

**BOROUGH OF KETTERING**

**PLANNING POLICY COMMITTEE**

**Meeting held: 1<sup>st</sup> November 2016**

**Present:** Councillor Mike Tebbutt (Chair)  
Councillors Duncan Bain, Ash Davies, Ruth Groome, Ian Jelley and Mark Rowley

**16.PP.16      APOLOGIES**

Apologies for absence were received from Councillor Jan Smith.

**16.PP.17      DECLARATIONS OF INTEREST**

Councillors Tebbutt, Groome and Jelley declared personal interests in Item 6 on the agenda (Site Specific Part 2 Local Plan – Housing Land Allocations (Towns)) as members of town councils in the Borough. It was also noted that Councillor Tebbutt was a resident of Ise Vale Avenue, Desborough.

**16.PP.18      MINUTES**

**RESOLVED**            that the minutes of the meeting of the Committee held on 21<sup>st</sup> July 2016 be approved and signed as a correct record by the Chair.

It was noted that several issues arising from the minutes would be followed-up in future:-

- Accessible Open Space Maps
- Protection of the Ise Valley (Policy 20)
- Update on the Building Regulations
- Buildings for Life

**16.PP.19      NORTH NORTHAMPTONSHIRE JOINT CORE STRATEGY (PART 1 LOCAL PLAN) AND SITE SPECIFIC PART 2 LOCAL PLAN PROGRAMME**

A report was submitted to update Members of the adoption of the North Northamptonshire Joint Core Strategy and to agree the programme for progressing the site Specific Part 2 Local

Plan; and to inform Members on the proposed approach to developing the Spatial Portrait, Vision and Outcomes for the Site Specific Part 2 Local Plan.

It was noted that at the previous meeting Members received a verbal update to announce that the North Northamptonshire Joint Core Strategy had been adopted subject to a six week period which allowed for any High Court challenge. That period had since passed with no legal challenge made.

Members recalled that on 2<sup>nd</sup> September 2015, a report was presented to, and agreed by Members updating on the progress and programme for completing the Part 2 Local Plan. There had been slippage in the programme, in part due to a delay in adopting the JCS following Examination in November 2015, but also to take account of the need for additional evidence gathering in some areas of the Plan. Particular areas requiring additional resource included Open Space and Recreation provision, Green Infrastructure Strategy, and Employment Land Allocations.

The revised programme for progressing the Part 2 Local Plan was therefore proposed as follows:

- Draft Plan for consultation – March 2017
- Pre-Submission Plan for consultation – July 2017
- Submission to Secretary of State – September 2017
- Examination – December 2017
- Receipt of Inspector's Report – May 2018
- Adoption – July 2018

The Spatial Portrait, Vision and Outcomes for the Part 2 Local Plan would be an opening introductory chapter to the Plan, setting the spatial context for Kettering Borough as an administrative area, and its characteristics and position within the surrounding area. It would describe the relationship between the Part 1 and Part 2 Local Plan, seeking to tie the two together into a cohesive, strong set of policies to take growth forward to 2031.

Taking the agreed JCS vision as a starting point the SSP2 vision will be locally distinctive to Kettering Borough, and would set out how this plan would deliver the wider North Northamptonshire vision within its own context. It would draw upon relevant Kettering Borough Council corporate strategies and plans, including the Sustainable Community Strategy. An initial draft copy of the Spatial Portrait, Vision and Outcomes was provided at Appendix 2 of the report.

It was noted that responses from all statutory consultees and all others would be taken into account during the consultation, the format of which was to be agreed by Members.

**RESOLVED** that Members

- 1) Noted the update on the adoption of the Joint Core Strategy;
- 2) Agreed the timescales for the preparation of the Site Specific Part 2 Local Plan at paragraphs 2.5 to 2.7; and
- 3) Noted and agreed to the proposed approach to work on the draft Spatial Portrait, Vision and Objectives for the Site Specific Part 2 Local Plan at paragraph 2.8 to 2.9.

**16.PP.20 SITE SPECIFIC PART 2 LOCAL PLAN – HOUSING LAND ALLOCATIONS (TOWNS)**

A report was submitted 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 were under consideration for allocation in the draft Site Specific Part 2 Local Plan, and for Members to endorse the 'next steps'.

The JCS proposed a housing requirement for Kettering Borough for the period 2011-2031 of 10,400 dwellings, this equated to an annual average dwelling completion rate of 520 dwellings per annum.

Members also recalled 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. Officers had prepared an update to the April 2015 base date report.

The SSP2 would need to allocate enough land to meet the housing requirements in the JCS. Through the earlier work on the plan, a number of sites had advanced through this committee in September 2012 and January 2014 for support as allocations in this plan. There remained however a number of sites at various settlements within the Borough yet to be progressed towards allocation, and Officers had been undertaking further technical work to resolve their suitability. The results of the work for each of the four towns were set out in Appendices 1 to 4 of the report along with setting out the

available options to allocate sites. Sites for consideration in the rural area would be considered at the next Planning Policy Committee due to take place on 23rd November 2016.

It was noted that in the cases of Kettering/Barton Seagrave and Burton Latimer recent developments which had been taking place in these towns or where there were outstanding commitments to do so were contributing significantly to meeting the individual towns JCS minimum housing targets and there was not a requirement to identify further sites. There was still a need to make some further allocations in both Desborough and Rothwell.

Whilst it appeared that the Council could call upon sites to make this provision, it could not rely on all sites coming forward within the plan period. It must therefore ensure that sufficient land was identified to provide a reasonable oversupply to reduce the risk of identifying inadequate land to meet the growth needs of Kettering Borough. It was proposed that an additional buffer of 10% of the total housing requirement was included in the sites identified in the SSP2. This approach was consistent with previous work and assumptions carried out on the SSP2 at the Options stage. This would mean that there was a need to allocate sites of varying amounts across all four towns.

Councillor Groome proposed and Councillor Jelley seconded and it was

**RESOLVED** that an additional buffer of 10% of the total housing requirement be included in the sites identified in the SSP2

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. 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.

Members heard two further sites had come forward. As these sites were submitted outside of the consultation process Members agreement would need to be sought to progress.

Members considered the site options as follows:

Kettering/Barton Seagrave

Members received an update on the housing requirements for Kettering and Barton Seagrave and where further work was needed to be done. It was noted that there was an identified surplus of 318 dwellings to meet the JCS requirement. However, a buffer of 10% in addition to the JCS requirement would mean a residual requirement for 301 dwellings.

Members received updates on each site and heard that two new sites had been identified, K2 – Land to north of Gipsy Lane and KE/184a (adjacent to KE184) - Land at Abbots Way. Members were asked whether they wished for further work to be carried out on these sites despite no assessment or consultation being carried out to date.

Members discussed the need for the delivery of a roundabout if sites KE011 and K2 were progressed.

Concerns were raised regarding the progression of site KE007 due to congestion in the area from the school and the relocation of the current use.

Members felt that all the sites had possibilities to be put forward for allocation requirements but could not be sure they would be built on.

Councillor Davies proposed and Councillor Rowley seconded and it was

- RESOLVED**
- i That work was to be 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 as outlined in table K2
  - ii To consider both of the new sites promoted (KE/184a and K2) for residential development and these be assessed against the criteria set out in the Housing Allocations Background Paper; and
  - iii To consider 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.

#### Burton Latimer

Members heard that the Joint Core Strategy (July 2016) set 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 had received higher than expected levels of housing growth, resulting in an initial surplus provision of housing. This over provision was 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 was set at minus 94 dwellings, which was increased to 24 dwellings if a 10% housing requirement buffer was provided for.

It was noted that all sites had planning applications in place apart from BL/044, BL/047 and BL/182.

Due to problems with vehicular access to sites BL/047 and BL/182 it was recommended that these sites be discontinued.

Councillor Groome stated that she would abstain from the vote if site BL/044 was put forward as she was not sure how this would be viewed by the residents of Burton Latimer. She also felt that site BL/182 could be developed as a smaller site but no confirmation had been received from the land owner or site operator regarding this.

Following discussions Councillor Groome proposed and Councillor Bain seconded and it was

**RESOLVED** that further work be carried out with the site promoters for site BL/182 and this site along with site BL/044 be brought back to a future committee for consideration.

#### Desborough

Councillor Pearce of Desborough Town Council addressed the committee and expressed concerns regarding the adoption of the Desborough Neighbourhood Plan. She also suggested that as sites DE/063 and DE/067 had received the same Amber RAG rating from NCC Highways but different conclusions regarding the outcomes for the sites, it could be seen as one site being favoured over the other.

Councillor Soans addressed the committee on behalf of

Desborough Town Council and stated that the Town Council supported all recommended sites with the exception of site DE/210 which had recently had a planning application refused due to it being an area of natural beauty. The committee were assured there was massive local opposition to this site being developed and requested that it not be progressed as a housing allocation.

Mr Connaughty, a resident of Sycamore Drive, Desborough addressed the committee and voiced his concerns regarding site DE/210 following the refusal of planning permission on the site and the objections of residents and Desborough Town Council, and requested that the site be removed from the housing allocation.

Members heard that the 10% buffer in addition to the JCS requirement would mean a requirement for 407 dwellings for this town.

The report outlined the potential cumulative impact on Highways and Education for Desborough and Rothwell.

The total indicative capacity of development of all the sites detailed in table D2 (683 dwellings) could significantly exceed the number of allocations required, even with the inclusion of a buffer. A combination of some of these sites was, therefore, only required to make up the requirement of 407 dwellings.

However, this relied on knowing whether sites DE/063, DE/067 and DE211 had the potential to accommodate development and their number. At present the total indicative figure was some 350 dwellings. It was necessary to give further consideration to the prospects of these sites coming forward and in terms of their appropriateness to meet the remaining housing requirement for Desborough.

In order to make up a combination of sites of c.400 dwellings, this was likely to incorporate a large site as this figure could not be met through several of the small sites and would rely on them all coming forward. There was also the prospect of including DE212 which if suitable in assessment terms could deliver c.90 dwellings. Another site had also come forward off Harborough Road which was recommended for discussion.

Members stressed the importance of Desborough and Rothwell being considered collectively with regards to Highways and Education and it was

**RESOLVED** that further work be undertaken as set out below 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 detailed in table D2 along with the new site identified on Harborough Road

- i. Clarify outstanding issues with the site promoter/landowner with regards DE/063, DE/067 and DE/211 before concluding on appropriateness of these sites for allocation;
- ii. Consider “site ref. DE/212”, and an assessment of the site assessed against the criteria set out in the Housing Allocation Background Paper be undertaken;
- iii. Clarify the extent of infrastructure requirements for the town of Desborough and the likelihood of any cumulative impacts which need to be addressed;
- iv. Following on from work identified in steps 1 to 3, consider the overall quantum of development required for Desborough and make recommendations from those remaining on the shortlist of sites, in terms of being developable and deliverable, for inclusion in the draft SSP2 as preferred sites; and
- v. Consider Desborough and Rothwell as a collective with regards to Highways and Education

### Rothwell

Members heard that the identification of land to accommodate a further 150 dwellings to meet the JCS requirements was required to be identified in the Site Specific Part 2 Local Plan. However, a buffer of 10% in addition to the JCS requirement would mean a requirement for 269 dwellings for this town.

It was noted that traffic in Rothwell Town Centre was an issue and the cumulative impact of sites would need further assessment.



The sites identified exceeded the requirement by a considerable amount and the 269 dwellings could be accommodated by one large site or a combination of smaller sites.

Members stressed the importance of developing a Rothwell and Desborough Area Action Plan, stating the towns needed to be considered as a single unit working together with developers regarding access, infrastructure and education.

Following discussions Councillor Jelley proposed and Council Davies seconded and it was

**RESOLVED** that further work be undertaken as set out below and reported back to Members at the earliest opportunity in order to ensure that all reasonable alternatives are considered prior to making a final decision on potential housing sites:

- i. Consider site reference RO/222, and an assessment of the site against criteria set out in the Housing Allocations Background Paper be undertaken;
- ii. Further discussions take place with the promoters of site RO/088a in relation to phasing of this site.
- iii. Further attempts be made to engage with the site promoter for RO/086 and RO/202 in relation to availability and deliverability of this site.
- iv. Consider Desborough and Rothwell as a collective with regards to Highways and Education

#### **16.PP.21 NEIGHBOURHOOD PLAN PROGRESS REPORT**

A report was submitted which informed Members of progress on Neighbourhood Planning in the Borough.

It was reported that there were now seven Neighbourhood Plans

being formally progressed in the Borough, the details of which were set out in the report.

*(The meeting started at 6.30 pm and finished at 8.25 pm)*

Signed .....  
Chair

AN