

# Kettering Borough Council

## **Draft** Local Development Scheme (LDS) 2018 - 2021

*Draft Version – recommended to the Planning  
Policy Committee, for adoption by Full  
Council  
25 April 2018*

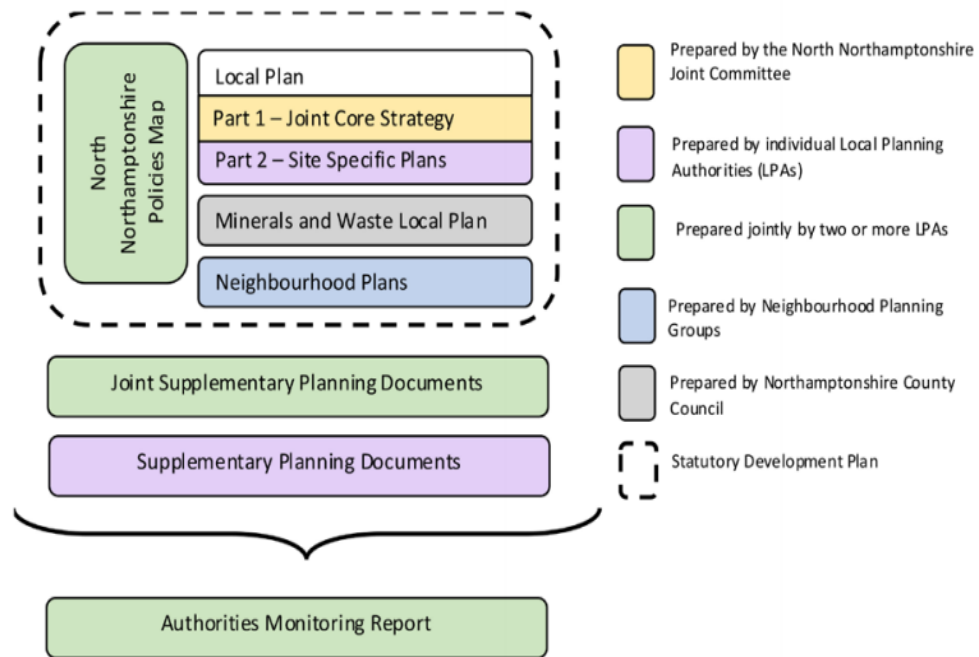
**Kettering**  
*Borough Council*

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# 1 Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare, maintain and publish a Local Development Scheme (LDS). The purpose of the LDS is to enable the local community to identify the timetable for the preparation of planning documents prepared in their area. This updates any previous LDS, and reflects changes in guidance and adoption of the North Northamptonshire Joint Core Strategy (JCS).
- 1.2 Kettering Borough is an administrative area within North Northamptonshire. The four North Northamptonshire district/borough authorities created a Joint Planning Unit in 2004, and established a Joint Planning Committee under Section 29 of the Planning and Compulsory Purchase Act 2004. This consists of elected Members from each of the four district/borough councils and Northamptonshire County Council. The diagram below shows the relationship between the authorities in terms of plan making in North Northamptonshire.



- 1.3 This LDS covers a three year period and sets out details of the Development Plan Documents (DPDs) that Kettering Borough Council intends to produce, and the timetable for their production. It also includes an assessment of the roles and responsibilities of those involved in their production; a reflection on the relationship with Neighbourhood Plans and other documents; and an assessment of risks and contingencies as part of the programme to adoption.
- 1.4 The LDS will be kept up-to-date on the Council’s website to allow local communities and other interested parties to keep track of the Council’s progress, aware of critical phases of plan preparation, and alert to when the key stages will occur.

## **2 Kettering Borough Development Framework – Current Position**

2.1 The Kettering Borough Development Framework currently comprises the following:

### **Development Plan Documents**

- North Northamptonshire Joint Core Strategy (JCS) (Part 1 Local Plan) - adopted July 2016
- Kettering Town Centre Area Action Plan - adopted July 2011
- Saved policies from the Local Plan for Kettering Borough - adopted January 1995
- Northamptonshire Minerals and Waste Local Plan Update – adopted July 2017

### **Other Development Framework Documents**

- Statement of Community Involvement – adopted November 2013
- Annual Authorities Monitoring Report – published annually
- Kettering Town Centre Area Action Monitoring Update Report – published annually
- Local Development Scheme (this document)

2.2 Kettering Borough benefits from a North Northamptonshire Joint Core Strategy, adopted July 2016, and the Kettering Town Centre Area Action Plan (AAP), which was adopted in July 2011. There also remain a small number of saved policies from the Local Plan for Kettering Borough (adopted 1995).

2.3 The preparation of new documents will bring with it the need to review and update the content of this Local Development Scheme (LDS) however, changes to the content of documents or minor alterations to supporting mechanisms will not necessarily demand a review of the LDS.

### **Related Strategies**

2.4 Working with the Local Strategic Partnership (the Kettering Partnership) will be at the heart of preparing the Development Framework documents. The Kettering Partnership consists of numerous groups and panels and is responsible for driving and developing partnership, promoting joint working, and leading on the implementation, monitoring and review of the Community Plan. The Community Plan and Town Centre Strategy for Kettering, plus other work streams will be influential in guiding the preparation of the Development Plan Documents.

### **3 Development Plan Documents – Future Position**

#### **North Northamptonshire Joint Core Strategy**

- 3.1 The first North Northamptonshire Core Spatial Strategy was adopted in 2008, for the period 2001-2021. The document has since been superseded in its entirety, and replaced by the North Northamptonshire Joint Core Strategy (JCS). The JCS was adopted in July 2016, and will cover the period 2011-2031. It was prepared by the North Northamptonshire Joint Planning Unit, and adopted by the North Northamptonshire Joint Planning Committee. The JCS is the strategic Part 1 Local Plan for the area, providing strategic planning policy and outlining a big picture for the wider North Northamptonshire area.

#### **Kettering Borough Site Specific Part 2 Local Plan**

- 3.2 The Site Specific Part 2 Local Plan (SSP2) will be prepared by Kettering Borough Council. It will provide local planning policies and more detail, where necessary, to those policies contained within the Part 1 Local Plan. The Part 2 and Part 1 plans should be intrinsically linked, to read as one Local Plan.
- 3.3 The emerging SSP2 will allocate non-strategic housing and employment sites throughout the Borough, and provide town centre policies for the three Market Towns, at Burton Latimer, Desborough and Rothwell. The Plan will also provide open space, Local Green Space, and Green Infrastructure policies to protect and provide for formal and informal leisure provision throughout the Borough.

#### **Gypsy and Traveller Site Allocation Policy**

- 3.4 This standalone policy document will be prepared by Kettering Borough Council. It will explore projected need for gypsy and traveller accommodation throughout Kettering Borough, and will seek to allocate land to provide sufficient pitch numbers to meet the identified need. A Gypsy and Traveller Accommodation Assessment (GTAA) will be prepared for North Northamptonshire to identify needs for the area.

#### **Rothwell and Desborough Urban Extension Area Action Plan (AAP)**

- 3.5 Progress with the Rothwell and Desborough Urban Extension AAP was put on hold several years ago whilst resources were directed towards progressing the Kettering Town Centre AAP through Examination. The AAP for the urban extensions had been agreed by the Council's Planning Policy Committee for Submission to the Secretary of State. However, recognising that planning applications for both preferred sites had been submitted, and that the applications broadly reflected the emerging AAP, it was decided to delay submitting the Plan.
- 3.6 The urban extension at Desborough was subsequently granted outline planning permission in April 2014, the planning application for the Rothwell urban extension remains undetermined, although there is a resolution to

approve this outline planning application, subject to a Section 106 Agreement being completed. In addition, the Rothwell North Sustainable Urban Extension is now embedded in policy within the Joint Core Strategy. There are a number of policy principles/proposals within the Rothwell and Desborough Urban Extension AAP, not included within the applications/policy, but worthy of further exploration through the preparation of the Site Specific Part 2 Local Plan. It is therefore proposed to retain this AAP within the LDS, until the Part 2 Local Plan is Submitted to the Secretary of State.

### **Kettering Town Centre Area Action Plan (AAP)**

- 3.7 Kettering Town Centre benefits from policies adopted through the Kettering Town Centre AAP. The AAP was adopted in July 2011. The major out-of-town shopping proposal at Rushden Lakes in East Northamptonshire opened in July 2017. It is recognised that this will provide a challenge to the offer and vitality and viability of Kettering town centre. As such, once the Site Specific Part 2 Local Plan (SSP2) has been adopted, it is proposed to review the Kettering Town Centre AAP. A clearer understanding of the impacts of Rushden Lakes will be available, as evidence, and resources can be directed towards undertaking a comprehensive review of the AAP, commencing towards the end of 2018. In the meantime, work is progressing in the preparation of a Kettering Town Centre Delivery Plan, this is providing a focus for the delivery of a series of projects in Kettering Town Centre.

### **Neighbourhood Plans**

- 3.8 The Localism Act 2011 introduced new rights and powers to enable communities to get directly involved in planning for their area. Neighbourhood planning allows communities to come together through a parish council or formal neighbourhood forum, and produce a neighbourhood plan. Neighbourhoods can decide what they want to cover in their neighbourhood plan. They may allocate land for development, or influence the type and design of development that comes forward. Neighbourhood plans must however be in general conformity with National Policy and the strategic planning policies already adopted by the Borough Council. They should not promote less development than set out in the Local Plan, or undermine its strategic policies. They are also subject to an independent Examination, and need to be approved by a majority vote in a local Referendum, before they can be Made (adopted).
- 3.9 To date, Kettering Borough Council has formally designated 7 neighbourhood areas, all bar one being prepared by a Town or Parish Council covering the whole of the parished area. A list of the Neighbourhood Plans and their current status is provided below. Further information can be found at the following link:

[https://www.kettering.gov.uk/info/20058/planning\\_strategies\\_and\\_policies/29/neighbourhood\\_planning](https://www.kettering.gov.uk/info/20058/planning_strategies_and_policies/29/neighbourhood_planning)

<b>Neighbourhood Plan Group</b>	<b>Date Area Designated</b>	<b>Status</b>
Rothwell	10 <sup>th</sup> April 2013	Work in progress
Desborough	16 <sup>th</sup> October 2013	Work in progress
Broughton	15 <sup>th</sup> January 2014	Examination commenced 5 <sup>th</sup> March 2018
Mawsley	15 <sup>th</sup> April 2015	Work in progress
Great Cransley	27 <sup>th</sup> May 2015	Work in progress
South West Kettering (Headlands Community)	14 <sup>th</sup> October 2015	Work in progress
Pytchley	7 <sup>th</sup> December 2015	Work in progress

3.10 Any “Made” Neighbourhood Plans will form a part of the Development Plan, and will be used to assess and determine planning applications within the Plan’s designated area.

## **4. Other Documents**

### **Statement of Community Involvement**

- 4.1 The North Northamptonshire Statement of Community Involvement (SCI) was adopted in November 2013, this document is in the process of review. The SCI sets out the programme of community engagement in the preparation of local planning documents and in planning applications for the area. It sets out how the community can become involved in influencing Local Plans and planning applications ranging from minor development proposals such as house extensions, to major housing, employment and retail schemes.

### **Community Infrastructure Levy**

- 4.2 The Community Infrastructure Levy (CIL) is a standard pre-set charge which local planning authorities are empowered, but not required, to charge on all new developments over a minimum size. It is intended to replace most Section 106 Agreements (S106), although they are intended to still run alongside CIL in a more limited capacity. At a meeting of the Council's Planning Policy Committee on 28<sup>th</sup> January 2015, Members resolved to put preparing a CIL levy for the Borough on hold, and review the implications of this decision in light of further changes in regulations; the results of any case law on pooling; or following adoption of the Joint Core Strategy. The other North Northamptonshire authorities have since also put preparation of their CIL on hold.

### **Supplementary Planning Documents**

- 4.3 Supplementary Planning Documents are not required to be identified in the Local Development Scheme. It is however worth noting that Supplementary Planning Documents have already been adopted for the following:
- Open Space SPD
  - Sustainable Design SPD
  - East Kettering Strategic Design SPD
  - Kettering Town Centre Urban Codes SPD
  - Kettering Public Realm SPD
  - Kettering Borough Shopfront Design Guidance SPD
  - Biodiversity SPD

It may be necessary to review these SPDs in the future. An additional SPD currently in preparation is a North Northamptonshire Place-Shaping SPD. Further information on the Councils SPDs can be viewed by selecting the following link:

[https://www.kettering.gov.uk/downloads/download/64/supplementary\\_planning\\_documents](https://www.kettering.gov.uk/downloads/download/64/supplementary_planning_documents)



## **North Northamptonshire Authorities Monitoring Report**

- 4.4 The North Northamptonshire Joint Planning Unit compiles an Authorities Monitoring Report to measure progress made in delivering the policies contained within the Joint Core Strategy. Kettering Borough Council publishes an Annual Monitoring Report on its Kettering Town Centre Area Action Plan. It measures the effectiveness of the adopted policies within that Development Plan Document.

## **Strategic Environmental Assessment and Sustainability Appraisal**

- 4.5 Achieving sustainable development is at the heart of the National Planning Policy Framework (NPPF) and planning system in general. Development Plans must be in general conformity with the NPPF. Therefore, the proposed Development Plan Documents will have to be subject to a Sustainability Appraisal (incorporating a Strategic Environmental Assessment). This will ensure that the social, economic and environmental effects of policies and allocations are understood, and fully taken into consideration. This is particularly important in the appraisal of reasonable options.
- 4.6 Development Plan Documents must also comply with the requirements of the European Community's Habitats Regulations on the conservation of natural habitats and of wild fauna and flora (Directive 92/43/EEC, May 1992). An Appropriate Assessment will be prepared for each Development Plan Document, and along with the Sustainability Appraisal, will be subject to testing at the Examination into the Plans.

## 5 Delivery and Implementation

### Joint Working

- 5.1 A Joint Planning Unit (JPU) was set up to co-ordinate the production of strategic plan making, in the form of the Joint Core Strategy, through pooling of resources. The JPU is also responsible for producing the Statement of Community Involvement, and Annual Authorities Monitoring Report. It may also be involved in coordinating other joint work, and supporting the preparation of Part 2 Local Plans by each of the partner authorities.

### Resources

- 5.2 In preparing the Development Plan Documents, the Council's Planning Policy Team will lead in the production of each of the Development Plan Documents. It also recognises the need to use consultant expertise to assist in producing various elements of the technical background work. The Council has budgeted for the work necessary to prepare the Development Plan Documents, and has incorporated a reserve within the budgets to account for the higher costs necessary to progress Plans through Examination.

### Risk Assessment

- 5.3 Production of the Development Plan Documents requires consideration of the potential risks involved in their preparation. In preparing this LDS, it was found that the main areas of risk relate to the following areas:
- **Staff turnover and retention** – The Council officers will continue to work flexibly within the teams to ensure that resources are directed towards areas where the greatest priorities require them. Plan preparation is a priority within the work programme. This will help to ensure that any loss of staff whilst positions are filled do not have a significant impact on timetables.
  - **Joint working** – The Council will continue to work positively with its North Northamptonshire partner authorities, and the Joint Planning Unit. It will also continue to engage with other authorities and organisations to ensure it satisfies the Duty to Cooperate.
  - **Budget pressures** – The budget is regularly monitored to plan and budget for any extra costs potentially incurred in producing the Development Plan Documents.
  - **Capacity of the Planning Inspectorate (PINS)** – Advanced notification of timetables are being provided to the Planning Inspectorate to assist them in ensuring a suitable Inspector is available.
  - **Agreeing the Plans through Committees** – Officers work closely with all Members, but in particular the Chair, Portfolio Holder and Members of the Planning Policy Committee, to inform them of progress in preparing the

Development Plan Documents, and Background Documents, to develop understanding and foster a spirit of ownership of the content of each Plan.

- **Soundness of the Plans** – The Council will seek to minimise any risk to the assessment of “soundness” by informing PINS of the on-going process, and working alongside the Council’s designated planning lawyer throughout the process.
- **Legal Challenge** – As above, the Council will work closely with its designated planning lawyer to reduce the risk of a successful legal challenge.
- **Programme Slippage** – The timetables set are considered challenging, but are also considered achievable. To seek to reduce the risk of slippage, the programme will be regularly monitored, and contingencies explored to keep the timetables on track.

### **Monitoring and Review**

- 5.4 The North Northamptonshire Authorities’ Annual Monitoring Report will monitor the progress of the LDS on an annual basis, reporting in December each year. An annual monitoring report will be prepared to report on the delivery of policies for each of the Development Plan Documents once each document is adopted.
- 5.5 The LDS will be reviewed within a minimum of three years from the adoption of this document.

**Schedule of proposed Development Plan Documents to be prepared and agreed by Kettering Borough Council**

Document title	Status	Responsible authority	Brief description	Chain of conformity	Early stakeholder + community involvement	Consultation on Pre-submission	Date for submission to S. of S.	Proposed date for adoption
Site Specific Part 2 Local Plan	DPD	KBC	Policy framework containing land allocations and site-specific proposals in Kettering Borough	To conform with the Joint Core Strategy	Ongoing – Draft Plan for consultation June-July 2018	October-December 2018	March 2019	December 2019
Gypsy and Traveller Site Allocation Policy	DPD	KBC	Identify projected need for gypsy and traveller accommodation, and will seek to allocate land to provide sufficient pitch numbers to meet the identified need.	To conform with the Joint Core Strategy	Draft Plan for consultation October-December 2018	April-May 2019	July 2019	April 2020
Kettering BC Proposals Maps	DPD	KBC	Illustration of policies and proposals on ordnance survey base.	To conform with the Joint Core Strategy and Site Specific Part 2 Local Plan	Continuously updated			
Rothwell & Desborough Urban Extension Area Action Plan	DPD	KBC	Address the planned expansion of Rothwell & Desborough, setting out detailed requirements of new development.	To conform with the Joint Core Strategy and Site Specific Part 2 Local Plan	2007-2010	December 2009- February 2010	No timetable to progress	
Kettering Town Centre Area Action Plan Review	DPD	KBC	Review of the existing document, to continue to provide a framework to set the policy framework and deliver a vision for Kettering town centre.	To conform with the Joint Core Strategy and Site Specific Part 2 Local Plan	October 2019 to April 2020	Not yet established		

<b>Title: Site Specific Part 2 Local Plan</b>		
<b>Document details</b>	<p><b>Role and subject</b> The Site Specific Part 2 Local Plan, when adopted, will form part of the statutory North Northamptonshire Development Plan. The document will cover the whole Borough with the exception of issues addressed in the Joint Core Strategy and the Kettering Town Centre Area Action Plan. The Part 2 Local Plan will include the identification of sites for housing, employment, recreation, green infrastructure and other land uses. In addition, it will contain policies relating to specific areas such as Rothwell, Desborough and Burton Latimer town centres. The plan may also contain policies relating to topics of design, affordable housing and protection of the open countryside.</p> <p><b>Geographical coverage</b> The administrative District of Kettering Borough</p> <p><b>Status</b> Development Plan Document</p> <p><b>Chain of conformity</b> North Northamptonshire Joint Core Strategy</p>	
<b>Timetable</b>	<ul style="list-style-type: none"> <li>- Early stakeholder and community engagement</li> <li>- Draft Plan for consultation</li> <li>- Pre-submission</li> <li>- Submission to S of S</li> <li>- Examination</li> <li>- Adoption</li> </ul>	<p>Ongoing</p> <p>June - July 2018</p> <p>October – December 2018</p> <p>March 2019</p> <p>June 2019</p> <p>December 2019</p>
<b>Arrangements for production</b>	<p><b>Organisation leading the process</b> Kettering Borough Council</p> <p><b>Management arrangements</b> The Site Specific Part 2 Local Plan will be prepared, consulted upon, and managed by the Planning Policy Committee. Adoption of the Plan will be considered by KBC Full Council.</p> <p><b>Resources required to produce the DPD</b> Planning Policy Team, Development Services Planning Policy budget</p> <p><b>Approach to involving stakeholders and the community</b> Refer to the adopted Statement of Community Involvement.</p>	

<b>Title: Gypsy and Traveller Site Allocation Policy</b>		
<b>Document details</b>	<p><b>Role and subject</b> The Gypsy and Traveller Site Allocation Policy, when adopted, will form part of the statutory North Northamptonshire Development Plan. This document will explore projected need for gypsy and traveller accommodation throughout Kettering Borough. It will seek to allocate land to provide sufficient pitch numbers to meet the identified need. A Gypsy and Traveller Accommodation Assessment (GTAA) will be prepared for North Northamptonshire, to identify needs for the area.</p> <p><b>Geographical coverage</b> The administrative District of Kettering Borough</p> <p><b>Status</b> Development Plan Document</p> <p><b>Chain of conformity</b> North Northamptonshire Joint Core Strategy</p>	
<b>Timetable</b>	<ul style="list-style-type: none"> <li>- Early stakeholder and community engagement</li> <li>- Draft Plan for consultation</li> <li>- Pre-submission</li> <li>- Submission to S of S</li> <li>- Examination</li> <li>- Adoption</li> </ul>	<p>Ongoing</p> <p>October – December 2018</p> <p>April – May 2019</p> <p>July 2019</p> <p>October 2019</p> <p>April 2020</p>
<b>Arrangements for production</b>	<p><b>Organisation leading the process</b> Kettering Borough Council</p> <p><b>Management arrangements</b> The Gypsy and Traveller Site Allocation Policy will be prepared, consulted upon, and managed by the Planning Policy Committee. Adoption of the Plan will be considered by KBC Full Council.</p> <p><b>Resources required to produce the DPD</b> Planning Policy Team, Development Services Planning Policy budget</p> <p><b>Approach to involving stakeholders and the community</b> Refer to the adopted Statement of Community Involvement.</p>	

<b>Title: Kettering Borough Proposals Maps</b>	
<b>Document details</b>	<p><b>Role and subject</b> The proposals maps will illustrate on an Ordnance Survey base map all the policies and proposals contained in development plan documents and saved policies. It will reflect the Key Diagram in the Joint Core Strategy, and it will contain Insets showing the proposals within specific areas (e.g. sites subject to development allocation; Area Action Plans; or sites to which policies apply for protection and/or enhancement).</p> <p><b>Geographical coverage</b> The maps will cover the administrative district of Kettering Borough.</p> <p><b>Status</b> Development Plan Document</p> <p><b>Chain of conformity</b> North Northamptonshire Joint Core Strategy</p>
<b>Timetable</b>	The Proposals Maps will be revised, where necessary, to reflect the up-to-date plan for the area whenever a Development Plan Document is adopted or a 'saved' policy ceases to be part of the Development Framework.
<b>Arrangements for production</b>	<p><b>Organisation leading the process</b> Kettering Borough Council</p> <p><b>Management arrangements</b> The Proposals Maps will be prepared, consulted upon, and managed by the Planning Policy Committee. Adoption of policies that appear on the Proposals Maps will be considered by KBC Full Council or the Joint Planning Committee, dependent upon the relative powers.</p> <p><b>Resources required to produce the DPD</b> Planning Policy Team, Development Services Plus external resources to be procured from companies providing cartographic, printing and online information, through funds maintained in the Planning Policy budget</p> <p><b>Approach to involving stakeholders and the community</b> Refer to the adopted Statement of Community Involvement.</p>

<b>Title: Rothwell &amp; Desborough Urban Extension Area Action Plan</b>		
<b>Document details</b>	<p><b>Role and subject</b> This Development Plan Document has been prepared for Submission to the Secretary of State, and subsequently put on hold whilst planning applications are related to the two preferred sites are determined. There are considered to be proposals/ principles that could be incorporated into the Site Specific Part 2 Local Plan. No timetable to progress the AAP is set out, it is likely the Plan will be disposed of when the Part 2 Local Plan is Submitted to the Secretary of State for Examination.</p> <p><b>Geographical coverage</b> Rothwell &amp; Desborough parishes</p> <p><b>Status</b> Development Plan Document</p> <p><b>Chain of conformity</b> North Northamptonshire Joint Core Strategy</p>	
<b>Timetable</b>	<ul style="list-style-type: none"> <li>- No timetable currently set out</li> <li>- AAP to be disposed of</li> </ul>	April 2019
<b>Arrangements for production</b>	<p><b>Organisation leading the process</b> Kettering Borough Council</p> <p><b>Management arrangements</b> Resolving disposal of the Rothwell and Desborough Urban Extension AAP will be managed by the Planning Policy Committee.</p> <p><b>Resources required to produce the LDD</b> Planning Policy Team, Development Services</p> <p><b>Approach to involving stakeholders and the community</b> Refer to the adopted Statement of Community Involvement.</p>	



<b>Title: Kettering Town Centre Area Action Plan Review</b>		
<b>Document details</b>	<p><b>Role and subject</b> This AAP will review the existing Kettering Town Centre AAP, setting out policies and proposals for Kettering Town Centre. The aim of the Development Plan Document will be to enhance the vitality and viability of the town centre by considering issues of growth, distribution of land uses, access, and improvements to the public realm. It will require reference to the AAP Annual Monitoring Report and subsequent reports on the health of the town centre as a result of the major out-of-town development at Rushden Lakes, and development at neighbouring town centres.</p> <p><b>Geographical coverage</b> Kettering Town Centre</p> <p><b>Status</b> Development Plan Document</p> <p><b>Chain of conformity</b> North Northamptonshire Joint Core Strategy.</p>	
<b>Timetable</b>	<ul style="list-style-type: none"> <li>- Early stakeholder and community engagement</li> <li>- No other timetable has yet been set</li> </ul>	October 2019 to April 2020
<b>Arrangements for production</b>	<p><b>Organisation leading the process</b> Kettering Borough Council</p> <p><b>Management arrangements</b> The Kettering Town Centre AAP will be prepared, consulted upon, and managed by the Planning Policy Committee. Adoption of the Plan will be considered by KBC Full Council.</p> <p><b>Resources required to produce the LDD</b> Planning Policy Team, Development Services Planning Policy budget</p> <p><b>Approach to involving stakeholders and the community</b> Refer to the adopted Statement of Community Involvement.</p>	