

Kettering and Barton Seagrave

Town Category: Growth Town

Kettering is identified as a Growth Town in the JCS and therefore provides the focus for additional growth to 2031 within the Borough. The majority of this growth will be provided through the Kettering East Sustainable Urban Extension and sites allocated in the Kettering Town Centre Area Action Plan (KTC AAP).



The Kettering Town Centre AAP sets out a framework for development within the designated plan Area, through the growth and regeneration of the most central and active part of the town.

Conservation areas have been designated for both Kettering, adopted on 30th March 2007 and Barton Seagrave, adopted on 22nd November 1988.

The South West Kettering (Headlands Community) Neighbourhood Area was designated in October 2015 and neighbourhood plan is being prepared.

Key Statistics	
Population (2011 Census)	67,635
No. of dwellings (RMP – electoral roll)	24,165
New dwellings (2011-2017)	1,114
Existing housing commitments	4,519
Proposed housing allocations (up to 2031)	TBC

Options for Growth

The Joint Core Strategy identifies a housing requirement of 6,190 dwellings in Kettering and Barton Seagrave in the period 2011-2031. Some of this requirement has already been met, 1,114 dwellings were completed in the period 2011-2017. The majority of the remaining requirement will be met through existing commitments, which currently stands at 4,519.

Joint Core Strategy requirement	6,190
Completions and commitments (inc. KTC AAP allocations)	6,465
Residual JCS requirement	-275 (negative)
Residual JCS requirement (+10% buffer)	344

East Kettering, the SUE for the town does look to provide 3,630 dwellings in the plan period and an additional 1,870 beyond 2031.

The remaining requirement has been calculated to demonstrate a surplus of 275 dwellings. However, it has been agreed that a 10% buffer be added to the housing requirement for allocation purposes. Therefore in Kettering and Barton Seagrave, sites for approximately 344 dwellings will need to be allocated. The options for meeting this housing requirement are set out in the Housing Allocations section below.

Settlement Boundary

A settlement boundary has been drawn around Kettering and Barton Seagrave to define the built up part of the village where development may be permitted. This boundary is shown on the draft Proposals Map.

Outside of the settlement boundary development will only be permitted in exceptional circumstances where allowed for by those relevant policies in the Development Plan.

Town Centre

Policies relating to Kettering Town Centre are provided in the adopted Kettering Town Centre AAP.

Housing Allocations

Potential housing allocations in Kettering and Barton Seagrave were previously identified and consulted upon at the Options Stage of the plan. Previous assessment of these in the *Background Paper: Housing Allocations*, indicated the 'Preferred Option to meet housing requirement' for this consultation.

Through further consultation in the Housing Allocations – Assessment of Additional Sites and Update, there were no changes to the recommendations set out at Options Stage. Subsequent to this, it has been agreed that the sites listed below be designated as draft housing allocations, with the addition of two sites, KE/002 and KE/184a.

(At Planning Policy Committee on 5th September 2017 a number of options for growth were presented to Members, which included sites that have been previously considered. In addition to this, it was also recognised that the two sites at Gypsy Lane, (KE/011 and KE/002) are both subject to planning applications, where although these sites have satisfied the assessment criteria to their suitability for allocation, work is in progress to address outstanding issues on these applications. It was recommended that the option to allocate the maximum amount of sites in Kettering was the favourable option and therefore should be carried forward into consultation on the draft Plan. Although this option does include site KE/184a, which

requires further work to test its suitability as a housing allocation, given the sites current employment use).

Those sites within Option 4, which have been agreed to be designated as draft housing allocations for Kettering and Barton Seagrave can be seen below in Table K1 and those which are currently under consideration, are shown in Table K2.

Table K1 – Housing sites designated as draft housing allocations at 5th September Planning Policy Committee

Site reference	Site name	Updated Indicative housing figures (August 2017)
KE/001	Scott Road Garages	25
KE/003	Former Kettering Football Club, Rockingham Road	88
KE/007	Kettering Fire Station, Headlands	17
KE/151	Glendon Ironworks	33
KE/152	Ise Garden Centre, Warkton Lane	15
KE/153	Factory adjacent to 52 Lawson Street	32
KE/154	Land to the rear of Cranford Road	60 Planning permission granted (KET/2016/0048)
KE/184	Land adjacent to Abbots Way	20-25
KE/002	Land Adjacent A14/Opposite Crematorium	(KET/2017/0137 for 81 dwellings)
KE/011	Former Kettering Football Club, Rockingham Road	Outline planning application submitted (KET/2015/0551) for up to 350 dwellings.

Table K2 – Housing sites under consideration

Site reference	Site name	Updated Indicative housing figures (August 2017)
KE/184a	Kettering Fire Station, Headlands	186-217

Below is a short description of each of the sites shown in Tables K1 and K2, together with corresponding draft policy allocations which include any design principles considered appropriate and necessary for each site. As a result, any development proposals that may come forward will need to be considered against the relevant site specific policy and any other relevant policies within the Development Plan.

KE/001 – Scott Road Garages

The site is located to the north side of Kettering on the edge of the existing Weekley Glebe Housing Estate which comprises of mainly existing and former Council housing stock. The site itself is a former Council Garage site which historically served the surrounding dwellings in the area. The garages have since been demolished, and the site has been derelict for some time. The site is bounded to the west by existing residential properties on Kipling Road and Scott Road. Playing pitches serving Kettering Buccleuch Academy and additional dwellings on Scott Road abutt the site to the east. Development will be limited to up to 25 dwellings and be located along the western side of the site, maintaining vehicular access along the eastern edge of the site through to the allotments located to the north and access along Public Right of Way VD48. The site will be accessed from Scott Road.

Policy KET01 – Development Principles for Scott Road Garages

Site size: 0.43ha

Allocated use: Housing

Allocated yield: 25

Development will:

- a) Maintain public vehicular access through the site to the allotments to the North, and protect access along Public Right of Way VD48;
- b) Be supported by a heritage impact statement which assesses and mitigates to an acceptable level, any harm identified which may adversely affect the Grade I registered Park and Garden at Boughton House, Boughton House, and its setting;
- c) Be supported by an environmental report covering ground conditions (including contaminated land and land stability) which assesses and mitigates to an acceptable level any adverse impacts identified;
- d) Incorporate a layout and fenestration which secures a high level of natural surveillance along Scott Road, the main access route through site and shared access areas within the site;
- e) Be of a scale, layout and appearance which responds the site constraints, and the character of existing development within the surrounding area;
- f) Incorporate a high quality landscape scheme (both soft and hard landscaping) which enhances the appearance of the site, particularly along public routes through the site, Scott Road and in publicly visible areas adjacent property boundaries;
- g) Be supported by a Flood Risk Assessment (FRA) which addresses to an acceptable level, any surface water and ground water flood risk affecting the site.

KE/002 – A14 Junction 7 opposite Crematorium

The site is located to the west of Kettering within the settlement boundary, and comprises a triangular piece of agricultural land, bounded to the west by the A14, to the North by Warren Hill, and to the south by Gypsy Lane/Thorpe Malsor Road. Kettering Crematorium is also

Further agricultural land is located to the south which is being considered for residential development. The site was previously identified as a potential employment allocation site, but has recently been promoted for housing which has progressed to planning application stage. Development of the site would require alterations/enhancements to Warren Hill/Gypsy Lane junction in order to improve highway capacity and provide safe and acceptable access on to Warren Hill. Mitigation of noise arising from the adjacent A14 will also be required. The site is subject of a pending outline planning application (KET/2017/0137) for with a yield of 81 dwellings, which will form the allocated yield limit for the site.

Policy KET02 - Development Principles for Land Adjacent A14 Junction 7/Opposite Crematorium

Site size: 2.97ha

Allocated use: Housing

Allocated yield: 87

Development will:

- a) Be supported by a scheme of highway enhancement measures (including improvements to the junction with Warren Hill/Gypsy Lane) to satisfactorily mitigate the adverse impacts of the development on highway capacity/safety;
- b) Be supported by a scheme for the assessment and control of noise emanating from the adjacent A14 trunk road and surrounding local road network to demonstrate acceptable impact on the occupiers of new and existing dwellings based on a clear and defined layout;
- c) Be supported by a landscape scheme which protects and enhances the existing landscape boundary features (including hedgerows and mature trees) which enclose the site as well as biodiversity within the site;
- d) Be supported by a scheme for the assessment and protection of ecology and ecological features within the site, to ensure that adverse impacts are mitigated to an acceptable level; and
- e) Incorporate a layout and fenestration which secures a high level of natural surveillance along new estate roads throughout the site.

KE/003 – Former Kettering Football Club, Rockingham Road

This site is located on the former Kettering Town Football Club site, towards the north of the town which has been vacant since 2011. The site is no longer in use, given the Football Club's relocation to an alternative site in 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 onto the site.

Policy KET03 - Development Principles for Former Kettering Football Club, Rockingham Road

Site size: 1.62ha Allocated use: Housing Allocated yield: 88

Development will:

- a) Be supported by an assessment to determine the stability of the land on which the site is located:
- b) Allow and facilitate access and potential modifications to the current roundabout on Rockingham Road ;and
- c) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular

KE/007 – Kettering Fire Station, Headlands

Located in a central location the site is situated to the west of the town, south of the town centre. 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.

Policy KET04 - Development Principles for Kettering Fire Station, Headlands

Site size: 0.59ha Allocated use: Housing Allocated yield: 17

Development will:

- a) Be supported by an assessment to determine the whether the land on which the site is located is contaminated;
- b) Provide vehicular access of Headlands; and
- c) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular.

KE/011 – Land west of Kettering

The site is located to the west of Kettering on Gipsy Lane, adjacent to the A14, within the proposed settlement boundary. The site is currently subject to a planning application (KET/2015/0551) for 350 dwellings. To the north of the site is proposed allocation KE/002 for 87 dwellings and the Westhill development (KET/2006/0541) to the south for 460 dwellings.

Policy KET05: Land west of Kettering

Site size: 16.9ha Allocated use: Housing Allocated yield: 350

Development will:

- a) Minimise the loss of amenity to the properties to the east of the site on Gipsy Lane;
- b) Include suitable mitigation measures to minimise the impact from noise from the A14;
- c) Provide sufficient measures to suitably manage ground, surface and waste water ;
- d) Be supported by an ecological management plan and include additional survey work to mitigate and therefore minimise the impact on ecological systems on our close to the site;
- e) Include the provision of sufficient and suitable access to the north of the site at the junction of Warren Hill and Gipsy Lane, which looks to also provide access to site KE/002; and
- f) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular.

KE/151 – Glendon Ironworks

The site is currently located on an existing steelworks business, within an established residential area to the north of the town off Rockingham Road; the site would require the relocation of the existing business to enable residential development of the site. It is apparent that the site is potentially vacant given the site is for sale in the public domain and is likely to be available fairly shortly.

Policy KET05 - Development Principles for Glendon Ironworks, Sackville Street

Site size: 0.35ha Allocated use: Housing Allocated yield: 33

Development will:

- a) Be supported by an assessment to determine the whether the land on which the site is located is contaminated;
- b) Be supported by an assessment to determine the stability of the land on which the site is located; and

- c) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular.

KE/152 – Ise Garden Centre, Warkton Lane

The site remains in use as garden centre, which is currently occupying the site under a long term lease, which has continues to occupy the site. The lease on 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 SUE.

Policy KET06 - Development Principles for Ise Garden Centre, Warkton Lane

Site size: 0.43ha Allocated use: Housing Allocated yield: 15

Development will:

- a) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; and
- b) Provide access to the site which allows sufficient distance between it and the existing service road (Access D) at the Deeble Road/Warkton Road

KE/153 – Factory adjacent to 52 Lawson Street

This site is occupied by an existing car repair and sales business, it is believed that this is still the case at present, which currently occupy the site on a leasehold basis. The site is not immediately available therefore and would require the location 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.

Policy KET07 - Development Principles for Factory adjacent to 52 Lawson Street

Site size: 0.65ha Allocated use: Housing Allocated yield: 20-25

Development will:

- a) Be supported by an assessment to determine the whether the land on which the site is located is contaminated;
- b) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular; and
- c) Provide access off Lawson Street as the preferred access point.

KE/154 – Land to the rear of Cranford Road

The site occupies existing garden land to the rear (south) of 30 to 50 Cranford Road, Barton Seagrave. Beyond the site to the south is a small parcel of agricultural land located within the East Kettering Area earmarked for residential use. The A14 trunk road abuts this land further south. To the north of the site is open countryside also located within the East Kettering Area and earmarked as Formal Open Space on the strategic masterplan. A rural highway separates this land from the site. The site benefits from Outline planning permission (KET/2016/0048) for the construction of 60 dwellings, and the demolition of 44 Cranford Road which will provide vehicular access to the site.

Policy KET08 - Development Principles for Land to the rear of Cranford Road

Site size: 2.48ha

Allocated use: Housing

Allocated yield: 60

Development will:

- a) Be served by a single vehicular access directly on to Cranford Road only;
- b) Be supported by a scheme for the retention and protection of trees, hedges and hedgerows located within the site;
- c) Be supported by a scheme for the assessment and protection of ecology and ecological features and biodiversity within the site, to ensure that adverse impacts are mitigated to an acceptable level;
- d) Be supported by a scheme for the assessment and investigation of contaminated land and risk to human health, incorporating any measures to mitigate impacts to an acceptable level;
- e) Be supported by a foul water drainage strategy to be agreed and implemented prior to occupation of the site;
- f) Be supported by a Flood Risk Assessment (FRA) and Surface Water Management Plan which addresses surface water and ground water flood risk;
- g) Be supported by a scheme to protect occupiers of the site to a satisfactory level, from the adverse impacts of road vibration; and
- h) Be supported by a scheme for the programme of archaeological works in order to record and examine any archaeological features uncovered.

KE/184 – Land adjacent to Abbots Way

The site is located on Kettering's eastern boundary with the A14, accessed off Thurston Drive via Lake Avenue in close proximity to railway line. Pedestrian access to the town centre can be made onto the Headlands, although vehicular access is required via Northampton Road. To the south of the site, is site KE/184a which is in currently in industrial use.

Policy KET09 - Development Principles for Land adjacent to Abbots Way

Site size: 1.5ha Allocated use: Housing Allocated yield: 20-25

Development will:

- a) Demonstrate that its design and character reflects that of the surrounding area whilst providing no harm to the local vernacular;
- b) Include an assessment to determine whether the land on which the site is located is contaminated;
- c) Include an assessment to assess the impact of noise on the site, given the close proximity to the A14; and
- d) Provide an assessment as to whether further public transport services are required and consider how this can be incorporated into the development if so.

KE/184a – McAlpine Deport, Pytchley Lodge Road

(At this stage, further work is required through the proposed Employment Land Study, to determine whether this site can be released for a predominant residential use, or whether there is still a need to retain this land for employment use if there is an evidenced need for this use in Kettering).

Employment Allocations

(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in within the Borough, including areas such as at Burton Latimer. Site K2, which was previously identified as a potential employment allocation in the Options Consultation, is now being considered as a potential housing allocation, therefore at present no employment sites are being considered for allocation).

Allotments

There is an identified need for allotment provision in Kettering and Barton Seagrave. Some of this need will be met through provision on sites already identified in existing planning permissions. However, should this provision not meet existing needs, alternative sites will be required. These sites, if required, will need to be identified in accordance with Policy X (Allotment Policy).

Local Green Space

There are two areas which have been proposed as Historically and Visually Important Local Green Space in Kettering and Barton Seagrave. These sites are shown on the proposals map. These are areas HV053/071 and HVI068 which are recognised as being demonstrably special and of local significance. In accordance with Policy X (LGS policy) these Local Green Spaces will be preserved to this effect.