

Appendix 1f - Employment

Section Title: Employment

Number of responses: 11

Summary of main points

Total number of Objections - 1
Total number of Support - 4
Total number of neither Object nor Support - 6

Statutory consultees:

Historic England

Plans not included for employment sites, these are required for Historic England to assess the sites. **(407)**

Environment Agency

Potential Employment Allocation R6 (Land south of A14 Junction 4) is within Flood Zones 1 and 2. The selection of this site has to be subject to the flood risk sequential test. **(436)**

Site reference KE/184a: Land adjacent to KE/184 (McAlpine's Yard) is partly within Flood Zone 2, however the site currently has a 'less vulnerable' use on it. **(436)**

Other consultees:

Concerns relating to the Symmetry Park employment site (Policy 37 – JCS) in terms of traffic, especially the impact of HGVs. (1) **(55)**

The Isham Bypass should be built before any development at the Symmetry Park site. (1) **(55)**

Disagree with the inclusion of A1 units the Live/Work units Policy EMP02 (1) **(162)**

It is not clear what the employment land review entails (1) **(238)**

The SSP2 timetable does not fit with the Employment Land Review (1) **(253)**

Support for Policy EMP01 (1) **(254)**

Support for Policy EMP02 (1) **(255)**

Support for potential employment allocation D1 (1) **(345)**

Concerns that Policy EMP01 does not include references to other uses outside of the B use classes and should include criteria for proposals of this nature (1) **(441)**

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Support for the allocation of Geddington South West (RA10) (515)

Implications of New National Planning Policy Framework

Section 6 of the NPPF sets out requirements in relation to economic development. This section requires planning policies to help create conditions in which businesses can invest, expand and adapt and places significant weight on the need to support economic growth and productivity.

Paragraph 81 (d) of the NPPF requires planning policies to be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

Summary of officer comments

In relation to Policy 37 of the Joint Core Strategy (Land at Kettering South, also referred to as Symmetry Park, the matters of traffic and HGVs would have been considered as part of the allocation of this site. More specific issues should be addressed as part of any future application. This site is not a matter for consideration in the SSP2

Clarification is provided on the exact scope and purpose of the Employment Land Review, the findings of which will inform the pre-submission version of the Plan.

A change is required in Policy EMP02, to allow live work units on A2 and B1 uses.

A possible modification to Policy EMP01 is required to ensure non-B class uses are also safeguarded on these sites. Although the extent to which this is the case as well as the exact uses which are located on these sites must be assessed before any change to this policy is made.

A number of comments support the allocation of sites which have been assessed as part of the Employment Land Review. Before the Council can allocate employment sites the findings of this work need to be taken into account as well as planning site assessment, where a decision will be based on these findings.

Next steps

- Use findings of Employment Land Review to inform any modifications to the content of this chapter, including the addition of any employment allocations.
- Look at the non-B class uses on those sites that have been identified under Policy EMP01 to be safeguarded, determining the scale and

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specific uses on these sites before deciding on whether the policy should be amended.

- Update policy EMP02 to correct the reference to A2 and B1.