

Appendix 2b – Burton Latimer

Comment	KBC Response
<p>28. BL/182. Land to south of Wheatfield Drive, Burton Latimer. I am secretary of the Burton Latimer Baptist Church, who own the above parcel of land through the Baptist Union. We have made representations to KBC in the past to have this land included in the area for housing allocation. This has been rejected by KBC due to NCC objections based on to access difficulty, which currently would need to be via the adjacent Linden Homes development. I understand this access difficulty is due to the fact that the Linden Homes estate roads are not up to adoptable standards. We used an agent to represent us during the housing allocation process: RAPPLEYS LLP, 51 Great Marlborough Street London W1F 7JT, 0370 777 6292 www.rapleys.com.</p> <p>If these access roads are not up to adoptable standard, should not the KBC insist as part of their planning requirements that the roads are up to adoptable standard? If this is the case then perhaps the BL/182 land could be used in the future for housing.</p> <p>As a result of the above we have a parcel of land that is not being utilised for housing or for the benefit of the local community. It is currently leased to a local farmer, but is essentially waste land as he doesn't grow any crops or use is for grazing.</p> <p>We have thought about the possibility of using part of the land to extend the mini pocket park in the low lying part of the field</p>	<p>The rationale behind granting planning permission [KET/2015/0586] was based in part on the fact that the proposal involved the construction of an access which the developer proposed to be kept under a private maintenance contract as opposed to adoption by the highway authority. The Highway Authority's comments on the application reflected this and raised no objection, but did point out deficiencies in the scheme in meeting adoption standards and recommend conditions addressing the circumstances where the highway network is to remain as private. There were no other objections from any other consultee, statutory or otherwise, in relation to the proposed access in its wider sense and initial objections from some of the neighbouring residents regarding a perceived road link between the two developments have been clarified in that there is no road link. As a result, the access accorded with the Development Plan and planning permission was granted. With respect of BL/182 however, NCC Highways Authority raise concern about intensifying the use of this access through the Linden Homes site given deficiencies previously raised, together with excessive walk distances to local facilities and public transport nodes, etc.</p> <p>The Council would be keen to enter into discussions with the land owner to explore opportunities to incorporate the discounted housing site into the existing KBC pocket park in order to deliver a more comprehensive nature corridor. However this would be a distinct project in its own rights, and would not be part of a reconsideration of the site as a potential housing allocation, for reasons previously set out and endorsed by the Council.</p>

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<p>parallel to the brook. The mini pocket park is KBC land and we feel an extension of that may provide a more extensive nature corridor, which would benefit the local populus. This area can be accessed on foot by the footpath (UA8) that runs through the field. Anglia Water installed their 48" sewer pipe along this area, so housing could not be built immediately over it. This idea would not prevent the other part of the land being developed at some point in the future, should access issues be resolved.</p> <p>We'd appreciate the KBC view on this and whether they would be able to support this proposal and potentially work in partnership with the Baptist Church to facilitate this.</p> <p>***** _ *****</p>	
<p>54. 9.19 Map of greenspace Burton Latimer site HV1057 Extend this area from the town boundary to the River Ise as there is no rational for the boundary as drawn.</p>	<p>The area of land excluded from the HVI is currently in use as arable field and grassland. The land was previously identified as potential HVI072 and was discounted because ‘...The assessment recognised that the site has been an open space within the town since the earliest available maps however the site is on the edge of the settlement and adjacent to modern development. Though it is visible from outside the town, views are limited.’ The site was not considered to contribute positively to the character and appearance of a conservation area or listed building, and hence its exclusion. It is not considered necessary to re-assess this site. However, the land to the west has not been assessed and is characterised as a grass field which incorporates a Public Right of Way. It will be recommended that this land is assessed to determine whether its inclusion as an HVI would be appropriate, given its close relationship with the</p>

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	adjacent land and associated character.
414. Site BL/044. The site specific policies are welcomed.	Your comment is noted.
415. BL/039 The site specific policies are welcomed.	Your comment is noted.
<p>291. Chapter 9 Burton Latimer. Chapter 9 sets out the development strategy for Burton Latimer and allocates land for housing. As highlighted in representations to Table 4.1, a very limited amount of residential development is directed to Burton Latimer in Draft SSKLP, particularly in comparison with the other two market towns of Desborough and Rothwell. It is a fact that historically housing delivery in Burton Latimer has been strong; Burton Latimer was the only settlement that delivered its housing target from the Core Spatial Strategy 2008, and recent planning permissions on land north of Higham Road are under construction with no delays to housing delivery. There has been significant delays to the delivery of development at Desborough North and Rothwell North. Furthermore, we note that Desborough North and Rothwell North will only deliver 20% affordable housing.</p> <p>It is anticipated that all of the proposed allocations in Burton Latimer (BLA04, BLA05, BLA06 and BLA07) would be delivered in the short term; for example the largest allocation in Burton Latimer at Bosworth Nurseries and Garden Centre, Finedon Road (Policy BLA07) has outline permission and reserved matters have recently been approved. Therefore, in the absence of any additional allocations, there is unlikely to be any additional housing and affordable housing delivered in Burton</p>	<p>Burton Latimer met and exceeded its housing requirement for the plan period leading up to 2031, and will have contributed towards a proportion of affordable homes already in accordance with the relevant planning permissions.</p> <p>The affordable housing requirements have been tested through the examination of the JCS. The housing requirements in the JCS have been identified to meet housing need. There is no evidence to suggest there is a need to allocate additional land at Burton Latimer to meet affordable housing requirements.</p> <p>Rothwell North (KET/2007/0461) is progressing after having recently been approved. As existing commitments, it is logical that BLA05 – 07 would be delivered imminently in order to preserve extant planning permission. Your comments regarding an additional promoted site are noted, however, the delivery of this site over the plan period would conflict with the strategic focus of the JCS which adopts a settlement hierarchy approach to housing delivery.</p> <p>The pre-submission plan will be accompanied by a background paper setting out additional information on the Council's housing trajectory and five year land supply position.</p>

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<p>Latimer in the medium and long term of the Draft SSKLP plan period to 2031; there may be some small scale infill opportunities within Burton Latimer but these would be limited and unlikely to deliver any meaningful infrastructure, including, open space but also health care facilities, or highway enhancements.</p> <p>It is noted that two of the proposed allocations in Burton Latimer (BLA05 and BLA06) also fall below the affordable housing threshold, and as such these sites would not provide affordable housing.</p> <p>As highlighted below and in representations to Policy ENV01, the proposed development at land south of Higham Road in Burton Latimer will deliver a significant amount of green infrastructure, including additional allotments, open space, natural green space, and connections to the wider green infrastructure network. It is noted that none of the proposed allocations in Burton Latimer (BLA04, BLA05, BLA06 and BLA07) make any contribution to the green infrastructure network in Burton Latimer.</p>	
<p>292. Chapter 9 Burton Latimer Allocations. Proposed Additional Allocation – Land south of Higham Road, Burton Latimer.</p> <p>As set out above, it is considered that additional land needs to be identified in Burton Latimer to maintain a sufficient housing land supply, and to meet housing and affordable housing needs in Burton Latimer during the plan period for Draft SSKLP from 2011 to 2031. Land south of Higham Road in Burton Latimer is</p>	<p>Your comments regarding an additional promoted site are noted. However, this site was previously considered by the Council and discounted as a housing site allocation (referred to as site BL048a in the SSPLDD Housing Allocations Assessment of Additional Sites and Update – October 2013) as it was potentially considered more suitable for an option for housing development in the future instead. This position remains unchanged.</p> <p>The JCS sets out the spatial strategy for development in</p>

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promoted as an additional allocation in Draft SSKLP. The proposed development comprises the following:

- Approximately 160 dwellings including 30% affordable dwellings;
- Retirement living accommodation for nursing home, supported living and/or retirement apartments/bungalows;
- Land for Burton Latimer Medical Centre expansion to provide land upon which additional consulting rooms could be constructed and additional car parking spaces;
- Additional allotments for approximately 14 to 21 plots, with associated facilities and additional car parking spaces; and
- Green infrastructure including children’s play area, ecological areas and landscaped walks.

A Site Location Plan, Concept Layout Plan and Green Infrastructure Strategy Plan for the proposed development is submitted with these representations. Detailed information on the site and the findings of site assessments are set out below.

The proposed development has been discussed with Burton Latimer Town Council. It appears that the Town Council acknowledges the potential benefits associated with the proposed development, which are the expansion of Burton Latimer Medical Centre, the provision of green infrastructure, and the delivery of housing for older people. It is also noted that the site has the potential to help deliver highway enhancements that have been identified by the Town Council.

Kettering Borough. It is recognised that Burton Latimer has delivered the majority of its housing requirement within the early part of the plan period; however the JCS clearly sets out Burton Latimer’s role as a market town. Market Towns provide a strong service role for their local community and surrounding rural area with growth in homes and jobs to support regeneration and local services at a scale appropriate to the character and infrastructure of the town. Table 1 of the JCS provides further detail on the spatial role of Burton Latimer which should provide a more localised convenience and service role, with growth pressures directed to the adjoining Growth Town. The SSP2 has already identified 10% more dwellings than the requirement set out in the JCS. There is no identified shortfall in available sites at the other market towns or growth town and therefore this is not a justification for further development at Burton Latimer. The Pre-submission plan will be accompanied by a background paper setting out additional information on the Council’s housing trajectory and five year land supply position.

The SSP2 will identify adequate land for development in the plan period in accordance with the spatial strategy set out in the JCS and any further development at Burton Latimer should be considered through a review of the JCS.

The affordable housing requirements have been tested through the examination of the JCS. The housing requirements in the JCS have been identified to meet housing need. There is no evidence to suggest there is a need to allocate additional land at Burton Latimer to meet affordable housing requirements.

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<p><u>Site Information</u></p> <p>The site is located on the southern edge of Burton Latimer off Higham Road, and is adjacent to the existing urban area of the town. There are allotments, a medical centre, and housing immediately adjacent to the northern boundary of the site, whereas there is farmland and open countryside to the south, south west, and east. Planning permission exists for residential development on the land to the north, which means that eventually all of the northern side of Higham Road towards the A6 will be occupied by dwellings; it is noted that these proposed development provide limited open space and other green infrastructure.</p> <p>The site currently comprises three agricultural fields; two of which are used as arable land, and the other is used for pasture. The existing fields are accessed from Higham Road, although a new vehicular access would need to be provided to support residential development at the site. The site is within walking and cycling distance of the town centre, and the existing services and facilities within it. In addition, there are existing bus stops on Higham Road which provide opportunities for the use of sustainable modes of transport to and from the site.</p> <p>The site is currently owned by two separate landowners - *** * ***** and the ***** ***** – who have agreed to jointly promote the site for residential development. The site is now controlled by Hallam Land Management.</p> <p><u>Site Assessment</u></p>	
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Kettering Borough Council originally assessed the site in the Housing Allocations Background Paper in February 2012 (Site Ref. BL/048a). The site assessment states:

“Accessibility to the site is good. A stream runs along the northwestern boundary of the site and could create a green infrastructure corridor to the wider open countryside. However, the site has potential archaeological significance which requires further investigation. A small part of the site adjacent to Higham Road and to the north of the site has potential to bring forward a small amount of development and better connect development to the north of Higham Road and the Doctors surgery to the rest of the town.”

The original assessment identified few constraints to development, and although archaeology will need to be investigated further it is unlikely that archaeology will be a constraint to development at the site.

The site was assessed in the Housing Allocations - Assessment of Additional Sites and Update in October 2013, which provided a minor reassessment of the site. The reassessment redefines the boundary of the assessed site and reduces the potential quantum of development. The overall assessment of the site is stated as:

“Discount as an allocation in the current plan period. Potentially suitable as a future option for housing development”.

This reassessment also identifies no constraints to the principle of development at the site, and the only reason it has not been

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allocated at this stage is because it is apparently not needed.

Retirement Living Accommodation

Paragraphs 4.16 to 4.18 of Draft SSKLP identify a need for housing for older people, and Policy HOU1: Retirement Housing and Care Homes provides support for such housing in locations which have good access to public transport links and to local facilities. The North Northamptonshire SHMA Update 2015 and the Study of Housing and Support Needs of Older People Across Northamptonshire (March 2017) identified a significant need for housing for older people of a variety of types of accommodation e.g. retirement apartments, care homes, specialist care accommodation and dementia care housing. The proposed development at the site includes a parcel of land for retirement living.

It is noted that none of the proposed allocations in Burton Latimer (BLA04, BLA05, BLA06 and BLA07) make any contribution to the housing for older people.

Landscape & Visual Impact

The potential impact of development on both landscape character and visibility has been considered. The site lies on the eastern slope of the land which rises up from the Latimer Brook. The site is not covered by any statutory or non-statutory designations for landscape character or quality, and there are no designations in the adjoining areas. The landscape quality of the site is influenced by the adjoining built up areas which are clearly visible from within the site. Parts of the fields have a

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pleasant character, but overall the site has a medium landscape quality. The wider landscape to the east is influenced by the A6 road as well as the presence of the wind farm beyond. To the north and west the wider area is characterised by residential development and is not of any particular landscape or townscape merit. The land to the south of the site is in agricultural use and is of a similar landscape quality to the site.

The key landscape principles for development at the site are as follows:

- Housing development should be contained to the lower slopes of the site, with the ridges that run along a confined area of the southern and south eastern boundaries of the third field of the site kept free from built development. New homes should be positioned to complement the existing houses to the north of the site.
- The amenity of the existing housing to the north west of the site should be respected.
- The existing hedgerows should be retained wherever possible and strengthened to create hedges which are more species-rich. A new hedgerow should be introduced to mark the southern site boundary and create a robust edge to the settlement.
- Landscape buffers including new tree and scrub planting should be incorporated along the site's western, eastern and southern boundaries to screen views and create a robust, green edge to the built up area of Burton Latimer, while maintaining the overall open character of the surrounding landscape, as described within the Northamptonshire Current Landscape Character

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Assessment.

In summary, the proposed development will be contained beneath the ridge, with the higher parts of the site retained as open space. As such, the development will not appear conspicuous in the landscape. The development would be visually contained in the near distance by the surrounding built development, existing vegetation and landform, and while the character of the site will inevitably change, the impact on the surrounding landscape will be limited.

Ecology

A desk study and extended Phase 1 habitat survey has previously been undertaken of the site to determine the ecological features present. There are no statutory wildlife designations covering any part of the proposed development site. The site falls almost completely within the Nene Valley Nature Improvement Area (NIA), owing to the proximity of the stream to the west of the site: a tributary of the River Ise. The key aim of this NIA is to re-create and reconnect natural areas along the Nene and its tributaries from Daventry to Peterborough. Hedgerows surround the site and divide the three fields with mature trees to the western boundary.

The majority of habitats at the site are considered to be of low nature conservation value. However, the hedgerow/mature trees to the western boundary are of local value and should be retained and protected as part of the development. It is recommended that other hedgerows at the site should be retained and enhanced for their wildlife value wherever possible.

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Native plants of local provenance or other plants with known wildlife benefits could be incorporated into any new shrub and tree planting.

The majority of the site currently provides very limited opportunities for reptile species. The proposed development provides an opportunity for the creation of new habitats within the open space areas and as part of the sustainable urban drainage provision. It is recommended that these areas be designed to maximise their biodiversity value, including for grass snake and other reptiles.

Transport

The site is located to the south of Burton Latimer, with access taken from Higham Road. A suitable access to the proposed development can be created. The site is ideally placed for easy access to the A6, A14 and the A510. It is considered that the road network can support a potential development without the need for significant interventions. The Town Council has however identified some local highway safety enhancements designed at reducing the need for HGV traffic access through the town centre and along Higham Road. While these highway improvements are still being investigated, this site has the potential to assist with the delivery of such projects.

There are several public transport routes that currently serve Higham Road, that when combined they deliver a half hourly service, these services serve key destinations of the future residents, namely Kettering, Rushden and Bedford. This demonstrates that the site is currently served by public transport

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and that the development can only add to the viability of the existing services.

There is a continuous footway along Higham Lane that will provide a safe and direct access into the Town Centre Burton Latimer and facilities and amenities on offer.

The previous transport assessments undertaken for the site demonstrated that sufficient capacity exists to accommodate development at the site.

Flooding/Drainage

The Environment Agency Flood Risk Maps indicate that the site is located within Flood Zone 1, which means it is an area of low probability of flooding. The only issue therefore is drainage, and whether surface water run-off can be accommodated on site without creating problems elsewhere.

The proposed development will incorporate sustainable drainage measures (SuDS) to reduce run-off and improve water quality. A reduction in the rate of run-off from the site, the proposed development will have significant positive impacts on flood risk in the wider area by attenuating stormwater on-site.

Storm water collected from within the development will be conveyed to an attenuation basin located near the low point of the site on the western boundary. The basin, being an above ground naturally landscaped feature, will be designed to enhance the biodiversity and landscape character of the site, while also acting as functional features to control storm

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<p>discharges from the site and improve water quality.</p> <p><u>Requested Change</u></p> <p>It is requested that land to the south of Higham Road in Burton Latimer is allocated in Draft SSKLP. There are no significant constraints to development at the site. The site could accommodate approximately 160 dwellings and retirement living accommodation. The proposed development will address potential landscape and visual impacts. The site is deliverable, and is controlled by a developer who is actively promoting the site for residential development.</p> <p>It is considered that there are a number of potential benefits associated with the proposed development, including the expansion of Burton Latimer Medical Centre, the provision of green infrastructure, and the delivery of housing for older people.</p>	
<p>547. 9 Burton Latimer. The County Council notes that the housing requirement as set out in the North Northamptonshire Joint Core Strategy has been met for Burton Latimer, and that as a result the draft SSP2 proposes a very small housing allocation in order to meet the local authority's 10% delivery buffer. A number of sites have therefore been identified to provide future housing to meet the residual requirements of the JCS.</p> <p>Capacity within Primary and Secondary education provision serving the Burton Latimer area is limited, with high levels of demand forecast to continue based on three year birth and trend data alone. It is therefore expected that additional capacity will</p>	<p>All grants of planning permission for major housing development will require a planning obligation where this is necessary to mitigate to an acceptable level, any adverse impacts arising from development, which could include pressure placed on school capacity. However, in order to secure appropriate funding, NCC Education will need to demonstrate an up-to-date evidence base necessary to justify any requests for commuted sums or capacity improvements.</p>

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<p>be required to be provided, and major (more than 10 unit) housing developments coming forward in Burton Latimer will be required to contribute through s106 planning obligations towards provision of additional capacity to meet the increased demand for school places at both.</p>	
<p>363. table 4.1, 8.1.</p> <p>Dear Sir/Madam</p> <p>CONSULTATION RESPONSE TO THE EMERGING SITE SPECIFIC PART 2 LOCAL PLAN FOR KETTERING BOROUGH COUNCIL IN RESPECT OF LAND OFF QUEENSWAY, BURTON LATIMER</p> <p>Barratt Homes hereby submit a representation in order to inform the emerging Site Specific Part 2 Local Plan for Kettering Borough Council (KBC) in respect of land identified as part of our strategic analysis of land off Queensway and Gardner Rd, Burton Latimer. Please see attached plan.</p> <p>North Northamptonshire Joint Core Strategy (JCS)</p> <p>The delivery target of Kettering East SUE set out within the North Northamptonshire Joint Core (JCS) identifies anticipated completions based upon multiple developers being onsite from 2016/17. As it transpires due to numerous issues for other developers our David Wilson region, are the only operating developer on the site and actual completions are considerably short of the 520 dwellings forecast for the period 2018/19 in the JCS. Combine this with the stalled larger sites at Rothwell and Desborough clearly identified within the North Northamptonshire</p>	<p>This site was previously considered by the Council and discounted as a housing site allocation (referred to as site BL053a in the SSPLDD Housing Allocations Background Paper – February 2012) due to its unacceptable impact on the Ise Valley sub-regional corridor and limited access. This position remains unchanged.</p> <p>At present the council is able to demonstrate a 5 year supply of housing. The allocations look to fulfil the remaining residual housing requirement when existing and commitments are taken into account. A housing background paper will be updated to provide information on the Council's five year housing land supply.</p> <p>The 25% buffer refers to a monitoring tool associated with the North Northamptonshire Joint Core Strategy (Part 1 Local Plan) which will serve as an early warning to LA's when housing land supply shortfall could be imminent and corrective action is required. If triggered, this may prompt an early review of the North Northamptonshire Joint Core Strategy or other actions considered appropriate, and not necessarily follow the actions proposed within this consultation comment. As a result, at this stage there is no demonstrable need to identify additional sites within the part 2 Local Plan.</p> <p>Work on the Cambridge – Milton Keynes – Oxford Arc has not</p>

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<p>Authorities Monitoring Report May 2018 as underperforming sites intended to contribute significantly to the 5-year land supply. In the very likely event the 25% buffer-monitoring figure is triggered, there is an unquestionable need to identify reserve housing sites in accordance with Policy 11 within the sustainable Market town of Burton Latimer to accommodate any shortfall.</p> <p>It is accepted that a 5-year supply position of 5.7 years can be demonstrated however, in accordance with the appeal decision in Desborough – APP/L2820/W/16/3149835 when a 25% buffer is applied to the aforementioned under delivery further exacerbates the needed to identify additional sites immediate to pre-empt the supply issues in the near future.</p> <p>Cambridge – Milton Keynes – Oxford Arc</p> <p>Whilst this is a national infrastructure project intended to serve as a vital economic contributor, housing forms part of the key strategy for the project. Given the impact of this major project upon all authorities within the North Northamptonshire Joint Planning and Delivery unit, the goal to deliver one million new homes by 2050 surely has to be taken into consideration when assessing housing provision and supply as It is of national significance that the long term potential is fulfilled.</p> <p>Site Specific Part 2 Local Plan (Draft Plan consultation)</p> <p>The housing requirements set out in table 4.1 identifies completions and commitments for settlements within the Borough. However, the figures provided for Kettering and Barton</p>	<p>currently progressed to a stage where it can be given significant weight as a material consideration in the plan making process, and proposed housing yields do not currently influence housing need figures at a strategic Local Plan level.</p> <p>The discrepancy between the two tables referred to (table 4.8 and 8.1) will be investigated and any corrections will be published in the pre-submission SSP2 Local Plan.</p>
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<p>Seagrave do not correlate with the break down in table 8.1. Further clarification is sought as the implications upon the Market towns will need to be understood and brought into context to the under delivery within the May 2018 Monitoring report.</p> <p>We are in general support of the Proposals Map for Burton Latimer identifying the site as adjacent to the Historically and Visually important Local Green Space given the proximity to the existing residential dwellings. In due course, relevant detail would be produced to adequately 'buffer' and mitigate any impact that may be a material consideration in determining a planning application.</p> <p>Conclusion</p> <p>The site is located to the south west of Burton Latimer and relatively self contained by existing residential development on two sides and given the information outlined above, can provide much needed support to the inevitably dwindling 5 year land supply and under delivery from larger sites within Kettering. The issues raised and further clarification requested combined with the benefits of the sustainable infill location will ensure a robust planning framework against future planning application will be assessed against.</p> <p>Should you require any clarification of further information on this representation please feel free to contact me on the information provided.</p>	
<p>502. 9 Burton Latimer. Land off Gardener Road, Burton Latimer. The site in my client's ownership is located on the</p>	<p>The site was previously considered by the Council and discounted as a housing site allocation (referred to as site BL051 in the</p>

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<p>south western side of Burton Latimer and we consider that it could either address a 5 year shortfall or could be called upon in the case of 25% monitoring target being triggered. The site does not relate directly to any of the assessment parcels that the Council have looked at previously through their site assessment work, so I have attached the location plan to help define the land to which this application related.</p> <p>It is important to note that the promotion of this site is not limited to this letter. In addition an outline application was submitted last year. Whilst this application was refused, the reasons for refusal all related to the current position of the site outside the settlement boundary. In other words, this decision confirms there are no constraints to development if the principle of development was agreed through the allocation of the site.</p> <p>I have also attached the decision notice and a note from the Planning Officer explaining that the second reason for refusal is linked to the objection in principle rather than an outright constraint to development, which in turn is reflected by the assessment in the Officer's report. Indeed, in plan making terms, a development on this site would have very little sensitivity from a LVIA perspective. The site is well screened from anything other than its immediate context and would be contained by the proposed Historic and Visually Important Open Space designation which is located to the west of the application site.</p> <p>One further thing to add is that following the submission of an outline application I have been contacted by a number of</p>	<p>SSPLDD Housing Allocations Background Paper – February 2012), due to lack of safe access to the site and impact on biodiversity and inclusion of Burton Latimer pocket park within the site boundary. Since then a planning application (KET/2017/0902) for 84 dwellings was refused because development of the site would not accord with the settlement hierarchy or sustainable development objectives of the spatial vision for the area.</p> <p>At present the council is able to demonstrate a 5 year supply of housing. The allocations look to fulfil the remaining residual housing requirement when existing and commitments are taken into account. A housing background paper will be updated to provide information on the Council's five year housing land supply.</p> <p>The 25% buffer refers to a monitoring tool associated with the North Northamptonshire Joint Core Strategy (Part 1 Local Plan) which will serve as an early warning to LA's when housing land supply shortfall could be imminent and corrective action is required. If triggered, this may prompt an early review of the North Northamptonshire Joint Core Strategy or other actions considered appropriate, and not necessarily follow the actions proposed within this consultation comment. As a result, at this stage there is no demonstrable need to identify additional sites within the part 2 Local Plan.</p>
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<p>housebuilders who were interested in taking this site forward. Combined with the scale of the site and limited infrastructure requirements this site, we can say with confidence that this site would be delivered in its entirety within the 5 year period.</p>	
<p>505. 9 Burton Latimer. My client's site known as Land off Gardener Road has been demonstrated to be deliverable through a recent outline application and there is strong market demand. We therefore consider it should be identified as an additional site in the Part 2 plan to aid delivery in the short term.</p>	<p>The site was previously considered by the Council and discounted as a housing site allocation (referred to as site BL051 in the SSPLDD Housing Allocations Background Paper – February 2012), due to lack of safe access to the site and impact on biodiversity and inclusion of Burton Latimer pocket park within the site boundary. Since then a planning application (KET/2017/0902) for 84 dwellings was refused because development of the site would not accord with the settlement hierarchy or sustainable development objectives of the spatial vision for the area.</p> <p>At present the council is able to demonstrate a 5 year supply of housing. The allocations look to fulfil the remaining residual housing requirement when existing and commitments are taken into account. A housing background paper will be updated to provide information on the Council's five year housing land supply. As a result, no further allocations are being proposed in Burton Latimer in order to accord with the settlement hierarchy approach to the delivery of housing as set out in the North Northamptonshire Joint Core Strategy (Policy 29).</p>
<p>533. Land west of Kettering Road, Burton Latimer (22 dwellings). Please be advised that Burton Latimer Town Council objects to the above being included in Kettering Borough Council's 'Site Specific Part 2 Local Plan'.</p> <p>The reasons for the objection include:-</p> <ol style="list-style-type: none"> 1. The access/egress to/from the site would be off the busiest 	<p>Your comment is noted. The initial site assessment undertaken to determine the potential for the site as a housing allocation considered site access in consultation with NCC Highways who raised no objection to the access with Kettering Road but recognised a need to address lack of pedestrian facilities on the side of the road. The development principle criteria (f) of Policy BLA04 seeks to address the lack of footpath, should the site be delivered for housing. Development principle criteria (a) also</p>

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<p>road in Burton Latimer.</p> <p>2. Complete lack of footpath to site.</p> <p>3. Conservation area.</p>	<p>required proposals to be supported by a Heritage Impact Assessment.</p>
<p>534. 9 Burton Latimer. Land South of Higham Road, Burton Latimer. Further to the above and your recent attendance at the Town Council's Planning Committee, for which the Town Council thanks you, please be advised that Burton Latimer Town Council will not be making representations to Kettering Borough Council for the above development to be included in KBC's Site Specific Part 2 Local Plan.</p>	<p>Your no comment is noted.</p>