

BOROUGH OF KETTERING

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Report Originator	Head of Development Services	Fwd Plan Ref No: -	
Wards Affected	All	4 October 2017	
Title	SITE SPECIFIC PART 2 LOCAL PLAN – COVERING 1) HOUSING LAND ALLOCATIONS (BROUGHTON, CRANFORD, GEDDINGTON, NEWTON AND STOKE ALBANY). 2) DRAFT CHAPTERS FOR KETTERING AND BURTON LATIMER		

1. PURPOSE OF REPORT

To update Members on the assessment of sites for allocation purposes in a number of villages and for Members to agree to those sites being recommended for inclusion in the draft Site Specific Part 2 Local Plan (outlined in Section 3); and

For Members to comment on the draft text chapters covering Kettering and Burton Latimer (outlined in Section 4) to be developed further and published for consultation purposes.

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 (July 2017); and any made Neighbourhood Plans.
- 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 The housing targets for Kettering Borough have already been determined through the JCS, and form the basis for the distribution of housing for each of the four towns in the Borough as well as the rural area.
- 2.4 Members will recall a series of reports have been brought to this Committee concerning the sites being considered for allocation as housing sites in the SSP2. Most recently on 19th April 2017 (Minutes 16.PP.34 refers), a number of sites were agreed to be included as draft housing allocations within the villages.

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Amongst these a number of others sites at Broughton, Cranford, Geddington, Newton and Stoke Albany were discussed because a decision was yet to be reached on their suitability for inclusion. A way forward was agreed in terms further necessary investigation/ assessment.

- 2.5 Members will recall the reason allocations and other designation at this stage are proposed to be included in the SSP2 covering Broughton is to safeguard against any risk of a policy vacuum should the neighbourhood plan not be successful. A draft neighbourhood plan for the village has been published for consultation and a revised draft is due to be submitted to the Council shortly. The draft neighbourhood plan will be subject to a further round of public consultation which is arranged by the Council. Ultimately a referendum pending a successful independent examination of the document will need to take place to formally have the plan 'made'. Officers will continue to track its progress towards reaching these milestones, in order to ensure there is a continued and appropriate relationship with the emerging SSP2; especially with regards to those housing sites and other policy designations which are currently being considered for inclusion.
- 2.6 The first part of this report at Section 3 provides an update on those remaining village sites. It also sets out some proposed options for including these sites within a set of recommendations, as well as in the context of meeting the overall rural housing requirement.
- 2.7 The second part of this report provides details on the emerging draft for the town chapters covering Burton Latimer and Kettering (including Barton Seagrave). Following discussion at this Committee's meeting on 5th September 2017, regarding the proposed housing allocations for Kettering and Burton Latimer, a set of chapters have been drafted for comment. Further information is set out in Section 4 below.

3. Rural Housing Sites - Broughton, Cranford, Geddington, Newton, Stoke Albany

- 3.1 The JCS housing requirement for the rural area for the plan period 2011 - 2031 is 480 dwellings. The outstanding rural housing requirement as at 1st April 2017, discounting housing completions and commitments (sites with planning permission), and a windfall allowance, is 140 dwellings as set out in Table 1 below.

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Table 1: Housing numbers requirements 2011-2031 (base date: 1st April 2017)

Settlement/ Category	JCS requirement 2011-2031	Completions 2011-17	Commitments 2011-17*	Residual JCS requirement	Windfall allowance**	Residual JCS requirement up to 2031
Rural Area	480	146	54	280	140	140

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

** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

- 3.2 In summary, Policy 11 of the JCS specifies that development in the rural areas will be limited to that required to support a prosperous rural economy or to meet arising need which cannot be met more sustainably at a nearby larger settlement. Small scale infill development will be permitted on suitable sites within villages. Part 2 Local Plans and/ or Neighbourhood Plans may identify sites within or adjoining villages to meet the rural housing requirements identified in the JCS (i.e. 480 dwellings). Other than small scale infilling or 'rural exceptions' schemes, development above these requirements will be resisted unless agreed through the Part 2 Local Plan or Neighbourhood Plans to meet a particular local need or opportunity.
- 3.3 At the meeting of 19th April 2017, Members agreed a number of housing sites for inclusion as draft housing allocations in the full draft plan which is to be consulted on – as set out in table R1. However, in the villages of Broughton, Cranford, Geddington, Newton and Stoke Albany it was agreed that prior to concluding on the suitability of these sites for allocation, further work was required on a number of outstanding matters relating to particular sites. These sites are listed in Table R2. Officers have been progressing with the assessment of those sites which are still under consideration, in consultation with statutory undertakers and the site promoters. In some cases this has involved some technical surveys and reports being completed and this is further explained within Appendix 2 along with location plans.

Table R1: Village housing sites – agreed draft sites to be identified as draft housing allocations

Settlement/ Sites	Site Area	Updated Indicative housing figures	Recommendation (agreed at PPC 19 th April 2017)
Braybrooke			
RA/128 – Top Orchard (previously The Old Rectory)	0.54ha	3 dwellings	Identify as a draft housing allocation
Geddington			
RA/107 - Geddington Sawmill	0.92ha	10 dwellings (dependent on level of mixed use)	Identify as a draft housing allocation

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RA/110 - Old Nursery Site at Grafton Road	0.80ha	8-10 dwellings	Identify as a draft housing allocation
Great Cransley			
RA/146 - Land to the north of Loddington Road	0.43ha	Up to 15 dwellings	Identify as a draft housing allocation
Mawsley			
RA/174 - Land to the west of Mawsley	2.6ha	50 dwellings	Identify as a draft housing allocation
Pytchley			
RA/117 - 2 fields on outskirts of Pytchley Village	0.5ha	8 dwellings	Identify as a draft housing allocation
Weston by Welland			
RA/136 - Home Farm	0.72ha	10 dwellings	Identify as a draft housing allocation
Total indicative yield:	104 – 106 dwellings		

- 3.4 The sites listed in Table R1, will provide for an estimated dwelling yield of approximately 104 - 106 dwellings. Further sites are therefore required to make sufficient numbers to meet the JCS requirements for the rural area. At this stage it is the principle of sites for housing development which is being established. In looking at those sites which are still being considered, in addition to the suitability of the sites themselves, Officers have looked at a number of options because, as highlighted in Table R2, collectively all these sites would provide an additional 67-77 dwellings and would exceed the overall 140 dwellings target.

Table R2: Rural Housing Sites still under consideration

Settlement/ Sites	Site Area	Updated Indicative housing figures	Recommendation (October 2017)
Broughton			
RA/099a – Broughton allotments (part of former site RA/099)	1.4ha	28 dwellings	Identify as a draft housing allocation for consultation, with only one of the two option sites with potential to progress in the SSP2
RA/127 - The Paddock, Meadow Close	0.9ha	20 dwellings	Identify as a draft housing allocation for consultation, with only one of the two option sites with potential to progress in the SSP2
Cranford			
RA/170 - South of	0.17ha	5 dwellings	Identify as a draft housing

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New Stone House, Duck End			allocation
RA/173 - Land east of the corner of Duck End and Thrapston Road	0.59ha	8 – 10 dwellings	Identify as a draft housing allocation
Geddington			
RA/109 - Geddington South East	1.35ha	10 dwellings	Identify as a draft housing allocation
Newton			
RA/130 - South of Dovecote Farm	0.59ha	4 dwellings	Reject site for housing allocation purposes
Stoke Albany			
RA/221 - Land to the south of Harborough Road	1.5ha	16 dwellings	Identify as a draft housing allocation
RA/120 - Stoke Farm	1.0ha	8 dwellings	Reject site for housing allocation purposes
Total indicative yield:		67 – 77 dwellings	

- 3.5 Officers are also of the view that some of these sites have more merit than others in terms of being compliant with the established settlement hierarchy within the JCS and the proposed designations of village categories (Appendix 1) as well as providing for sustainable development. For this reason, only a selected number of sites are proposed to be taken forward. A number of recommendations relating to these sites are included in Appendix 2.

Table R3: Distribution of proposed housing allocations in rural area

Village	Sites	Proposed number of dwellings
Broughton	Site RA/099a or Site RA/127	20 - 28
Geddington	Sites RA/107, RA/109, RA/110	28 - 30
Mawsley	RA/174	50
Braybrooke	RA/128	3
Cranford	RA/170 and RA/173	13 - 15
Great Cransley	RA/146	15
Pytchley	RA/117	8
Stoke Albany	RA/221	16
Weston by Welland	RA/136	10
		163 - 175

- 3.6 If the above options are agreed, then these sites added to those sites which were already agreed (Table R1) would demonstrate a provision of between **163 - 175** dwellings. Table R3 sets out the distribution of these dwellings between the

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villages. As can be demonstrated, all these sites would sufficiently match the JCS minimum housing requirements with some flexibility to ensure that an adequate supply is identified during the plan period.

4. Draft Chapters for Burton Latimer and Kettering (including Barton Seagrave)

- 4.1 A set of draft chapters for the towns of Burton Latimer and Kettering are attached in Appendices 3 and 4. Following the approach taken at the earlier Options Stage each chapter begins with a short description of the respective towns including the character; local planning issues etc.; and where relevant, site specific site allocations/designations for different land uses such as housing, employment, allotments, local green spaces etc.
- 4.2 At this stage, only the draft housing allocations are listed where these have been endorsed by this Committee to proceed to public consultation. At Burton Latimer only one new housing allocation is proposed (site BL/044) but it has also been Officers recommendation to include three other sites (BL/038, BL/039, BL/057) that have extant planning permission but are yet to come forward. Should the current permissions lapse, by further identifying them through the SSP2, this will help to ensure that a shortfall of housing supply in Burton Latimer can be avoided. This is further clarified within the draft chapter.
- 4.3 In the case of Kettering, a number of new housing allocations are proposed. A decision regarding the suitability of site KET/184a (McAlpine's yard off Pytchley Lodge Road) still remains pending the outcome of the site also being considered for longer term employment use. This is explained within the draft chapter.
- 4.4 For the purposes of providing updates to other outstanding issues or on particular sites, text has been inserted and is shown in (*italics*). For example, the Options Stage did identify some potential employment sites at Kettering but these are required to be assessed further through the employment land study that Officers are undertaking and involves further assessment on the need/scope for small scale or other types of employment sites in both urban and rural locations. The same applies to Burton Latimer which has previously been identified to deliver strategic sites (greater than 5 hectares) in the JCS. As the employment land study will be looking Borough-wide, this situation may change as further opportunities may be identified.
- 4.5 References are also made to other relevant policies in the JCS or policies that will appear elsewhere in the SSP2, such as other relevant development management policies. It will be important to ensure that there is an appropriate link in terms of content and language/ tone between these two Local Plan documents and further refinement of the text may be needed.
- 4.6 A Proposals Map will be produced alongside the draft plan publication. At this stage, a set of plans for the two towns are provided which show the proposed

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settlement boundary (as agreed to date) as well as any draft housing allocations and other potential sites still under consideration. Proposed designations such as Local Green Space or open space are also identified.

5. RECOMMENDED NEXT STEPS

- 5.1 The village sites that remain for consideration for allocation discussed in Section 3 and at Table R2, and intended to be agreed through this meeting, will be identified as housing allocations in the draft SSP2 with corresponding site specific policies prepared. These draft policies will be included in the draft rural chapter which was considered by this Committee on 5th July 2017. A revised version of this chapter will then be presented to Members at a future date when the full draft plan is brought back to this Committee for agreement prior to the commencement of public consultation on the document.
- 5.2 It is anticipated that Members will have comments to make on the draft chapters for Kettering and Burton Latimer, but it should be recognised that it's still subject to further additional text, policies and refinement. Again, revised versions of these two chapters will be incorporated within the draft plan, as described above.

6. CONSULTATION AND CUSTOMER IMPACT

- 6.1 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.

7. POLICY IMPLICATIONS

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

8. USE OF RESOURCES

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

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9. RECOMMENDATION

It is recommended that Members:

- Members note the update given on the assessment of outstanding sites within the various named villages and endorse those sites being recommended for inclusion as draft housing allocation sites (outlined in Table R2) in the draft Site Specific Part 2 Local Plan, which will be published for public consultation;
- Note the update given on the development of the town chapters for Kettering (including Barton Seagrave) and Burton Latimer; and
- Provide comments on the initial draft text, to be developed further, for inclusion in the emerging draft Site Specific Part 2 Local Plan, and published for consultation purposes.

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

Appendices

Appendix 1: SSP2 - Proposed designations of village categories

Appendix 2: SSP2 - Rural Area – housing sites still under consideration

Appendix 3: SSP2 - Draft Kettering (including Barton Seagrave) Chapter

Appendix 4: SSP2 - Draft Burton Latimer Chapter

Previous Reports/ Minutes:

Ref: Site Specific Part 2 Local Plan – Rural Area Date: 5th September 2017

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: Housing Land Supply
Date: 27th January 2016

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

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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

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