

BOROUGH OF KETTERING

Committee	PLANNING POLICY	Item	<i>Page 1 of 8</i>
Report Originator	Head of Development Services	<i>Fwd Plan Ref No:</i>	
Wards Affected	All	19 April 2017	
Title	SITE SPECIFIC PART 2 LOCAL PLAN - HOUSING LAND ALLOCATIONS (VILLAGES)		

1. PURPOSE OF REPORT

To update Members on the assessment of sites for the allocation of housing land in the villages, for inclusion in the draft Site Specific Part 2 Local Plan; and

For Members to agree a draft list of housing sites to be included in the emerging draft plan (outlined in Section 3) to be developed further and published for consultation purposes.

2. INFORMATION

- 2.1 The Site Specific Part 2 Local Plan (SSP2) will form part of the statutory North Northamptonshire Development Plan. The Development Plan, as it relates to Kettering Borough, will consist of the North Northamptonshire Joint Core Strategy (Part 1 Local Plan) adopted July 2016; the Kettering Borough Site Specific Part 2 Local Plan; the Kettering Town Centre Area Action Plan (July 2011); and any made Neighbourhood Plans.
- 2.2 The Joint Core Strategy (JCS) provides a set of strategic planning policies for Corby, Kettering and Wellingborough Borough Councils, and East Northamptonshire District Council. Whereas, the Site Specific Part 2 Local Plan (SSP2) will provide local planning policies to cover Kettering Borough, and include the identification of sites for housing, employment, gypsy and traveller accommodation, recreation and other land uses. A draft plan is due to be published for public consultation during the summer.
- 2.3 The housing targets have already been determined through the JCS, and form the basis for the distribution of housing for each of the towns and rural area.
- 2.4 Members will recall a report was considered on 23rd November 2016 (Minute16.PP.25 refers), providing a summary of the assessment of sites for the allocation of housing land in the villages still under consideration for inclusion in the forthcoming draft Site Specific Part 2 Local Plan. An updated shortlist of the sites was presented along with a series of 'next steps' of work still required for particular sites. These next steps were endorsed by Members. These included carrying out further work on outstanding matters, in order to assess the suitability of sites for allocation. This work also included carrying out a new site assessment for a late submission site at Broughton (site reference RA/096); a site Members agreed should be considered.

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2.5 The first part of the report presented at the meeting set out the expected outstanding rural housing requirements, discounting housing completions and commitments (sites with planning permission), and a windfall allowance¹. This resulted in a residual requirement to allocate land for at least 143 dwellings to meet the JCS requirement. This table is reproduced below for information – see Table 1 below.

Table 1: Housing numbers requirements 2011-2031 (base date: 1st April 2016)

Settlement/ Category	JCS requirement 2011-2031	Completions 2011-16	Commitments 2011-16*	Residual JCS requirement	Windfall allowance**	Residual JCS requirement
Kettering (inc. Barton Seagrave)	6,190	Refer to Planning Policy Committee report - Item 6, 1 st November 2016 for breakdown of figures for these towns				
Burton Latimer	1,180					
Desborough	1,360					
Rothwell	1,190					
Rural Area	480	83	104	293	150	143
Total	10,400					

* Commitments include sites with planning permission/ resolution to grant planning permission/ sites currently under construction.

** Sites which have not been specifically identified as available through the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

2.6 At the time, the rural sites under consideration for allocation had the potential to provide in excess of 200 dwellings in total. However, it was highlighted that it was unlikely that all sites would be allocated, or would deliver to the maximum yield estimated. Notwithstanding this, it did give a good indication that collectively these sites could supply sufficient land to meet the JCS requirement.

2.7 Table 2, which is attached as Appendix 2, explains the status of the sites at November 2016 in relation to site assessment and with regards discussions with site promoters. It also included the latest prediction in terms of site yields.

2.8 Since the meeting on 23 November 2016, consultation with technical/statutory consultees has been on-going. Where there are outstanding issues to resolve, these are being discussed with both those consultees and the site promoters, in order to conclude if there are substantive issues to resolve at this stage, prior to allocation.

2.9 The assessment of sites has identified those sites which perform against the site assessment criteria and has highlighted significant or less significant constraints affecting their suitability for development. Officers are now able to provide a

¹ Sites which have not been specifically identified as available through the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

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further update on these sites and make recommendations for those sites which should be taken forward as draft allocations and those which are not deemed suitable. The process of identifying sites to date has also been based on the emerging evidence base and the results of engagement with the public and other stakeholders on these matters. Government guidance also specifies that in allocating sites to promote development, the authority should provide detail on form, scale, access and quantum of development, where appropriate. There is also the need to look at sites being available, achievable and suitable for allocation purposes and therefore there is a reasonable prospect of these sites coming forward for development².

2.10 To this end, Officers have continued to use a detailed assessment process and relevant planning policy to make these judgements. This methodology is set out in the previous published housing background papers. The assessment work will be made available with the draft plan when it is published for public consultation. This work is also required for the purposes of identifying design/development principles for sites which would be important to include in any allocation policy in the draft plan. The summaries on each site are set out in Appendix 1 which is attached to this report, and this highlights the considerations and conclusions coming out of this assessment work.

2.11 As previously reported, four villages have currently been designated as Neighbourhood Plan areas. These are at Broughton, Mawsley, Great Cransley and Pytchley. In light of the Localism agenda, the Council continues to support those groups in the preparation of neighbourhood plans for their areas. Equally, other villages in the Borough continue to show an interest in neighbourhood planning, and they too are encouraged to shape the environment in which they live, including through the allocation of land for housing development. Given the varying stages in Neighbourhood Plan preparation, the overall number of additional dwellings likely to be allocated through neighbourhood plans is difficult to predict at this stage. However, some account can be made in meeting the rural housing requirement through neighbourhood plans, without a risk that they will be in sufficient numbers to affect the urban focussed growth strategy of the JCS i.e. Growth Towns – Market Towns – Villages; or threaten a loss of character in the Borough's villages.

2.12 In some cases, housing sites being identified for allocation may be the same in both the SSP2 and the Neighbourhood Plan, equally, allocations may differ. At this stage in the preparation of the SSP2, and given that the neighbourhood plans are still working their way towards submission to the Council, it is

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- Available - the issue is whether there is knowledge of any legal or ownership issues that might prevent the site's development. Generally, a site is considered to be available if the land owner has indicated that it will be released for development in a timely fashion. A site owned by a house builder should suggest greater certainty in this regard.
- Achievable - the issue is whether there is confidence that the site will be developed during the period of the Local Plan.
- Suitable - the issue is whether the development of the site would contribute to the creation of sustainable, mixed communities.

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considered prudent to retain those sites still being considered for allocation. This is until such time as there is a clearer understanding of the contents of the Neighbourhood Plans in those villages affected. This is the case at Broughton, where the neighbourhood plan is advanced, but not sufficiently so for the Council to consider withdrawing its SSP2 allocations in favour of those of the Neighbourhood Plan. The Broughton Neighbourhood Plan is expected to be submitted for consultation and then Examination shortly. Further details on sites being considered under the neighbourhood plan and the SSP2 are provided in the section covering the village within Appendix 1. Officers will continue to update Members of the committee on its progress and that prior to the publication of the draft SSP2, in order that this will provide for the most up-to-date situation regarding the relationship between the two emerging plans.

3. RECOMMENDED NEXT STEPS

- 3.1 The rural sites that remain for consideration for allocation are discussed in Appendix 1, and have the potential to provide up to 196 dwellings in total. The three largest villages (Broughton, Geddington and Mawsley) appear first, for reason of the number of sites and potential for cumulatively delivering higher levels of growth than the smaller villages. The other villages appear in alphabetical order. Maps are also provided which indicate the location and extent of the various sites under consideration. The maps will show the existing village boundaries and identify recent development sites or commitments, to provide context to the sites for consideration.
- 3.2 For those sites which are recommended to be put forward as allocations in the draft plan, a number of draft development principles will be prepared for inclusion in the final draft policy. These principles may be site specific criteria to be applied to any new development proposals on the site and which are put forward as planning applications. Details of relevant development principles are set out under the summaries of sites which are being recommended for allocation, within Appendix 1. There may also be other more generic requirements which also apply.
- 3.3 In summary, those housing sites recommended for draft allocation in the forthcoming draft Site Specific Part 2 Local Plan, for public consultation purposes are set out in Table 3 below. In the case of sites RA/099a and RA/127 at Broughton, as well as sites RA/170 and RA/173 in Cranford, these require further consideration as draft housing allocations for the reasons set out in Appendix 1. For clarification purposes, the sites which are proposed to be rejected for housing allocation purposes are listed in Table 4.

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Table 3: Village housing sites recommended to be identified as draft housing allocations

Sites	Site Area	Updated Indicative housing figures	Recommendation
Braybrooke			
RA/128 – Top Orchard (previously The Old Rectory)	0.54ha	3 dwellings	Identify as a draft housing allocation
Broughton			
RA/099a – Broughton allotments (part of former site RA/099)	1.4ha	28 dwellings	Consider further as a draft housing allocation
RA/127 - The Paddock, Meadow Close	0.9ha	20 dwellings	Consider further as a draft housing allocation
Cranford			
RA/170 - South of New Stone House, Duck End	0.17ha	5 dwellings	Consider further as a draft housing allocation
RA/173 - Land east of the corner of Duck End and Thrapston Road	0.59ha	8 – 10 dwellings	Consider further as a draft housing allocation
Geddington			
RA/107 - Geddington Sawmill	0.92ha	10 dwellings (dependent on level of mixed use)	Identify as a draft housing allocation
RA/109 - Geddington South East	1.35ha	11 dwellings	Identify as a draft housing allocation
RA/110 - Old Nursey Site at Grafton Road	0.80ha	8-10 dwellings	Identify as a draft housing allocation
Great Cransley			
RA/146 - Land to the north of Loddington Road	0.43ha	Up to 15 dwellings	Identify as a draft housing allocation
Mawsley			
RA/174 - Land to the west of Mawsley	2.6ha	50 dwellings	Identify as a draft housing allocation

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Pytchley			
RA/117 - 2 fields on outskirts of Pytchley Village	0.5ha	8 dwellings	Identify as a draft housing allocation
Stoke Albany			
RA/221 - Land to the south of Harborough Road	1.5ha	16 dwellings	Identify as a draft housing allocation
Weston by Welland			
RA/136 - Home Farm	0.72ha	10 dwellings	Identify as a draft housing allocation
Total indicative yield:		Up to 196 dwellings	(currently including multiple sites at Broughton and Cranford)

Table 4: Housing sites at villages recommended to be rejected for housing allocations purposes

Sites	Site Area	Updated Indicative housing figures	Recommendation
Broughton			
RA/094b - Land south east of Northampton Road (including frontage of RA/094)	0.7ha	15 dwellings (approx.)	Reject site for housing allocation purposes
RA/096 - Land west of Darlow Close	2.77ha	50 – 60 dwellings	Reject site for housing allocation purposes
RA/101 - Land to the rear of 22 High Street	1ha	12 dwellings	Reject site for housing allocation purposes
Mawsley			
RA/115 - Land adjacent to Mawsley	3.4ha	83 -143 dwellings	Reject site for housing allocation purposes
Newton			
RA/130 - South of Dovecote Farm	0.59ha	4 dwellings	Reject site for housing allocation purposes
Stoke Albany			
RA/120 - Stoke Farm	2.1ha	8 dwellings	Reject site for housing allocation purposes

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4. **CONSULTATION AND CUSTOMER IMPACT**

- 4.1 The draft SSP2 will be subject to public consultation in due course. Prior to this, Members will be asked to agree evidence, the contents of the plan and the approach taken with respect to consultation.

5. **POLICY IMPLICATIONS**

- 5.1 The SSP2 will form part of the North Northamptonshire Development Plan and will guide the provision of sustainable growth in Kettering Borough.

6. **USE OF RESOURCES**

- 6.1 The preparation of the SSP2 contained in this report will be met within the existing Development Services Planning Policy budget.

7. **RECOMMENDATION**

It is recommended that:

- Members note the update given on the assessment of sites within the various named villages and endorse the draft list of housing allocation sites (outlined in Table 3) for inclusion in the draft Site Specific Part 2 Local Plan which will be published for public consultation.

Contact Officer: Carry Murphy – Development Team Leader (Planning Policy)

Previous Reports/ Minutes:

Ref: Site Specific Part 2 Local Plan – Housing Land Allocations (Villages)
Date: 23rd November 2016

Ref: Site Specific Part 2 Local Plan – Housing Land Allocations (Towns)
Date: 1st November 2016

Ref: Housing Land Supply
Date: 27th January 2016

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Ref: Site Specific Proposals Local Development Document – Progress Update and Programme

Date: 2nd September 2015

Ref: Site Specific Proposals Local Development Document – Housing Allocations Assessment of Additional Sites and Update Consultation

Date: 30th January 2014

Ref: Site Specific Proposals Local Development Document – Housing Allocations Paper

Date: 30th September 2013

Ref: Site Specific Proposals Local Development Document – Options Paper

Date: 13th September 2012

Ref: Site Specific Proposals Local Development Document – Options Paper

Date: 4th September 2012

Ref: Site Specific Proposals Local Development Document – Options Paper Consultation

Date: 22nd February 2012