

Appendix 1- Kettering and Barton Seagrave Housing Site Options

1. Kettering's Housing Requirements

- 1.1 The housing requirement for Kettering and Barton Seagrave is set in the Joint Core Strategy (July 2016) as 6,190 dwellings in the plan period 2011-2031. As indicated in Table 2 in the main report.
- 1.2 Since 2011, Kettering and Barton Seagrave has experienced a number of sites coming forward for development. Between the period of 1st April 2011 and 31st March 2016 there have been 723 new dwellings completed. In terms of existing commitments, there are 4,941 dwellings, which excludes 1,620 beyond the plan period. In addition to this, there are 844 dwelling allocations within Kettering Town Centre Area Action Plan.
- 1.3 Given the above figures, there is an identified surplus in dwellings to meet the JCS requirements of 318 dwellings. However, a buffer of 10% in addition to the Joint Core Strategy requirement would mean a requirement for 301 dwellings.

2. Kettering Site Options (at January 2014)

- 2.1 At the Planning Policy Committee on 30 January 2014, Members resolved to agree a series of recommendations on sites. Plan 1 identifies the locations of those sites in Kettering and Barton Seagrave under consideration. It was concluded that all of the sites in Kettering and Barton Seagrave should be progressed as potential housing allocations in the SSP2.
- 2.2 Table K1 sets out the decisions on the next steps agreed at the Planning Policy Committee in January 2014 with regards sites at Kettering and Barton Seagrave.

Neighbourhood Plans

- 2.3 The South West Kettering (Headlands Community) Neighbourhood Forum and Plan Area was designated on 14th October 2015, and includes site KE/007 - Kettering Fire Station, Headlands and permitted sites located on St Michael's Road and Headlands. No significant progress on this neighbourhood plan has been made, and there is no pending timetable.

Table K1: Kettering and Barton Seagrave Site Options (as at January 2014)

Kettering Site reference	Site name	Site Area	Approximate yield of 30 dwellings per hectare (dph) unless otherwise stated (Provided in 30 January 2014 Committee Report.)	Status of site (agreed at PPC 30 January 2014)	Updated Indicative housing figures. (October 2016 – 2014 figure is counted if no figure provided)
KE/001	Scott Road Garages	0.43 ha	19	Further work required on a decision on its allocation for gypsy and traveller provision	25
KE/003	Former Kettering Football Club, Rockingham Road	1.62ha	88	Progress as housing allocation	88
KE/007	Kettering Fire Station, Headlands	0.59ha	37	Progress as housing allocation	17
KE/011	Land west of Kettering	16.96ha (12.09ha – developable area)	484	Progress as housing allocation	Outline planning application submitted (KET/2015/0551) for up to 350 dwellings.
KE/151	Glendon Ironworks	0.35ha	33	Progress as housing allocation	33
KE/152	Ise Garden Centre, Warkton Lane	0.43ha	15	Progress as housing allocation	15
KE/153	Factory adjacent to 52 Lawson Street	0.65ha	32	Progress as housing allocation	32
KE/154	Land to the rear of Cranford Road	2.5 ha (approx.)	88	New site - assessment required	60
KE/156	Land to the rear of 239 Barton Road	0.74ha	33	Progress as housing allocation	33
KE/184	Land adjacent to Abbots Way	1.5ha	20	Progress as housing allocation	20-25
Total			849		673

3. **Kettering Site Options Update (November 2016)**

Consultation with technical and statutory consultees

- 3.1 As part of the work in preparing the SSP2 and to ensure that previous information regarding the site assessments undertaken between 2012 and 2013 were still up to date in respect of previous comments, technical and statutory consultees have been asked to provide comments on the sites still under consideration. The following points have been made with relevance to all sites across Kettering and Barton Seagrave, although a number of issues have been raised here, in relation to specific sites also.
- 3.2 **Education** - Northamptonshire County Council (NCC) has provided comments in relation to school provision and capacity, and the potential impact of further development in Kettering and Barton Seagrave. It has been proposed that new developments in this area contribute to the new school on the West Hill development site. Also, it is evident that schools in Kettering such as Brambleside and Barton Seagrave have already been extended, therefore additional capacity may be needed beyond the new West Hill School. For Secondary education, new developments are expected to contribute towards additional provision, including the new school at East Kettering.
- 3.3 **Cultural Heritage** - NCC Archaeology team and Historic England have made a number of comments in relation to sites in Kettering and Barton Seagrave with regards to the impact on Cultural Heritage. From these it is apparent that there are a number of sites which have the potential to have a negative impact on the historic or cultural environment, although these impacts are likely to be able to be mitigated against.
- 3.4 More specifically, in relation to KE/151, Glendon Ironworks, comments suggest that enhancement of the surviving building would be preferred, however given the nature of the current use of the site, the suitability of the building for residential use and the viability of conversion are important considerations. However further clarification on this has indicated that is a preference and not a requirement. With regards to site KE/153, similar comments are made in relation to the enhancement of the surviving building, in this case a former shoe factory. However at present, most of the factory has been demolished with only a small part of the factory remaining.
- 3.5 **Contaminated and Unstable Land** - From comments provided by KBC Environmental Protection Team it is apparent that Kettering in particular lies on bedrock which has the potential to cause harm through arsenic poisoning. Therefore site owners have been made aware of this issue and been asked to provide an assessment of the ground and soil to ensure that development of the site will not result in the detriment of prospective residents. In addition

to this, the previous use of the site needs to be considered, as this is also a potential additional cause of contaminated land. The issue of land stability is also apparent from comments received, and as with contamination, an assessment of this is required to ensure development of the site is suitable.

- 3.6 **Highways and Access** - With the exception of site KE/156, which is explained in a latter section of this report, it is apparent that there are no significant constraints identified by NCC Highways in relation to highway capacity and access for the sites in Kettering and Barton Seagrave.
- 3.7 **Drainage and Water Infrastructure** - Anglian Water have provided feedback with regards to a number of criteria which have informed their conclusions with regards to both the capacity of the existing infrastructure, including both water and sewerage of the potential housing allocations in Kettering and Barton Seagrave.
- 3.8 This indicates if the existing infrastructure in the settlement, for Kettering and Barton Seagrave, is sufficient to accommodate growth, and determine the extent of potential improvements/upgrades that may be required.
- 3.9 For Kettering, no significant constraints have been identified in relation to the capacity of the existing infrastructure, however it is noted that capacity is limited or insufficient on a number of sites, most notably KE/007, KE/153 and KE/156. Under this criteria, water supply, the capacity of the nearest Water Recycling Centre (WRC) and the foul sewerage network have been assessed. However, Anglian Water has stated that these can be overcome through the necessary upgrades.
- 3.10 More specifically in relation to drainage infrastructure, no sites have been identified which require extensive new infrastructure, which has been determined through an assessment of the 'foul sewerage network capacity' by Anglian Water.
- 3.11 In addition to this, the capacity of the surface water network, although not deemed to be a constraint, Anglian Water advise that all applicants in relation to the identified sites, demonstrate that they have considered alternatives to discharging surface water such as Sustainable Urban Drainage Systems (SUDS).
- 3.12 **Flood Risk** - All sites have been looked at using information from the Environment Agency and NCC, the Local Lead Flood Authority. From this it is evident that no significant issues have been raised in relation to surface water flooding. However, National Planning Policy Framework (NPPF) Paragraph 103 requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is greater than one hectare and

located in Flood Zones 1, 2 and 3 defined as having a low, medium and high probability of flooding.

- 3.13 In relation to site KE/154 - Cranford Road, a small part of the site is identified as being between high risk and very low risk of ground water flooding. However this issue could be mitigated, and would therefore not be a reason itself for a site not being delivered.

Potential housing site options

- 3.14 **KE/001 - Scott Road Garages.** This site is a former garage site located off Scott Road to the north of Kettering. The site was previously considered as a potential gypsy and traveller site but Members discounted the site at 19th February 2014 Planning Policy Committee, on the basis that it was considered more favourable to bring the site forward as an affordable housing site due to its location adjacent an existing residential estate.
- 3.15 A key issue with the site is deliverability. The site is owned by Kettering Borough Council and a decision to sell the site with planning permission was made at Executive Committee on 12th March 2008. As a result, availability is confirmed. Officers are seeking a statement of intent from the site owners to confirm the anticipated delivery period, as without this, it cannot be concluded whether the site would be delivered over this plan period. Subject to this matter being concluded with a delivery period within the plan period, the site is considered favourably as it generally scores positively on the housing assessment criteria. Although the geology of the site and the historic use of nearby land poses a potential contaminated land risk and land stability issue for the site, these can be mitigated. It is acknowledged however, that these constraints need to be taken into account if the site is sold on to the open market for private development in order to avoid affecting site viability. On this basis, the site is recommended for progression as a possible housing allocation site.
- 3.16 **KE/011 – Land West of Kettering.** This site is subject to an application for outline planning permission for up to 350 dwellings (KET/2015/0551) this is due for determination shortly. It is yet to be decided whether the site should be included within the figure for the commitments for housing supply in Kettering.
- 3.17 One constraint that has been identified is the location of access to the site, as comments from consultation with NCC suggest that this is questionable as it may be difficult to gain access either onto Warren Hill or Gypsy Lane. Highways England have also indicated that there may also be an impact on Junction 7 of the A14.

- 3.18 As this site currently is subject to an outline application for residential development, it is considered that as there is no development on site, given the application is yet to be determined, this site is recommended for allocation. This is to ensure the site is used for residential development and this is essential given the size of the site and the contribution this site makes to the housing requirement for Kettering. This application is for 350 dwellings rather than 484 as indicated previously.
- 3.19 **KE/003 – Former Kettering Football Club, Rockingham Road.** The site is vacant and the owner has confirmed that the site is available for development, given that Kettering Town Football Club has relocated to an alternative location in Burton Latimer. No major constraints have been identified on the site, although as Members will be aware, development of the site will require the demolition of the existing football stadium. Comments from NCC Highways however do indicate that the site could be better if the adjoining Thunder Bowl site is included in order to secure an appropriate access. In addition to this, modification of the roundabout may resolve access from the front of the site from Rockingham Road. It is considered that this site is suitable to be progressed as a potential allocation.
- 3.20 **Site KE/007 – Kettering Fire Station, Headlands.** The site is currently operational as a fire station, and although the site has no major constraints under assessment criteria, development of the site would require relocation of the fire service and at present, no alternative location for this has been found. Although this site is not available immediately, it potentially could come forward as a longer term option for residential development within the plan period. Therefore, it is considered that although not available immediately, there is potential for this site to be considered a long term option for housing delivery in Kettering because of its locational advantages in an established residential area with convenient access to services and facilities.
- 3.21 **KE/151 – Glendon Ironworks, KE/152 – Ise Garden Centre, Warkton Lane and KE/153 – Factory adjacent to 52 Lawson Street.** Similarly, these three sites are all currently locations for business premises and exist as brownfield sites in Kettering. Therefore, as with KE/007, these sites can be considered as potential options for allocation in the longer term, in order to maintain a consistent supply of housing delivery within the plan period in Kettering and Barton Seagrave.
- 3.22 Site KE/151, currently in use as a steelworks business, is looking to relocate in the near future and therefore the site is likely to be vacant and available when this relocation is confirmed.

- 3.23 In comparison, both KE/152 and KE/153 have long term leases at present so are currently tenanted, as confirmed by the site owners. Although there is a desire for these sites to be allocated, there is less certainty compared to KE/151 on when the sites will become vacant at the end of the tenancies/leases. With regards to site KE/152, the site owner has indicated that land adjacent to the north which is also under the same ownership can be considered in conjunction with the existing site for allocation. The inclusion of this land is deemed logical, given its location adjacent to the East Kettering development and the current ownership of the site. However an indicative figure has not been provided for this site.
- 3.24 Comments from NCC Highways indicate that access to site KE/151 should be viable if the existing factory is demolished, therefore this site has been attributed a 'yellow' RAG rating, indicating that highway access could be achieved with minimal mitigation. The same rating has also been given to site KE/152, where considerations of layout and location of access are required. For site KE/153, there are two potential access points for this site, where access of Lawson Street is preferred, which has a 'green' RAG rating, with no or minimal mitigation is required, the alternative is Clarence Road which a 'yellow' RAG rating.
- 3.25 It is evident from the potential yield of these currently occupied sites, when combined, is significant and therefore in order to reach the requirement, it is considered that although these sites are not available immediately, their potential for longer term delivery within the plan period and lack of significant constraints, these sites can be looked on favourably. In part, this is because all three of these sites currently operate as businesses within residential areas and therefore are unlikely to cause any detriment to the local area, with the potential of enhancing the residential amenity of these areas.
- 3.26 **KE/156 – Land to the rear of 239 Barton Road.** With regards to site KE/156, comments in relation to highways and access suggest that access is only possible through East Kettering, as it has been deemed that access off either Barton Road or Acorn Close is unsuitable and therefore has been given a RAG rating of 'red' from NCC. This suggests that a very high level of mitigation is required. However at present, despite these concerns raised with the landowners, no information has been received at all in respect of delivery and the site yield, as well as the issue of access. Therefore at present this is deemed a significant constraint to development, despite no other major issues being identified on the site. It is therefore recommended that this site is not progressed as a housing allocation for the reasons mentioned.
- 3.27 **Site KE/184 - Land adjacent to Abbots Way.** No significant issues or barriers to development have been identified through the assessment

process and the site owners have confirmed an interest in making the site available for development. Although it should be noted that comments from NCC Highways suggest that there is a lack of public transport close to the site, however it is anticipated that the delivery of bus stops on the Thurston Drive development, when complete will address this issue sufficiently.

3.28 In addition to this, the KBC Environmental Protection have advised that given the sites location and proximity to the adjacent A14, sufficient mitigation would be required in order to reduce the impact on residential development on this site.

3.29 Therefore, there is confidence in taking this site forward as an allocation in principle for between 20 and 25 dwellings and is on this basis that a recommendation that this site should be progressed is founded.

3.30 **Site KE/154 - Land to the rear of Cranford Road.** This site is currently the subject of a pending outline planning application (KET/2016/0048) for approximately 60 dwellings. The application site varies slightly from the site allocation originally under consideration. As a result, the site now benefits access direct from Cranford Road, and is slightly smaller than the original site, extending behind 30 – 50 Cranford Road only, rather than behind 28 – 56 Cranford Road. The extent of the site now under consideration therefore reflects the extent of the site now being promoted which aligns with the pending planning application. Kettering East SUE surrounds the site, development has started on part of this SUE including a primary school which has been constructed and is accessed off Cranford Road.

3.31 Development has not yet commenced on land parcels R23 and R26 which are adjacent to KE/154. A Reserved Matters Application on Parcel R23 and R26 has a resolution to grant permission subject to the signing of a S106 Agreement. Development has not commenced on these parcels and as a result, the character of the area largely remains in agricultural use within open countryside. Policies within the Development Plan and the NPPF do not support isolated new dwellings within open countryside as this is intrinsically unsustainable. However, it cannot be ignored that once the Kettering East SUE progresses closer to the site with the offering of its own local service centre, site KE/154 will no longer be considered a remote rural site. The key issue therefore is a question of timing over the delivery of this site in relation to the adjacent Kettering East SUE.

3.32 Kettering East remains a committed site. This will continue over the plan period, and site KE/154 will not be an isolated housing development within countryside over time. Access to services will enhance significantly compared to how they score now, as will access to employment following completion of Roxhill and the employment area on Kettering East. The site

has been identified to have acceptable access, although it is also recommended that the site follows key design principles and achieves as much connectivity and integration with Kettering East as possible. As a result it is considered that within this plan period the delivery of this site will provide a sustainable form of development which outweighs the initial short term impacts arising from the sites current rural location outside of the existing settlement boundary. On this basis, the site is recommended for progression as a possible housing allocation.

3.33 **Promotion of further new sites (K2 and KE184a).** K2 – Land north of Gipsy Lane has been identified as a possible employment allocation site in the SSP2, but the land owner has been in contact with officers recently to request that the site is no longer considered for employment but rather for residential use. For the purposes of identifying this site on the accompanying plan it has been given the site reference “K2”, as this was the reference when the site was previously considered as an employment allocation. Given the site area, 2.9ha, assuming a density of 30dph, this would see the site accommodate approximately 90 dwellings.

3.34 This site has not been assessed but can be if Members wish it to be considered for its suitability for allocation; particularly given its siting within the existing town boundary. No public consultation has been undertaken on this site to date.

3.35 The owners of site KE/184 have bought the land adjacent to this site, currently the McAlpine depot, to the Council’s attention for potential allocation. Therefore, Members are asked whether they wish for further work to be undertaken on this site, for the purposes of identifying the site reference is KE/184a, in order to be taken into consideration as a potential housing allocation at this stage, despite no assessment or consultation being carried on this site to date. Given the site area, 8.7ha, assuming a density of 30dph, this would see the site accommodate approximately 261 dwellings.

3.36 The site is located in an employment area and consideration would need to be given to the appropriateness for residential or mixed use in this area. No public consultation has been undertaken on this site to date.

3.37 This potential addition, adjacent to KE/184 and the previously considered employment site K2, could potentially reduce the dependency on sites where deliverability and availability are uncertain.

4. Proposed next steps

4.1 As reported above, the total indicative quantum of development of all these sites (643 dwellings) could significantly exceed the number of allocations required (301 dwellings), even with the addition of a buffer.

- 4.2 A combination of some of the most appropriate sites is only required to make up the requirement of dwellings. However it is apparent given the indicative yields provided for those sites which are favourable, this includes KE/003, KE/151, KE/184 do not need the requirement. Furthermore, even with those sites which are uncertain but are still recommended for progression as allocations, these are sites KE/152, KE/153, KE/007 and KE/001, the requirement would still not be reached. Therefore it is evident that either those sites subject to planning applications, KE/011 and KE/154 or those newly identified sites are progressed as allocations. This is because the anticipated site yields for these sites, especially for the larger sites KE/011 and RA/084a would sufficiently make up the shortfall and provide the housing requirement adequately.
- 4.3 It is necessary to give further consideration to the prospects of sites K2 and RA/184a coming forward and in terms of their appropriateness to meet the remaining housing requirement for Kettering and Barton Seagrave.
- 4.4 It is recommended that the following work is undertaken and reported back to Members at the earliest opportunity in order to provide a more precise list from the current shortlist of potential housing sites in Kettering/Barton Seagrave (see Table K2):
1. If Members are minded, consider either or both of the new sites promoted (KE/184a and K2) for residential development and that these be assessed against the criteria set out in the Housing Allocation Background Paper.
 2. Consider against the overall quantum of development required for Kettering and Barton Seagrave and make recommendations from the shortlist of sites in terms of being developable and deliverable, for inclusion in the draft SSP2 as preferred sites.

Table K2: Kettering and Barton Seagrave – recommended next steps

Kettering and Barton Seagrave			
Site reference	Site name	Updated Indicative housing figures (October 2016)	Proposed next steps
KE/001	Scott Road Garages	25	Progress for consideration as housing allocation. Clarity is required on disposal.
KE/003	Former Kettering Football Club, Rockingham Road	88	Progress for consideration as housing allocation.
KE/007	Kettering Fire Station, Headlands	17	Progress for consideration as housing allocation, although relocation of current use is required.
KE/011	Land west of Kettering	Outline planning application submitted (KET/2015/0551) for up to 350 dwellings.	Progress for consideration as housing allocation, although the site is subject to a planning application.
KE/151	Glendon Ironworks	33	Progress for consideration as housing allocation. Site is occupied although relocation is likely.
KE/152	Ise Garden Centre, Warkton Lane	15	Progress for consideration as housing allocation, although site is occupied at present and depends on business use ceasing.
KE/153	Factory adjacent to 52 Lawson Street	32	Progress for consideration as housing allocation, although site is in use at present, a possible long term option.
KE/154	Land to the rear of Cranford Road	60	Progress for consideration as housing allocation, although site is subject to a planning application.
KE/156	Land to the rear of 239 Barton Road	33	Do not progress for consideration as housing allocation.
KE/184	Land adjacent to Abbots Way	20-25	Progress for consideration as housing allocation
	Indicative total	640 (excluding KE/156)	