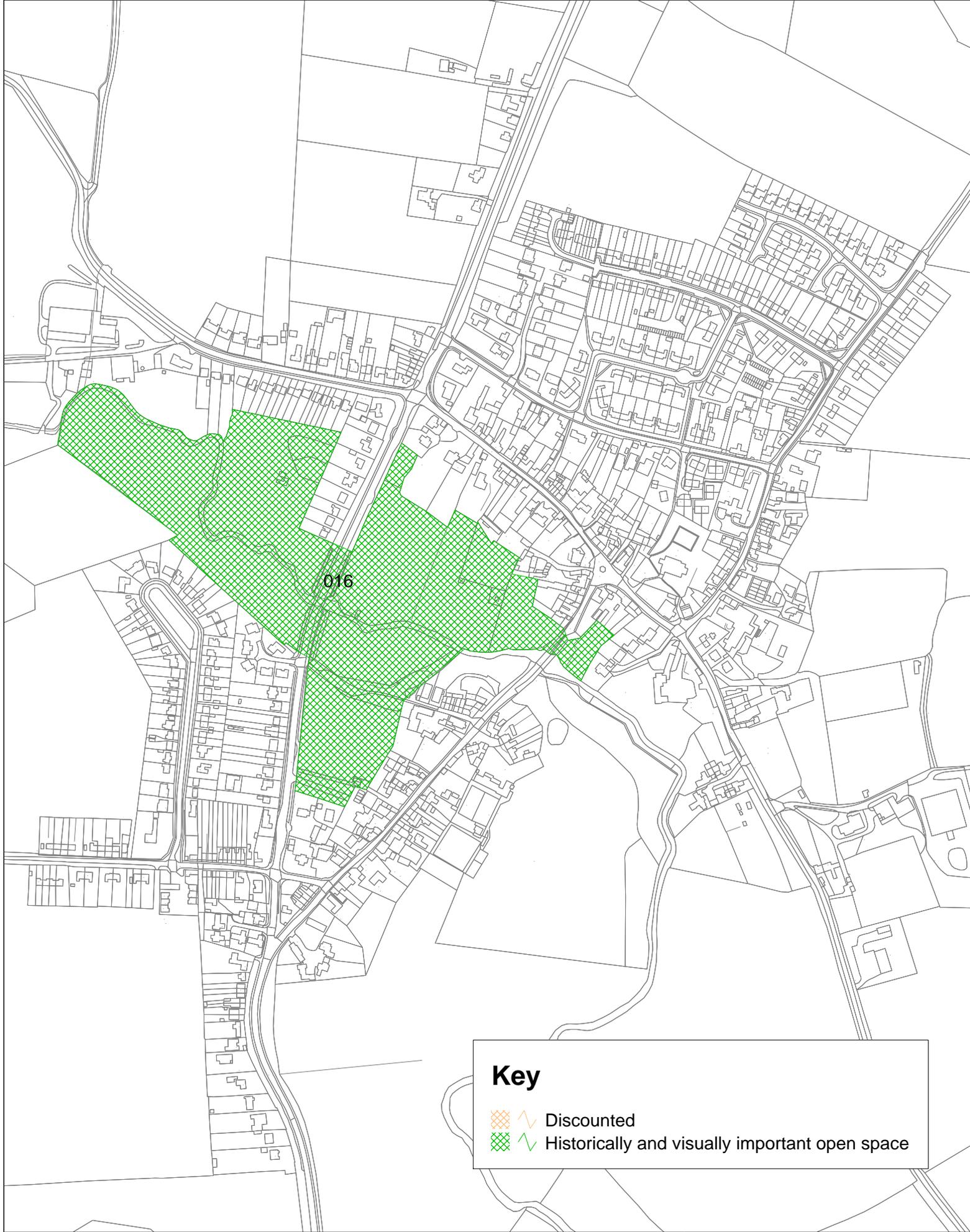
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Date: 04:11:11

Scale: 1:5000

Drawn by:





**Key**

-  Discounted
-  Historically and visually important open space

Title: Geddington - Proposed Historically and visually important open space

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Date: 04:11:11

Scale: 1:5500

Drawn by:



**Key**

-  Discounted
-  Historically and visually important open space

Title: Grafton Underwood - Proposed Historically and visually important open space

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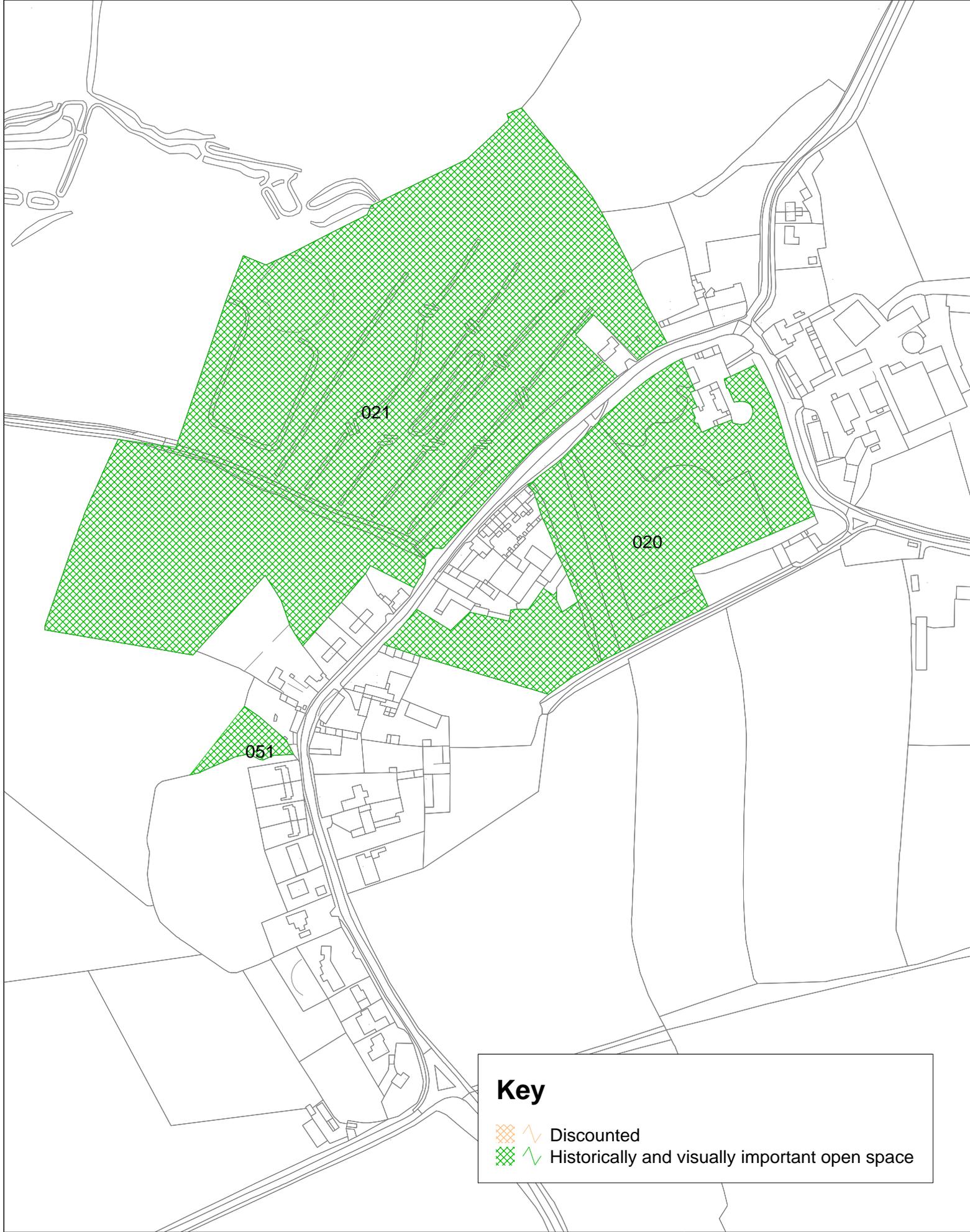
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Date: 04:11:11

Scale: 1:2500

Drawn by:





Title: Harrington - Proposed Historically and visually important open space

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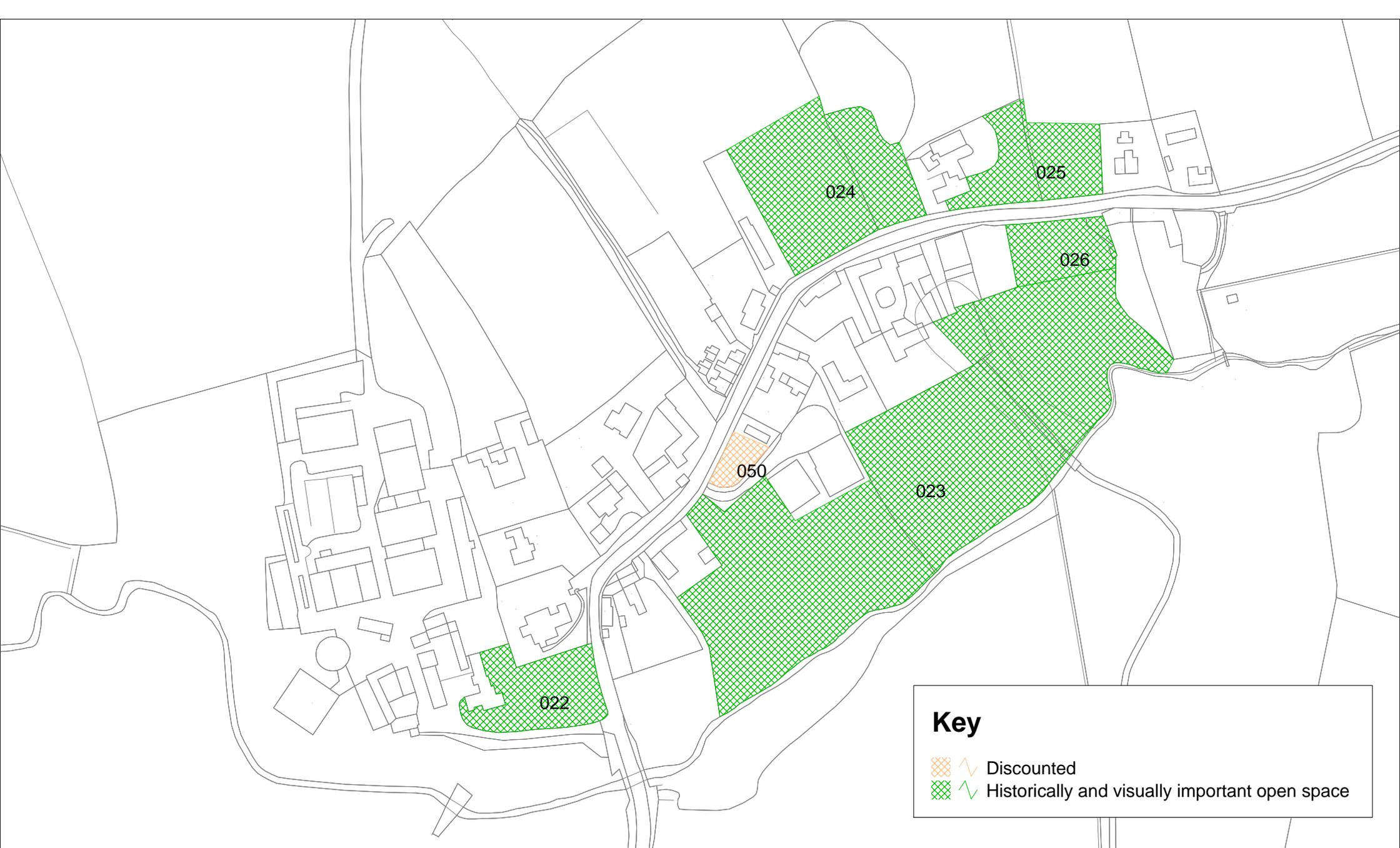
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**Kettering**  
Borough Council

Date: 04:11:11

Scale: 1:3500

Drawn by:



**Key**

-   Discounted
-   Historically and visually important open space

Title: Little Oakley - Proposed Historically and visually important open space

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Date: 04:11:11

Scale: 1:2500

Drawn by:



**Key**

- Orange cross-hatch / Orange arrow: Discounted
- Green cross-hatch / Green arrow: Historically and visually important open space

Title: Loddington - Proposed Historically and visually important open space

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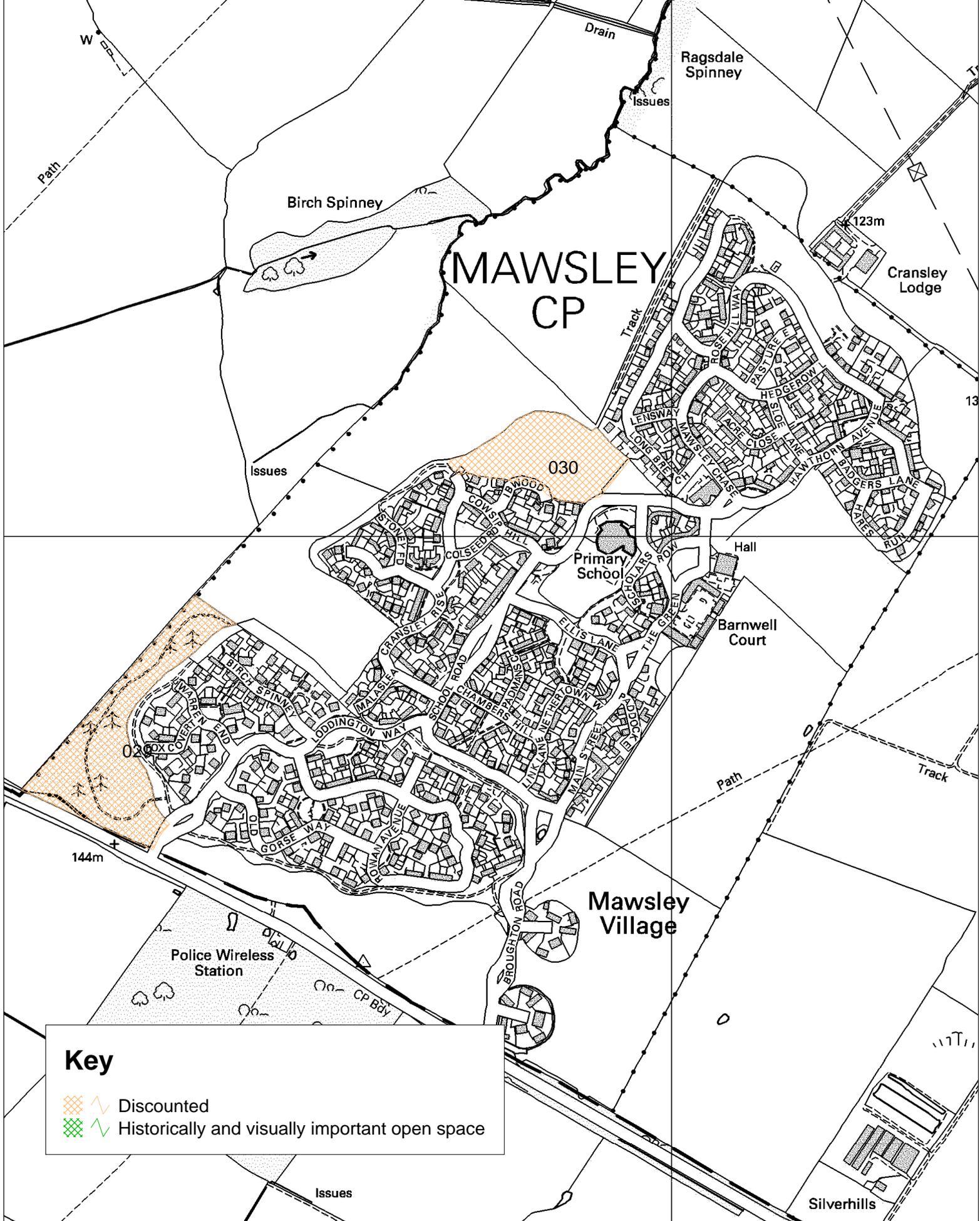
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Date: 04:11:11

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Drawn by:

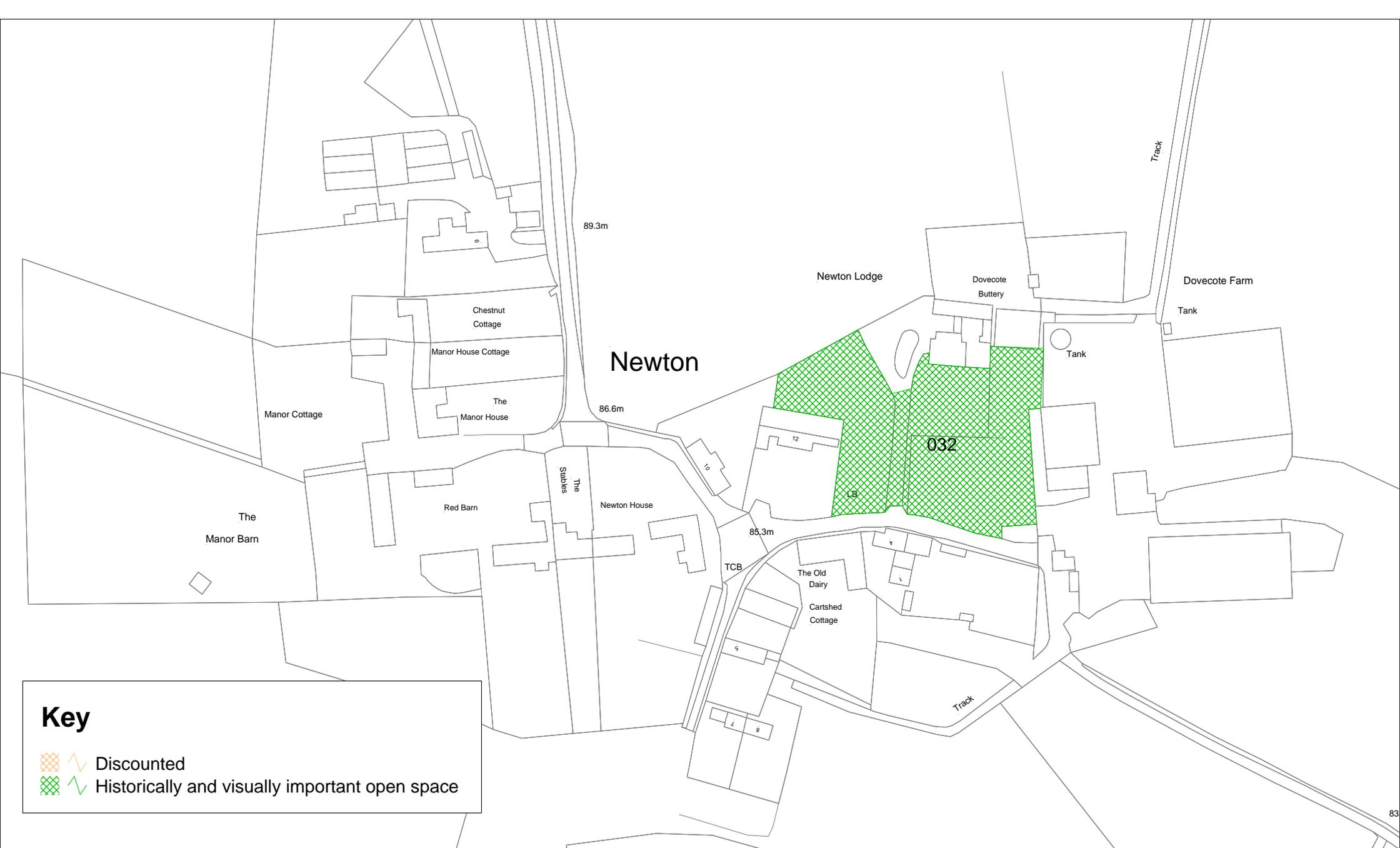




Title: Mawsley - Proposed Historically and Visually Important Open Space

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**Key**

-   Discounted
-   Historically and visually important open space

Title: Newton - Proposed Historically and visually important open space

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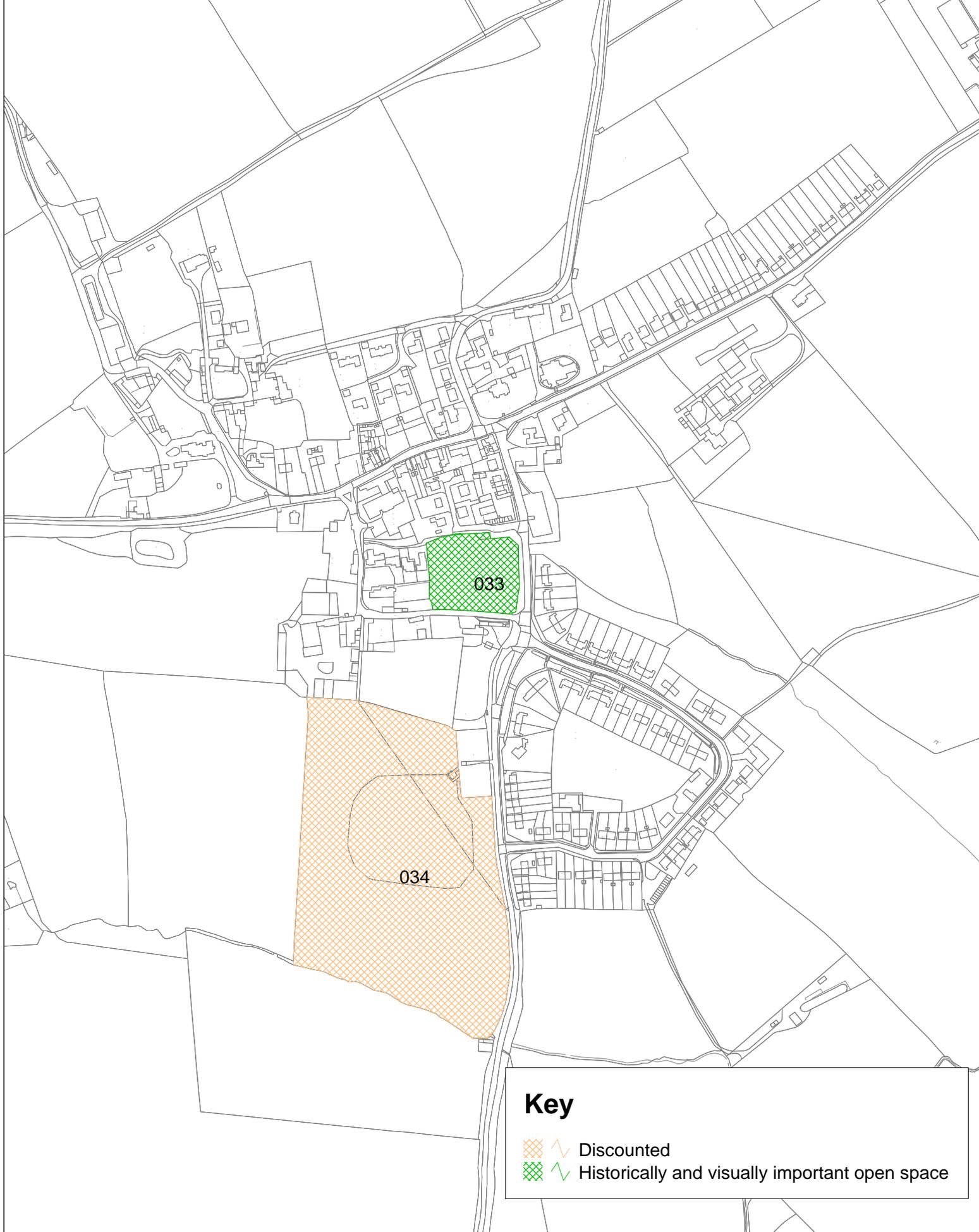
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**Kettering**  
Borough Council

Date: 04:11:11

Scale: 1:1750

Drawn by:



**Key**

-  Discounted
-  Historically and visually important open space

Title: Pytchley - Proposed Historically and visually important open space

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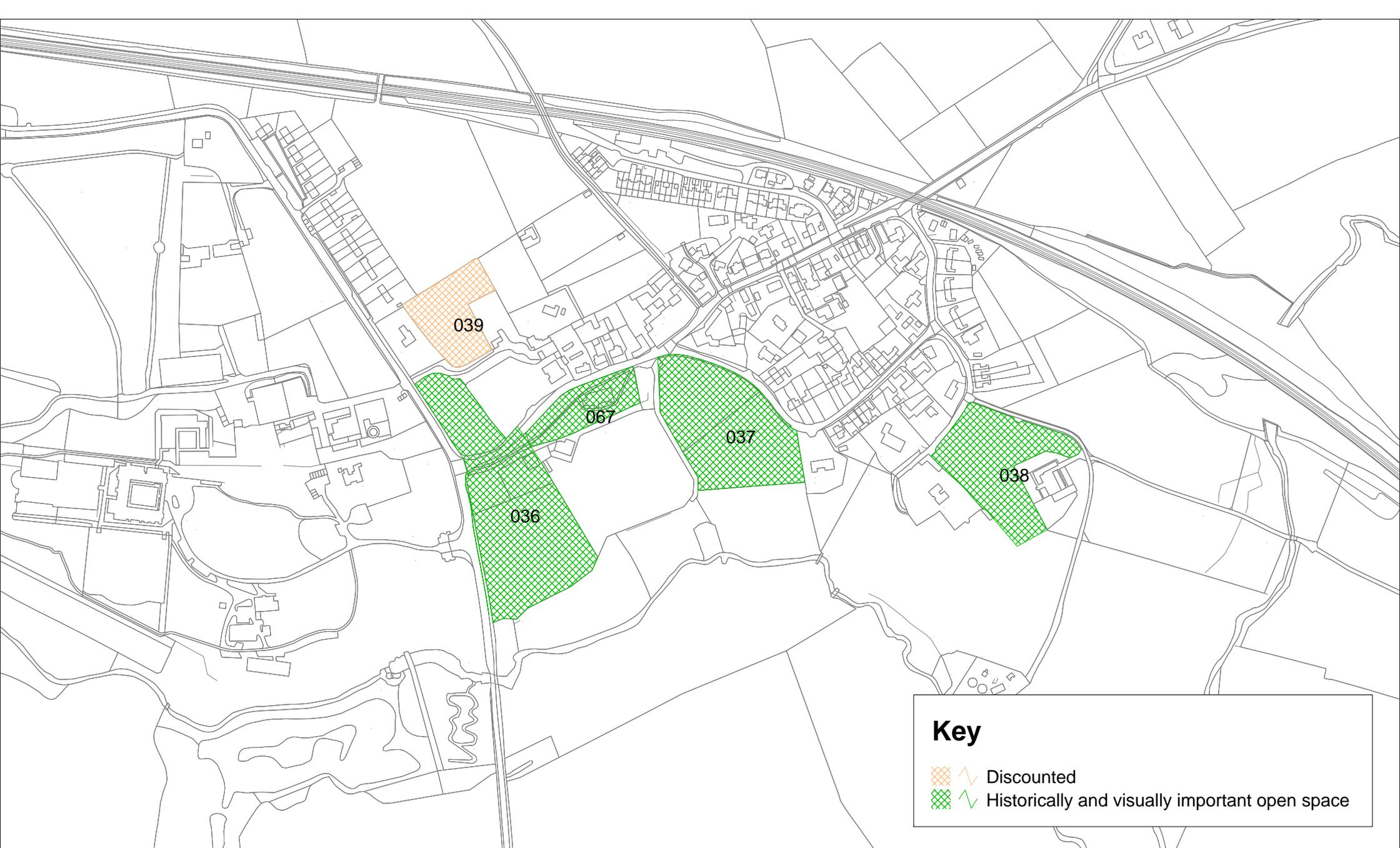
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Date: 04:11:11

Scale: 1:5000

Drawn by:



**Key**

-   Discounted
-   Historically and visually important open space

Title: Rushton - Proposed Historically and visually important open space

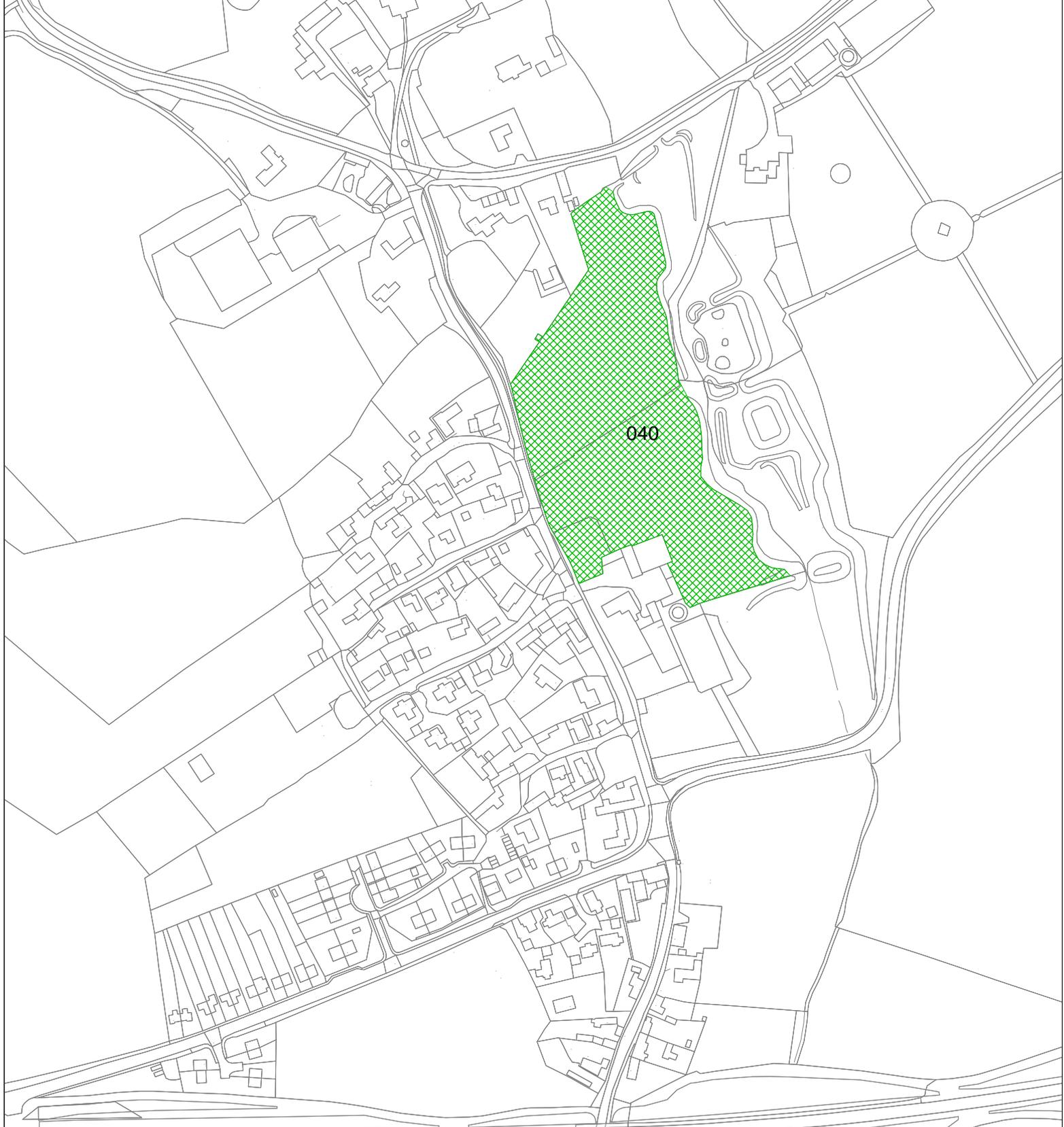
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Date: 04:11:11

Scale: 1:5000

Drawn by:



**Key**

-  Discounted
-  Historically and visually important open space

Title: Stoke Albany - Proposed Historically and visually important open space

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Date: 04:11:11

Scale: 1:3500

Drawn by:





Title: Sutton Bassett - Proposed Historically and visually important open space

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**Kettering**  
Borough Council

Date: 04:11:11

Scale: 1:3000

Drawn by:



**Key**

-   Discounted
-   Historically and visually important open space

Title: Warkton - Proposed Historically and visually important open space

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Date: 04:11:11

Scale: 1:2500

Drawn by:



### Key

-   Discounted
-   Historically and visually important open space

Title: Weekley - Proposed Historically and visually important open space

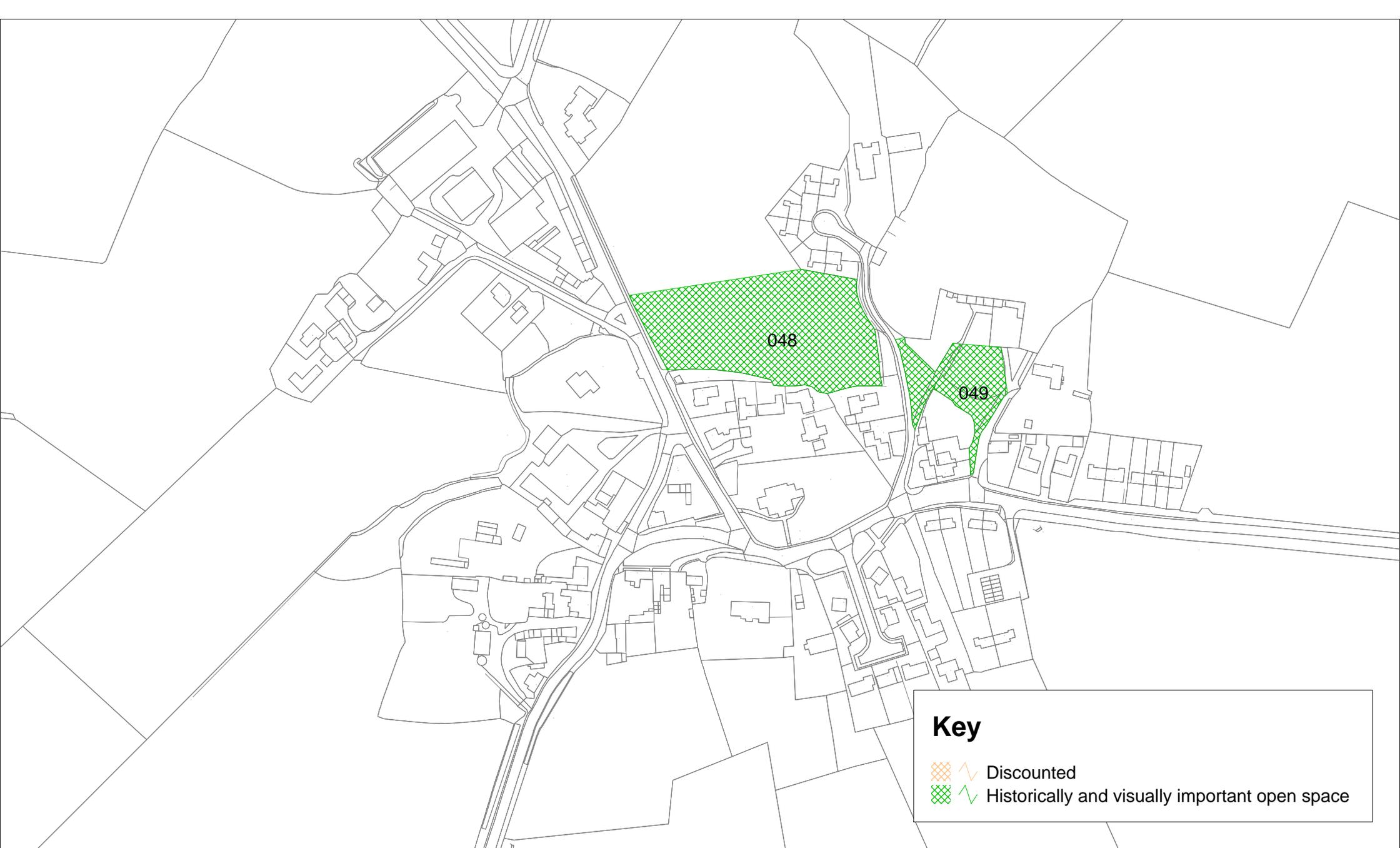
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Date: 04:11:11

Scale: 1:3500

Drawn by:



**Key**

-   Discounted
-   Historically and visually important open space

Title: Weston by Welland - Proposed Historically and visually important open space

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Date: 04:11:11

Scale: 1:3000

Drawn by:



### Appendix 3 - List of sites with waiting lists / identified need

Town/Village	Population - 2001 Census	No of dwellings - GIS May 2011	Population GIS Data x 2.35	PPG17 Recommended Provision	PPG17 Provision in hectares	PPG17 Surplus/Deficit (HA)	No of Plots	No on waiting list as at May 2011	Other Information
Ashley	217	127	298	0.12	0.00	-0.12	0	0	Parish Council have identified a need.
Barton Seagrave	51063 including Kettering	1983	4660	1.86	0.97	-0.89	Unknown/private		Parish Council have identified a need.
Brampton Ash	309 including Stoke Albany	18	42	0.02	0.00	-0.02	0	0	No needs recorded
Braybrooke	338	195	458	0.18	0.00	-0.18	0	0	No needs recorded
Broughton and Cransley	2330	1011	2376	0.95	5.41	4.46	Unknown		
Burton Latimer	6740	3365	7908	3.16	1.81	-1.35	60	11	
Cranford	414	191	449	0.18	0.00	-0.18			No needs recorded
Desborough	8073	4891	11494	4.60	0.56	-4.04	60	40	
Dingley	209	57	134	0.05	0.00	-0.05	0	0	No needs recorded
Geddington	1504	722	1697	0.68	0.35	-0.33	16	7	
Grafton Underwood	134	65	153	0.06	0.54	0.48	Unknown		No contact established.
Harrington	154	57	134	0.05	0.00	-0.05	0	0	This has not been an allotment site since 1927 and reference to which should be removed.
Kettering	51063 including Barton Seagrave	24468	57500	23.00	17.48	-5.52	416	47	
Little Oakley	145 including	0	0	0.00	0.00	0.00	0	0	No needs recorded. Linked with

	Newton								Geddington.
Loddington	551	242	569	0.23	0.00	-0.23	0	0	No needs recorded
Mawsley	2352 (approx.)	980	2080	0.83	0.00	-0.83	35 1/2 sized plots	0	Parish Council and Allotment Association have identified a need closer to or within the village.
Newton	147	19	45	0.02	0.00	-0.02	0	0	No needs recorded. Linked with Geddington
Orton	292	21	49	0.02	0.00	-0.02	0	0	No needs recorded
Pytchley	496	231	543	0.22	2.10	1.88	Unknown/ private		No contact established.
Rothwell	7108	3802	8935	3.57	3.01	-0.56	62	15	
Rushton	451	193	454	0.18	0.00	-0.18	Unknown/ private		No contact established.
Stoke Albany	309 including Brampton Ash	145	341	0.14	0.12	-0.02	5	2	
Sutton Bassett	229	46	108	0.04	0.00	-0.04	0	0	No needs recorded
Thorpe Malsor	144	65	153	0.06	1.50	1.44	15	0	
Warkton	144	55	129	0.05	0.00	-0.05	0	0	No needs recorded
Weekley	242	64	150	0.06	0.00	-0.06	115	3	
Weston By Welland	229	71	167	0.07	0.00	-0.07	0	0	No needs recorded
Wilbarston	767	285	670	0.27	0.18	-0.08	Unknown	0	