

BOROUGH OF KETTERING

PLANNING POLICY COMMITTEE

Meeting held: 27th March 2018

Present: Councillor Michael Tebbutt (Chair)

Councillor Duncan Bain, Cedwien Brown, Ash Davies,
Ruth Groome, Ian Jelley, Mark Rowley, Jan Smith

17.PP.26 **APOLOGIES**

None

17.PP.27 **DECLARATIONS OF INTEREST**

Cllr Ian Jelley declared a personal interest in Item 7 as a member of Rothwell Town Council

Cllr Ruth Groome declared a personal interest Item 6 as a member of Burton Latimer Town Council and Chair of the Pocket Park Committee

17.PP.28 **MINUTES**

RESOLVED that the minutes of the meeting of the Committee held on 23rd January 2018 be approved and signed as a correct record.

17.PP.29 **LOCAL DEVELOPMENT SCHEME**

A report was submitted which sought agreement to recommend to Full Council for adoption an update to the Council's Local Development Scheme (LDS).

It was heard that the current LDS had been adopted in March 2017 and that it was important to update the scheme ahead of the publishing of the Site Specific Part 2 Local Plan (SSP2) for public consultation. The document itself was a project plan providing a timetable for the preparation of documents for KBC's

contribution towards the North Northamptonshire Development Plan.

A copy of the scheme was provided for members who noted a revised timetable for the SSP2, the introduction of a Gypsy and Traveller Site Allocation Policy to be prepared as a stand-alone development document, the Rothwell and Desborough Urban Extension Area Action Plan and a review of the Town Centre Area Action Plan.

It was noted that Rothwell was now undertaking a parish plan and was no longer pursuing the creation and adoption of a neighbourhood plan. It was heard that this would be factored into the scheme.

RESOLVED that members agreed the draft Local Development Strategy as discussed at paragraph 2.7 to 2.11 of the report, subject to the amendment relating to Rothwell noted above and recommend to Council that the revised Local Development Strategy be adopted.

17.PP.30 A GREEN INFRASTRUCTURE DELIVERY PLAN FOR KETTERING BOROUGH

A report was presented that sought to inform Members of the content of the Kettering Borough Green Infrastructure Delivery Plan (GIDP) and requested agreement for the document to be used to prepare the Site Specific Part 2 Local Plan (SSP2) and the delivery of green infrastructure improvements across the Borough.

A copy of the full plan was attached as an appendix to the report and sought to build on work undertaken on a strategic level through the preparation of the North Northamptonshire Joint Core Strategy. The GIDP identified a district-level green infrastructure network and would form an evidence base to support policies and proposals within the SSP2 and provide partner and stakeholders with a delivery plan to prioritise and co-ordinate activities that supported development of green infrastructure in the Borough.

The development of the plan had been informed by a mixture of stakeholder and community involvement and by a desktop review of existing plans and policies. A series of workshops had been held towards the end of 2017 to develop the plan, with community drop-in events in each town and the undertaking of

an online survey. In addition interviews had been held with owners and managers of privately owned green space.

Members' attention was drawn to a series of district level green infrastructure corridors which aimed to provide connections between existing sub-regional corridors and local communities. A total of seven district corridors had been identified in total and a description of each was provided alongside details of the aspirations the GIDP sought to achieve within them.

The meeting was presented with a list of 14 projects identified through this piece of work that focussed in and around existing settlements. In addition a set of general initiatives had been developed for improving green infrastructure including:-

- Planting in public areas
- Way finding
- Production of guides to local green space and walks
- Incorporation of green infrastructure into neighbourhood plans
- Desborough and Rothwell "Green Wheel" aspirations

Members noted that the GIDP was a document that could easily be updated, with a review of implementation every two years and a full review undertaken every six years. The plan also included a project template which could be used by those wishing to submit new projects.

Members asked questions in relation to funding for projects and timings of workshops relating to the GIDP and engagement with a local community group undertaking positive restorative work on Slade Brook.

RESOLVED that members noted the contents of the Green Infrastructure Delivery Plan and agreed that the document be used to prepare the Site Specific Part 2 Local Plan and be used in the delivery of green infrastructure improvements across the Borough

17.PP.31 **SITE SPECIFIC PART 2 LOCAL PLAN – DESBOROUGH AND ROTHWELL HOUSING ALLOCATION**

The Committee received a report that sought to provide an update on the progress being made in the preparation of the Site Specific Part 2 Local Plan (SSP2) in relation to the assessment of sites for the allocation of housing land at Desborough and Rothwell. In addition, the committee was requested to agree a

draft list of housing sites for these settlements to be included in the Draft Plan to be published for consultation.

The meeting heard that other settlements in the Borough had previously been considered and Rothwell and Desborough remained the final two towns where housing site allocation decisions were required.

At the Planning Policy Committee held on 1st November 2016 a number of “next steps” had been agreed by members in relation to these two settlements and this work had now been completed. Individual site assessments and analysis of highway impact was summarised in the report, with the meeting noting that discussions were ongoing in regard to education provision as a settlement-wide issue rather than site specific issues and therefore did not affect which sites were selected to be included in the draft plan.

An updated position in relation to housing requirements in the Borough was provided, with the meeting noting a residual Joint Core Strategy requirement of 165 dwellings for Rothwell, with a previously agreed additional allocation of 10% raising this figure to 284. For Desborough the residual figure stood at 264 dwellings with the 10% additional allocation taking the requirement to 400 dwellings.

Desborough

It was heard that approval had been granted on an outline planning application for 304 dwellings on land to the south of Desborough, a site that had previously been considered as part of the site specific work. As a result the residual housing requirement had fallen to 96 dwellings as there was only a requirement to allocate sufficient land to meet the remaining residual need.

It was noted that a Neighbourhood Plan was currently being prepared for Desborough, but had not yet been submitted to KBC, so it was recommended to retain sites under consideration through the SSP2 until the Neighbourhood Plan was sufficiently advanced.

It was reported that of the ten Housing Site options, Options 1, 5, 6, 8 and 9 were recommended to be discounted as they would result in significant over-provision above the housing requirement of 96, had outstanding issues or had not scored favourably as part of site assessment work.

Option 2 - DE/211, DE/067 and DE212 and DE/188

It was recommended that sites DE/211 and DE/67 be discounted and therefore the option as a whole be discounted

due to there being a number of more preferable and better performing assessed sites.

Option 3 – DE/211 and DE/210

This option would have the greatest impact on over-capacity junctions within the town and there were more preferable sites with fewer constraints. It was therefore recommended that Option 3 be discounted.

Option 4 – DE/063 and DE/210

It was noted that DE/063 was a Priority One site as identified through the Neighbourhood Plan however there were more suitable sites with fewer constraints, and it was recommended that site DE/063 be discounted and therefore Option 4 also be discounted.

Option 7 - DE/212, DE/188 and DE/210 and Option 10 - DE/212 (combined with DE/188)

Option 7 would provide slight over-provision of 39 dwellings and scored favourably against assessment criteria. DE/210 benefitted from existing outline planning permission. It was recommended to designate sites DE/212 and DE/210 as draft housing allocations, with all remaining sites rejected for allocation purposes.

Rothwell

It was noted that there was a residual requirement of 284 dwellings including the 10% buffer. The Neighbourhood Plan Area had been designated in 2013, however the Town Council had since stated that it would prepare a Parish Plan rather than a Neighbourhood Plan, with the SSP2 allocating land to meet residual requirements outlined above.

It was reported that at the committee held on 1st November 2016, it had been recommended that further work be undertaken in regard to sites RO/086 and RO/202, further consideration as to suitability for sites RO/085, RO/204 and RO/206 and further discussions with promoters for RO/088a regarding phasing. In addition, new site RO/222 should be assessed using criteria from the Housing Allocations Background Policy.

RO/086 and RO/202

Although site promoters had been contacted for further information regarding the availability and deliverability of the two sites this had not been forthcoming and it was therefore recommended that these sites not be progressed.

RO/88a

The site promoter had advised that the site would be accessed

through Phase 3 of the Rothwell North development with an anticipated, construction start date of 2022. The site was reliant on Rothwell North starting before delivery could commence

RO/222

Previously located within the boundary for Rothwell North, the amendment of this boundary now saw the site located outside the defined development area. The site was located close to the town centre and would offer good access to existing services and facilities. The site would need to link in with Rothwell North and if developed prior to this, would represent a significant intrusion into open countryside. There had also been issues raised by Environmental Health officers regarding noise from the nearby football and cricket ground. Existing footpaths through the site provide good access to the surrounding countryside, proposals would need to mitigate the loss of these open countryside walking routes through providing good Green Infrastructure links.

RO/204

Additional information had been received from the site promoter that sought to overcome issues in relation to landscape/visual impact, provision of access and town centre congestion.

RO/085

A planning application had been submitted for the site and rejected by the Planning Committee on 30th January 2017.

RO/206

There was no update to the assessment of this site

As sites RO/086 and RO/202 had been discounted due to uncertainty regarding availability and deliverability of the sites, it was recommended that Options 1 and 4 be discounted.

Option 2 – RO/085 and RO/204

Other options scored better against appraisal criteria and therefore it was recommended that this option be discounted

Option 3 – RO/085 and RO/206

This option would present an over-provision of dwellings and would have a greater impact on town centre junctions than other options. As other sites had scored better against appraisal criteria, it was recommended that this option be discounted.

Option 5 – RO/088a

This option would provide marginally more dwellings than the requirement, all located on one site. It was reliant on Rothwell Link Road being fully built and noise and landscaping

assessment and mitigation would be required. The site would be delivered later on in the plan period than some of other sites under consideration as it could only be accessed through Phase 3 of Rothwell North. It was recommended that this option be progressed and identified as a draft housing allocation.

Option 6 – RO/222 and RO/204

Other options scored better against appraisal criteria and therefore it was recommended that this option be discounted

Option 7 – RO222 and RO/206

Other options scored better against appraisal criteria and therefore it was recommended that this option be discounted

RESOLVED

that members noted the update given on the assessment of sites in Rothwell and Desborough and endorsed the draft list of housing allocation sites outlined in tables D2 and R2 of the report for inclusion in the draft Site Specific Part 2 Local Plan due for publication for public consultation in June-July 2018.

(The meeting started at 6.30 pm and ended at 7.43pm)

Signed
Chair

DJP