

BOROUGH OF KETTERING

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Report Originator	Head of Development Services	Fwd Plan Ref No:	
Wards Affected	All	5 September 2017	
Title	SITE SPECIFIC PART 2 LOCAL PLAN – KETTERING AND BARTON SEAGRAVE AND BURTON LATIMER		

1. PURPOSE OF REPORT

To update Members on the progress being made in the preparation of the Site Specific Part 2 Local Plan (SSP2) in relation to the assessment of sites for the allocation of housing land at Kettering/Barton Seagrave and Burton Latimer; and

For Members to agree a draft list of housing sites for these settlements (outlined in Section 4 and 5) to be included in the draft plan and published for consultation.

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); the Northamptonshire Minerals and Waste Local Plan Update (July 2017); and any made Neighbourhood Plans. The Gypsy and Traveller Site Allocations policy will be a standalone document to be added in the near future.
- 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 will include the identification of sites for housing, employment, recreation and other land uses.
- 2.3 In recent months, a number of reports have been brought to this Committee concerning the housing targets for Kettering Borough. Whilst these targets are already determined through the JCS, and form the basis for the distribution of housing for each of the four towns and the rural area, the SSP2 will allocate housing sites to ensure the JCS housing requirement is met.
- 2.4 To date, Members have agreed a series of 'next steps' covering the allocation of land for housing in the towns and villages. In the case of the towns these 'next steps' were agreed at the 1st November 2016 Planning Policy Committee.

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- 2.5 Officers are now also able to present an updated list of potential housing sites based on different options, these are available for those sites at Kettering (including Barton Seagrave) and Burton Latimer. This is further explained under Section 4 and 5 of this report.
- 2.6 For those housing sites at Desborough and Rothwell, at the meeting of 1st November 2016 (Minutes PP.16.20 refers), Members stressed the importance of considering the sites collectively with regards to Highways and Education. Officers were asked to give further consideration to this. In respect of transport/highways issues, some work is being undertaken by Northamptonshire Highways to analyse this further, the results of this are expected soon. A summary of what this work entails is provided in Section 2 of Agenda Item 5. Meetings have also taken place with the County Education Authority. The result of these discussions and further work will be reported to Members at the next meeting of the Committee, which is scheduled to take place on 4th October 2017 and will specifically cover the potential housing allocation sites for both Desborough and Rothwell.

3 Housing requirements for Kettering Borough – Towns and Villages

- 3.1 The JCS provides an urban-focussed strategy in which the bulk of development is to be directed where it will support urban regeneration; be most accessible to jobs, shops and services; and make most efficient use of existing and new infrastructure/ services and of previously developed land. The JCS aims to ensure that development in the villages is focussed on meeting locally arising needs and aspirations rather than significant inward migration, which is directed to more sustainable locations at the Growth Town followed by the Market Towns.
- 3.2 The developing Draft Vision and Objectives for the SSP2 confirms that in accordance with the JCS there should be an emphasis on urban-focussed sustainable growth.
- 3.3 The JCS proposes a housing requirement for Kettering Borough for the period 2011-2031 of 10,400 dwellings and this equates to an annual average completion rate of 520 dwellings per annum. The distribution of new homes is set out in Table 1 below. Members will recall that at meetings of this committee on 1st and 23rd November 2016, Members were updated on the supply of housing in both the towns and rural area, necessary to meet the JCS requirements (Minutes 16.PP.20 and 16.PP.25 refer). Officers have now prepared an update to the April 2016 base date report, based on more recent annual monitoring. This is also provided in Table 1, but updates the base date position to 1st April 2017 rather than April 2016 as before.

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Table 1: Housing numbers requirements 2011-2031 (base date: 1st April 2017)

Settlement/ Category	JCS requirement 2011-2031	Completions 2011-17	Commitments 2011-17*	Kettering Town Centre AAP allocations	JCS sites	Residual JCS requirement	Residual JCS requirement with additional 10% buffer
Kettering (inc. Barton Seagrave)	6,190	1,114	4,507	844	0	-275	344
Burton Latimer	1,180	884	396	0	0	-100	18
Desborough	1,360	345	751	0	0	264	400
Rothwell	1,190	250	75	0	700	165	284
Rural Area	480	146	54	0		280**	140
Total	10,400						

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

** A windfall allowance of 140 dwellings (10 dwellings per annum) is deducted off this figure to take account of a number of sites which may be regarded as 'windfalls' coming forward during the lifetime of the Local Plan. They normally comprise previously-developed sites that have unexpectedly become available.

Draft List of Housing Sites for Kettering/ Barton Seagrave and Burton Latimer

4. Kettering and Barton Seagrave

- 4.1 As shown in Table 1, the residual housing requirement for Kettering, with a 10% buffer is 344 dwellings. This takes into account completions and existing commitments during the 2011-17 period, as well as allocations made in the Kettering Town Centre Area Action Plan (KTCAAP), which are then subtracted from Kettering Borough's housing target of 6,190 as set by the North Northamptonshire Joint Core Strategy.
- 4.2 To fulfil this requirement, the SSP2 Local Plan looks to allocate sites for housing development. Table K1 after paragraph 4.31 of this report provides an updated position for those sites previously considered at Kettering and Barton Seagrave.
- 4.3 At the 1st November 2016 Planning Policy Committee, Members will recall that two additional sites that had not previously been considered for allocation were put forward, sites KE/002 and KE/184a and it was resolved that further assessments of these sites were to be undertaken against criteria set out in the Housing Allocations Background Paper. Further to these assessments, updates on these sites and other sites which remain under consideration can be found below. A plan showing the sites in Kettering is attached at Appendix 1.

KE/001 – Scott Road Garages

- 4.4 On 1st November 2016 it was reported to Members that site KE/001 generally scored positively in terms of sustainability assessment criteria, and that the site is

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owned by Kettering Borough Council; a decision to sell the site with planning permission was made at Executive Committee on 12th March 2008. However, at the time of the PPC meeting, an anticipated delivery date for the site remained unconfirmed. As a result, officers were seeking a statement of intent from the site owners to confirm this matter. It was on this basis, that the site was recommended for progression.

- 4.5 The site owners have given direction to deliver the site and the Council's Housing Services officers are preparing a report for Members of the Executive Committee seeking approval to commence the process of delivering the site within the next 2-3 years as new build council housing. The report recommending this action will be considered on 20th September 2017.
- 4.6 Subject to approval being given at Executive Committee to deliver the site over the proposed timeframe, and no delivery barriers being identified which may delay the delivery, it is recommended that this site is designated as a draft housing allocation.

KE/003 – Former Kettering Football Club, Rockingham Road

- 4.7 On 1st November 2016, this site was reported to the Members of Planning Policy Committee. The site was the former stadium for Kettering Town Football Club, lying towards the north of the town, it has been vacant since 2011 (6 years). The Club currently plays its football at Burton Latimer. Development would require the demolition of the stadium in order to accommodate a residential use, for up to 88 dwellings and that the roundabout onto Rockingham Road may need modification in order to facilitate a suitable access into the site. It is recommended that this site is designated as a draft housing allocation.

KE/007 – Kettering Fire Station, Headlands

- 4.8 Located in a central location the site is situated to the west of the town, south of the town centre. It was reported on 1st November 2016 that the fire station remains operational, currently occupied by Northamptonshire Fire and Rescue Service. Therefore, in order to enable development of the site, the relocation of this service would be required. The Fire Service has expressed a desire to find an alternative location for it to operate from. This site represents an opportunity to provide development later in the plan period and the site is recommended for allocation as a draft housing allocation.

KE/011 - Land West of Kettering

- 4.9 On 1st November 2016 it was reported to Members of the Planning Policy Committee that this site is subject to an application for outline planning permission for up to 350 dwellings (KET/2015/0551). This application is yet to be determined, with work ongoing to overcome the issue of access to the site at the Warren Hill/Gipsy Lane junction and was subsequently deferred at Planning Committee on 27th June 2017. In addition to this the applicant has chosen to

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appeal the application and is made on the grounds that the LPA failed to give notice of its decision within the appropriate period.

- 4.10 Therefore, given that this application remains undetermined and there has been no development on the site, its allocation, which contributes significantly to the housing requirement for Kettering and Barton Seagrave should be progressed. Therefore at this stage, it is recommended that the site is to be designated as a draft housing allocation.

KE/151 – Glendon Ironworks

- 4.11 The site has been vacated by a steel fabrication business, it lies within an established residential area to the north of Kettering, off Rockingham Road. Therefore at this stage, it is recommended that the site is to be designated as a draft housing allocation.

KE/152 – Ise Garden Centre, Warkton Lane

- 4.12 At Planning Policy Committee on 1st November 2016, it was reported that the site remains in use as a garden centre. The use is operating under a long-term lease. The lease of the site expected to expire before the end of the plan period and therefore this presents an opportunity for development after this time given the location of the site directly adjacent the East Kettering Sustainable Urban Extension (SUE). Therefore at this stage, it is recommended that the site is designated as a draft housing allocation.

KE/153 – Factory adjacent to 52 Lawson Street

- 4.13 At Planning Policy Committee on 1st November 2016, it was reported that this site is occupied by a car repair and sales business. It is believed that this is still the case, the land is secured on a leasehold basis. The site is not immediately available therefore and would require the relocation of this business in order to facilitate residential development on the site. Although adjacent to a number of other industrial uses, the surrounding area is predominant residential in use. Therefore at this stage, it is recommended that the site is designated as a draft housing allocation.

KE/154 – Land to the rear of Cranford Road

- 4.14 An application for outline planning permission for 60 no. dwellings (48 open market, 9 socially rented, 3 intermediate housing units) has been considered under planning application KET/2016/0048. Outline planning permission for this site was granted on 22nd August 2017. As a result, the site can now be treated as a commitment in the next monitoring period 1st April 2017-2018; this will be in addition to the figures quoted in Table 1 (above).
- 4.15 To provide certainty should the permission expire, it is recommended the site is designated as a draft housing allocation.

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KE/184 – Land adjacent to Abbots Way

4.16 On 1st November 2016 it was reported to Members of Planning Policy Committee that the assessment of the site presented no major constraints to development and the site remains available, given that confirmation of this has been received from the owner of the site. Previous concerns in respect of public transport, are likely to be addressed through the delivery of nearby development on Thurston Drive, however if required, further discussions with the owner of the site can be undertaken if deemed necessary about the further provision of public transport infrastructure. Therefore at this stage, it is recommended that the site is designated as a draft housing allocation.

KE/184a – Land adjacent to Abbots Way (McAlpine's Yard)

4.17 As a result of further consultation with statutory consultees, which has informed the assessment of the site, there were a number of minor concerns relating to noise and contaminated land, both of which have been acknowledged by the owner of the site. It is anticipated that following preliminary assessments to determine the extent of the impact of these identified constraints, that neither of these issues are constraints to allocating the land for development. With noise, careful mitigation at planning application is likely to overcome any likely impact, which is also the case for the contaminated land issue, which may require further detailed assessment to determine the exact extent of contamination on the site.

4.18 In addition to this, NCC Highways has provided comments indicating initial concerns relating to the capacity of the southern access of the site off Orion Way. It was also advised that further consultation was undertaken with NCC Fire Service and NCC Bus Team. As a result of this, it is apparent that it is feasible for additional bus stops on the site, which could then also serve the adjacent site (KE/184) to the north. The Fire Service has commented that 2 points of access would be required on a site of this size, however it has been stated by the site owner that sufficient measures will be put in place to enable the site to be accessed off Abbots Way to the north through site KE/184, with no through route between the residential and employment uses proposed for the site. However, at this stage further discussion with NCC Highways is required to determine whether there is sufficient capacity at Abbots Way to accommodate approximately 186 -217 dwellings when considered alone or 220 -260 if delivered with KE/184.

4.19 Also as work on an employment land study is being undertaken to establish if any employment allocations are required for protection, and given that the site is currently in employment use, it needs to be determined whether the site should be maintained as its current use. Or alternatively, whether a part of the site could meet the employment use needs, freeing up part of the site for development. Therefore as presented below in the different options in terms of housing

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allocations, any decision to allocate this site will be subject to the findings on this further employment study work.

KE/002 – A14 Junction 7 opposite Crematorium

- 4.20 On 1st November 2016, it was reported that the site promoter was seeking for the site to be considered for residential use as opposed to employment, and Members agreed for this site to be assessed against criteria set out in the Housing Allocations Background Paper.
- 4.21 Since 1st November 2016, an application for outline planning permission for 81 no. dwellings (57 Open Market, 24 Socially Rented) has been registered under planning application KET/2017/0137. This application was considered by Members at Planning Committee on 22nd August 2017. Officers recommended approval of the proposal subject to conditions and planning obligation, but a decision to determine the application was deferred pending further clarification over highway safety concerns.
- 4.22 The site has been considered against the sustainability assessment criteria. Key issues identified through technical consultation include noise impacts from the A14 and highway capacity. However, noise objections have not been sustained through Environmental Health comments to the pending planning application, subject to mitigation measures being secured through planning condition. NCC Highways made comments to both the proposed housing allocation and planning application KET/2017/0137, and an objection has not been sustained, subject to specific requirements relating to junction design, commuted sums, and submission of further plans being provided. Biodiversity has been considered in more detail through a preliminary Ecological Survey and Badger Survey Report which was submitted in connection with the pending outline planning application. Through technical consultation, Natural England identify a strip of woodland to the west and north of the site which would require mitigation, and do not object on this basis. Anglian Water highlight that existing water assets are located within the site which was also raised within the Utility Assessment submitted through application KET/2017/0137. Through the technical consultation Anglian Water scored the site Amber, but raised no objection through the technical consultation or through planning application KET/2017/0137. It can therefore be concluded that an acceptable layout can be achieved and this matter does not preclude development of the site. Due to the site being wholly grade 2 agricultural land, the site scores poorly with respect of its loss, but other site merits lend support to its development.
- 4.23 It is clear from the recent planning decision that Members of the planning committee have concerns over residential development of the site and its impact on highway safety which will still need to be addressed even if the site is considered suitable for designation as a draft housing allocation.

Although this site was initially considered as an employment allocation, it is clear the landowner no longer intends to take it forward for this use. The Council is

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seeking to allocate additional employment land through the SSP2 to provide continued opportunity and choice to developers. However, sufficient land is already allocated through the JCS to meet the JCS minimum requirements. It is recommended that the site is designated as a draft housing allocation.

- 4.24 These two additional sites have a potential capacity of approximately 277-307 dwellings, 90 on KE/002 and between 187 and 217 on KE/184a

Options for Kettering's Growth

- 4.25 If all sites recommended to progress as draft housing allocations, as discussed above, were to progress, the potential is they will provide land for in excess of 900 dwellings, the JCS residual requirement plus 10% buffer is 344 dwellings. There are options available to Members as a result, these are summarised below, with a preferred option recommended.

Option 1 – Allocate Smaller sites only - excluding Gipsy Lane sites (KE/011 and KE/002) and McAlpines Yard (KE/184a) (Total 290- 295)

- 4.26 This option would see all the smaller sites (shown in dark shade in Table K1), being allocated, which does include site KE/154 which obtained planning permission last month, most of which are based on previously developed land. The delivery of the housing development on these sites varies in terms of anticipated time of delivery within the plan period, given that there a number of these sites are currently occupied by an existing use and not available immediately. The JCS residual housing requirement plus 10% buffer is 344, this option would not be sufficient to meet the housing requirement plus 10% buffer. Therefore additional allocations are required to supplement this option.

Option 2 – Smaller sites + larger sites at either Gipsy Lane (KE/002 and KE/011) (730-735 units); or McAlpine's Yard (KE/0184a) (476 -512 units)

- 4.27 This option would see the allocation of sites with the potential to deliver between 476 and 735 units. The sites at Gipsy Lane are the subjects of planning applications, with unresolved issues yet to be agreed upon. However, at this stage the prospect is that constraints currently holding back a positive conclusion to these applications can be found. Inclusion of a mix of these sites would meet the JCS housing requirement plus 10% buffer. Although it is recognised that further work with regards to site KE/184a is required and is not at a stage where a decision can be made, given the existing employment use and proposed mixed use on the site. Although as previously mentioned there is greater confidence in the delivery of the smaller sites, with it likely that, given the sites are predominantly brownfield and potentially could be delivered incrementally through the plan period.

Option 3 – Two Gipsy Lane sites (KE/002 and KE/011) (440 units) (and potentially McAlpine's Yard (KE/0184a) (186-217 units) (Total 440 – 657 units)

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- 4.28 This option would allocate a level of development greater than the JCS remaining requirement plus 10% buffer, providing approximately 440 dwellings. Greater than that should the McAlpines Yard site also subsequently be allocated. This option would mean the smaller sites within the town, largely brownfield, would not be allocated and therefore would not be relied upon in assessing housing figures for the Town/Borough. Should further work prove that the whole or part of the McAlpine's Yard site to be suitable for residential development, and as a consequence inclusion as a draft housing allocation, then the extra housing would increase the supply at Kettering further.
- 4.29 It is not unreasonable to conclude that if the smaller sites are not allocated, there is a strong chance they would be submitted as windfall sites through planning applications, and might be successful through that process.

Option 4 – Allocate smaller sites and the two Gypsy Lane sites and continue assessment work of site KE/184a (Total 916-947)

- 4.30 As an alternative approach to the 3 options presented above, Members are informed that if all the sites which are currently under consideration were allocated as draft housing allocations, the total number of allocations for Kettering and Barton Seagrave would be between approximately 916 and 947 dwellings. It is evident that this is significantly more than the requirement, which includes a 10 % buffer, of 344. However, justification of this approach can be made through the status of Kettering as the Growth Town and the focus for development in the Borough. This approach would add to resilience in terms of a continuing land supply. It is recognised that site KE/184a requires further work before a final decision on the site can be made, so at this stage an agreement from Members for assessment of this site to continue would enable this to be explored further.

Conclusion

- 4.31 The four options above set out alternatives available in terms of allocating sites in Kettering. The smaller sites are largely brownfield and lie within the town in locations that neighbour residential properties. These sites have the potential for coming forward as windfall developments. However allocating these sites provides greater certainty in their future development. The larger sites at Gypsy Lane have satisfied the assessment criteria to their suitability for allocation. The sites are progressing through the application process with work underway to address outstanding issues. McAlpine's Yard required further work to tests its suitability as a housing allocation. Given that Kettering is the Growth Town and therefore the focus for development it is considered that the additional numbers proposed would be appropriate and would provide resilience in maintaining housing land supply. Therefore it is recommended that option 4 is progressed.

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Table K1: Kettering and Barton Seagrave – housing sites recommended to be identified as draft housing allocations

Kettering and Barton Seagrave			
Site reference	Site name	Updated Indicative housing figures (August 2017)	Recommended next steps (September 2017)
Smaller sites shown in blue			
KE/001	Scott Road Garages	25	Designate as draft housing allocation
KE/003	Former Kettering Football Club, Rockingham Road	88	Designate as draft housing allocation
KE/007	Kettering Fire Station, Headlands	17	Designate as draft housing allocation
KE/011	Land west of Kettering	Outline planning application submitted (KET/2015/0551) for up to 350 dwellings.	Designate as draft housing allocation, although the site is subject to a planning application.
KE/151	Glendon Ironworks	33	Designate as draft housing allocation.
KE/152	Ise Garden Centre, Warkton Lane	15	Designate as draft housing allocation.
KE/153	Factory adjacent to 52 Lawson Street	32	Designate as draft housing allocation.
KE/154	Land to the rear of Cranford Road	60 Planning permission granted (KET/2016/0048)	Designate as draft housing allocation. Site has planning permission.
KE/156	Land to the rear of 239 Barton Road	33	Not progressed for allocation, and therefore discounted (1 st November 2016 – Planning Policy Committee)
KE/184	Land	20-25	Designate as draft housing

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	adjacent to Abbots Way		allocation.
KE/184a	Land adjacent to KE/184 (McAlpine)	186-217	Consider as draft housing allocation - Further work required in relation to employment use.
KE/002	Land north of Gipsy Lane	90 (KET/2017/0137 for 90 dwellings)	Designate as draft housing allocation although site is subject to a planning application (KET/2017/0137), decision yet to be made.
	Indicative total	640 (excluding KE/156) 916-947 (including KE/184a and KE/002)	

5. Burton Latimer

- 5.1 Burton Latimer is identified as a Market Town in the Joint Core Strategy. The role of Market Towns is to provide a strong service role for their local community and wider rural hinterland. The role for Burton Latimer is to provide a more localised convenience and service role, with growth pressures directed to the adjoining Growth Town. Development in Burton Latimer has taken place early in the plan period and the remaining amount of development to be allocated in Burton Latimer with a 10% buffer is 18 dwellings.
- 5.2 Officers reported to Members on 1st November 2016 that sites BL/180 and BL/042 were currently under construction and work on site had sufficiently progressed to a point that allocation was no longer necessary. In addition, it was reported that sites BL038, BL/039 and BL/057 benefited from extant planning permission and were accounted for within the existing commitment figures for the town. To ensure that a shortfall does not occur as a result of the extant permissions expiring, it was recommended these sites are designated as draft housing site allocations within the draft pre-submission plan. It was also reported to Members that the promoter for site BL/047 had decided not to progress matters, and it was recommended that the site be discounted. It is understood that there was no objection to these recommendations and were therefore endorsed by Members.
- 5.3 Two potential housing sites remained to be considered for potential allocation. Sites BL/044 (Land to the West of Kettering Road) and BL/182 (Land off Higham Road (North of Silverstone Road)) were both subject to an up-to-date assessment using the established housing assessment criteria. Officers reported the conclusions of these assessments to Members, and also taking account of

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the limited housing need within Burton Latimer, Officers recommended to Members that site BL/044 should be progressed as a potential housing site, and BL/182 be discounted. Officers were instructed by Members to undertake further work with the site promoters for site BL/182, and bring both sites back for consideration. A plan showing the sites in Burton Latimer is attached at Appendix 2.

Site BL/182 (Land off Higham Road (North of Silverstone Road)) - Update

- 5.4 Officers identified that there is an existing surface water outfall on the Latimer Brook which bounds the site to the north and east. Anglian Water state that it is important that this is not adversely affected by development of the site, but are satisfied that this can be considered further at the detailed design stage. As a result, it is not an issue which would prevent the site from being considered for allocation as a potential housing site.
- 5.5 No additional representation has been made by the site promoter in response to whether the site could be promoted as a smaller site with a yield more appropriate to identified housing need within Burton Latimer.
- 5.6 Further information has been provided by the site promoter's highways consultant which seeks to overcome objections raised by Northamptonshire Highways with respect of site access (single access point which is privately maintainable, suitable access width, issue for emergency vehicle response times, lack of connectivity, proximity to public transport stops/local facilities excessive). The site promoter states that:
- a) Manual for Streets states that the 'number of dwellings' off a cul-de-sac is not used by the fire services when assessing any application; with respect of this, the proposed development is similar to the existing Linden Homes site which the site would adjoin and has a single access point joining Higham Road.
 - b) Walk distances of 400m [approximately] to the High Street are achievable via a footpath link through the adjacent public open space and Harvest Close; Other walk distances to bus stops is approximately 600m which accords with acceptable standards set out within the CIHT 'Providing for Journeys on Foot (PfJoF) guidelines, and shorter than some walking distances from existing properties on the Linden Homes site.
 - c) Development Plan policies do not require development to be located within 400m of a bus stop.
 - d) As a point in principal, site allocation should not be reliant on a site having a direct frontage to an adopted highways; consideration should focus on whether safe and suitable access to a public highway is provided if adequate access can be provided over adjacent land to the highway. The existing access and internal layout of the site has been accepted by NCC at planning stage as safe and suitable.

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- e) Evidence has been provided to demonstrate that progress is being made to secure access to the site from adjacent land.
- f) The approved road layout within the Linden Homes site could be widened if necessary;

5.7 Northamptonshire County Council Highway has confirmed that the junction from the Linden Homes site onto Higham Road is acceptable, but that access through the Linden Homes site remains unacceptable; NCC Highways has referred the site promoters to the NCC Bus Strategy. No further information has been received and the highways objection reported to Members remains outstanding.

Site BL/044 (Land to the West of Kettering Road)

5.8 At Planning Policy Committee on November 1st 2016, the following was reported to Members:

'This is a highly sensitive site currently in use as a working farm, located partially within the Burton Latimer Conservation Area and incorporating a Grade II listed building [Home Farm] and located adjacent a Grade I listed building [Burton Latimer Hall]. Adjacent the east side of the site (fronting Kettering Road) is an area of proposed Historically and Visually Important (HVI) Local Green Space associated with Burton Latimer Hall. Development of the site therefore requires a careful approach to ensure that the special interest of relevant heritage assets are protected.

The site scores positively for vehicular access, and subject to sensitive design, has the potential to enhance the visual appearance of this part of the town. It should be also noted that the owner is promoting the site for delivery within 6-10 years. In conclusion, development of the site has the potential to enhance its appearance through the removal of utilitarian agricultural buildings. The site is under the full control of the site owner and is deliverable in the short to medium term of the plan. The site has the potential to deliver 20 dwellings or slightly higher (depending on final design). It is therefore likely that the site could meet the local housing need. There is the potential to relocate the existing farm to a rural setting which would be appropriate. The site also has good vehicular access. It is therefore concluded that the site be recommended for progression as a potential housing allocation.'

5.9 The main covering report highlights that housing need figures for Burton Latimer have been updated to reflect the most recent data obtained through the annual monitoring work. As a result, the identified housing need over the plan period has fallen from 23 dwellings to 18 dwellings. Site BL/182 has an estimated yield of 60 dwellings and BL/044 has an estimated yield of 22 dwellings. Taking into account the above observations and the lack of housing need to justify the allocation of more than one housing site, officers recommend that site BL/044 is designated as a draft housing allocation for inclusion in the draft Part 2 Local Plan and site BL/182 be discounted.

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Table BL1: Burton Latimer Seagrave – housing sites recommended to be identified as draft housing allocations

Burton Latimer			
Site reference	Site name	Updated Indicative housing figures (October 2016)	Recommended next steps (September 2017)
BL/044	Land to the west of Kettering Road	22	Designate as draft housing allocation.

5.10 As set out in paragraph 5.2, housing sites BL/038 (yield 14 dwellings), BL/039 (yield 9 dwellings) and BL/057 (yield 84 dwellings) were recommended to be included in the draft plan as designated housing allocations at Planning Policy Committee on 1st November 2016. This is in addition to the above designated draft housing site.

6. RECOMMENDED NEXT STEPS

6.1 It is anticipated that Members will wish to comment on the policy wording and supporting text for the housing allocations at Kettering and Burton Latimer. These draft chapters will be presented to Planning Policy Committee on the 4th October 2017.

6.2 When completed, the full Draft Plan will also be accompanied by an Interim Sustainability Appraisal (incorporating Strategic Environmental Appraisal) and Habitats Regulation Assessment which will provide consultees with information on the implications of the plan and different options presented. The findings will be reported to Members at a later meeting when the draft plan has been assessed in full.

7. CONSULTATION AND CUSTOMER IMPACT

7.1 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.

8. POLICY IMPLICATIONS

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

9. USE OF RESOURCES

9.1 The preparation of the SSP2 will be met within the existing Development Services Planning Policy budget.

8. RECOMMENDATION

It is recommended that Members note the update given on the assessment of sites at Kettering/Barton Seagrave and Burton Latimer and endorse the draft list of housing allocation sites (outlined in tables K1 and BL1 and paragraph 5.10) for inclusion in the draft Site Specific Part 2 Local Plan which will be published for public consultation; and

Agree to continued assessment work being undertaken to understand the potential for allocating site KE/184a (McAlpine's Yard).

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

Appendices

Appendix 1: Kettering Plan

Appendix 2: Burton Latimer Plan

Previous Reports/ Minutes:

Ref: Site Specific Part 2 Local Plan – Housing Land Allocations (Villages)

Date: 5th July 2017

Ref: Site Specific Part 2 Local Plan – Housing Land Allocations (Villages) Date: 19th April 2017

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