

BOROUGH OF KETTERING

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Report Originator	Head of Development Services	Fwd Plan Ref No:	
Wards Affected	All	5 September 2017	
Title	SITE SPECIFIC PART 2 LOCAL PLAN – UPDATE		

1. PURPOSE OF REPORT

To update Members on the progress being made on the preparation of the Site Specific Part 2 Local Plan (SSP2) evidence gathering, specifically in relation to technical studies to guide the preparation of emerging planning policies.

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); the Northamptonshire Minerals and Waste Local Plan Update; and any made Neighbourhood Plans. The Gypsy and Traveller Site Allocations policy is planned to be added as a standalone document in the future.
- 2.2 The Joint Core Strategy (JCS) provides a set of strategic planning policies for Corby, Kettering and Wellingborough Borough Councils, and East Northamptonshire District Council. Whereas, the Site Specific Part 2 Local Plan (SSP2) will provide local planning policies to cover Kettering Borough, and will include the identification of sites for housing, employment, recreation and other land uses.
- 2.3 In recent months, a number of reports have been brought to this Committee concerning the housing targets for Kettering Borough. Whilst these targets are already determined through the JCS, and form the basis for the distribution of housing for each of the four towns and the rural area, the SSP2 will identify the further allocation of sites.
- 2.4 To date, Members have agreed a series of 'next steps' covering the towns and villages. A set of draft chapters covering the villages were agreed at the committee meeting on 5th July 2017, and Members endorsed a draft list of village housing allocation sites for inclusion in the draft SSP2. In the case of particular sites at Broughton, Cranford, Geddington, Newton and Stoke Albany, it was agreed there was still some technical work to be completed before concluding on their suitability, such as odour assessment work which was required to be carried out in certain weather conditions. Officers expect to be able to report on the progress that has been made regarding these sites and make recommendations

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as to whether they are suitable to allocate at the next meeting of this Committee on 4th October 2017.

- 2.5 Officers are also in the process of advancing various aspects of the Plan's evidence base, and supporting communities in the preparation of their Neighbourhood Plans. A summary of the progress being made with some of this is provided below.

Emerging Neighbourhood Plans

- 2.6 As previously reported, four parishes in the rural area have currently been designated as Neighbourhood Plan areas. These are at Broughton, Mawsley, Great Cransley and Pytchley. The towns of Desborough and Rothwell have also been designated as Neighbourhood Plan areas. Within Kettering a Neighbourhood Forum has been designated covering South West Kettering (Headlands Community). A pre-submission draft of the Desborough Neighbourhood Plan is currently undergoing public consultation, and the Broughton Neighbourhood Plan has been provided to officers for further comment prior to formal submission of the Plan. When the Plan has been submitted the Council is responsible for publicising the Plan and arranging for the independent examination and referendum to take place.
- 2.7 It is important to re-iterate that at this stage in the preparation of the SSP2, and given that the neighbourhood plans are still working their way towards Examination and subsequent Referendum, the view of officers is that it is prudent to retain coverage of these areas within the SSP2. The Council has a statutory duty to prepare the Development Plan. Until Neighbourhood Plans have been through a successful examination and the community have voted in favour of the Neighbourhood Plan at referendum there is a risk that Neighbourhood Plans could be unsuccessful or delayed in coming forward. The Council needs to ensure that it safeguards local areas should anything untoward happen with a Neighbourhood Plan. Therefore until such a time that the Neighbourhood Plan can be incorporated into the Development Plan, work in preparing the SSP2 will continue to include areas covered by emerging Neighbourhood Plans.

Relevant Background Papers and Evidence Base for the SSP2

- 2.8 There are a number of Background Papers which have been prepared as an evidence base to inform the emerging SSP2 and these have been considered by the Planning Policy Committee in their preparation or when making reference to the documents in the consideration of the potential housing sites and draft village chapters. These include papers on Settlement Boundaries; Historically and Visually Important Local Green Space; Rural Masterplanning Report; Facilities Audit; and Town Centre Health Checks. (*Copies of the documents are available for inspection in the Member's Room*).

Green Infrastructure Delivery Plan

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- 2.9 The North Northamptonshire Joint Core Strategy identifies a number of Sub-Regional Green Infrastructure (GI) corridors which are priority areas for investment and enhancement. These corridors are complemented by further Local GI corridors; providing opportunities for projects and investment at a smaller local scale and to re-enforce the Sub-Regional GI Strategy.
- 2.10 The North Northamptonshire Green Infrastructure Delivery Plan (May 2014) (GIDP) identifies key green infrastructure projects already planned or underway. The GIDP demonstrates how specific actions will deliver strategic policies to increase the amount and benefits of GI across North Northamptonshire.
- 2.11 The Council is seeking to develop a district level delivery plan which will build on work undertaken, as described above. The River Nene Regional Park has recently been appointed to undertake this work. The intention is that this will provide information and evidence to support the identification of a district level GI network for Kettering Borough to support and enhance the network of sub-regional and local GI corridors identified in the JCS. This work will form an evidence base to support policies and proposals in the Site Specific Part 2 Local Plan and provide partners and stakeholders with a series of projects for inclusion in a GI Delivery Plan. It will prioritise, guide and co-ordinate activities and will support the enhancement of Green Infrastructure in Kettering Borough.

Timeframe: mid-November 2017

Employment Land Study

- 2.12 East Northamptonshire District Council and Kettering Borough Council are looking to work together to commission consultants to undertake a study to aid the policy formulation for jobs provision, site allocations and assessments in their respective Part 2 Local Plans. The key objectives for the project will be:
- To provide an overview of market conditions and opportunities in respect of local employment provision operating within the East Northamptonshire/Kettering administrative areas; and
 - To assess the future suitability of employment land and premises from a market business perspective. This will be undertaken using the agreed methodology and help in making appropriate recommendations of the most sustainable sites.

Timeframe: 3 months (T.B.C. on appointment of consultants)

Open Space, Sports and Recreation Needs and Opportunities Assessment (comprising an Open Space Strategy, Sports Facilities Strategy, and Playing Pitch Strategy)

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2.13 Work is required to update the existing evidence base on open space, sports and recreation needs and opportunities. This work will need to:

- Update the existing 2007 Open Space Needs Assessment and Sports Facilities Strategy and Action Plan 2011 – 2021
- Align with the policies of the JCS and accord with Sport England's Guidance and other nationally recognised guidance
- Audit existing open space, sports and recreation facilities and establish those facilities which require protection
- Identify existing and future needs and opportunities for new provision
- Establish communication links with national governing bodies, local sports club/ organisations operating within the Borough, as well as other service areas within the Council

Timeframe: 9 -12 months (T.B.C. on appointment of consultants)

Further transport analysis of potential housing sites in Desborough and Rothwell

2.14 As part of assessing the likely impact of housing sites on the highway network, there are a number of transport models that can be used that are appropriate at different scales. For the Joint Core Strategy, the Northamptonshire Strategic Transport Model was used as it was most appropriate for assessing the cumulative impacts of strategic urban extensions and major transport infrastructure improvements. For smaller scale sites, such as those coming forward through the SSP2, for Rothwell and Desborough, and assessing the potential cumulative highway impacts of development a spreadsheet model is more appropriate.

2.15 The first stage in creating a spreadsheet model is to identify the number of trips generated at each site based on the number of dwellings proposed and trip rates from other equivalent sites (extracted from TRICS^[1]). Once the trip generation has been calculated, the spreadsheet model is used to allocate the trips generated at each site onto the highway network based on known trip distributions (calculated using the recent census travel to work data) and the journey route choice.

2.16 Through this process, the number of additional trips expected through certain key junctions can be identified and a combination of sites can be assessed relatively easily to identify how different options for growth will impact, in particular in the town centres and connecting to the A14 junctions.

^[1] TRICS (Trip Rate Information Computer System) is a database of trip rates for developments used specifically to quantify the trip generation of new development.

Timeframe: results expected during September 2017.

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2.17 The table below shows the chapters for inclusion in the SSP2 and the topics currently being considered for inclusion within them.

Introduction – spatial portrait, vision and objectives
Location of Development – scale, reuse and development of rural buildings, HGV parking facilities
Housing – affordable housing, housing mix, housing density
Employment – safeguarding land, new allocations, live/work units
Town Centres and Community Facilities – town centre boundaries, retail allocations, other town centre uses, protecting community facilities
Natural Environment and Heritage – flood risk and sustainable water management, green infrastructure, biodiversity, historically and visually important open space allotments, and locally listed buildings
Tourism and Leisure – including recreation
Urban Settlement Sections – Burton Latimer, Desborough, Kettering and Barton Seagrave, and Rothwell
Rural Area Sections – rural strategy, and each village settlement
Monitoring and Review Section – framework through which the delivery of the Plan will be checked

2.18 When completed, the full Draft Plan will also be accompanied by an Interim Sustainability Appraisal (incorporating Strategic Environmental Appraisal) and Habitats Regulation Assessment which will provide consultees with information on the implications of the Plan and different options presented. The findings will be reported to Members at a later meeting, when the Draft Plan has been assessed in full.

3 CONSULTATION AND CUSTOMER IMPACT

3.1 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.

4 POLICY IMPLICATIONS

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

5. USE OF RESOURCES

5.1 The cost of preparation of the SSP2 will be met within the existing Development Services Planning Policy budget.

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6. RECOMMENDATION

That Members note the update given on the preparation of the Site Specific Part 2 Local Plan.

Contact Officer: Carry Murphy – Development Team Leader (Planning Policy)

Previous Reports/ Minutes:

Ref: Site Specific Part 2 Local Plan – Housing Land Allocations (Villages)

Date: 5th July 2017

Ref: Site Specific Part 2 Local Plan – Housing Land Allocations (Villages) Date: 19th April 2017

Ref: Site Specific Part 2 Local Plan – Housing Land Allocations (Villages)

Date: 23rd November 2016

Ref: Site Specific Part 2 Local Plan – Housing Land Allocations (Towns)

Date: 1st November 2016

Ref: Housing Land Supply

Date: 27th January 2016

Ref: Site Specific Proposals Local Development Document – Progress Update and Programme

Date: 2nd September 2015

Ref: Site Specific Proposals Local Development Document – Housing Allocations Assessment of Additional Sites and Update Consultation

Date: 30th January 2014

Ref: Site Specific Proposals Local Development Document – Housing Allocations Paper

Date: 30th September 2013

Ref: Site Specific Proposals Local Development Document – Options Paper

Date: 13th September 2012

Ref: Site Specific Proposals Local Development Document – Options Paper

Date: 4th September 2012

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Ref: Site Specific Proposals Local Development Document – Options Paper
Consultation

Date: 22nd February 2012