

## Kettering and Barton Seagrave - Housing Sites

**Please note:**

- Further information required from statutory consultees, prior to concluding whether these sites should be progressed as housing options.
- Further discussions are required with the site owners/promoters to discuss in more detail the deliverability of the sites.

Settlement	Site Reference	Site Name	Site size	Potential Yield (30 dwellings per hectare (dph) unless otherwise stated)	Status
Kettering and Barton Seagrave	KE/003	Former football club ground Rockingham Road	1.62ha	88	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.  Development of the site was previously dependant on the relocation of the football club. The site has been vacant for some time and has been marketed for development.
	KE/007	Kettering Fire Station	0.59ha	37	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.  Development of the site is dependent on the relocation of the fire station; this at present is still on the site.
	KE/011	Land West of Kettering	16.69ha (site area) 12.09ha (developable area)	484	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.  Outline application submitted KET/2015/0551 - Residential development of up to 350 dwellings and associated access. No further details submitted.

	KE/151	Glendon Ironworks	0.35ha	33	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation. Development on the site is dependent on the relocation of the factory.
	KE/152	Ise Garden Centre, Warkton Lane	0.3ha	15	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.  Development on the site is dependent on the current garden centre business ceasing.
	KE/153	Factory adjacent to 52 Lawson Street	0.65ha	32	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
	KE/156	Land to the rear of 239 Barton Road	0.74ha	33	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
	KE/184	Abbotts Way	1.5ha	20	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
	KE/001	Scott Road Garages	0.43 ha	19	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a potential housing site, which was also being considered as a potential site to be progressed as a gypsy site. Planning Policy Committee resolved to discount the site as a traveller and gypsy site on 19 <sup>th</sup> February 2014.
	KE/154	Land to the rear of 32-50 Cranford Road	2.3ha (approx.)	69 (approx. at 30dph)	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site where further work is required before concluding whether the site should be progressed as a housing allocation.

## **Burton Latimer - Housing Sites**

**Please note:**

- Further information required from statutory consultees prior to concluding whether these sites should be progressed as housing options.
- Further discussions are required with the site owners/promoters to discuss in more detail the deliverability of the sites.

<b>Settlement</b>	<b>Site Reference</b>	<b>Site Name</b>	<b>Site size</b>	<b>Potential Yield (30 dwellings per hectare (dph) unless otherwise stated)</b>	<b>Status</b>
<b>Burton Latimer</b>	BL/038	BL Site 11. Land adjacent to the Bungalow	0.45ha	14	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.  KET/2011/0596 (KET/2014/0791; KET/2015/0164) considered together, grants full planning permission for 7 detached dwellings. No construction underway.
	BL/039	BL Site 20. Site to the rear of Regent Road	0.3ha	9 (see status in next column)	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.  Part of the site benefits from full planning permission (KET/2015/0097) for 7 bungalows. This permission sterilises access to the northern part of the site. No construction underway
	BL/042	Finedon Road	2.37ha	35	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.  KET/2013/0597 grants full planning permission for 35 dwellings on the site. Site is under construction.

	BL/044	Land to the West of Kettering Road	1.66ha	22	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
	BL/047	Land to the North of Church Street	0.91ha	15	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
	BL/057	Bosworth Nurseries and Garden Centre.	2.79ha	84 (see status in next column)	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation. KET/2013/0750 grants outline planning permission for 69 dwellings. KET/2012/0785 also grants planning permission for up to 30 dwellings on part of the site. No reserved matters applications have been received to date.
	BL/180	Land to the North of Higham Road	12ha	348 (see status in next column)	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.  KET/2013/0704 (OUT) and KET/2015/0586 (REM) considered together, grants full planning permission for up to 199 dwellings. No lawful construction is underway.
	BL/182	Northwest of BL/180 and south of BL/050	2ha	60	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a new site which was promoted through the consultation process, to be assessed against the criteria set out in the Housing Allocations Background Paper.

## Desborough - Housing Sites

**Please note:**

- Further information required from statutory consultees prior to concluding whether these sites should be progressed as housing options.
- Further discussions are required with the site owners/promoters to discuss in more detail the deliverability of the sites.

Settlement	Site Reference	Site Name	Site size	Potential Yield (30 dwellings per hectare (dph) unless otherwise stated)	Status
Desborough (subject to emerging Neighbourhood Plan)	DE/063	Land off Pipewell Road	2.3ha	81	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
	DE/073	Land at Harrington Road	2.4ha	69 (see status in next column)	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.  75 dwellings have been approved under outline app.2012/0780 and subsequent reserved matters and amendments. Site is currently under construction.
	DE/188	Buxton Drive	1.7ha	46	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
	DE/067	Land adjoining the Orchards, Harrington Road	1.8ha	60	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site where further work is required before concluding whether the site should be progressed as a housing allocation.
	DE/210	Comprehensive development of DE/072, DE/173 and DE/189	10ha	304	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site where further work is required before concluding whether the site should be

					progressed as a housing allocation.
	DE/211	North of Federation Avenue	6.14ha	To be determined - 180 dwellings at 30dph	<p>Identified at 30<sup>th</sup> January 2014 Planning Policy Committee as a new site which was promoted through the consultation process, to be assessed against the criteria set out in the Housing Allocations Background Paper.</p> <p>Site is located to the rear of Federation Avenue, south of Harrington Road and adjacent to the pocket park.</p>

## Rothwell - Housing Sites

**Please note:**

- Further information required from statutory consultees prior to concluding whether these sites should be progressed as housing options.
- Further discussions are required with the site owners/promoters to discuss in more detail the deliverability of the sites.

Settlement	Site Reference	Site Name	Site size	Potential Yield (30 dwellings per hectare (dph) unless otherwise stated)	Status
Rothwell	RO/084	Football Club	1.6 ha	80 – (KET/2014/0233) (48 at 30 dph)	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.  Application submitted: KET/2014/0233 – 80 no. dwellings with associated infrastructure. Full Application. Approved with conditions 27/11/2015. No development has commenced.
	RO/086	Land to the rear of 74-82 Rushton Road	1 ha	54 – figure used in SHLAA. (30 at 30 dph)	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
	RO/088a	Rothwell North/Land to the west of Rothwell (Land previously within the application boundary)	9ha	300 – previous figure used. (270 at 30 dph)	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
	RO/202 (including RO/086)	Land to the north of Rothwell, to the east of RO/086	2.2ha	66	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
	RO/085	Land to the west of Rothwell	6.4 ha	200 (Source: KET/2014/0637) (192 at 30 dph)	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site where further work is required before concluding whether the site should be

					<p>progressed as a housing allocation.</p> <p>Planning Application for Residential Development of 200 dwellings and open space currently pending ref. KET/2014/0637.</p>
	RO/204	Land to the South of Rushton Road	3ha	90 (based on 30 dph)	<p>Identified at 30<sup>th</sup> January 2014 Planning Policy Committee as a new site which was promoted through the consultation process, to be assessed against the criteria set out in the Housing Allocations Background Paper.</p> <p>Site is located on the edge of Rothwell, south of Rushton Road and east of site RO/202.</p>
	RO/205	Land to the east of RO/205	18.5ha	555 (based on 30 dph)	<p>Identified at 30<sup>th</sup> January 2014 Planning Policy Committee as a new site which was promoted through the consultation process, to be assessed against the criteria set out in the Housing Allocations Background Paper.</p> <p>Site located north of Rothwell, west of Shotwell Mill Lane.</p>
	RO/206	Land to the north of Rushton Road	4ha	120 (based on 30 dph)	<p>Identified at 30<sup>th</sup> January 2014 Planning Policy Committee as a new site which was promoted through the consultation process, to be assessed against the criteria set out in the Housing Allocations Background Paper.</p> <p>Site located to the north east of Rothwell, north of Rushton Road.</p>

## Rural Areas – Housing Sites

**Please note:**

- Further information required from statutory consultees prior to concluding whether these sites should be progressed as housing options.
- Further discussions are required with the site owners/promoters to discuss in more detail the deliverability of the sites.

Settlement	Site Reference	Site Name	Site size	Potential Yield (30 dwellings per hectare (dph) unless otherwise stated)	Status
Braybrooke	RA/128	The Old Rectory	0.54ha	6-8 (refer to status column)	<p>Identified at 30<sup>th</sup> January 2014 Planning Policy Committee as a site that would be looked at again by officers and would come back to the committee at pre-submission stage.</p> <p>There was a misunderstanding during the Options Paper consultation in relation to the number of dwellings proposed on the site. It was agreed that the site was reinstated as a potential housing allocation, in order to allow people to comment on the site in relation to the correct number of dwellings proposed on the site.</p>
	RA/220	School Site	0.59ha	see status in next column	<p>Identified at 30<sup>th</sup> January 2014 Planning Policy Committee as a site where further work is required before concluding whether the site should be progressed as a housing allocation.</p> <p>KET/2014/0382 (OUT) and KET/2015/0491 (REM) considered together, grants full planning permission for 14 dwellings. Construction has not yet commenced.</p>

<p><b>Broughton</b> (subject to emerging Neighbourhood Plan)</p>	<p>RA/099a</p>	<p>Smaller site RA/099</p>	<p>1.4ha</p>	<p>21 at 15dph</p>	<p>Site is located to north of the village located on the village allotments. Site is part of the larger RA/099 site, which was discounted and considered not suitable for development at the Options stage. The smaller site was agreed by Planning Policy Committee on 30 January 2014 to be assessed against the criteria set out in the Housing Allocations Background Paper before concluding whether sites should be progressed as housing allocations.</p>
	<p>RA094</p>	<p>Land south east of Northampton Road</p>	<p>0.4ha</p>	<p>6</p>	<p>Recommended to Planning Policy Committee on 30<sup>th</sup> January 2014 that given outstanding planning appeals at two sites in Broughton, further work was to be undertaken before concluding which sites should be progressed as housing allocations. Refer to para. 6.5 of committee report.</p> <p>Site is located adjacent to Northampton Road, to the south of the village. This site includes the frontage of the field adjacent to Donaldson Avenue and Kerley Close.</p>
	<p>RA/094b (including frontage of RA094)</p>	<p>Land at Northampton Road</p>	<p>0.7ha</p>	<p>11</p>	<p>Recommended to Planning Policy Committee on 30<sup>th</sup> January 2014 that given outstanding planning appeals at two sites in Broughton, further work was to be undertaken before concluding which sites should be progressed as housing allocations.</p> <p>Site is located adjacent to Northampton Road, to the south of the village. This site includes the frontage along Northampton Road only, as well as extending beyond the western boundary of RA/094 along Northampton Road.</p>
	<p>RA101a</p>	<p>Land off Bentham Close</p>	<p>1 ha</p>	<p>12</p>	<p>Recommended to Planning Policy Committee on 30<sup>th</sup> January 2014 that given outstanding planning appeals at two sites in Broughton, further work</p>

					was to be undertaken before concluding which sites should be progressed as housing allocations. Refer to para. 6.5 of committee report.
	RA127	The Paddock, Meadow Close	0.68ha	10	Recommended to Planning Policy Committee on 30 <sup>th</sup> January 2014 that given outstanding planning appeals at two sites in Broughton, further work was to be undertaken before concluding which sites should be progressed as housing allocations. Refer to para. 6.5 of committee report.
<b>Cranford</b>	RA/170	South of New Stone House, Duck End	0.17ha	5 (subject to identified need)	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
	RA/173	Land east of the corner of Duck End and Thrapston Road	0.59ha	5 (subject to identified need)	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
<b>Geddington</b>	RA/107	Geddington Sawmill	0.92ha	10 (dependent on level of mixed use)	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a small scale housing allocation.
	RA/109	Geddington South East	1.35ha	12-15	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a small scale housing allocation.
	RA/110	Old Nursery Site at Grafton Road	0.80ha	8-10	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a small scale housing allocation.
<b>Great Cransley</b>	RA/146	Land to the north of Loddington Road (b)	0.43ha	6-8	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
<b>Mawsley</b>	RA/115	Land adjacent to Mawsley	3.4 ha	60 at 15dph	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site where further work is required

					<p>before concluding whether the site should be progressed as a housing allocation.</p> <p>Section 4.3 of the report recommended that further work be carried out to determine if access constraints can be overcome.</p>
	RA/174	Land to the west of Mawsley	2.6 ha	57 at 15dph	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site where further work is required before concluding whether the site should be progressed as a housing allocation. Section 4.3 of the report recommended that further work would be required to address some of the issues raised through the consultation process.
<b>Newton</b>	RA/130	South of Dovecote Farm	0.59ha	3	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
<b>Pytchley</b>	RA/117	2 fields on outskirts of Pytchley Village	Larger site was 5.44ha. Smaller site is 0.5ha	8	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
<b>Stoke Albany</b>	RA/221	Land to the south of Harborough Road	1.5ha	To be determined	<p>Identified at 30<sup>th</sup> January 2014 Planning Policy Committee to be assessed against the criteria set out in the Housing Allocations Background Paper.</p> <p>Site is located between Harborough Road and the A427, at the south of the village.</p>
	RA/120	Farm and land at Stoke Albany Road, Stoke Albany	2.1ha	8	<p>Identified at 30<sup>th</sup> January 2014 Planning Policy Committee as a site where further work is required before concluding whether the site should be progressed as a housing allocation.</p> <p>KET/2012/0715 grants full planning permission for 3 dwellings over part of the site.</p>

<b>Weston-by-Welland</b>	RA/136	Home Farm	0.72ha	8	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.
<b>Wilbarston</b>	RA/172	Land east of Kendals Close	0.66ha	6 (subject to identified need)	Identified at 30 <sup>th</sup> January 2014 Planning Policy Committee as a site to be progressed as a housing allocation.