

Appendix 2 - Burton Latimer Housing Site Options

1. Burton Latimer's Housing Requirements

1.1 The Joint Core Strategy (July 2016) sets a housing requirement for Burton Latimer of 1,180 dwellings over the plan period of 2011 – 2031. Since the beginning of this period, Burton Latimer has received higher than expected levels of housing growth, resulting in an initial surplus provision of housing. This over provision is made up of existing commitments [where planning permission has already been granted], and completed dwellings [where recently permitted developments have already been built]. The identified net housing requirement over the plan period for Burton Latimer is set at minus 94 dwellings, which is increased to 24 dwellings if a 10% housing requirement buffer is provided for.

2. Burton Latimer Site Option (at January 2014)

2.1 At the Planning Policy Committee on 30th January 2014 Members resolved to endorse officer comments and proposed next steps to proceed with the identification of housing sites. The location plan (plan 2) of Burton Latimer identifies the sites under consideration. At that time, it was recommended that sites BL/038, BL/039, BL/042, BL/044, BL/047, BL/057 and BL/180 were progressed as housing allocations. In addition, site BL/182 which was promoted through the consultation process was recommended for assessment using the housing assessment criteria, in order to establish whether it should also be progressed as a potential housing site. Table BL1 (below) sets out the decisions on the next steps agreed at this committee meeting with regards sites in Burton Latimer.

2.2 At present, a neighbourhood plan is not being prepared for the Burton Latimer area. As a result, there are currently no additional housing sites being considered for delivery over the plan period through this process.

2.3 Sites BL/180 and BL/042 have been granted planning permission which has been implemented; both sites are currently being built out. As a result, they are sufficiently progressed to the extent that their allocation is not required. Their yield is accounted for in the commitments / completions figures for Burton Latimer.

2.4 Sites BL/038, BL/039, BL/057 also benefit from extant planning permission but remain unimplemented. However, for the aforementioned reason, these sites have been included in commitment figures which inform the current estimated housing need for Burton Latimer. There remains a risk however, that these planning permissions may expire if they are not implemented, and are therefore recommended for retention as potential housing site allocations within the draft pre-submission plan to ensure a shortfall is avoided (i.e. these would not add or

contribute towards the 24 dwellings required as they have already been taken into account).

Table BL1: Summary of Potential Housing Allocations (October 2016)

Site reference	Site name	Site area	Approximate yield (Provided in 30 January 2014 Committee) unless otherwise stated.	Status of site (agreed at PPC 30 January 2014)	Planning permission granted?
BL/038	BL Site 11. Land adjacent to the Bungalow	0.45 ha	14	Progress as housing allocation	Yes
BL/039	BL Site 20. Site to the rear of Regent Road	0.3 ha	9	Progress as housing allocation	Yes
BL/042	Finedon Road	2.37 ha	35 permitted	Progress as housing allocation	Yes (commenced)
BL/044	Land to the West of Kettering Road	1.66 ha	22	Progress as housing allocation	No
BL/047	Land to the North of Church Street	0.91 ha	15	Progress as housing allocation	No
BL/057	Bosworth Nurseries and Garden Centre	2.79 ha	84 (Resolution to grant planning permission on part of the site. Identify the rest of the site as a potential allocation).	Progress as housing allocation	Yes
BL/180	Land to the North of Higham Road (including land to the north)	12ha	348 dwellings	Progress as housing allocation	Yes (commenced)
BL/182	Northwest of BL/180 and south of BL/050 (NEW SITE)	2ha	60 dwellings	New site - assessment required	No
TOTAL		22.48 ha	587 Dwellings		

3. Burton Latimer Options Update (November 2016)

Consultation with technical and statutory consultees

- 3.1 As part of the work to assess possible sites and ensure that previous site assessments undertaken between 2012 and 2013 are still up to date in respect of previous comments, these technical and statutory consultees were asked to provide comments on the sites under consideration. The following points made with particular relevance to all sites in Burton Latimer and are summarised below.
- 3.2 **Education** – Consultation responses received from Northamptonshire County Council Education have highlighted for all sites in Burton Latimer that additional development will necessitate the need for a new school. No suitable sites have

been identified. This is because St Marys C of E Primary School has already been extended, and Middleside Infants and Primary School is too constrained and Barton Seagrave Junior and Primary School is at capacity. Secondary School contributions would also be required from all developments. Northamptonshire County Council Education has provided Kettering Borough Council with a Burton Latimer specific report detailing local need. Kettering Borough Council has sought to engage Northamptonshire County Council in discussions in order to seek further information regarding locational and capacity requirements for new schools, but no new information has been made available on these matters.

- 3.3 **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.
- 3.4 BL/182 is now the only site under consideration which the Environment Agency gave comment on within Burton Latimer. In this instance, an appropriate FRA is required to demonstrate flood risk is not increased, and consider the vulnerability of those living nearby, including safe access/egress and overall safety of the development's occupants.
- 3.5 **Land Contamination** - Due to the former/existing use of a site for agricultural purposes, or due to the underlying geology present throughout Northamptonshire, the land in this area could be contaminated either through chemical residues from former uses or by naturally occurring arsenic. Where these issues are evident on sites now being considered, KBC's Environmental Protection Team have stated that a full ground investigation will be required to ascertain any levels of contamination and prevent unacceptable risk to future occupants of these sites through appropriate mitigation.
- 3.6 **Drainage, Water and 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.
- 3.7 This indicates if the existing infrastructure in the settlement, for Burton Latimer, is sufficient to accommodate growth, and determine the extent of potential improvements/upgrades that may be required.

- 3.8 For Burton Latimer, 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 BL/038, BL/044, BL/047, BL/057, BL180, BL/182.
- 3.9 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 can be overcome with necessary improvements/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).

Potential Housing Site Options

- 3.12 The remaining three sites (which are all located within the existing town boundary) have been subject to an up-to-date assessment using the established housing assessment criteria. They are located in two broad areas of the town:

North area - BL/044

East Area – BL/047, and BL/182.

Assessment of these sites has raised the following issues which are relevant to the decision-making since the previous assessment work was carried out.

- 3.13 **Site BL/044 (Land to the West of Kettering Road)** - This is a highly sensitive site currently in use as a working farm, located partially within the Burton Latimer Conservation Area and incorporating a Grade II listed building [Home Farm] and located adjacent a Grade I listed building [Burton Latimer Hall]. Adjacent the east side of the site (fronting Kettering Road) is an area of proposed Historically and Visually Important (HVI) Local Green Space associated with Burton Latimer Hall. Development of the site therefore requires a careful approach to ensure that the special interest of relevant heritage assets are protected.
- 3.14 The site scores positively for vehicular access, and subject to sensitive design, has the potential to enhance the visual appearance of this part of the town. It

should be also noted that the owner is promoting the site for delivery within 6-10 years. In conclusion, development of the site has the potential to enhance its appearance through the removal of utilitarian agricultural buildings. The site is under the full control of the site owner and is deliverable in the short to medium term of the plan. The site has the potential to deliver 20 dwellings or slightly higher (depending on final design). It is therefore likely that the site could meet the local housing need. There is the potential to relocate the existing farm to a rural setting which would be appropriate. The site also has good vehicular access. It is therefore concluded that the site be recommended for progression as a potential housing allocation.

3.15 **Site BL/047 (Land to the North of Church Street)** - This site is located within the Burton Latimer Conservation Area, incorporating a number of Grade II listed buildings (101 Church Street and associated buildings) which enclose the site from the south.

3.16 The key issue affecting this site is vehicular access as NCC Highways identify a single access point located on an inside bend on Church Street which has insufficient width and visibility to enable viable vehicular access. The access therefore scores red through the rag rating system, as acquisition of additional land would be required in order to provide a more suitable access point.

3.17 The agent was contacted about this issue and has been instructed by their client not to progress matters. As a result, the site will not be promoted and is unavailable. In conclusion, it is recommended that the site be discounted.

3.18 **Site BL/182 (land northwest of BL/180 and south of BL/050)** - BL/182 is a recently introduced site located north of existing development located off Higham Road, Burton Latimer, and was not subject to prior assessment. The current use of the site is agriculture.

3.19 A key issue with this site is vehicular access, which is dependent upon the co-operation of third party land owners. The site owner has not made progress with any adjacent land owners to secure vehicular access, but has provided details of potential access routes. These were recently submitted in order to overcome NCC Highways objections which resulted in the site being scored red (very constrained and would require a very high level of mitigation or mitigation is not possible) due to the only known access point being via a private road from the adjacent Linden Homes site which will be substandard and is considered to have insufficient capacity. NCC Highways are currently being consulted on the recent submission of additional information. However, it is currently concluded that the yield of this site exceeds the required housing need for Burton Latimer by some margin. In addition, in the absence of a secured access (with third party agreement) built to sufficient standards there is also uncertainty over whether the site can be delivered within the plan period. As a result, it is recommended that this site be discounted.

4 Proposed next steps

- 4.1 Based on the current status of the remaining sites in Burton Latimer as set out above, site BL/044 is considered to be developable and deliverable within in the plan period and can contribute to meeting the JCS requirements. It is recommended that site BL/044 should be identified as a preferred housing site for inclusion in the draft plan.

Table BL2: Burton Latimer Next Steps

Burton Latimer			
Site reference	Site name	Updated Indicative housing figures (October 2016)	Status of site
BL/044	Land to the west of Kettering Road	22	Progress as housing allocation.