

Burton Latimer

Town Category: Market Town

Burton Latimer is one of three small market towns, providing secondary focus for growth outside of Kettering. Burton Latimer has retained its rural village character and important historic core, whilst providing a significant number of homes and jobs for the local population. It is these features and its approach and views of the Ise Valley which needs to be protected and used as the inspiration for any new development.



The Conservation Area for Burton Latimer was originally adopted in March 1981 and enlarged through a detailed appraisal which was adopted in November 2009 to include the High Street and Industrial Core, as well as the original Church Street area. The town has received significant housing growth since the beginning of the plan period, focusing largely on Higham Road and Cranford Road.

Key Statistics	
Population (2011 Census)	7,449
No. of dwellings (RMP – electoral roll)	3,077
New dwellings (2011-2017)	884
Existing housing commitments	396
Proposed housing allocations (up to 2031)	18

Options for Growth

The Joint Core Strategy identifies a housing requirement of 1,180 in Burton Latimer over the plan period of 2011 – 2031. This requirement has already been met due to high levels of recent growth and existing commitments during the plan period. As a result, only a very small housing allocation is required to cover the Local Authority's 10% housing delivery buffer. In meeting this need, the preferred option identified through the SSP2 Options Consultation is to undertake detailed assessment of identified '*preferred housing sites*' in order to produce a final list of potential housing

sites. This approach has been progressed and committed sites have also been allocated, and are set out in the Burton Latimer Housing Allocations section of this draft SSP2.

Joint Core Strategy Requirement	1,180
Completions and commitments	1,280
Residual figure	-100 (negative)
Residual figure (+10% buffer)	18

Town Centre

The Town Centres and Retail chapter of the Draft SSP2 will provide a general overview of local town centre policies relevant to each town within the borough, together with local impact assessment thresholds applicable to main town centre use development not located within the centre. Local centres as well as town centre boundaries are also identified within the chapter.

In order to assess the vitality and performance of Burton Latimer Town Centre, a Town Centre Health Check was undertaken in 2011 and updated in 2012 and 2016. The last update provides the most recent snapshot of uses present within the Town Centre, concluding that the number of service units and retail units within the Burton Latimer Town Centre has shown an increase, whilst vacancy rates have fallen over that last Health Check period.

Table 1. Use Classes Survey 2016

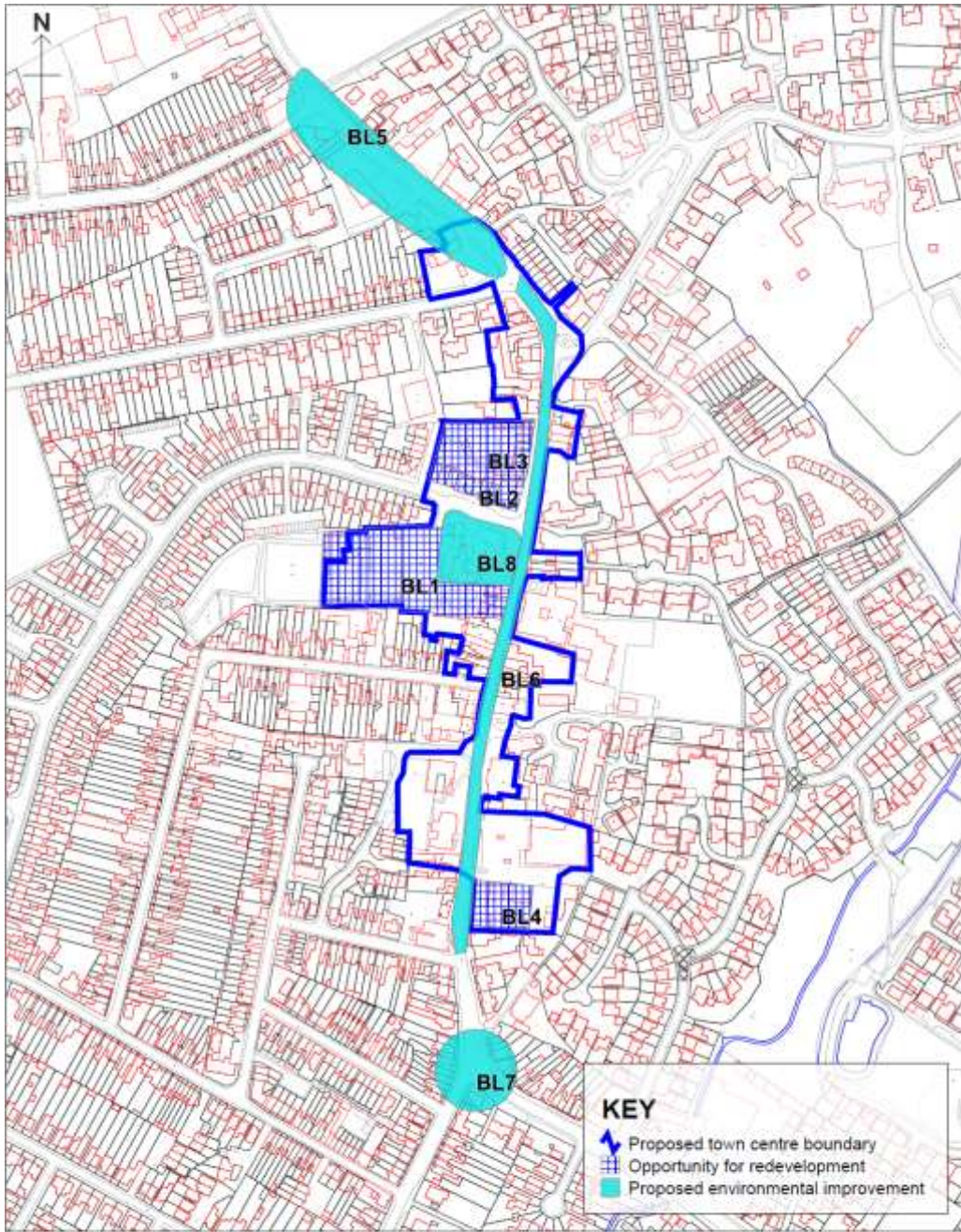
Retailer Category	Number of Units (2016)
Convenience Goods Retailers	
Off-License and Home Brew	1
Confectioners, Tobacconists, and Newsagents	3
Comparison Goods Retailers	
Furniture, Carpets and Textiles	2
Electricals, Home Entertainment, telephones and video	1
Chemists, Toiletries and Opticians	1
Florists and Gardens	1
Sports, Toys, Cycles and Hobbies	1
Charity Shops, Pets and Other Comparison	3
Services	
Restaurants, Cafes, Coffee Bars, Fast Food and Takeaways	12
Hairdressers, Beauty Parlours, & Health Centres	5
Laundries and Dry Cleaners	1

Banks and Financial Services (inc: Accountants)	1
Estate Agents and Auctioneers	2
Miscellaneous and Vacant Units	
Employment, Careers, Post Offices and Information	7
Vacant Units (all categories)	4

The main themes coming out of the 2016 Health Check update have helped inform the opportunities for development in the town centre as set out below and identified through the Background Paper: Town Centres and Town Centre Uses (February 2012).

Town Centre Boundary

A town centre boundary has also been drawn to define the extent of the main town centre area of Burton Latimer, and provide a focus for the location of main town centre development. Outside of the Burton Latimer Town Centre area, proposals for main town centre uses will need to be justified in accordance with the National Planning Policy Framework and other town centre policies in the Development Plan including Policy 12 (Joint Core Strategy) and policies within the Town Centres and Retail chapter of this Plan.



KEY

-  Proposed town centre boundary
-  Opportunity for redevelopment
-  Proposed environmental improvement

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Development within the Burton Latimer Town Centre Boundary

The following criteria will apply to development proposals within the Burton Latimer Town Centre Boundary.

Policy BLA01 – Burton Latimer Town Centre Development Principles

Development within Burton Latimer Town Centre boundary shall:

- a)** Enhance the historic character of the town and should be designed in the context of this historic character. The positive character of the old village should be reflected in the town centre;
- b)** Not result in the loss of retail units and promote comparison retailing;
- c)** Support proposals for small scale retail and small scale employment within the town centre;
- d)** Not result in the loss of active uses at ground floor level in the town centre;
- e)** Provide active uses at ground floor level. Active uses include shops, services, restaurants, professional and business uses;
- f)** Abut and front on to the street and provide a good sense of enclosure;
- g)** Support A3 uses in the town centre will be supported, where it does not result in the loss of retail units;
- h)** Support residential development above ground floor level.

Development sites and opportunities in Burton Latimer Town Centre

In Burton Latimer there are no large areas of vacant land which have been identified for development. The focus is instead on redeveloping existing sites within the town centre which will better utilise land and regenerate the town, enhancing its overall appearance. Background Paper: Town Centres and Town Centre Uses (February 2012) identifies a number of potential sites which may be considered for redevelopment in the Town Centre. *(It is intended to identify these sites within the Part 2 Local Plan through an appropriately worded policy)*

Policy BLA02 – Opportunity Redevelopment Sites within Burton Latimer

The following sites offer the potential for redevelopment in Burton Latimer Town Centre. Redevelopment will be supported as follows:

- a) Paddock Court/ Council car park - as an area for environmental upgrade of the public realm and new development (BL1). Scoping work is currently being progressed to explore opportunities to re-configure the existing Council car-park (off Churchill Way) to deliver public realm, play facility and car parking facility enhancements, and responds to some of the findings set out in the Burton Latimer Town Centre Health Check Update (2016);
- b) Churchill Way Retail Parade - Refurbishment of units (BL2);
- c) Churchill Way / High Street back-land areas - as opportunity area for redevelopment. Could include active town centre uses at ground floor with residential or business uses above and some small scale car parking to support the additional uses (BL3);
- d) Jock's Auto's - opportunity area for redevelopment. Could include active town centre uses at ground floor with residential or business uses above and some small scale car parking to support the additional uses (BL4).

(These areas are shown on the Burton Latimer Town Centre map above).

Environmental Improvements

The following environmental improvements have been identified for Burton Latimer Town Centre. These are based on the environmental improvements set out in the Burton Latimer Urban Design Framework (2006) which has been endorsed by Kettering Borough Council, but has not been adopted as local planning policy. *(It is intended to identify these sites within the Part 2 Local Plan through an appropriately worded policy).*

BLA03 – Opportunity Environmental Improvement Sites In Burton Latimer.

The following areas have the potential to deliver environmental improvement in Burton Latimer Town Centre and will be supported:

- a) The approach to the town from Kettering Road - to create a stronger gateway to the town. This should include requiring any development of Kettering Road frontage sites to create a strong built form enclosing this entrance to the town (BL5);
- b) The High Street - this could include improvements to make the street more pedestrian friendly and to reduce the speed of traffic, removal of on-street parking and to improve the quality of the public realm and street furniture (BL6);

- c) The southern gateway to the town - to create a stronger gateway to the town (BL7);
- d) The area at Town Square - create a higher quality open space (BL8).

(These areas will be shown on the Burton Latimer Town Centre map above).

Settlement Boundary

A settlement boundary has been drawn around Burton Latimer to define the built up part of the town where development may be permitted. This boundary is shown on the Proposals Map.

Outside of the settlement boundary, development will only be permitted in exceptional circumstances where allowed for by those relevant policies in the Development Plan.

Housing Allocations

Development in Burton Latimer.

A number of housing sites have been identified as suitable for inclusion within the Site Specific Part 2 Plan as a housing allocation. Housing site BL/044 was subject to a full assessment using criteria set out in the Housing Allocations Background Paper. Sites BL/038 (Land Adjacent to the Bungalow, Higham Road), BL/039 (Land to the rear of 23 Regent Road) and BL/057 (Bosworth nurseries and Garden Centre, Finedon Road) have all been recommended for designation as housing site allocations on the basis that they are existing commitment which have already been granted planning permission and considered appropriate for development in principle. Their allocation will act to safeguard their delivery over the plan period in the event that implementation is delayed, and will maintain an available supply of housing land within Burton Latimer.

Site BL/044 – Land to the West of Kettering Road.

The site is located to the northern periphery of existing residential development, but south of the northern employment area of the town within a relatively central position. The site is occupied by a number of agricultural buildings associated with Home Farm, part of which is within the listed building curtilage associated with the grade II listed Home Farm House. Part of the site also falls within the Burton Latimer Conservation Area, and adjacent to designated Local Green Space (HVI058). The setting of the site is therefore considered very sensitive. There are a number of development principles for this site. These are outlined below (Policy BLA04) and will apply to any development proposals that may come forward.

Policy BLA04 – Land to the West of Kettering Road.

Site Size : 1.66ha

Allocated Use : Housing

Allocated Yield : 22 Dwellings

Development Will :

- a) Be supported by a Heritage Impact Assessment to demonstrate how design of the proposal will seek to preserve and/or enhance the special interest, character and setting of the nearby heritage assets (i.e. Listed Buildings [particularly Home Farm House, The Yews, and Burton Latimer Hall] and associated curtilage structures, and the Burton Latimer Conservation Area). In particular, the assessment will include measures to protect the listed buildings, historic stone boundary wall and mature trees within and adjoining the site;
- b) Demonstrate through a flood risk assessment that the proposal will have a neutral impact on flood risk (including surface water run-off) within the site and surrounding area;
- c) Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, ensuring that there are no unacceptable risks to human health;
- d) Be supported by an archaeological investigation and mitigation scheme to address adverse impacts on matters of archaeological importance in the interests;
- e) Demonstrate a high quality design which reflects the historic setting of the site and adjacent land, and responds to the local character and vernacular (e.g. design, scale, layout and materials) and site topography;
- f) Extend the existing footpath on the western side of Kettering Road up to the northerly most access point on the eastern side of the site boundary in order to enhance connection of the site with the rest of the town;
- g) Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional, natural Limestone, natural Ironstone, Timber Fenestration, and Natural blue/grey slate.

Site BL/038 – Land Adjacent to the Bungalow, Higham Road

The site directly abuts Higham Road, and was previously occupied by a single bungalow set back from the highway and set within a large plot. The site also incorporated an additional strip of overgrown and unkempt land surrounded by a low level close boarded fence. Residential properties adjoin the northwest, north east

and south east site boundary. Burton Latimer Medical Centre is located opposite the site. There are a number of development principles for this site. These are outlined below (Policy BLA05) and will apply to any development proposals that may come forward.

Policy BLA05 – Land Adjacent to the Bungalow, Higham Road

Site Size : 0.45 ha

Allocated Use : Housing

Allocated Yield : 7 Dwellings

Development Will :

- a) Not exceed 2 storeys in height;
- b) Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health;
- c) Front on to Higham Road, providing street enclosure and an active frontage;
- d) Be of a scale and appearance which reflects the existing character of development within the surrounding area.

Site BL/039 – Land to the rear of 23 Regent Road.

The site is located to the north of Regent Road within an established residential area and comprises of an existing dormer bungalow set centrally within its plot with landscaped wrap around gardens. The existing property is set back from the highway and is largely screened by existing evergreen vegetation. The site is bounded by established hedging and is surrounded by other residential development. There are a number of development principles for this site. These are outlined below (Policy BLA06) and will apply to any development proposals that may come forward.

Policy BLA06 – Land to the rear of 23 Regent Road

Site Size : 0.3 ha

Allocated Use : Housing

Allocated Yield : 7 Dwellings

Development Will :

- a) Not exceed single storey height (i.e. dwelling shall be bungalow);
- b) Be supported by an archaeological investigation and appropriate mitigation scheme to address adverse impacts on matters of archaeological importance

in the interests;

- c) Be of a scale and appearance which reflects the existing character of development within the surrounding area, and preserves or enhances the setting of the adjacent Conservation Area;
- d) Front on to Regent Road, providing street enclosure and an active frontage.

Site BL/057 – Bosworth nurseries and Garden Centre, Finedon Road.

The site which measures 2.79 hectares in area and comprises a garden centre and nursery that is located to the south of Burton Latimer, off Finedon Road. The eastern element of the site, comprising of the garden centre use, is located within the town boundary. To the west is the garden nursery and open land, including a number of polytunnels that sit outside the settlement boundary. The site is bounded to the north and south by existing residential development and mature hedgerows to the west and south of the site. There are a number of development principles for this site. These are outlined below (Policy BLA07) and will apply to any development proposals that may come forward.

Policy BLA07 – Bosworth nurseries and Garden Centre, Finedon Road.

Site Size : 2.79 ha

Allocated Use : Housing

Allocated Yield : 69 Dwellings

Development Will :

- a) Ensure that dwellings do not exceed 2.5 storeys in height;
- b) Be supported by a Flood Risk Assessment which demonstrates that development will have a neutral impact on flood risk affecting the site and surrounding area with respect of surface water and ground water flooding;
- c) Include the provision of a minimum of 30% affordable homes;
- d) Be supported by an archaeological investigation and appropriate mitigation scheme to address adverse impacts on matters of archaeological importance in the interests;
- e) Be supported by a scheme to protect and enhance biodiversity in the adjacent Burton Latimer Meadow Local Wildlife Site, and existing trees and hedgerows within the site;
- f) Preserve and enhance the access of the PROW UA19 (footpath) which runs through the site.

Employment Allocations

(Work is being undertaken through an employment land study in order to establish if any employment allocations will need to be made in within the Borough, including areas such as at Burton Latimer.)

Allotments

There is an identified need for allotment provision in Burton Latimer, which fluctuates according to expressed local need at the time. No sites have been identified to accommodate any potential need. Any future proposals for allotments sites should be considered against *(Allotment Policy)*.

Local Green Space

Three areas of 'Historically and Visually Important Local Green Space' are proposed within Burton Latimer. These are areas referenced HVI056, HVI057 and HVI058 which are recognised as being demonstrably special and of local significance. In accordance with *(Local Green Space Policy)* these local green spaces will be preserved to this effect.