

## BOROUGH OF KETTERING

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<b>Report Originator</b>	Head of Development Services	Fwd Plan Ref No:	
<b>Wards Affected</b>	Kettering Wards, Burton Latimer, Rothwell, Desborough Loatland and Desborough St. Giles	1 November 2016	
<b>Title</b>	<b>SITE SPECIFIC PART 2 LOCAL PLAN - HOUSING LAND ALLOCATIONS (TOWNS)</b>		

### 1. PURPOSE OF REPORT

To update Members on the assessment of sites for housing land at Kettering and Barton Seagrave and the three Market Towns of Burton Latimer, Desborough and Rothwell which are under consideration for allocation in the draft Site Specific Part 2 Local Plan.

For Members to endorse the 'next steps' as outlined in Section 4 and the accompanying summary sheets in order to advance this work further.

### 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); and any made Neighbourhood Plans.
- 2.2 The Joint Core Strategy (JCS) is focussed on a set of strategic planning policies, and the Site Specific Part 2 Local Plan (SSP2) will cover the whole of the Borough, and include the identification of sites for housing, employment, gypsy and traveller accommodation, recreation and other land uses.
- 2.3 The JCS proposes a housing requirement for Kettering Borough for the period 2011-2031 of 10,400 dwellings, this equates to an annual average dwelling completion rate of 520 dwellings per annum. The distribution of new homes is set out in Table 1 below:

	<b>Settlement</b>	<b>Housing Requirement (2011-31)</b>
<b>Growth Town</b>	Kettering	6,190
<b>Market Town</b>	Burton Latimer	1,180
	Desborough	1,360
	Rothwell	1,190
<b>Rural housing</b>		480
<b>Kettering Borough Total</b>		<b>10,400</b>

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- 2.4 The above housing targets form the basis for calculating the housing land supply position for the Borough and the urban and rural settlements within it.
- 2.5 Members may also recall that on 27<sup>th</sup> January 2016, a report was presented to update Members on the supply of housing necessary to meet the JCS requirements (Minute 15.PP.22 refers). Officers have prepared an update to the April 2015 base date report. This is provided again below in Table 2, but updates the base date position to 1<sup>st</sup> April 2016 rather than April 2015 as before.

**Table 2: Housing numbers requirements 2011-2031**

Settlement/ Category	JCS requirement 2011-2031	Completions 2011-16	Commitments 2011-16*	Kettering Town Centre AAP allocations	JCS sites	Residual JCS requirement	Residual JCS requirement with additional 10% buffer
<b>Kettering (inc. Barton Seagrave)</b>	6,190	723	4,941	844	0	-318	301
<b>Burton Latimer</b>	1,180	773	501	0	0	-94	24
<b>Desborough</b>	1,360	247	842	0	0	271	407
<b>Rothwell</b>	1,190	207	133	0	700	150	269
<b>Rural Area</b>	480	To be provided at future Planning Policy Committee meeting					
<b>Total</b>	<b>10,400</b>						

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

- 2.6 The SSP2 will need to allocate enough land to meet the housing requirements in the JCS. Through the earlier work on the plan, a number of sites have advanced through this committee in September 2012 and January 2014 for support as allocations in this plan. There remains however a number of sites at various settlements within the Borough yet to be progressed towards allocation, and Officers have been undertaking further technical work to resolve their suitability. The results of the work for each of the four towns are set out in Appendices 1 to 4 of this report along with setting out the available options to allocate sites. Sites for consideration in the rural area will be considered at the next Planning Policy Committee due to take place on 23rd November 2016.
- 2.7 In the cases of Kettering/Barton Seagrave and Burton Latimer recent developments which have been taking place in these towns or where there are outstanding commitments to do so are contributing significantly to meeting the individual towns JCS minimum housing targets and there is not a requirement to identify further sites (refer to column 7 'Residual JCS requirement' in Table 2). There is still a need to make some further allocations in both Desborough and Rothwell.
- 2.8 Whilst it appears that the Council can call upon sites to make this provision, it cannot rely on all sites coming forward within the plan period. It must therefore

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ensure that sufficient land is identified to provide a reasonable oversupply to reduce the risk of identifying inadequate land to meet the growth needs of Kettering Borough. It is proposed that an additional buffer of 10% of the total housing requirement is included in the sites identified in the SSP2 (refer to column 8 'Residual JCS requirement with additional 10% buffer in Table 2). This approach is consistent with previous work and assumptions carried out on the SSP2 at the Options stage. This will mean that there is a need to allocate sites of varying amounts across all four towns.

### 3. **IDENTIFICATION OF POTENTIAL HOUSING SITES**

- 3.1 As set out in paragraph 2.6 above, the process of identifying sites to date has been based on the emerging evidence base and the results of engagement with the public and other stakeholders on these matters.
- 3.2 At this committee's meeting on 30<sup>th</sup> January 2014, Members endorsed a series of next steps to enable Officers to proceed with the production of the plan document and entailed concluding on each of the sites and placing them into one of three broad categories. (Minute 13.PP.39 refers). These were that sites were:
- 1) Recommended to be progressed as housing allocations; or
  - 2) Required further identified work before concluding whether they should be progressed as housing allocations; or
  - 3) New sites (submitted during the Options stage consultation process) which were to be assessed against criteria set out in the Housing Allocations Background Paper.
- 3.3 It should be noted that at this point, potentially more sites were identified than are now needed as the JCS housing figures for Kettering Borough were not confirmed. The recent work that Officers have been undertaking has been to provide a further shortlist of potential sites. The results of this work in summary form for each town area are presented in Appendix 1. Maps are also provided here which indicate the location and extent of the various sites under consideration.
- 3.4 In accordance with Government guidance, in considering sites, the emphasis is about sites being available, achievable and suitable. These criteria are explained below:
- Available - the issue is whether there is knowledge of any legal or ownership issues that might prevent the site's development. Generally, a site is considered to be available if the land owner has indicated that it will be released for development in a timely fashion. A site owned by a house builder should suggest greater certainty in this regard.

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- Achievable - the issue is whether there is confidence that the site will be developed during the period of the Local Plan.
- Suitable - the issue is whether the development of the site would contribute to the creation of sustainable, mixed communities.

3.5 To this end, Officers have continued to use a detailed assessment process and relevant planning policy to make these judgements. This methodology is set out in the previous published housing background papers. The summaries on each site found in Appendices 1 to 4 highlight the considerations and conclusions coming out of this assessment work.

3.6 Other government guidance also specifies that in allocating sites to promote development, it should provide detail on form, scale, access and quantum of development, where appropriate. Therefore, in carrying out the assessment work Officers have contacted landowners/ site promoters for up-to-date information about their site and intentions to develop it.

3.7 Given the passage of time, re-visiting the sites has highlighted, in some cases, where they are not available anymore or that there are issues with existing tenancies, or relocation requirements which need to be resolved prior to the sites becoming available for development. Where this affects particular sites, this is highlighted in the summary sheets as the sites may not become available in the short term or even in the plan period.

3.8 Although the Council has not needed to carry out a comprehensive 'call for sites' to identify sites for consideration, nevertheless some new sites have been put forward by site promoters. Details of these are included in the appropriate summary sheets for each town. Members may wish to consider if it would be appropriate to consider these sites in such circumstances, for example, where there is a potential shortfall of available and deliverable sites or it is felt that the sites could provide for a suitable growth option.

3.9 Consultations with technical/statutory consultees have been on-going. Where there are outstanding issues to resolve, these are being discussed with both these consultees and the site promoters, in order to conclude if there are substantive issues to resolve at this allocations stage as well as for the purposes of identifying design/ development principles for such sites which would be important to include in any allocation policy in the draft plan.

#### **4 RECOMMENDED NEXT STEPS**

4.1 Each of the town summaries provided at Appendices 1 to 4 set out a number of recommendations to proceed with making further progress to the allocation of housing sites in these locations. It is recommended that the steps set out in Section 4 of each of the reports concerning Kettering and Barton Seagrave,

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Burton Latimer, Desborough and Rothwell should be endorsed so that this work is carried out and brought back for Members consideration at the earliest opportunity, where required.

### **5. CONSULTATION AND CUSTOMER IMPACT**

- 5.1 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.

### **6. POLICY IMPLICATIONS**

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

### **7. USE OF RESOURCES**

- 7.1 The preparation of the SSP2 contained in this report will be met within the existing Development Services Planning Policy budget.

### **8. RECOMMENDATION**

#### **It is recommended that:**

- Members note the update given on the emerging draft list of housing allocation sites for the towns of Kettering and Barton Seagrave, Burton Latimer, Desborough and Rothwell in the emerging Site Specific Part 2 Local Plan.
- Members endorse the Officer's approach to proceed with this aspect of the Site Specific Part 2 Local Plan, as outlined in Section 4 'Recommended Next Steps'.

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#### **Previous Reports/ Minutes:**

Ref: Housing Land Supply  
Date: 27<sup>th</sup> January 2016

Ref: Site Specific Proposals Local Development Document – Progress Update and Programme  
Date: 2<sup>nd</sup> September 2015

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Ref: Site Specific Proposals Local Development Document – Housing Allocations  
Assessment of Additional Sites and Update Consultation  
Date: 30<sup>th</sup> January 2014

Ref: Site Specific Proposals Local Development Document – Housing Allocations  
Paper  
Date: 30<sup>th</sup> September 2013

Ref: Site Specific Proposals Local Development Document – Options Paper  
Date: 13<sup>th</sup> September 2012

Ref: Site Specific Proposals Local Development Document – Options Paper  
Date: 4<sup>th</sup> September 2012

Ref: Site Specific Proposals Local Development Document – Options Paper  
Consultation  
Date: 22<sup>nd</sup> February 2012